

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, AUGUST 13, 2019 **POSTED 7/30/2019**

TIME: 6:00 P.M.

LOCATION: WARWICK CITY HALL
CITY COUNCIL CHAMBERS – TOP FLOOR
3275 POST ROAD
WARWICK, RI 02886

Petition #10610

Ward 8

105 Pace Blvd.

The petition of Inskip Management Co., 1515 Bald Hill Rd., Warwick, RI, and GREP PACE, LLC, 11 So. Angell St., Providence, RI, requests a special use permit to convert the existing one story structure for new or used vehicles sales, service and outdoor display (excluding boats). 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 #10611

Ward 5

14 Alden Ave.

The petition of Marisa J. Almon, 14 Alden Ave., Warwick, RI, requests a dimensional variance to demolish the existing non-conforming detached garage, and to construct a new 24' x 26' two car garage with a 27' x 32' second story to be utilized as an art studio (personal use). Proposed structure having less than required front/corner side yard setbacks. Assessor's Plat 356, Lot 320, zoned Residential A-15.

Petition #10612Ward 360 Minnesota Ave.

The petition of Industrial Ventures, LLC, 1 James P. Murphy Hwy., West Warwick, RI, requests a special use permit. Petitioner is proposing to occupy one tenant space as a commercial greenhouse, and to have mixed use in the existing commercial structure for future tenants (Table 1 Use Regulations #200, #300, #400, #500, #600 (Transportation/utility uses, and institutional). Assessor's Plat 309, Lot 249, zoned Light Industrial (LI).

Petition #10613Ward 81021 Bald Hill Rd.

The petition of Bald Hill Realty, Co., 1021 Bald Hill Rd., Warwick, RI, requests a special use permit to construct a 155' x 75' addition to the existing legal nonconforming commercial structure (Car Dealership - Kia). Requesting a dimensional variance for having inventory vehicle stacking, and less than required landscaping. Assessor's Lot 260, Lot 10, zoned General Business (GB).

Petition #10614Ward 81441 Bald Hill Rd.

The petition of Herb Chambers, 1441 Bald Hill Rd., Warwick, RI; Harry Leiser, Trustee, and Warren Miller, Trustee, 62 Mott Ave., New London, CT, requests dimensional variance to construct an additional free-standing sign (Bald Hill Rd). Proposed sign being higher and larger than allowed by Ordinance. Assessor's Plat 254, Lot 19, zoned General Business (GB).

Petition #10615Ward 230 Jefferson Blvd.

The petition of 30 Jefferson, LLC, 434 Smith St., Providence, RI, and Springdale Enterprises, P.O. Box 1143, Darien, CT, requests a dimensional variance to convert the existing non-conforming structure (previously a restaurant) to a kennel/grooming/boarding facility (Dogtopia). Subject property having an outdoor exercise area within the side yard setback, having less than required front, side and rear yard setbacks to the existing structure, less than required setback of parking spaces, less than required landscape buffer along front property line, and less than required parking lot buffers. Existing free-standing sign higher than allowed, and seeking approval to maintain the existing billboard roof sign. Assessor's Plat 285, Lot 4, zoned General Industrial (GI).

Petition #10616

Ward 5

30 Randall Ave.

The petition of Frank & Sheryl Williams, 30 Randall Ave., Warwick, RI, requests a dimensional variance to convert the existing detached garage to an accessory dwelling unit on the existing undersized non-conforming lot. Proposed accessory dwelling having less than required rear yard setback, having a separate entrance, and larger than allowed by Ordinance. Assessor's Plat 378, Lot 85, zoned Residential A-40.

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.