

DONALD G. MORASH, JR.
CHAIRMAN



SCOTT AVEDISIAN
MAYOR

CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
(401) 738-2000

MEETING NOTICE

POSTED 9/30/16

CITY OF WARWICK
ZONING BOARD OF REVIEW

DATE: TUESDAY, OCTOBER 18, 2016
TIME: 6:00 P.M.
LOCATION: WARWICK CITY HALL
CITY COUNCIL CHAMBERS - TOP FLOOR
3275 POST ROAD
WARWICK, RI 02886

Petition #10407

Ward 7

10 Nichol Ave.

The petition of Bruce Taylor & Cheryl Taylor, 10 Nichol Ave., Warwick, RI, request for a dimensional variance to construct an addition to the existing deck by 50 sq. ft. and construct new stairs to the deck. Proposed deck expansion and stairs having less than required rear street (Tree Point Dr.) setback and less than required setback to the Coastal feature. Assessor's Plat 367, Lot 183, zoned Residential A-7.

Petition # 10412

Ward 8

945 Bald Hill Rd.

The petition of JHW Construction Corp., 820 Morris Turnpike, Suite 301, Short Hills, NJ, and Price-Rite, 945 Bald Hill Rd., Warwick, RI, request a use variance to remove three sign panels (total 96 sq. ft.) and replace with one 40 sq. ft. panel LED message unit sign, also seeking a dimensional variance for one 90 sq. ft. stationary sign for maximum permitted signage, proposed sign being larger than allowed. Assessor's Plat 260, Lot 17, zoned General Business (GB).

Petition #10413

Ward 4

31 Damon Ave.

The petition of Brian Vanner, 31 Damon Ave., Warwick, RI, request a dimensional variance to store an oversized commercial vehicle on subject property. Proposed vehicle having a gross vehicle weight of more than 9,900 lbs. Assessor's Plat 332, Lot 773, zoned Residential A-7.

Petition # 10414

Ward 9

70 Hallmark Dr.

The petition of Brad & Bethanie French, 70 Hallmark Dr., Warwick, RI, request a dimensional variance to construct a second story addition for an In-Law unit (accessory dwelling unit) over the existing garage. Proposed in-law having less than required side yard setback, having more than allowed square footage, and having a separate entrance. Assessor's Plat 232, Lot 36, zoned Residential A-40 SFC.

Petition # 10415

Ward 6

254 Trent Ave.

The petition of Jeffrey Fagundes, d/b/a Fagundes Lakewood Builders, 96 Pinegrove Ave., Warwick, RI, & Seth Sobral, 254 Trent Ave., Warwick, RI, request a dimensional variance to construct a covered front porch. Proposed porch having less than required corner/side street setback. Assessor's Plat 349, Lot 675, zoned Residential A-7.

Petition # 10416

Ward 6/7

514 Long St.

The petition of Matthew McGeorge, R.A., 333 Main St., Ste 6, E. Greenwich, RI, & Thomas & Lennie Lydon, 514 Long St., Warwick, RI, request a dimensional variance to construct 21.25' x 25.25' carport. Proposed carport having less than required corner/side street setback. Assessor's Plat 365, Lot 274, zoned Residential A-10.

Petition # 10417

Ward 8

650 Bald Hill Rd.

The petition of Seritage SRC Finance, LLC, Seritage KMT Finance, LLC, 489 Fifth Ave., 18th fl., New York, NY 10017 & AMCB Rhode Island Mall Owner, LLC, 411 Theodore Fremd Ave., #300, Rye, NY 10580, request a special use permit to convert existing commercial building to mixed use retail including a 7,465 sq. ft. restaurant, and the remaining space to be used as two (2) retail commercial spaces. Subject property having less than required parking. Assessor's Plat 264, Lot 1, 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 738-2000, extension 6294. 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.