

DOCKET - REGULAR HEARING OF MAY 17, 2007

A regular hearing of the Warwick Zoning Board of Review will be held on THURSDAY, May 17, 2007 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.

CHANGE IN SITE PLAN

Petition #9494 Ward 3

The petition of Hoxsie Properties, LLC, c/o 33 College Hill Road 15E, Warwick, RI for a request for a dimensional variance to demolish existing building and construct a 5,400 square foot building to be occupied as a restaurant with outdoor seating and a coffee shop, subject property having less than required off street parking, northerly side of Airport Road (17-35), Warwick, RI, Assessor's Plat 312, Lot 313, zoned General Business. (Proposed change being 6,500 sq. ft. building and three (3) less parking spaces than approved in March 2007)

REGULAR DOCKET

Petition #9495 Ward 1

The petition of Lane Deyoe, 23 Peck Lane, Warwick, RI, for a request for a dimensional variance to construct additions to the existing legal non-conforming four unit residential structure, proposed additions having less than required side yard and front yard setbacks, subject property being an undersized non-conforming lot, westerly side of Bank Street (17-21), Warwick, RI, Assessor's Plat 292, Lots 333 & 334, zoned Residential A-7 (Historic).

Petition #9505 Ward 7

The petition of James Golden, 7 Anthony Avenue, Warwick, RI, for a request for a dimensional variance to legalize location of existing 8' x 12' shed, shed having less than required side yard setbacks, southwesterly corner of Anthony Avenue (7) and Midget Avenue, Warwick, RI, Assessor's Plat 367, Lot 123, zoned Residential A-7.

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Petition #9509 Ward 5

The petition of Loriann Bose, 162 Park Avenue, Warwick, RI, for a request for a dimensional variance to legalize location of existing 8' x 8' shed, shed having less than required rear yard setback, southerly side of Park Avenue (162), Warwick, RI, Assessor's Plat 355, Lots 241 & 242, zoned Residential A-7.

Petition #9510 Ward 7

The petition of Barbara Durrell-Dickerson & John Dickerson, Jr., 46 Paul Avenue, Warwick, RI, for a request for a dimensional variance to construct a 17.9' x 8.5' vestibule on existing single-family dwelling, proposed vestibule having less than required setback from side street property line (Arnolds Neck Drive), westerly corner of Paul Avenue (4) & Arnolds Neck Drive, Warwick, RI, Assessor's Plat 365, Lots 12 & 20, zoned Residential A-10.

Petition #9512 Ward 8

The petition of Keith Hansen, 57 Crocus Street, Warwick, RI, for a request for a dimensional variance to have a recreational vehicle on subject property with less than required setback from side street (Cactus Street) property line, northwesterly corner of Crocus Street (57) & Cactus Street, Warwick, RI, Assessor's Plat 251, Lot 164, zoned Residential A-7.

Petition #9513 Ward 4

The petition of Carel Callahan Bainum, 2953 West Shore Road, Warwick, RI, for a request for a dimensional variance to construct front and rear first floor addition and second floor addition on existing building, proposed additions and existing building having less than required front yard and side yard setbacks, subject property

having less than required lot area and width, off-street parking, setbacks for parking area and landscaping, westerly side of West Shore Road (793), Warwick, RI, Assessor's Plat 332, Lot 738, zoned General Business.

Petition #9514 Ward 5

The petition of Laurie & Dennis Sperduti, 381 Beach Avenue, Warwick, RI, for a request for a dimensional variance to construct a 10' x 10' shed on subject property, proposed shed having less than required side and rear yard setbacks, northerly side of Beach Avenue (381), Warwick, RI, Assessor's Plat 337, Lot 9, zoned Residential A-7.

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Petition #9515 Ward 1

The petition of Marsha Monteliberto, 103 Birch Street, Warwick, RI, for a request for a special use permit to construct an addition (enclose existing porch) to rear of existing two-family dwelling, subject property being an undersized lot, northerly side of Birch Street (103), Warwick, RI, Assessor's Plat 301, Lot 58, zoned Residential A-7.

Petition # 9516 Ward 5

The petition of North End Realty, LLC, 12 Whipple Avenue, Warwick, RI, for a request for a special use permit to demolish existing single-family dwelling and construct a 42' x 28' side by side two-family structure with two decks (12' x 12') to be located to the rear of the structure, easterly side of Verndale Street (100), Warwick, RI, Assessor's Plat 339, Lots 119 & 291, zoned Residential A-7.

Petition #9517 Ward 1

**The petition of Harold & Arlene Gomes, 47 Madison Street, Warwick, RI for a request for a dimensional variance to subdivide subject property into four lots, subject property presently consisting of six undersized non-conforming lots and one 9,600 square foot conforming lot with single-family dwelling, proposal to create a total of four lots one lot being the existing 9,600 square foot with existing dwelling and remaining three lots to be 7,000 square feet each with a new dwelling to be constructed on each, said new dwellings to have less than required setback from the wetlands edge, northerly side of Madison Street and southerly side of Roosevelt Street (47 Madison Street), Warwick, RI, Assessor's Plat 293, Lots 791, 792, 793, 800, 803, 804 & 805, zoned Residential A-7.
(Renewal of expired approval Petition #9138, March 8, 2005).**

Petition #9518 Ward 7

The petition of New England Institute of Technology, 2500 Post Road, Warwick, RI, for a request for a dimensional variance to construct a 3,024 square foot two-story addition on existing building occupied for college/educational facility, proposed addition having less than required side yard setback (abutting residential district), easterly side of Post Road (2500), Warwick, RI, Assessor's Plat 344, Lot 134, zoned Office/Institutional Education.

Petition #9519 Ward 7

The petition of Paul & Nancilee Carroll, 303 Gorton Lake Boulevard, Warwick, RI, for a request for a dimensional variance to legalize 14' x 16' deck, said deck having less than required side yard setback, southerly side of Gorton Lake Boulevard (303), Warwick, RI, Assessor's Plat 266, Lot 472, zoned Residential A-7.

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Petition #9520 Ward 4

The petition of Stephen Hamilton, 51 Front Street, Apt. 411, Ashton Mill, Cumberland, RI, for a request for a dimensional variance to construct a 24' x 40' single-family dwelling with a 24' x 10' deck on subject property, subject property being an undersized non-conforming lot, proposed dwelling having less than required

front yard, side yard and rear yard setbacks, southeasterly side of Dundas Avenue, Assessor's Plat 334, Lot 180, zoned Residential A-40. (Petition originally heard and Denied by Zoning Board of Review December 9, 2003, appealed to Superior Court and remanded back to Zoning Board in 2005, approved by Zoning Board 6/22/05 - petition since expired and currently seeking renewal.)

Petition #9521 Ward 7

The petition of Albert Faria, 40 Follett Street, East Providence, RI, for a request for a dimensional variance to subdivide subject property to create three lots, one lot conforming containing existing single-family dwelling, two new lots for development with less than required frontage and width, westerly side of Nausauket Road (257), Warwick, RI, Assessor's Plat 367, Lot 550, zoned Residential A-7.

Petition #9522 Ward 6

The petition of James O'Sullivan, 24 Beach Park Avenue, Warwick, RI, for a request for a dimensional variance to modify previously approved front porch addition, proposed porch to be larger than approved by Zoning Board October 26, 2006 (Petition #9418) having less than required front yard and side yard setbacks, easterly side of Beach Park Avenue (24), Warwick, RI, Assessor's Plat 374, Lot 21, zoned Residential A-15.

Petition #9523 Ward 1

The petition of Thomas Morra, 103 Barstow Road, Warwick, RI, for a request for a dimensional variance to construct an 8' x 8' shed on subject property, proposed shed having less than required rear yard setback, northwesterly side of Barstow Road (103), Warwick, RI, Assessor's Plat 304, Lot 210, 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. 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.