

DONALD G. MORASH, JR.  
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SCOTT AVEDISIAN  
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, DECEMBER 12, 2017  
TIME: 6:00 P.M.  
LOCATION: WARWICK CITY HALL – ANNEX BUILDING  
2nd FLOOR - APPONAUG CONFERENCE ROOM  
3275 POST ROAD  
WARWICK, RI 02886

Petition #10510

Ward 7

31 Melbourn Rd.

The petition of Kathleen Cosgrove, 31 Melbourn Rd., Warwick, RI, request for a dimensional variance to construct a stair-hall addition, and an open second floor deck. Proposed stair-hall addition having less than required front yard & side yard setbacks. Proposed deck having less than required front yard & front corner/side street setbacks (from Juniper Ave.). Subject property being an undersized non-conforming lot. Assessor's Plat 367, Lot 582, zoned Residential A-7.

Petition #10511

Ward 8

650 Bald Hill Rd.

The petition of Raymour & Flanigan Properties, LLC, its successors and/or assigns, 7248 Morgan Rd., Liverpool, NY 13088; Seritage SRC Finance, LLC, 489 5<sup>th</sup> Ave., 18<sup>th</sup> Floor, New York, NY 10017; and Raymours Furniture Company, Inc., 7248 Morgan Rd., Liverpool, NY 13088, request for a dimensional variance to install six (6) wall signs, larger than allowed. Assessor's Plat 264, Lot 1, zoned General Business (GB).

Petition #10512

Ward 1

Lansdowne Rd.

The petition of Warwick Sewer Authority, 125 Arthur Devine Blvd., Warwick, RI, and Spring Green Corporation, 459 Namquid Dr., Warwick, RI, request a special use permit to construct a pump station. Subject property having pre-existing non-conforming frontage. Assessor's Plat 307, Lot 421, zoned Residential A-10.

Petition #10513

Ward 6

2171 West Shore Rd.

The petition of Justo Family Investment, LLC, 499 Warren Ave., East Providence, RI, and Caren Grantmeyer, 5 Whispering Lane, Warwick, RI, request a special use permit to construct a 110' x 50' storage warehouse to store personal vehicles. Also requesting a dimensional variance for having less than required front yard & side yard setbacks, less than required parking, and a larger than allowed driveway entrance. Assessor's Plat 350, Lot 295, (2171 West Shore Rd.), zoned General Business (GB).

Petition #10514

Ward 3

2025 Post Rd.

The petition of Colbea Enterprises, LLC, 2050 Plainfield Pike, Cranston, RI, is proposing to demolish existing service station with gas pumps and convenience store, and is requesting a use variance to construct a new 3,600 sq. ft. convenience store, fueling pumps, and a fast food restaurant use with a drive-thru. Also seeking a dimensional variance for having internally illuminated signage, less than required landscaping, and less than required interior landscaping. Assessor's Plat 323, Lots 370, 373 & 377, zoned Intermodal (IM).

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.