

DONALD G. MORASH, JR.
SCOTT AVEDISIAN
CHAIRMAN
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, APRIL 11, 2017
TIME: 6:00 P.M.
LOCATION: WARWICK CITY HALL
CITY COUNCIL CHAMBERS - TOP FLOOR
3275 POST ROAD
WARWICK, RI 02886

Petition #10442

Ward 9

98 Overhill Rd.

The petition of Gordon Moss, 64 Eagle St. #5, Providence, RI, and Gilbert Grossman, 98 Overhill Rd., Warwick, RI, request a dimensional variance to demolish existing detached garage and construct a new two story accessory use structure for a recreation room on the first floor and a study on the second floor. Subject property being an undersized non-conforming lot. Proposed structure having less than required side and rear yard setbacks. Assessor's Plat 219, Lot 8, zoned Residential A-15.

Petition #10443

Ward 4

45 Royland Rd.

The petition of Eileen M. Cullinane, 45 Royland Rd., Warwick, RI, request a dimensional variance to construct a 5' x 12' farmer's porch. Proposed porch having less than required front yard setback. Assessor's Plat 328, Lot 84, zoned Residential A-7.

Petition #10444

Ward 6

71 Northup St.

The petition of Dale Rappaneau, 71 Northup St., Warwick, RI, request a dimensional variance to install a 10' x 16' shed. Subject property being an existing undersized non-conforming lot & proposed shed having less than required rear yard setback. Assessor's Plat 360, Lot 324, zoned Residential A-7.

Petition #10445

Ward 9

20 Somerset Rd.

The petition of SMD Realty & Construction, 2570 Warwick Ave., Warwick, RI, and Lou & Amanda Lepere, 20 Somerset Rd., Warwick, RI, request a dimensional variance to construct a 12' x 16' one story family room addition and a 23' x 5' front deck to an existing non-conforming dwelling, proposed addition having less than required front yard setback. Proposed front deck having less than required front yard and front corner/side yard setback. Assessor's Plat 203, Lot 58, zoned Residential A-10.

Petition #10446

Ward 7

99 Janet Drive

The petition of Roberts Construction, Inc., 47 Mendon Ave., Pawtucket, RI, and Alfred Millard, 99 Janet Dr., Warwick, RI, request a dimensional variance to construct a 24' x 24' one story detached garage. Proposed garage having less than required front corner/side yard setback. Assessor's Plat 364, Lot 440, zoned Residential A-10.

Petition #10447

Ward 4

617 West Shore Rd.

The petition of Lonnie LL. Barham, Conimicut Village Association, 4 Shawomet Ave., Warwick, RI, and Kenneth G. Kazarian, 103 Wilson Ave., Rumford, RI, request a use variance & a dimensional variance to install a 24 sq. ft. welcome/bulletin board sign. Proposed sign being larger than allowed & internally illuminated by a solar panel. Assessor's Plat 318, Lot 100, zoned Village.

Petition #10448

Ward #9

250 Bay View Ave.

The petition of Gwen Tarbox & Brian Dorman, 250 Bay View Ave., Warwick, RI, request a dimensional variance to construct a garage addition. Proposed garage having less than required front yard setback. Assessor's Plat 219, Lot 66, zoned Residential A-15.

Petition #10449

Ward 2

1551 Warwick Ave.

The petition of Personal Touch Car Wash, C/O Vincent Porzio, 95 Berlin Rd., Cromwell, CT, and Russell M. Yates, Jr. & Hoxsie Corp., Inc., 35 Sayles Ave., Warwick, RI, request a special use permit to construct a new 5,770 sq. ft. car wash facility. Also seeking a dimensional variance for proposed car wash having less than required setback to a residential zoning district & the wetland feature, less than required frontage & width, and for a new pylon sign to be located on abutting lot, proposed Lot #1. Assessor's Plat 312, Lots 309, 310, 315, 390 & 391, zoned General Business (GB).

Petition #10450

Ward 7

121 Grand View Dr.

The petition of Susan L. Aldrich, 100 Timberline Rd., Warwick, RI, request a dimensional variance to construct a detached garage with an accessory dwelling unit in the rear of the garage. Proposed detached garage/accessory dwelling unit having less than required lot width, frontage & side yard setback. Assessor's Plat 367, Lot 288 zoned Residential A-7 & A-10.

Petition #10451

Ward 8

920 Bald Hill Rd.

The petition of The Growth Companies, Inc., 1234 Boylston St., Chestnut Hill, MA, and Rubin Warwick, LLC, 920 Bald Hill Rd., Warwick, RI, request a special use permit to have mixed use in a commercial building. Also seeking a dimensional variance, subject property having less than required landscape buffer, less than required screening/fence abutting a residential zone, less than required screening for dumpster, less than required setback for parking spaces, less than required parking, less than required number of loading spaces and screening for loading spaces. Also proposed sign being higher and larger than allowed, with less than required front yard setback, and seeking continuation of a prior approval for parking in residential zone, portion of lot 38. Assessor's Plat 260, Lot 36 and portion of lot 38, zoned General Business (GB) & Residential A-15.

Petition #10452

Ward 4

109 Doris Ave.

The petition of William C. Ruggieri, 1 Country Club Dr., Warwick, RI, request a special use permit to display storage sheds on existing property. Subject property containing an existing single family dwelling. Assessor's Plat 319, Lot 193, zoned General Business (GB).

Petition #10420

Ward 6

2121 West Shore Rd.

The petition of Sports Legend Pub, Ltd., 2121 West Shore Rd., Warwick, RI, and Umbriago Properties, LLC, 70 Summit Dr., Cranston, RI, request a special use permit to have a nightclub/live entertainment in existing restaurant/bar & grille. Assessor's Plat 350, Lots 333, 335, 336, 338 and 341, zoned Residential A-10.

Petition #10425

Ward 7

708 Greenwich Ave.

The petition of Colbea Enterprises, LLC, 2050 Plainfield Pike, Cranston, RI, and RI-DOT, Two Capitol Hill, Providence, RI, request a special use permit to demolish existing one story building, canopy, gas pumps & concrete pad/island and construct a new 3,600 sq. ft. convenience store, a coffee shop with a drive-thru, a new canopy, and six (6) new gasoline dispensers (12 total fueling positions). Also seeking a dimensional variance for less than required front yard setback to the canopy, less than required setback to a residential zoning district, proposed pylon sign being higher than allowed, less than required interior landscaping, and wider than allowed driveway. Assessor's Plat 266, Lot 69, 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.