

DOCKET - REGULAR HEARING OF APRIL 12, 2005

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

SPECIAL HEARING:

ZONING BOARD OF APPEALS:

Appeal #9150 Ward 8

The appeal of Inland Retail Real Estate Trust, Inc., 1350 Bald Hill Road, c/o Universal Properties, 207 Quaker Lane, Suite 300, West Warwick, RI, for an appeal of an approval from the Warwick Planning Board on February 2, 2005, filed on February 22, 2005 for Webster Bank National Association, for a combined Master Plan/Preliminary approval of a Major Land Development Project, to convert an existing restaurant to a bank and retail space on an existing street in a General Business Zoning District, easterly side of Bald Hill Road (1376), Warwick, RI, Assessor's Plat 255, Lot 31, zoned General Business.

REGULAR DOCKET:

Petition #9089 Ward 6

The petition of C. William DiMeo, 30 Grove Avenue, Warwick, RI, for a request for a variance/special use permit to operate a tree service and office from subject property presently containing a used furniture store and residence, subject property having less than required landscaping and screening, less than required parking and off street parking spaces being smaller than required, northerly side of West Shore Road (2141), Warwick, RI, Assessor's Plat 350, Lot 333, zoned General Business.

Petition #9104 Ward 6

The petition of S.G. Associates, 735 Smith Street, North Providence, RI, for a request for a variance/special use permit to have a nightclub in existing building, subject property

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having less than required off street parking, southerly end of Oakland Beach Avenue (885), Warwick, RI, Assessor's Plat 375, Lot 438, zoned General Business.

Petition #9133 Ward 9

The petition of Chuck & Gayle Holland, 120 Maynard Street, Northboro, MA, for a request for a variance/special use permit to construct a second story addition and a two story rear addition with deck and a front porch addition on existing single-family dwelling, with less than required side yard, rear yard and front yard setback, subject property being an undersized non-conforming lot, easterly side of Herbert Street (40), Warwick, RI, Assessor's Plat 222, Lot 97, zoned Residential A-15.

Petition #9132 Ward 9

The petition of Chuck & Gayle Holland, 120 Maynard Street, Northboro, MA, for a request for a variance/special use permit to construct a second story addition to existing single-family dwelling and a 22'x 10' deck addition with less than required front yard, side yard, rear yard and coastal feature setbacks, southerly side of Harbor Lane (6), Warwick, RI, Assessor's Plat 222, Lot 98, zoned Residential A-15.

Petition #9141 Ward 9

The petition of Nancy & Howard Brown, 24 Lawndale Drive, Warwick, RI, for a request for a variance/special use permit to construct an addition (new front entrance) to existing single-family dwelling, said addition having less than required front yard setback, to construct an

8' x 16' deck to the right side of the existing dwelling with less than required side yard setback, easterly side of Lawndale Drive (24), Warwick, RI, Assessor's Plat 203, Lot 227, zoned Residential A-10.

Petition #9143 Ward 5

The petition of Jo-Ann Fielding, 53 Marblehead Street, Warwick, RI, for a request for a variance/special use permit to park an oversized commercial vehicle on subject property (residential property), vehicle parked on property with less than required front yard and side yard setbacks, northerly side of Marblehead Street (53), Warwick, RI, Assessor's Plat 359, Lot 410, zoned Residential A-7.

Petition #9144 Ward 7

The petition of Dawn Lane Developers, 612 Greenwich Avenue, Warwick, RI, for a request for a variance/special use permit to have retail sales of automobiles on subject property (two units in Building A), to rescind previous approval of mini storage, subject

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property to be occupied for storage and other uses allowed in light industrial, southerly side of Dawn Lane, Warwick, RI, Assessor's Plat 244, Lot 267, zoned Light Industrial.

Petition #9145 Ward 6

The petition of Municipal Auto Sales, Inc. 2628 West Shore Road, Warwick, RI, & Cingular Wireless, c/o Brown Rudnick, 121 South Main Street, Providence, RI, for a request for a variance/special use permit to add an additional telecommunications carrier to existing monopole and construct an 11.6' x 20' equipment shelter at the base of the existing monopole, southerly side of West Shore Road (2628), Warwick, RI, Assessor's Plat 362, Lot 435, zoned General Business.

Petition #9146 Ward 3

The petition of Ann & Hope of RI, 1 Ann & Hope Way, Cumberland, RI, for a request for a variance/special use permit to enlarge existing outside garden center area an additional 6,988 square feet, said garden center area having less than required side yard setbacks, subject property having less than required off-street parking and landscaping, existing garden center previously approved by Zoning Board, westerly side of Post Road (1689), Warwick, RI, Assessor's Plat 322, Lots 209 & 210, Assessor's Plat 310, Lot 17, zoned General Business.

Petition #9147 Ward 7

The petition of Walter & Lynn Patnaude, 216 Grandview Drive,

Warwick, RI, for a request for a variance/special use permit to construct a deck (approximately 13' x 24.8'), proposed deck having less than required side and rear yard setbacks, easterly side of Grand View Dr. (216), Warwick, RI, AP 367, Lot 42, zoned Residential A-10.

Petition #9148 Ward 9

The petition of Dr. Robert Mattioli, 5550 Post Road, East Greenwich, RI, for a request for a variance/special use permit to have construct a freestanding ground sign larger than allowed (3' x 6'), easterly side of Post Road (5550), Warwick, RI, Assessor's Plat 214, Lot 14, zoned Residential A-15.

Petition #9149 Ward 9

The petition of Thomas & Helen Boyle, 331 Smith Street, Providence, RI, for a request for a variance/special use permit to have off-site parking on subject property for funeral parlor located on abutting lot 254, southerly side of Centerville Road (142), Warwick, RI, Assessor's Plat 244, Lots 249 & 254, zoned Office.

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Petition #9151 Ward 6

The petition of Dan & Karen Matteson, 94 Stone Avenue, Warwick, RI, for a request for a variance/special use permit to 16' x 32' pool with less than required rear yard setback, easterly side of Stone Avenue (94), Warwick, RI, Assessor's Plat 363, Lot 661, zoned Residential A-7.

Petition #9153 Ward 6

The petition of Shirley Gantz, 11 Irma Avenue, Warwick, RI, for a request for a variance/special use permit construct a 22' x 32' addition to existing single-family dwelling to be occupied as an in-law apartment, proposed addition having less than required side and rear yard setback, proposed apartment being larger than allowed with a separate entrance servicing only the apartment, subject property being an undersized lot, westerly side of Irma Avenue (11), Warwick, RI, Assessor's Plat 361, Lot 569, zoned Residential A-7.

Petition #9154 Ward 6

The petition of William Ross, 79 Rutherford Avenue, Warwick, RI, for a request for a variance/special use permit to demolish existing garage and dwelling, construct garage, proposed garage to be 24' x 24', with less than required front yard and side street setback, construct a 24' x 42' two story dwelling with covered porch (32' x 10') proposed dwelling and porch having less than required front and side yard setbacks, southwesterly corner of 13th Avenue (5) and Buttonwoods Avenue, Warwick, RI, Assessor's Plat 374, Lot 45, zoned Residential

A-15.

ZONING BOARD AGENDA:

Solicitor's Report

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

Robert E. Fraser, 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.