

DONALD G. MORASH, JR.  
CHAIRMAN



JOSEPH J. SOLOMON  
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, JANUARY 15, 2019  
TIME: 6:00 P.M.  
LOCATION: WARWICK CITY HALL  
CONFERENCE ROOM – LOWER LEVEL  
3275 POST ROAD  
WARWICK, RI 02886

**EXTENSION OF GRANT**

Petition #10519

Ward 9

5790 Post Rd.

The petition of Town Line Properties, LLC, 946 Centerville Rd., Warwick, RI, request a dimensional variance to construct a new 21,025 sq. ft. retail commercial building. Proposed commercial building having less than required rear yard setback, less than required parking, and less than required aisle width in the parking area. Also seeking a use variance to install a free-standing sign containing an electronic message board, proposed sign being larger than allowed by Ordinance. Assessor's Plat 214, Lots 44 & 50, zoned General Business (GB).

*\*\* (Please note that this is a request for an extension only. No additional testimony will be taken.)*

REGULAR DOCKETPetition #10572Ward 142 South Fair St.

The petition of Pawtuxet Centerville Associates, LLC, 946 Centerville Rd., Warwick, RI, requests a dimensional variance to construct a 22' x 36' two-story single family dwelling with a detached garage on Parcel A, and a 20' x 34' two-story single family dwelling with a detached garage on Parcel B. Petitioner will demolish the existing dwelling on Parcel A, and sub-divide (1) one lot to create (2) two new 7,354 sq. ft. lots. Subject parcels having less than required lot width, frontage and less than required front yard setback. Assessor's Plat 292, Lot 433 – Parcel A & B, zoned Residential A-7/Historic.

Petition #10573Ward 8202 Bald Hill Rd.

The petition of Advance Real Estate Development, 202 Bald Hill Rd., Warwick, RI, and Roberto Pereyra, 300 Pippin Orchard Rd., Cranston, RI, requests a dimensional variance to add office space to the existing unfinished second floor. Subject property having less than required parking, less than required setback of parking spaces, less than required parking lot buffers, less than required landscaping & interior landscaping, less than required side yard setback to the existing structure. Assessor's Plat 273, Lot 478, zoned General Business (GB).

Petition #10574Ward 9300 Toll Gate Rd.

The petition of East Coast Labs, LLC, 172 Taunton Ave., East Providence, RI, and Vancass Holdings, LLC & San Pier Realty, Inc., 200 Watch Hill, East Greenwich, RI, request a special use permit to occupy tenant space as a Medical Marijuana Analytical Laboratory. Assessor's Plat 246, Lot 329, zoned Office (O).

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.