

DOCKET - REGULAR HEARING OF DECEMBER 12, 2006

A regular hearing of the Warwick Zoning Board of Review will be held on Tuesday, December 12, 2006 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.

Extension of Grant

Petition #9238 Ward 6

The petition of Jeffrey & Virginia Goldstein, 19 Fourteenth Avenue, Warwick, RI, for a request for a variance/special use permit to construct an addition to existing dwelling and two dormer addition to dwelling, proposed addition having less than required front street/corner side setbacks and side yard setbacks, subject property being an undersized legal non-conforming lot, northerly side of Promenade Avenue and westerly end of Fourteenth Ave. (19), Warwick, RI, Assessor's Plat 374, Lot 56, zoned Residential A-15.

Regular Docket

Petition #8940 Ward 4

The petition of Kristen Brown & Hugh Fisher, 2258 Post Road, Warwick, RI, for a request for a variance/special use permit to construct a 22' x 28' single-family dwelling with a 10' x 10' deck on subject property, subject property being an undersized non-conforming lot, proposed dwelling having less than required front/corner side yard, side yard and rear yard setbacks, westerly side of Economy Avenue (corner of Sterling Avenue), Warwick, RI, Assessor's Plat 336, Lot 234, zoned Residential A-10. (Remanded back to Zoning Board from Superior Court).

Petition #9392 Ward 4

The petition of Phillip Debeaulieu, 64 Lockhaven Road, Warwick, RI, for a request for a variance/special use permit to legalize the location of an existing 12' x 16' shed, said shed having less than required side yard setbacks southerly side of Lockhaven (64), Warwick, RI, Assessor's Plat 315, Lot 60, zoned Residential A-10.

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Petition #9396 Ward 5

The petition of Jay & Kimberly Pike, 60 Cromwell Avenue, Warwick, RI, for a request for a variance/special use permit to install a swimming pool on subject property, proposed swimming pool having less than required front/corner side yard setback, northeasterly

corner of Cromwell Avenue (60) and Rocky Point Avenue, Warwick, RI, Assessor's Plat 378, Lot 77, zoned Residential A-15.

Petition #9420 Ward 4

The petition of Steven Hazard, 3 Royal Avenue, Warwick, RI, for a request for a variance/special use permit to occupy a portion of existing dwelling for a three room bed and breakfast operation, northeasterly end of Royal Avenue(3), Warwick, RI, Assessor's Plat 317, Lot 230, zoned Residential A-7.

Petition #9443 Ward 7

The petition of Cha Amaral, 847 Jefferson Blvd., Warwick, RI, for a request for a variance/special use permit to demolish existing dwelling and shed and construct a new 25' x 33' single-family dwelling on subject property, subject property being an undersized non-conforming lot, southerly side of Noyes Street (22), Warwick, RI, Assessor's Plat 363, Lot 772, zoned Residential A-7.

Petition #9445 Ward 4

The petition of Gennaro Slaughter & Lea, 7 Etta Street, Warwick, RI, for a request for a variance/special use permit to construct a 16' x 22' detached garage, garage having less than required front yard setback, northwesterly corner of Etta Street (7) and Elberta Street,

Warwick, RI, Assessor's Plat 312, Lot 245, zoned Residential A-7.

Petition #9446 Ward 2

The petition of Jay & Katherine Ferguson, 122 Wendell Road, Warwick, RI, for a request for a variance/special use permit to construct a 21' round pool with less than required rear yard setback, easterly side of Wendell Road (122), Warwick, RI, Assessor's Plat 289, Lot 80, zoned Residential A-7.

Petition #9448 Ward 6

The petition of Marshall Morrison, 72 Uncas Street, Warwick, RI, for a request for a variance/special use permit to demolish existing dwelling and construct a new 28' x 28' dwelling with a 7' x 28' front deck, subject property being an undersized non-conforming lot, proposed dwelling having less than required side yard setbacks, easterly side of Uncas Street (72), Warwick, RI, Assessor's Plat 376, Lot 227, zoned Residential A-7.

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Petition #9449 Ward 6

The petition of Kehinda Oyenigba, 450 Pequot Avenue, Warwick, RI, for a request for a variance/special use permit to construct a 25' x 39' second floor addition on existing dwelling, proposed addition and

existing dwelling having less than required front yard and side yard setbacks, subject property being an undersized non-conforming lot, southeasterly side of Pequot Avenue (450), Warwick, RI, Assessor's Plat 376, Lot 320, zoned Residential A-7.

Petition #9444 Ward 5

The petition of Alfred Marciano, 11 Broadview Avenue, Warwick, RI, for a request for a variance/special use permit to construct a 29' x 21' second floor addition on existing single-family dwelling, proposed addition having less than required front yard and side yard setbacks, subject property being an undersized non-conforming lot, northwesterly end of Broadview Ave., Warwick, RI, AP 385, Lot 36, zoned Residential A-40.

Petition #9450 Ward 2

The petition of Alderbrook Builders, 23 Alderbrook Drive, Cranston, RI, for a request for a variance/special use permit to construct a 28' x 50' one story office building on subject property, proposed building having less than required side yard setbacks, subject property having less than required parking and landscaping, northwesterly corner of Walnut Street and Elm Street, Warwick, RI, Assessor's Plat 284, Lot 232, zoned Light Industrial.

Petition #9452 Ward 7

The petition of Sugarbush Realty, LLC, 164 Centerville Road, Warwick, RI, for a request for a variance/special use permit to demolish existing dwelling and construct a new 28' x 46' single-family dwelling with an attached 10' x 32' deck, subject property having less than required frontage, westerly end of Midgley Avenue (165), Warwick, RI, Assessor's Plat 365, Lots 1 & 2, zoned Residential A-40 (formerly A-7).

Petition #9454 Ward 5

The petition of Kurt & Andria Keaney, 23 Congress Street, Warwick, RI, for a request for a variance/special use permit construct a second story 31' x 32' second story addition on existing single-family dwelling with less than required side yard setback and front yard setback, also to construct an 8' x 31' porch on the front of the existing dwelling with less than required front yard and side yard setbacks, northerly side of Congress Street (23), Warwick, RI, Assessor's Plat 354, Lot 112, zoned Residential A-7.

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Petition #9456 Ward 6

The petition of S.G. Associates, Inc., 889 Oakland Beach Avenue, Warwick, RI & Iggy's Doughboys Inc., 889 Oakland Beach Avenue, Warwick, RI, for a request for a variance/special use permit to remove stipulation from previous approval granted on April 11, 2006, Petition #9327, Stipulation #3, ("The petitioner shall secure approval from the City of Warwick for the use of City property for parking as depicted in the parking plan dated march 2006 submitted to the Zoning Board and stamped by Eric Wishart Registered Professional Engineer"), at said hearing Zoning Board approved construction of an addition to existing fast food restaurant, proposed addition and existing building having less than required front yard, side yard and rear yard setbacks, less than required off-street parking, setbacks for parking and less than required landscaping, with stipulations, westerly side of Oakland Beach Avenue (889), Warwick, RI, Assessor's Plat 375, Lot 439, zoned General Business.

Petition #9460 Ward 6

The petition of William and Constance Bryan, 100 Budlong Farm Road, Warwick, RI, for a request for a variance/special use permit to demolish the existing single family dwelling and rebuild a new single family dwelling (and addition previously granted by the Zoning Board, Resolution #9001/04) and shed, subject property being an undersized non-conforming lot, dwelling and shed having less than required front yard, side and rear yard setbacks, less than required frontage, less than required setback from coastal feature and less than

required street access, southwesterly end of Budlong Farm Road (100), Warwick, RI, Assessor's Plat 369, Lot 56, zoned Residential A-15.

****Please be advised that cases may not be called in the order that they appear on the docket.**

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. All inquiries on the above-mentioned petitions should 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.