

DOCKET - REGULAR HEARING OF MAY 13, 2008

A regular hearing of the Warwick Zoning Board of Review will be held on Tuesday, May 13, 2008 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 #9498 Ward 9

The petition of AC Cowesett Purchaser, LLC, 1281 East Main Street, Stanford, CT for a request for a variance/special use permit to construct an additional freestanding 3,075 square foot restaurant building with drive-thru window and patio seating, subject property containing an existing commercial shopping center, northeasterly corner of Quaker Lane and Cowesett Road (Cowesett Plaza), Warwick, RI, Assessor's Plat 240, Lot 1, zoned General Business.

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.

REGULAR DOCKET

Petition #9634 Ward 9

The petition of Michael & Christine Kearns, 55 Fairmount Drive, Warwick, RI for a request for a dimensional variance to construct a second floor addition over portion of existing single-family dwelling, proposed addition having less than required side yard setback, westerly side of Fairmount Drive, Warwick, RI, Assessor's Plat 219, Lot 99, zoned Residential A-15.

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Petition #9636 Ward 6

The petition of William Stetson, 175 Suburban Parkway, Warwick, RI, for a request for a dimensional variance to construct a second floor addition on existing single-family dwelling, proposed addition and existing dwelling having less than required front yard, side street and side yard setbacks, subject property being an undersized non-conforming lot, southeasterly corner of Suburban Parkway (175) and Oniska Street, Warwick, RI, Assessor's Plat 375, Lot 361, zoned

Residential A-7.

Petition #9638 Ward 4

The petition of David Mowry, 53 Dudley Avenue, Warwick, RI, for a request for a dimensional variance to replace and enclose existing front porch, said porch having less than required front yard and side yard setbacks, northerly side of Dudley Avenue (53), Warwick, RI, Assessor's Plat 317, Lot 219, zoned Residential A-7.

Petition #9639 Ward 4

The petition of Susan Miller, 19 Shawomet Avenue, Warwick, RI, for a request for a dimensional variance to construct a second floor deck off existing dormer, proposed deck having less than required front yard setback, southwesterly side of Shawomet Avenue (19), Warwick, RI, Assessor's Plat 333, Lot 260, zoned Residential A-7.

Petition #9640 Ward 4

The petition of June & James Langevin, 340 Shawomet Avenue, Warwick, RI, for a request for a dimensional variance to construct a second floor addition on existing dwelling, said addition having less than required side yard and coastal feature (rear yard) setback, southerly side of Shawomet Avenue (340), Warwick, RI, Assessor's Plat 334, Lot 277, zoned Residential A-40.

Petition #9642 Ward 5

The petition of Paul & Carol Carr, 370 Tiffany Avenue, Warwick, RI for a request for a dimensional variance to have in-law apartment within existing dwelling, proposed apartment having separate means of ingress/egress, easterly side of Tiffany Avenue (370), Warwick, RI, Assessor's Plat 377, Lots 71 & 72, zoned Residential A-7.

Petition #9635 Ward 6

The petition of Anthony Bucci, 34 Hewett Street, Warwick, RI, for a request for a dimensional variance to utilize portion of existing building for a restaurant, subject property containing apartment, convenience store and laundromat, subject property having less than required landscaped buffer, landscaping for parking area and less than

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required number of off-street parking spaces, northwesterly corner of Oakland Beach Avenue (793-801-805) and Suburban Parkway, Warwick, RI, Assessor's Plat 375, Lots 323, 324 & 325, zoned General Business. (Clarification of previously approved Petition #9571 - Hearing date October 16, 2007)

Petition #9637 Ward 8

The petition of DePetrillo Warwick Realty, LLC., 250 B Centerville Road, Warwick, RI, for a request for a dimensional variance to demolish existing building and construct a new 5,000 square foot building to be utilized for retail sales, proposed building having less than required side yard setback, southerly side of Centerville Road (988), Warwick, RI, Assessor's Plat 241, Lot 18, zoned General Business.

Petition #9621 Ward 4

The petition of Carl R. Gabriel, 12 Putnam Pike, Pascoag, RI & Cristen Henderson, 8 Putnam Pike, Pascoag, RI for a request for a dimensional variance to construct a 28' x 30' single-family dwelling on an undersized non-conforming lot, proposed dwelling having less than required front, side and rear yard setbacks, easterly side of St. Claire Avenue (vacant lot to left of 26 St. Claire Avenue), Warwick, RI, Assessor's Plat 334, Lot 125, zoned Residential A-40.

Petition #9641 Ward 4

The petition of Stephen Hamilton, 51 Front Street, Cumberland, RI and Robert McKenna, 147 Port Circle, Warwick, RI, for a request for a dimensional variance to construct a 34' x 38' single family dwelling with a front deck approximately 10' x 34' and rear deck approximately 10' x 29', proposed dwelling to be higher than allowed, westerly side

of Foster Street and easterly side of Coldwell Street, Warwick, RI, Assessor's Plat 334, Lots 367 & 378, zoned Residential A-40.

Petition #9643 Ward 7

The petition of James & Janice Olsen, 23 Grand View Drive, Warwick, RI, for a request for a dimensional variance to demolish existing dwelling and construct a new 33' x 44.4' single-family dwelling with an attached 26.4' x 20.8' garage, subject property being an undersized non-conforming lot, proposed dwelling having less than required front yard, side yard and coastal feature setbacks, proposed dwelling being higher than allowed by ordinance, westerly side of Grandview Drive (187), Warwick, RI, Assessor's Plat 367, Lot 277, zoned Residential A-10.

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Petition #9644 Ward 8

The petition of Covington Associates, LLC, 4000 Post Road, Warwick, RI, for a request for a dimensional variance to construct a 28' x 50' single family dwelling with a 24' x 26' garage, proposed dwelling having less than required front yard setback, southerly side of Miga

Way, Warwick, RI, Assessor's Plat 270, Lot 474, 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.