

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 14, 2020
TIME: 6:00 P.M.
LOCATION: WARWICK CITY HALL
LOWER LEVEL CONFERENCE ROOM
3275 POST ROAD
WARWICK, RI 02886

EXTENSION OF GRANT

Petition #10519 Ward 9 5790 Post Road

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 AGENDA

Petition #10636 Ward 9 4654 Post Rd.

The petition of IAG Realty, LLC, 4614 Post Rd., East Greenwich, RI, requests a dimensional variance to construct an 11' x 8' shed and a 6' x 5' outdoor walk-in cooler. Proposed cooler and shed having less than required side yard and rear yard setbacks. Subject property being an existing non-conforming lot. Assessor's Plat 220, Lot 162, zoned General Business (GB).

Petition #10637

Ward 9

11 Bradford Ave.

The petition of Christopher & Ellen Van Haaren, 11 Bradford Ave., Warwick, RI, requests a dimensional variance to construct a 10' x 20' addition to the rear of the existing single family dwelling; Construct a second floor addition over the existing and proposed first floor; Construct a deck and covered entrance to the front of the dwelling; Construct a one story 22' x 22' detached garage. Subject property being a pre-existing nonconforming lot. Proposed front deck and covered front entrance having less than required front yard and side yard setbacks. Proposed rear addition having less than required side yard setback. Proposed second floor addition having less than required front and side yard setbacks. Proposed detached garage having less than required side yard and rear yard setbacks. Assessor's Plat 202, Lot 6, zoned Residential A-40.

Petition #10638

Ward 1

400 Warwick Ave.

The petition of Everyday Medicinals, LLC, 400 Warwick Ave., Unit #13, Warwick, RI, requests a special use permit to have more than one non-residential use on a lot. Petitioner is proposing to occupy unit #13 for an ambulatory care facility/medicinal clinic. Assessor's Plat 290, Lot 323, zoned General Business (GB).

Petition #10639

Ward 5

1915 West Shore Rd.

The petition of Mark Eaton, P.O. Box 9300, Warwick, RI, and Elk's Lodge No. 2196 PBC, P.O. Box 9300, Warwick, RI, requests a use variance to install a 28" x 8' (18.66 sq. ft.) LED message board on a new 46.5" x 8' stone masonry base with non-illuminated raised plate letters, and an internally illuminated 3 sq. ft. Elks logo disc above the message board. Also seeking a dimensional variance for the proposed sign having less than required front yard setback.

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.