

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 addition having less than required side and rear yard setbacks. Assessor's Plat 373, Lot 229, zoned Residential A-15.

Petition #10578

Ward 3

1678 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 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 #10579

Ward 9

1200 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 #10580

Ward 8

202 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. of office space to the existing 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 #10581

Ward 8

105 Pace Boulevard

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 landscape 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 proposing to demolish existing service station with gas pumps and convenience store, and is requesting a use variance to construct a new 3,600 sq. ft. convenience store, fueling pumps, and a fast food restaurant use with a drive-thru. Also seeking a dimensional variance for having internally illuminated signage, existing parking in front of the convenience store, less than required landscaping, and less than required interior landscaping. 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.