

DONALD G. MORASH, JR.
SCOTT AVEDISIAN
CHAIRMAN
MAYOR



CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
(401) 921-9534

MEETING NOTICE
CITY OF WARWICK
ZONING BOARD OF REVIEW

DATE: TUESDAY, MARCH 14, 2017
TIME: 6:00 P.M.
LOCATION: WARWICK CITY HALL
CITY COUNCIL CHAMBERS - TOP FLOOR
3275 POST ROAD
WARWICK, RI 02886

Petition #10433

Ward 9

55 Sawyer Ave.

The petition of Brenda Marquis, 55 Sawyer Ave., Warwick, RI, request a dimensional variance to construct a 22' x 26' addition to expand kitchen, living area, add a bedroom and bathroom. Proposed addition having less than required side yard setbacks. Assessor's Plat 201, Lot 10, zoned Residential A-10.

Petition #10434

Ward 6

349 Promenade Ave.

The petition of Michael & Patricia Carroll, 349 Promenade Ave., Warwick, RI, request a dimensional variance to construct a 34' x 24' detached garage. Proposed garage having less than required front/corner street setback, and less than required rear/street setback. Assessor's Plat 373, Lot 95, zoned Residential A-15.

Petition #10435

Ward 9

89 Ginger St.

The petition of Peter & Holly Izzi, 89 Ginger St., Warwick, RI, request a dimensional variance to remove existing detached garage and construct a new 40' x 26' two story detached garage. Proposed garage being higher than allowed. Assessor's Plat 237, Lot 361, zoned Residential A-10.

Petition #10425

Ward 7

708 Greenwich Ave.

The petition of Colbea Enterprises, LLC, 2050 Plainfield Pike, Cranston, RI, and RI-DOT, Two Capitol Hill, Providence, RI, request a special use permit to demolish existing one story building, canopy, gas pumps & concrete pad/island and construct a new 3,600 sq. ft. convenience store, a coffee shop with a drive-thru, a new canopy, and six (6) new gasoline dispensers (12 total fueling positions). Also seeking a dimensional variance for less than required front yard setback to the canopy, less than required setback to a residential zoning district, proposed pylon sign being higher than allowed, less than required interior landscaping, and wider than allowed driveway. Assessor's Plat 266, Lot 69, zoned General Business (GB).

Petition #10436

Ward 3

200 Jefferson Blvd.

The petition of JB, LLC, 200 Jefferson Blvd., Warwick, RI, and Baxter's Jewelers, 200 Jefferson Blvd., Warwick, RI, request a dimensional variance to replace existing sign with a new LED message board sign. Proposed sign having less than required front yard setback. Assessor's Plat 282, Lots 75, 182, 196, zoned General Industrial (GI).

Petition #10437

Ward 3

997 Sandy Lane

The petition of Sandy Properties, LLC, 997 Sandy Lane, Warwick, RI, request a special use permit to convert existing commercial building to mixed use, to include an existing embroidery shop and a new Chinese Restaurant with takeout. Also seeking a dimensional variance, proposed restaurant/take-out having less than required parking. Assessor's Plat 349, Lot 85, zoned General Business (GB).

Petition #10438

Ward 9

4635 Post Rd.

The petition of LTP Realty, LLC, 4614 Post Rd., Warwick, RI, request a special use permit to occupy existing building for new and used vehicles sales, with service or outdoor display. Also seeking a dimensional variance, existing building having less than required front, side and rear setback, less than required parking and less than required landscaping. Assessor's Plat 220, Lots 208 & 76, zoned General Business (GB).

Petition #10439

Ward 3

815 Jefferson Blvd.

The petition of Gustafson Ballard & Jones, LLC, 70 Industrial Rd., P.O. Box 7282, Cumberland, RI & Proclamation Ales, LLC, 141 Fairgrounds Rd., West Kingston, RI, request a special use permit & a dimensional variance to occupy a portion of the existing building to manufacture beer and malt beverages, with a restaurant & retail sales of branded merchandise. Subject property having less than required parking, less than required landscaping, and more than one non-residential use on a lot. Assessor's Plat 278, Lot 143, zoned General Industrial (GI).

Petition #10440

Ward 8

650 Bald Hill Rd.

The petition of ImageOne Industries, 677 Dunksferry Rd., Bensalem, PA 19020, & AMCB Rhode Island Mall, 411 Theodore Fremd Ave. #300, Rye, NY 10580, request a dimensional variance to have (2) wall signs, proposed signs being larger than allowed in area, totaling 610 sq. ft. Assessor's Plat 264, Lot 6 – Unit 3, zoned General Business (GB).

Petition #10441

Ward 3

399 Kilvert St.

The petition of Geib Refining, Corp., 399 Kilvert St., Warwick, RI, and 399 Kilvert Street, LLC, 399 Kilvert St., Warwick, RI, request a dimensional variance to construct a 36' x 25'-4" addition to existing commercial building. Subject property having less than required off street parking, less than required setbacks for parking area, parking area having less than required landscaping, subject property having less than required landscape buffer, and less than required frontage & lot width. Assessor's Plat 278, Lot 2, zoned General Industrial (GI).

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman

*Please be advised that the Zoning Board of Review has adopted Rules and Regulations governing the application process, submission of material, conduct of the public hearing on the application and responsibilities of an action to appeal a decision. These Rules and regulations are posted on the City's web site and are available for review in the Board's office during regular hours. All applicants and objectors are obliged to review these Rules and shall be held responsible for compliance therewith.

If there are any questions on the above petitions, please contact the Zoning Office at 401-921-9534. All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.