

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

DATE: TUESDAY, DECEMBER 13, 2011

TIME: 6:00 P.M.

**LOCATION: WARWICK CITY HALL
WARWICK CITY COUNCIL CHAMBERS
3275 POST ROAD
WARWICK, RI 02886**

Review and acceptance of minutes from the hearing of November 8, 2011

Petition #9924 Ward 2 519 Warwick Ave.

The petition of PBE, LLC, 200 Hoffman Avenue Unit 206, Cranston, RI, for a request for a special use permit and dimensional variance (not exceeding 50% relief) to occupy existing building for auto reconditioning, subject property having less than required off street parking and less than required landscaped buffer abutting residential zone, northwesterly corner of Warwick Avenue (519) and Temple Avenue, Warwick, RI, Assessor's Plat 290, Lot 41, zoned General Business. (This petition was continued from the October 18, 2011

hearing)

Petition #9940 Ward 8 1245 Jefferson Blvd.

The petition of Mutual Properties, 1245 Jefferson LLC, 1 James P. Murphy Highway, West Warwick, RI and Ocean State Theatre Co., P.O. Box 302, Wakefield, RI, for a dimensional variance and special use permit to occupy existing building for a 476 seat theatre, subject property having less than required landscaping, less than required landscaped buffers, less than required setbacks for parking area, westerly side of Jefferson Blvd. (1245), Warwick, RI, Assessor's Plat 268, Lots 241 & 263, zoned Light Industrial.

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Petition #9941 Ward 4 Spadina Avenue

The petition of Jose Albuquerque, 149 Rowe Avenue, Pawtucket, RI, for a request for a dimensional variance to construct a 26' x 32' single-family dwelling with a 10' x12' deck on the subject property, subject property being an undersized non-conforming lot, proposed dwelling and deck having less than required front yard and side yard setback, less than required setback from the coastal feature, proposed dwelling being higher than allowed, southeasterly side of

Spadina Avenue, Warwick, RI, Assessor's Plat 334, Lots 265, 266 & 267, zoned Residential A-40 (formerly A-7).

Petition #9942 Ward 3 474 Lake Shore Drive

The petition of Thomas & Christina Zaroogian, 16 Chestnut Street, Providence, RI, for a request for a dimensional variance to construct a 4' x 14' and a 29' x 39' addition on the existing single-family dwelling, proposed additions having less than required setback from wetland feature, easterly side of Lake Shore Drive (474), Warwick, RI, Assessor's Plat 326, Lots 56, 57 & 258, zoned Residential A-7.

Petition #9943 Ward 9 9 Sydney Avenue

The petition of Stephen Marra, 187 Charlotte Drive, Warwick, RI, and Richard Fryburg, P.O. Box 2030, North Kingstown, RI, for a dimensional variance to demolish the existing dwelling and construct a 24' x 40' dwelling on subject property, subject property being an undersized non-conforming lot, proposed dwelling having less than required side yard setbacks, westerly side of Sydney Avenue (9), Warwick, RI, Assessor's Plat 201, Lot 140 & 212, zoned Residential A-10.

Petition #9944 Ward 2 446 Post Road

The petition of 446 Post LLC, P.O. Box 8652, Warwick, RI, for a

request for a dimensional variance and special use permit to eliminate existing repair bays and expand convenience store within existing building, subject property having less than required parking, less than required aisle width for parking, less than required landscaped border, less than required landscaped buffer, existing building having less than required side/rear yard setback, southerly corner of Post Road (446) and Warwick Avenue, Assessor's Plat 293, Lot 4, zoned General Business.

Petition #9945 Ward 6 2477 West Shore Rd.

The petition of Veracruz Shabo LLC, 2477 West Shore Road, Warwick, RI, for a request for a dimensional variance and special use permit to existing auto service bay to a car wash, existing building having less than required side yard and side street setback, subject property having less than required off street parking, less than required

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landscaping and less than required landscape buffer, northerly side of West Shore Road (2477), Warwick, RI, Assessor's Plat 349, Lot 465, zoned Office.

Petition #9946 Ward 7 58 Preston Drive

The petition of Kimberly Balkun Cerpovicz, 58 Preston Drive,

Warwick, RI, for a request for a dimensional variance to remove/replace/rebuild existing porch for living space with less than required front yard and side yard setbacks, subject property being an undersized non-conforming lot, easterly side of Preston Drive (58), Warwick, RI, Assessor's Plat 367, Lot 85, 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.