

DONALD G. MORASH, JR.
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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, MAY 14, 2019

TIME: 6:00 P.M.

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

Petition #10593

Ward 2

139 Gould Ave.

The petition of Patrick Thibodeau, 139 Gould Ave., Warwick, RI, requests a dimensional variance to demolish the existing garage and to construct a 25' - 10" x 22' one story detached garage in the same footprint as the existing. Proposed garage having less than required side yard setback. Assessor's Plat 286, Lot 262, zoned Residential A-7.

Petition #10594

Ward 5

2100 Warwick Ave.

The petition of Navigant Credit Union, 2100 Warwick Ave., Warwick, RI, requests a use variance to replace a previously approved 17.33 sq. ft. LED message board sign with a new 24.77 sq. ft. LED message board on existing free-standing sign. Assessor's Plat 339, Lot 1, zoned General Business (GB).

Petition #10595

Ward 4

Spadina Ave./Point Ave.

The petition of George Cancel, 31 Bakewell Court, Cranston, RI, requests a dimensional variance to construct a 44' x 40' single family dwelling with attached decks. Proposed dwelling having less than required front yard setbacks, less than required side yard setbacks, and being higher than allowed. Subject property being an undersized non-conforming lot with less than required frontage, lot width and lot area on the corner of Spadina Avenue and Point Avenue. Assessor's Plat 334, Lot 194, zoned Residential A-40.

Petition #10596Ward 6Glen Drive

The petition of SKJR Properties, Inc., 22 Delbonis Dr., West Kingstown, RI; Van H. Jabagjorian, 24 Becca Lane, Middleborough, MA; Scott B. Jabagjorian, 1430 Narragansett Blvd., Cranston, RI; and Brian Jabagjorian, 5 Linbrook Dr. #203, Warwick, RI, requests a dimensional variance to construct a new 24' x 34' single family dwelling on a vacant undersized non-conforming lot. Subject property having less than required lot area, and less than required frontage. Assessor's Plat 350, Lot 77 (Glen Dr.), zoned Residential A-7.

Petition #10597Ward 73274 West Shore Rd.

The petition of Robert Conte, DMD, 110 Cedar Hollow Rd., Wakefield, RI, requests an amendment to a previously granted special use permit & dimensional variance, to construct a 34'-2" x 29' addition to the existing non-conforming dental office. Proposed addition having less than required side yard setback from the residential zoning district. Assessor's Plat 364, Lot 195 (3274 West Shore Rd.), zoned Residential A-7.

Petition #10598Ward 8132 Lambert Lind Hwy.

The petition of RHB Signs/Art FX Signs, 27 Britton Dr., Bloomfield, CT; One Thirty Two Lambert Lind Hwy, 9 Ross Simons Dr., Cranston, RI; and Ross Simons, 132 Lambert Lind Hwy., Warwick, RI, requests a use variance to replace the existing free-standing sign with a new LED message board. Also seeking a dimensional variance for the proposed sign being larger than allowed, and having less than required front yard setback. Assessor's Plat 273, Lot 420 (Ross Simons), zoned General Business (GB).

Petition #10599Ward 32381 Post Rd.

The petition of Home Loan Investment Bank, FSB, 1 Home Loan Plaza, Warwick, RI, and Joni Auto Rentals, P.O. Box 7638, Warwick, RI. Petitioner proposes to reconfigure lot to provide for the redevelopment of an existing commercial building. Front portion of building (1,237 sq. ft.) to be occupied for bank use (no drive-thru), rear portion of building to be occupied for automobile sales and service. Petitioner is seeking a use variance to replace a previously approved LED message board sign. A special use permit to have mixed use within the existing non-conforming commercial structure, and a dimensional variance for the existing condition of less than required front yard setback to the building from Elaine St. and Post Rd., less than required 10' landscape buffer along

frontage (Elaine St. and Post Rd.), less than required interior landscaping, less than required setback of parking spaces, less than required aisle width, and existing curb cut being larger than allowed. Assessor's Plat 344, Lots 62 & 64, zoned General Business (GB).

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.