

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**

POSTED 2/26/19

DATE: TUESDAY, MARCH 12, 2019

TIME: 6:00 P.M.

LOCATION: WARWICK CITY HALL
LOWER LEVEL CONFERENCE ROOM
3275 POST ROAD
WARWICK, RI 02886

Petition #10576

Ward 5

247 Randall Avenue

The petition of Cheryl Henshall, 247 Randall Ave., Warwick, RI, requests a dimensional variance to construct a covered front porch. Proposed porch having less than required front yard setback. Assessor's Plat 378, Lot 170, zoned Residential A-15.

Petition #10577

Ward 6

35 Tenth Avenue

The petition of Morgan and Susan Snyder, 35 Tenth Ave., Warwick, RI, requests a dimensional variance to construct a second floor addition over the existing attached garage for a loft. Proposed garage addition having less than required side and rear yard setbacks. Assessor's Plat 373, Lot 229, zoned Residential A-15.

Petition #10583

Ward 1

134 Sweetfern Rd.

The petition of Harry J. Curran, 134 Sweetfern Rd., Warwick, RI, requests a dimensional variance to convert the existing screen porch to a breakfast nook. Proposed breakfast nook having less than required side yard setback. Assessor's Plat 306, Lot 121, zoned Residential A-10.

Petition #10584

Ward 5

34 Ocean Ave.

The petition of Linda Borden, 34 Ocean Ave., Warwick, RI, requests a special use permit to legalize the existing 18.5' x 28' accessory dwelling unit. Accessory dwelling unit having a separate entrance, being larger than allowed by Ordinance and converted without the proper approvals from the Zoning Board of Review. Assessor's Plat 355, Lot 577, zoned Residential A-7.

Petition #10585

Ward 6

113 Wildflower Circle

The petition of David McCarthy, 113 Wildflower Circle, Warwick, RI, requests a dimensional variance to install an 8' x 10' storage shed. Proposed shed having less than required side yard setbacks. Assessor's Plat 360, Lot 943, zoned Residential A-7.

Petition #10586

Ward 4

19 Royal Ave.

The petition of Dianna Turgeon Spooner, 19 Royal Ave., Warwick, RI 02889, requests a dimensional variance to construct a 10' x 24' side deck. Proposed deck having less than required front yard setback. Assessor's Plat 317, Lot 235, zoned Residential A-7.

Petition #10587

Ward 4

69 Spadina Ave.

The petition of Mohammad Zaman, 95 Meshanticut Valley Pkwy., Cranston, RI, requests a dimensional variance to construct an 8' x 16' deck to the front of the existing dwelling. Proposed deck having less than required front yard setback. Assessor's Plat 334, Lot 228, zoned Residential A-40 (Previously A-7).

Petition #10588

Ward 4

1706 Warwick Ave.

The petition of Richard Petrocelli and Spirit Curators, Ltd., 345 Channel View, Unit 104, Warwick, RI, and Steven Johnson, 345 Channel View, Unit 101, Warwick, RI, requests a special use permit to occupy a portion of the rear structure for storage of liquor & wine. Assessor's Plat 319, Lot 164, zoned General Business (GB).

Petition #10578Ward 31678 Post Road

The petition of Claudio Amaral, 1678 Post Rd., Warwick, RI, and Barden Avenue, LLC, C/O Jose Batista, 689 Beavertail Rd., Jamestown, RI, requests a use variance to remove the existing free-standing sign and install a new 7.5' x 8' free-standing sign to include a 3'-5" x 8' LED message panel. Also seeking a dimensional variance for proposed sign being higher than allowed and having less than required front yard and corner side yard setback. Assessor's Plat 322, Lot 313, zoned General Business (GB).

Petition #10579Ward 91200 Quaker Lane

The petition of 1200 Quaker Lane Development, LLC/John Roche, 351 Newbury St., Boston, MA, and NAI Entertainment Holdings, LLC, 846 University Ave., Norwood, MA, requests a special use permit to construct an 8,108 sq. ft. commercial building with four tenant spaces, on a portion of a non-conforming lot, having more than one non-residential use, including retail, restaurant, fast food, office and service uses. Also seeking a dimensional variance to remove the existing marquee sign located on Division Street and install a new 20' x 20' pylon sign. Proposed sign being higher and larger than allowed. Assessor's Plat 215, Lot 2, zoned General Business (GB).

Petition #10580Ward 8202 Bald Hill Road

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 16,000 sq. ft. for office space, and to legalize 6,000 sq. ft. for indoor recreation (Tangy's Indoor Archery Lanes), both on the second floor. Subject property having less than required parking, loading spaces, minimum size of parking spaces, setbacks of parking spaces, parking lot buffers, landscaping, interior landscaping, and less than required side yard setback to the existing structure. Assessor's Plat 273, Lot 478, zoned General Business (GB).

Petition #10581Ward 8105 Pace Blvd.

The petition of GREP PACE, LLC, 11 South Angell St., Providence, RI, requests a special use permit to convert the existing non-conforming commercial structure into a two-story storage facility. Subject property having less than required landscaping and parking lot buffers. Existing structure having less than required front and corner side yard setback. Assessor's Plat 249, Lot 2, zoned General Business (GB).

Petition #10582

Ward 3

2025 Post Road

The petition of Colbea Enterprises, LLC, 2050 Plainfield Pike, Cranston, RI, is requesting an exception to footnote 16a, #421 of the Table 1 Use Regulations, to expand the gasoline service station use to abutting Lot #370. The proposal is to demolish the existing service station, convenience store and gas pumps, and construct a new 3,600 sq. ft. convenience store with five (5) fueling pumps, and a fast food restaurant use. Also seeking a dimensional variance for having internally illuminated signage, existing parking in front of the convenience store, less than required landscaping, less than required interior landscaping, and less than required screening. 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.