

File #: ZBR-200 _____
Amt. Fee Rec'd: \$ _____
By: _____ /Date: _____



TOWN OF JOHNSTON, RHODE ISLAND
ZONING BOARD of REVIEW
Zoning Petition
APPLICATION FORM

Date: 6/9/2023

The undersigned hereby formally requests the Zoning Board of Review to consider the following Petition:

- Variance Dimensional Variance Use Variance
 Special Use Permit
 Modification
 Appeal of Ruling of: Zoning Officer Building Official
 Other _____

Please **PRINT OR TYPE** All Requested Information

LOCATION OF PREMISES

Street Address: 112 Winsor Avenue

Assessor's Plat & Lot #: AP 59 Lot(s) 15

OWNER(S):

The Steere Family Trust c/o Suzanne T Valeriana

Address: 118 Winsor Avenue, Johnston, RI 02919

Telephone: day: _____ evening: _____

APPLICANT(S):

Johnston Winsor III, LLC

Address: 2000 Chapel View Blvd, Suite 500, Cranston, RI 02920

Telephone: day: (401) 295-4998 evening: _____

CONTACT:

Mark DePasquale

Address: 2000 Chapel View Blvd, Suite 500, Cranston, RI 02920

Telephone: day: (401) 295-4998 evening: _____

FAX: _____ CELL: (401) 580-2060

E-MAIL: md@green-ri.com, cc: km@green-ri.com (Kevin Morin)

1. Zoning Classification of Property(ies) R-40

2. Lot Dimensions: Lot Width (approx): _____ feet Lot Depth (approx): _____ feet

or Property is an Irregularly Shaped Lot ? YES X NO _____ 6,932,523 sq ft
(irregular shape of lot makes it difficult to define lot width and depth) (size)

3. When did the Current Owner Purchase the Property ?

Date Purchased: 1986 Length of Time Owned: 35 years

4. Are there any Existing Buildings on the Property ? _____ YES X NO _____

5. IF YES, Provide Dimensions 27 ft. x 51 ft. 1377 square feet
of all Existing Buildings: 38 ft. x 26 ft. 988 square feet

5. Present Use of Property: Residential, Fields, Wooded

6. Proposed Use of Property: Solar array w/ associated improvements

7. Dimensions & Sizes of Proposed No buildings proposed ft. x _____ ft. _____ square feet
- Building(s) and/or Addition(s): _____ ft. x _____ ft. _____ square feet
Attach additional sheet(s) if necessary

8. Identify and Describe all Proposed Alterations:
Proposed ground-mounted solar array and associated improvement
(access driveway, equipment, fencing)
Attach additional sheet(s) if necessary

9. Number of Dwelling Units: Existing: _____ dwelling units Not Applicable X
Proposed: _____ dwelling units Not Applicable X

10. Have you submitted plans to the Building Official ? _____ YES _____ NO X

11. Have you been denied a Building Permit for this project ? _____ YES _____ NO X

12. Have you consulted the Zoning Official regarding this petition ? _____ YES _____ NO X

13. Identify the Article, Section, & Subsection of the Zoning Ordinance or State Enabling Act from which Variance, Special Use Permit, Modification, or Appeal is requested:
Use Classification - Subsection 5 - Public Utility Uses #2 - Electric power generating facility special use permit required in an R-40 zone.

14. State the LEGAL GROUNDS for the Variance, Special Use Permit, Modification, or Appeal as requested in this Petition. (NOTE: It is advisable that this section be prepared by an attorney):
Town of Johnston Table of Use Regulations (Zoning Regulations Section 340)
Subsection 5 Public Utility Uses (2) requires a special use permit in an R-40 zone.

15. Is Property's Current Use a "Grandfathered", Non-Conforming Use ?.. YES _____ NO X

If YES, Identify the "Grandfathered", Non-Conforming Use:

16. Is the Existing Property a "Substandard Lot of Record" ? (that is, the current size, setback yards, and/or setbacks for existing structures do not meet the requirements of the Zoning Ordinance)..... YES _____ NO X

17. Does the Proposal meet the required Property Size and Setbacks ?..... YES X NO _____

Zoning Designation of Property R-40

Required Dimension		Project Proposal		RELIEF REQUESTED	
Lot Size	<u>40,000</u> Sq. Ft.	Lot Size	<u>6,932,523</u> Sq. Ft.	Lot Size	<u>N/A</u> Sq. Ft.
Lot Frontage	<u>140</u> Feet	Lot Frontage	<u>1300</u> Feet	Lot Frontage	<u>N/A</u> Feet
Lot Width	<u>140</u> Feet	Lot Width	<u>1778</u> Feet	Lot Width	<u>N/A</u> Feet
Building Height	<u>35</u> Feet	Building Height	<u>N/A</u> Feet	Building Height	<u>N/A</u> Feet
Lot Coverage	<u>15</u> %	Lot Coverage	<u>No Building Proposed</u> %	Lot Coverage	<u>N/A</u> %
<u>Setbacks</u>		<u>Setbacks</u>		<u>Setbacks</u>	
Front Yard	<u>40</u> Feet	Front Yard	<u>40</u> Feet	Front Yard	<u>N/A</u> Feet
Rear Yard	<u>75</u> Feet	Rear Yard	<u>75</u> Feet	Rear Yard	<u>N/A</u> Feet
Side Yard --Left Side	<u>35</u> Feet	Side Yard --Left Side	<u>35</u> Feet	Side Yard --Left Side	<u>N/A</u> Feet
Side Yard --Right Side	<u>35</u> Feet	Side Yard --Right Side	<u>35</u> Feet	Side Yard --Right Side	<u>N/A</u> Feet

18. Does this property have Frontage on an **Improved** Public Street ? ..YES X NO _____

If YES, state the length of frontage this property possesses on an improved public street: 1300 feet

19. Does the Project exceed the Maximum Lot Coverage Permitted ?..... YES _____ NO X

20. Does the Project include Construction of an Accessory Structure ?..... YES _____ NO X

If YES, does the Project exceed the requirements for the Maximum Size of an Accessory Structure ?..... YES _____ NO _____

Maximum Size of Accessory Structure _____ Square Feet

Size of Proposed Accessory Structure: _____ Square Feet

21. Is this property considered to be a Corner Lot ? *..... YES _____ NO X

If YES, does the project meet the requirements of a Corner Lot ?..... YES _____ NO _____

* Front Yard Setbacks required for each "yard" that is adjacent to the intersecting streets forming the "corner".

22. Will this project, as proposed, require the approval of any other government agencies, districts, or utilities? YES X NO _____

If YES, identify the specific approvals which are needed, have been received, or are expected to be received.

	<u>Approval Required</u>	<u>Approval Received</u>	<u>Approval Not Required</u>
<u>Town of Johnston</u>			
Planning Board	<u>X</u>	<u>X (Master Plan)</u>	<u>_____</u>
Town Council	<u>_____</u>	<u>_____</u>	<u>X</u>
Industrial Performance Commission	<u>_____</u>	<u>_____</u>	<u>X</u>
<u>State of Rhode Island</u>			
RI Dept of Environmental Management			
ISDS Section	<u>_____</u>	<u>_____</u>	<u>X</u>
Freshwater Wetlands	<u>X</u>	<u>_____</u>	<u>_____</u>
RIPDES Permit	<u>X</u>	<u>_____</u>	<u>_____</u>
RI Dept of Transportation	<u>X</u>	<u>_____</u>	<u>_____</u>
RI Emergency Management Agency	<u>_____</u>	<u>_____</u>	<u>X</u>
<u>Federal</u>			
US Army Corps of Engineers	<u>_____</u>	<u>_____</u>	<u>X</u>
US Federal Emergency Management (FEMA)	<u>_____</u>	<u>_____</u>	<u>X</u>
<u>Utilities</u>			
Providence Water	<u>_____</u>	<u>_____</u>	<u>X</u>
Johnston Water	<u>_____</u>	<u>_____</u>	<u>X</u>
Narragansett Bay Commission	<u>_____</u>	<u>_____</u>	<u>X</u>
Johnston Sewer Department	<u>_____</u>	<u>_____</u>	<u>X</u>
Narragansett Electric	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Other Approvals Needed</u>			
Identify <u>Federal Aviation Administration (FAA)</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
Identify	<u>_____</u>	<u>_____</u>	<u>_____</u>
Identify	<u>_____</u>	<u>_____</u>	<u>_____</u>

23. If your application is for a reason other than a Zoning Variance, Special Use Permit, Modification, or Appeal, please briefly state your purpose for appearing before the Zoning Board (*attach additional sheets, if necessary*):

N/A

24. CONTACT INFORMATION – complete the information below for any that apply to this Petition:

Legal Counsel(s): John Mancini, Esq.

Address: 56 Pine Street, 3rd Floor, Providence, RI 02903

Phone #: 401-343-7000 Fax #: 401-343-7777

E-Mail Address: jmancini@mancinircarter.com

Contact Person: John Mancini, Esq.

Land Surveyor(s): National Surveyors-Developers Inc.

Address: 42 Hamlet Ave, Woonsocket, RI 02895

Phone #: (401) 769-7779 Fax #: _____

E-Mail Address: nationalsurvey@nlsdi.necoxmail.com

Contact Person: Norbert A. Therien, PLS

Architect(s): N/A

Address: _____

Phone #: _____ Fax #: _____

E-Mail Address: _____

Contact Person: _____

Other Representation:

Engineer Green Development, LLC
identify

Address: 2000 Chapel View Blvd, Suite 500, Cranston, RI 02920

Phone #: (401) 295-4998 Fax #: _____

E-Mail Address: km@green-ri.com

Contact Person: Kevin Morin, PE

25. Additional Information – Provide any Additional Information in the space below or attach additional sheets.

I/WE hereby certify, that the foregoing information provided in this Zoning Petition Application is correct, true, and accurate to the best of my/our knowledge.

Respectfully submitted,

APPLICANT(S)

APPLICANT(S) SHALL sign this Application in **BLUE or RED INK** below.

Applicant's Signature:  Date: 6/9/23
SIGNATURE

Applicant's Name: Mark DePasquale
PRINTED NAME

Applicant's Signature: _____ Date: _____
SIGNATURE

Applicant's Name: _____
PRINTED NAME

OWNER(S)

ALL OWNERS listed on the deed(s) for Property/ies SHALL sign this Application in **BLUE or RED INK** below.

Owner's Signature: See attached signature page Date: _____
SIGNATURE

Owner's NAME: _____
PRINTED NAME

Owner's Signature: _____ Date: _____
SIGNATURE

Owner's NAME: _____
PRINTED NAME

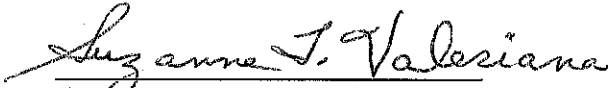
Owner's Signature: _____ Date: _____
SIGNATURE

Owner's NAME: _____
PRINTED NAME

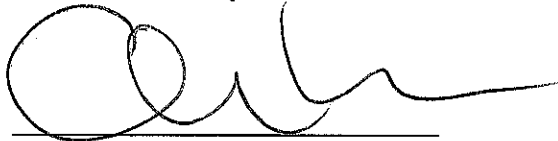
Completed Application Forms and accompanying materials shall be returned to:
Johnston Zoning Office, 100 Irons Avenue, Johnston, RI 02919
telephone: 401-231-4000 - fax: 401-231-4181 E-Mail: hstott@johnston-ri.us

Incomplete applications will not be accepted. Please complete every line.
Insert N/A (Not Applicable) for information requested that is not applicable to the application. Unsigned applications are considered INCOMPLETE and will not be processed. **ALL OWNERS and APPLICANTS** must sign the application. This is a LEGAL DOCUMENT; By signing above, you hereby certify, as if under oath, that the information provided is correct, true, and accurate to the best of your knowledge.

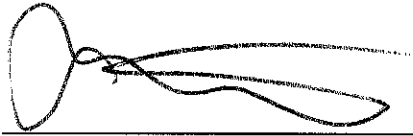
[Signature page to Town of Johnston Zoning Board of Review Zoning Petition Application Form submitted by Johnston Winsor III, LLC with regard to a Special Use Permit for 112 Winsor Avenue, Johnston (AP 59, Lot 15)]


Suzanne T. Valeriana, Co-Trustee of
The Steere Family Trust

5-15-2023
Date


Christopher A. Wright, Co-Trustee of
The Steere Family Trust

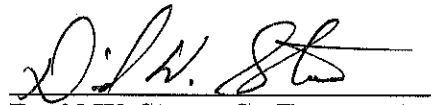
5/9/2023
Date


Thomas F. Holberton, Co-Trustee of
The Steere Family Trust

5/15/2023
Date


George W. Steere, Jr., Co-Trustee of
The Steere Family Trust

5/8/2023
Date


David W. Steere, Co-Trustee of
The Steere Family Trust

6/9/2023
Date