

**MEETING NOTICE
CITY OF WARWICK
ZONING BOARD OF REVIEW**

DATE: TUESDAY, SEPTEMBER 8, 2009

TIME: 6:00 P.M.

**LOCATION: WARWICK CITY HALL
LOWER LEVEL CONFERENCE ROOM
3275 POST ROAD
WARWICK, RI 02886**

Review and acceptance of minutes for the hearing of August 11, 2009

MODIFICATION OF PREVIOUSLY APPROVED PETITION

Petition #9611A Ward 6

The petition of Donald Watson, 361 Promenade Avenue, Warwick, RI and James & Audrey Warrener, Jr., 27 Old Barn Road, Little Compton, RI for a request to modify previous Petition #9611 approved by the Zoning Board January 15, 2008, to construct a single-family on undersized lot, (said lot created by way of subdivision approved by Warwick Planning Board – recording date June 10, 2009), proposed modification being single story dwelling to a two story dwelling,

Janice Rd. and Woodbine Ave. (126), Warwick, RI, AP 373, Lot 92, zoned Residential A-15.

REGULAR DOCKET

Petition #9734 Ward 9 4519 Post Road

The petition of Arshad Iqbal, MD, 4519 Post Road, Warwick, RI, for a request for a dimensional variance to construct a 26' x 36.9' addition to existing office building, proposed addition having less than required side yard setback, parking area having less than required setback, to replace existing freestanding ground sign with a 5' x 5' sign,

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larger than allowed, westerly side of Post Road (4519) corner of Post Road and Corey Avenue, Warwick, RI, Assessor's Plat 220, Lot 49, zoned Residential A-10.

Petition #9776 Ward 9 99 Charlotte Drive

The petition of Leslie Mathews, 99 Charlotte Drive, Warwick, RI for a request for a dimensional variance to remove and replace existing second floor, replace existing first floor deck, construct a 4' x 10'

covered porch and a new 10' x 16' side deck and a new 10.6' x 11' second floor deck with less than required front yard, side yard and coastal feature setbacks, subject property being an undersized non-conforming lot, northerly side of Charlotte Drive (99), Warwick, RI, Assessor's Plat 201, Lots 134 & 135, zoned Residential A-15.

Petition #9777 Ward 1 54 Metcalf Street

The petition of Katherine B. Kavanagh, 54 Metcalf Street, Warwick, RI, for a request for a dimensional variance to construct a single story addition (14' x 14.17') and a two story addition (12.5' x 32') to existing single-family dwelling with less than required setbacks from wetland feature, addition for in-law apartment said apartment being larger than allowed by ordinance, southerly side of Metcalf Street, Warwick, RI, Assessor's Plat 303, Lot 540, zoned Residential A-7.

Petition #9778 Ward 7 15 Anthony Avenue

The petition of David Rothermel & Ann Marie Hennessey, 15 Anthony Avenue, Warwick, RI, for a request for a dimensional variance to legalize location of two sheds on property 7' x 10' shed having less than required rear yard setback and 10' x 10' shed having less than required side yard and rear yard setback (total three sheds on property), northerly side of Anthony Avenue (15), Warwick, RI, Assessor's Plat 367, Lot 121, zoned Residential A-7.

Petition 9779 Ward 7 1 Centerville Road

The petition of Captain's Realty, 1702 Mineral Spring Avenue, Johnston, RI and Scott Phillips, 1603 Plainfield Pike, Johnston, RI, for a request for a dimensional variance to occupy portion of existing building for a restaurant, subject property having less than required parking and landscaping, less than required setbacks for parking spaces, less than required setbacks for dumpster, driveway being larger than allowed, northerly corner of Greenwich Avenue and Centerville Road (1), Warwick, RI, Assessor's Plat 246, Lot 231, zoned General Business (Historic)

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Petition #9780 Ward 7 174 Long Street

The petition of Tri Star Construction, Inc., 897 Hopkins Hill Road, West Greenwich, RI, for a request for a dimensional variance to demolish existing single-family dwelling and construct a new 20' x 20' single-family dwelling, subject property is an undersized non-conforming lot, southerly side of Long Street (174), Warwick, RI, Assessor's Plat 368, Lot 52, zoned Residential A-7.

Petition #9781 Ward 8 15 Centennial Street

The petition of Richard Chester, 15 Centennial Street, Warwick, RI, for a request for a dimensional variance to remove existing deck and construct a 12' x 22.6' sunroom with a new 9' x 12.6' deck with less than required rear/side street (Blue Hill Drive) and side yard setback, northerly side of Centennial Street (15) and southerly side of Blue Hill Drive, Warwick, RI, Assessor's plat 246, Lot 323, zoned Residential A-10.

Petition #9782 Ward 2 235 Elm Street

The petition of Alderbrook Builders, Inc., 23 Alderbrook Drive, Cranston, RI for a request for a dimensional variance to occupy existing building for animal clinic, subject property having less than required parking, setbacks for parking, less than required aisle width and less than required landscaping, westerly side of Elm Street (235), Warwick, RI, Assessor's Plat 284, Lot 239, zoned Light Industrial.

Petition #9783 Ward 6 182 Ryan Avenue

The petition of Timothy Courts, 182 Ryan Avenue, Warwick, RI, for a request for a dimensional variance to construct a second floor addition and an 8' x 16' porch on existing dwelling, existing dwelling and proposed addition having less than required front yard and corner/side street setback, proposed porch (north side of dwelling)

having less than required front yard setback, northeasterly corner of Ryan Avenue (182) and Gordon Avenue, Warwick, RI, Assessor's Plat 361, Lot 470, 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 must 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.