

DOCKET - REGULAR HEARING OF DECEMBER 13, 2005

A regular hearing of the Warwick Zoning Board of Review will be held on Tuesday, December 13, 2005 at 6:00 P.M. in the City Council Chambers, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island. As an interested party in the following petitions you are invited to attend this hearing in order that you may express your opinion.

Petition #9210 Ward 9

The petition of Compass Properties, LLC, P.O. Box 397, Greenville, RI, for a request for a variance/special use permit to construct a 32' x 26' single-family dwelling with an attached deck on an undersized non-conforming lot, proposed dwelling having less than required front, side and rear yard setback, southerly side of Charlotte Drive, Warwick, RI, Assessor's Plat 201, Lot 196 (near pole 11), zoned Residential A-15.

Petition #9214 Ward 6

The petition of Cheryl Ferguson & John Ferguson, 734 Douglas Avenue, Warwick, RI, for a request for a variance/special use permit to construct a 24' x 35' single-family dwelling on subject property, subject property being an undersized non-conforming lot, westerly side of Pequot Avenue, Warwick, RI, Assessor's Plat 376, Lot 218,

zoned Residential A-7.

Petition #9250 Ward 4

The petition of Raymond & Barbara Patriarca, 478 Angell Road, Lincoln, RI, for a request for a variance/special use permit to construct a 30' x 40' single-family dwelling on an undersized non-conforming lot, proposed dwelling having less than required front and side yard setbacks, northerly side of Shawomet Avenue, vacant parcel between 290 & 300 Shawomet Ave., Warwick, RI, Assessor's Plat 334, Lot 269, zoned Res. A-40.

Petition #9260 Ward 6

The petition of Henry Guzeika, 163 Spring Grove Avenue, Warwick, RI, for a request for a variance/special permit to construct a 22' x 24' garage on existing building, said garage to be utilized for storage of electrical supplies for business located on property, proposed

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garage having less than required side street and side yard setback, westerly corner of Frawley Street and West Shore Road (2537), Warwick, RI, Assessor's Plat349, Lot 294, zoned Office.

Petition #9265 Ward 2

The petition of Mount Development Group, LLC, 132 Old River Road, Lincoln, for a request for a variance/special use permit to demolish existing dwelling and subdivide

subject property presently containing four (4) parcels of land into three (3) lots, two lots to be conforming to zoning ordinance third lot to have less than required frontage and width, northeasterly corner of Byron Boulevard (2) and Rathburn Avenue, Warwick, RI, Assessor's Plat 289, Lots 270, 271, 272 and 273, zoned Residential A-7.

Petition #9268 Ward 8

The petition of Maracap, LLC, c/o K. Joseph Shekarchi, Esq., 33 College Hill Road 15E, Warwick, RI, for a request for a variance/special use permit to construct a 50' x 108' building to be occupied as a car wash operation on subject property, westerly side of Bald Hill Road and southerly end of Tillinghast Avenue, Warwick, RI, Assessor's Plat 262, Lot 133, zoned General Business.

Petition #9269 Ward 5

The petition of Michael Capuano, 2 Burnett Road, Warwick, RI, for a request for a variance/special use permit to relocate existing dwelling on subject property, dwelling to have less than required front yard and corner side yard setbacks, southeasterly corner of Burnett Road (2) and Priscilla Avenue, Warwick, RI, Assessor's Plat 380, Lot 270,

zoned Residential A-15 (formerly Residential A-7).

Petition #9271 Ward 1

The petition of Heidi Bamford & David Nadeau, 45 Birch Street, Warwick, RI, for a request for a variance/special use permit to construct a 16' x 22' one car attached garage, proposed garage having less than required side street setback, northeasterly corner of Birch Street (45), Warwick, RI, Assessor's Plat 301, Lot 557 (formerly Lot 67), zoned Residential A-7.

Petition #9273 Ward 5

The petition of Michael & Laurie Baxter, 112 Samuel Gorton Avenue, Warwick, RI, for a request for a variance/special use permit to legalize location of existing 12' x 18' shed, shed having less than required side and rear yard setbacks, easterly side of Samuel Gorton Avenue (112), Warwick, RI, Assessor's Plat 356, Lot 27, zoned Residential A-7.

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Petition #9274 Ward 6

The petition of Keith & Lori Stromberg, 548 Buttonwoods Avenue, Warwick, RI, for a request for a variance/special use permit to legalize location of existing 12' x 12' shed, shed having less than required

side street/corner side yard setback, to construct a 25' x 26' addition on existing dwelling, proposed addition having less than required side

street/corner side yard setback (Flamingo Drive), Warwick, RI Assessor's Plat 370, Lot 261, zoned Residential A-7.

Petition #9277 Ward 7

The petition of 5-113, LLC, 1414 Atwood Avenue, Johnston, RI, & Lowe's Home Center's Inc., Highway 268 East/ East Dock, North Wilkesboro, NC for a request for a variance/special use permit to construct a 138,134 building with a 31,659 square foot garden center on subject property, proposed building being higher than allowed by ordinance, westerly side of Greenwich Avenue (555 – former Apex Site), Warwick, RI, Assessor's Plat 271, Lots 1 & 184, zoned General Business.

Petition #9280 Ward 2

The petition of Paper Realty, Inc., 110 Crescent Avenue, Cranston, RI, for a request for a variance/special use permit to occupy existing building for moving and storage business with existing office space, northerly end of Frost Avenue (25), Warwick, RI, Assessor's Plat 290, Lot 9 zoned General Business and Lot 21, zoned Residential A-7.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE

ISLAND

Donald G. Morash, Jr., Chairman

If there are any questions on the above petitions, please contact the Zoning Office at 738-2000, extension 6294. 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.