

Town of Smithfield Zoning Board of Review

**64 Farnum Pike, Smithfield, Rhode Island 02917
(401) 233-1039**

May 23, 2018

The Smithfield Zoning Board of Review will hold public hearings on Wednesday May 23, 2018 at **7:00 PM**, at the Smithfield Town Hall, 64 Farnum Pike, Smithfield, Rhode Island. All persons entitled to be heard will be heard for or against the granting of the following applications:

I Communications / Administration

Emergency Evacuation and Health Notification

The following Meeting Minutes will be considered, discussed, and acted on: April 25, 2018.

II Public Hearings

A. Old Business

18-004

A. Ricci & Sons, Inc. as applicant and owner of property located at 55 & 61 Douglas Pike, listed as Plat 40, lot 445 & 446 seeks a Special Use Permit under §§ 4.3.F3 and 4.4.F-3 “Restaurant with Drive Thru” to construct a Restaurant with a Drive-Thru in a Commercial (C) zoning district. The Applicant is also seeking variances to deviate from § 5.3.4B “Buffers” to construct a new building within 100 feet of a residential zone, § 5.4 Table 1 “Dimensional Regulations” for front and rear yard setback relief and § 7.4B “Schedule of Off-Street Parking” for relief from the off-street parking requirements and § 8.5.A.2 “Signs” for relief from freestanding sign requirements.

B. New Business

18-006

Ridge Property, LLC as applicant and owner of property located at Dillon Lane/Justin Circle, listed as Plat 42, Lot 227, seeks an amendment to a previously granted resolution to increase the area median income requirement under § 5.10.O(2); 5.10.O(3); and 5.10.O(7) “Inclusionary Zoning, Requirements” in an R-80 district.

18-007

David E. DiFilippo as applicant and David and Ann DiFilippo as owners of property located at 332 Log Road, listed as Plat 50, Lot 21A seek variances to deviate from § 6.2.1.A “Accessory Uses” to construct a garage in the front yard and to exceed the height requirements in an R-200 district.

18-008

David Lombardo as applicant and owner of property located at 4 Lakeview Drive, listed as Plat 6, Lot 148 seeks a variance to deviate from § 4.4.B.1.B “Accessory Family Dwelling Unit” and an amendment to a previously granted resolution for an accessory family dwelling unit above the existing detached garage in an R-20 district.

18-009

Rob Keegan as owner and applicant of property located at 117 Mapleville Road, listed as Plat 47, Lot 74 seeks a variance to deviate from § 6.4.1 “Swimming Pools” to demolish and replace an existing pool located in the front yard and an amendment to a previously granted resolution in an R - 80 district.

III Deliberations

The following matters will be considered, discussed, and acted on for the relief requested and identified under Section II, Public Hearing: 18-004, 18-006, 18-007, 18-008, 18-009

IV Adjournment

AGENDA POSTED May 9, 2018

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) or any other accommodation to ensure equal participation is needed, please contact the Smithfield Town Manager’s office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.