

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, OCTOBER 8, 2019

TIME: 6:00 P.M.

LOCATION: WARWICK CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
3275 POST ROAD
WARWICK, RI 02886

Petition #10621

Ward 9

4520 Post Rd.

The petition of Four Twenty Corp., 164 Centerville Rd., Warwick, RI, requests a dimensional variance to subdivide one lot to create two new lots. Parcel “B” containing an existing single family dwelling. Parcel “A” proposing to construct a new 24’ x 34’ single family dwelling with a 5’ x 24’ covered front porch and an 8’ x 12’ rear deck. Seeking dimensional relief for both parcels having less than required frontage and lot width. Assessor’s Plat 220, Lot 233, Parcel “A” & Parcel “B”, zoned Office (O).

Petition #10622

Ward 5

113 Pender Ave.

The petition of Off Course Properties, 36 Timber Trail, Coventry, RI 02816, requests a dimensional variance to construct a new 26’ x 34’ single family dwelling with a 4’ x 13’ covered front porch and a 10’ x 12’ rear deck. Subject property being an undersized non-conforming lot. Assessor’s Plat 355, Lot 370, zoned Residential A-7.

Petition #10623

Ward 4

58 Edgemere Ave.

The petition of Cathal Brown, 58 Edgemere Ave., Warwick, RI, requests a dimensional variance to construct a 9.33' x 12.67' screened porch to the side of the existing dwelling, and a 4.42' x 1.67' bumpout for a new fireplace. Proposed screened porch having less than required front yard setback. Proposed fireplace bumpout having less than required front and side yard setbacks. Assessor's Plat 336, Lot 254, zoned Residential A-40.

Petition #10624

Ward 4

61 Hoxsie Ave.

The Petition of Westbay Community Action, 205 Buttonwoods Ave., Warwick, RI, and City of Warwick, 3275 Post Rd., Warwick, RI, requests a special use permit to occupy the space as a non-profit organization, providing a multitude of community support services, and ancillary municipal offices. Also seeking a dimensional variance for having wall signs, and a free-standing sign larger than allowed by Ordinance. Assessor's Plat 320, Lot 243, zoned Residential A-7.

Petition #10625

Ward 2

739 Warwick Ave.

The petition of DT Retail Properties, LLC, 500 Volvo Parkway, Chesapeake, VA, and Sordam Development, LLC & Expo Realty, LLC, c/o Robert D'Amico, 1135 Charles St., No. Providence, RI, requests a dimensional variance for having less than required parking, less than required landscaped buffer, and less than required landscaping. Assessor's Plat 294, Lots 155-159, zoned General Business (GB).

Petition #10626

Ward 6

58 Andrew Comstock Pkwy.

The petition of Jennifer Pratt, 58 Andrew Comstock Pkwy., Warwick, RI, Proposing to subdivide (1) one 30,000 sq. ft. lot to create (2) two new lots; One 18,000 sq. ft. lot with a pre-existing non-conforming single family dwelling. Requesting a dimensional variance to for the existing non-conforming single family dwelling having less than required front yard and side yard setback. Assessor's Plat 373, Lot 14, zoned Residential A-15.

Petition #10627

Ward 9

246 Centerville Rd.

The petition of Michael Saccoccia & Deana Saccoccia, 2289 Flat River Rd., Coventry, RI, requests a special use permit to construct an addition to the side and rear of the existing non-conforming commercial structure (Prima Deana Hair Salon). Assessor's Plat 243, Lot 55, zoned Office (O).

Petition #10596

Ward 6

Glen 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.

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.