

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

DATE: TUESDAY, JULY 16, 2013

TIME: 6:00 P.M.

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

Petition #10048 Ward 5 493 Warwick Neck Avenue

The petition of Gregory Kieslich, 493 Warwick Neck Avenue, Warwick, RI for a request for a dimensional variance to construct a 10' x 14' shed with less than required side/rear yard setbacks, northwesterly corner of Warwick Neck Avenue (493) and Newton Avenue, Warwick, RI, Assessor's Plat 378, Lot 41, zoned Residential A-15.

Petition #10049 Ward 9 133 Baycliff Drive

The petition of Michael Merolla, 133 Baycliff Drive, Warwick, RI for a request for a dimensional variance to legalize location of existing enclosed porch, addition, deck and shed, enclosed porch having less

than required side yard setback, addition having less than required side yard and rear yard setbacks, deck having less than required side and rear yard setbacks and shed having less than required side yard setback, northwesterly corner of Baycliff Drive (133) and Rosedale Road, Warwick, RI, Assessor's Plat 203, Lot 97, zoned Residential A-10.

Petition #10050 Ward 9 31 Lakedell Drive

The petition of Paula Parlatto, 31 Lakedell Drive, Warwick, RI, for a request for a dimensional variance to legalize location of existing 8' x 12' shed, said shed having less than required front/corner side yard setback, northwesterly corner of Lakedell Drive (31) and Somerset Road, Warwick, RI, Assessor's Plat 203, Lot 46, zoned Residential A-10.

Petition #10051 Ward 1 60 Balsam Street

The petition of Jerry & Gail Hatfield, 60 Balsam Street, Warwick, RI, for a request for a dimensional variance to convert existing garage to living space, said garage having less than required front yard and side yard setbacks, easterly side of Balsam Street (60), Warwick, RI, Assessor's Plat 307, Lot 72, zoned Residential A-10.

Petition #10052 Ward 4 138 Bellman Avenue

The petition of Dino DeThomas, 138 Bellman Avenue, Warwick, RI, for a request for a dimensional variance to construct a 12' x 12.4' addition to existing legal non-conforming dwelling, proposed addition having less than required side yard setback, northeasterly corner of Bellman Avenue (138) and Woodbury Street, Warwick, RI, Assessor's Plat 317, Lot 367, zoned Residential A-15.

Petition #10053 Ward 6 131 Northup Street

The petition of Dennis Pepin, 131 Northup Street, Warwick, RI, for a request for a dimensional variance to legalize 12' x 17' addition constructed on existing 8' x 17' detached garage, said garage/addition having less than required side yard and rear yard setbacks, northerly side of Northup Street (137), Warwick, RI, Assessor's Plat 360, Lot 299, zoned Residential A-7.

Petition #10054 Ward 9 26 Netop Drive

The petition of Thomas Aksteas, 26 Netop Drive, Warwick, RI, for a request for a dimensional variance to construct a 12' x 16' shed, proposed shed having less than required front yard and side yard setbacks, southwesterly corner of Netop Drive (26) and Nekick Road, Warwick, RI, Assessor's Plat 202, Lot 85, zoned Residential A-10.

Petition #10055 Ward 8 685 Bald Hill Road

The petition of Silva Brother Realty, LLC, 88 Valentine Circle, Warwick, RI and Hannoush Jewelers, 685 Bald Hill Road, Warwick, RI for a dimensional variance to construct a new freestanding ground sign higher and larger than allowed with digital messaging, proposed sign having less than required front yard setback, northwesterly corner of Bald Hill Road (685) and East Avenue, Warwick, RI, Assessor's Plat 263, Lot 59, zoned General Business.

CHANGE IN SITE PLAN

The following petition was approved by the Warwick Zoning Board of Review at the March 12, 2013 hearing. The applicant is requesting a change in the original site plan for the relocation of an approved outside patio/ fire pit area for the restaurant.

Petition #10041 Ward 8 400 Bald Hill Road

The petition of Warwick Mall, LLC, 400 Bald Hill Road, Warwick, RI, for a request for a dimensional variance to construct a 7,000 square foot restaurant with 2,200 square foot enclosed patio areas, subject property having less than required off street parking, less than required setbacks for parking area, less than required landscaping, proposed building having less than required setbacks from the front/corner side yard property line and wetland feature, subject property containing existing multi tenant mall operation (more than one non-residential use on a lot) current use legal non-conforming,

previously approved by the Zoning Board of Review (expansion of previous approval), easterly side of Bald Hill Road (400) and westerly side of Lambert Lind Highway, Warwick, RI, Assessor's Plat 386, Lots 4, 5, 10 & 11, zoned General Business.

Petition #10056 Ward 8 400 Bald Hill Road

The petition of Warwick Mall, LLC, 400 Bald Hill Road, Warwick, RI, and Not Your Average Joes, 151 Campanelli Drive, Ste. C, Middleboro, MA, for a special use permit and dimensional variance to construct a roof sign on restaurant building, proposed sign/signs square footage greater than allowed, easterly side of Bald Hill Road (400) and westerly side of Lambert Lind Highway, Warwick, RI, Assessor's Plat 386, Lots 4, 5, 10 & 11, zoned General Business.

Petition #10057 Ward 9 55 Charlotte Drive

The petition of Richard Scibelli, 2000 South County Trail, East Greenwich, RI, for a request for a dimensional variance to construct a second floor addition on existing legal non-conforming single-family dwelling, proposed addition and existing dwelling having less than required side yard setbacks and coastal feature setback, also to screen existing deck, said deck having less than required side yard setbacks and coastal feature setback, northerly side of Charlotte Drive (55), Warwick, RI, Assessor's Plat 201, Lot 156, zoned Residential A-15.

Petition #10058 Ward 7 37 Paul Avenue

The petition of Robert J. Holland, Jr., 37 Paul Avenue, Warwick, RI, for a request for a dimensional variance to construct a 16' x 20' deck and a 12' x 14' shed on the subject property, proposed deck having less than required front/corner side yard (side street) setback, proposed shed having less than required side yard setback, subject property being an undersized non-conforming lot, northwesterly end/corner of Paul Avenue (37) and Midgley Avenue(paper street), Warwick, RI, Assessor's Plat 365, Lot 21, zoned Residential A-40.

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

Donald G. Morash, Jr., Chairman

***Please be advised that the Zoning Board of Review has adopted Rules and Regulations governing the application process, submission of material, conduct of the public hearing on the application and responsibilities of an action to appeal a decision. These Rules and regulations are posted on the City's web site and are available for review in the Board's office during regular hours. All applicants and objectors are obliged to review these Rules and shall be held responsible for compliance therewith.**

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.