

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

DATE: TUESDAY, JUNE 10, 2014

TIME: 6:00 P.M.

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

Petition #10126 Ward 5 254 Trent Avenue

The petition of Seth Sorbel, 254 Trent Avenue, Warwick, RI, for a request for a dimensional variance to construct a 20' x 25' addition on existing dwelling, proposed addition having less than required side yard setback, southeasterly corner of Trent Avenue (254) and Sandy Lane, Warwick, RI, Assessor's Plat 349, Lot 675, zoned Residential A-7.

Petition #10127 Ward 5 300 Blackstone Avenue

The petition of Mark Albert, Trustee, 300 Blackstone Avenue, Warwick, RI, for a request for a dimensional variance to construct an

addition to existing legal non-conforming guest house, proposed addition having less than required front yard setback, southerly side of Blackstone Avenue (300), Warwick, RI, Assessor's Plat 382, Lots 97 & 98, zoned Residential A-40.

Petition #10131 Ward 8 166 Greenwich Avenue

The petition of Kevin Dail, 166 Greenwich Avenue, Warwick, RI, for a dimensional variance to construct a dormer (13' x 26') addition on existing dwelling, proposed addition and existing dwelling having less than required side yard setback, easterly side of Greenwich Avenue (166), Warwick, RI, Assessor's Plat 274, Lot 121, zoned General Business (Residential A-7).

Petition #10132 Ward 9 81 Charlotte Drive

The petition of John & Julie Shekarchi, 81 Charlotte Drive, Warwick, RI, for a request for a dimensional variance to remove front portion of existing dwelling and reconstruct said portion of

Docket - Regular hearing of June 10, 2014 Page 2

dwelling, subject property being an undersized non-conforming lot, dwelling and proposed reconstruction having less than required front yard, side yard and coastal feature setbacks, northerly side of Charlotte Drive (81), Warwick, RI, Assessor's Plat 201, Lot 150, zoned Residential A-15.

Petition #10133 Ward 9 61 Charlotte Drive

The petition of Roy Lasky, 61 Charlotte Drive, Warwick, RI, for a request for a dimensional variance to construct a bulkhead on existing dwelling, proposed bulkhead having less than required side yard and coastal feature setback, subject property being an undersized non-conforming lot, northerly side of Charlotte Drive (61), Warwick, RI, Assessor's Plat 201, Lot 154, zoned Residential A-15.

Petition #10134 Ward 5 45 Nightingale Avenue

The petition of Brian & Carol Mazmanian, 354 Otis Street, Newton, MA, for a request for a dimensional variance to construct a 14' x 14' porch on the rear of the existing dwelling with less than required side yard setback, to construct a 2.5' x 16.2' addition to the left side of the existing dwelling with less than required side yard setback and to construct a 2' x 28' addition to the back right corner of the existing dwelling with less than required side yard setback, northerly side of Nightingale Avenue (45), Warwick, RI, Assessor's Plat 385, Lot 12, zoned Residential A-40.

Petition #10135 Ward 6 9 Seminole Street

The petition of Mark Johnson, 9 Seminole Street, Warwick, RI, for a request for a dimensional variance to remove the existing second

floor and construct a new second floor addition on existing dwelling, existing dwelling and proposed addition having less than required, front yard and side yard setbacks, subject property being an undersized non-conforming lot, westerly side of Seminole Street (9), Warwick, RI, Assessor's Plat 376, Lot 257, zoned Residential A-10.

Petition #10136 Ward 9 8 Alger Avenue

The petition of Kevin & Norma, Moran, 8 Alger Avenue, Warwick, RI, for a request for a dimensional variance to construct a second floor addition on existing dwelling, existing dwelling and proposed addition having less than required front yard and coastal feature setback, subject property being an undersized non-conforming lot, southerly side of Alger Avenue (8), Warwick, RI, zoned Residential A-15.

Petition #10137 Ward 6 3 Wade Street

The petition of Mark Abrantes, 95 Lonsdale Street, West Warwick, RI, for a request for a dimensional variance to demolish existing dwelling and construct a new 26' x 44' single-family dwelling with an attached 10' x 22' deck on undersized non-conforming lot, proposed dwelling and deck having less than required front street, side street and side yard setback, southwesterly corner of Wade Street (3) and Suburban Parkway, Warwick, RI, Assessor's Plat 376, Lot 416, zoned Residential A-7.

Petition #10138 Ward 7 84 Abbott Avenue

The petition of the Holden Trust, 863 Hope Street, Providence, RI, for a request for a dimensional variance to demolish existing garage and construct a new 26' x 30' dwelling with an attached 10' x 10' deck, subject property being an undersized non-conforming lot, easterly side of Abbott Avenue, Warwick, RI, Assessor's Plat 367, Lot 254, zoned Residential A-7.

Petition #10139 Ward 2 72 Norwood Avenue

The petition of Jennifer Ahearn, 1 Joyce Glen Street, Warwick, RI, for a request for a dimensional variance to demolish existing dwelling and construct a new 26' x 32' dwelling with an attached 8' x 12' deck, subject property being an undersized non-conforming lot, easterly side of Norwood Avenue (72), Warwick, RI, Assessor's Plat 286, Lot 67, zoned Residential A-7.

Petition #10140 Ward 1 18 Gaspee Point Drive

The petition of H. Thomas Patrick, 2275 Warwick Avenue, Warwick, RI for a request for a dimensional variance to demolish existing dwelling and construct a new dwelling (approx. 32' x 45') with attached garage, proposed dwelling and garage front yard, side yard and coastal feature setbacks, subject property being an undersized

non-conforming lot, easterly side of Gaspee Point Drive (18), Warwick, RI, Assessor's plat 304, lot 144, zoned Residential A-15.

Petition #10141 Ward 3 659 Sandy Lane

The petition of Serafino & Carolyn Genuario, 159 Hanover Street, Warwick, RI, for a request for a use variance and dimensional variance to convert existing building from photography studio and apartment to Holostic Health Center (Yoga, Massage/medical service) and professional office, subject property having less than required setbacks for parking, less than required width of driveways, less than required aisle width, proposed sign being larger than allowed, northeasterly corner of Sandy Lane (659) and Crane Street, Warwick, RI, Assessor's Plat 340, Lot 432, zoned Residential A-7.

Petition #10142 Ward 3 2677 West Shore Road

The petition of Bay Shore LLC, 60 Quaker Lane, Ste. 61, Warwick, RI, for a request for a dimensional variance to relocate existing menu board and drive-thru lane for existing Dunkin Donuts operation with less than required front yard setback, less than required landscape buffer, said Dunkin Donuts previously approved by the Zoning Board of Review January 1, 1998 (Petition #7895), northerly side of West Shore Road, Warwick, RI, Assessor's Plat 348, Lots 718, 720, 722, 723, 724 & 725, zoned General Business.

Petition #10143 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 convert existing auto service building to a car wash, to construct a 16.5' x 38' addition to the rear of the building, to construct a 6' x 40' addition to the left side of the building and a 12' x 16.5' addition to the front of the building with less than required side yard setback, existing building having less than required side yard and side street setback, subject property having less than required off street parking, less than required 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 #10144 Ward 1 954 Warwick Avenue

The petition of 954 Warwick Avenue Associates, 1704 Broad Street, Cranston, RI, for a request for a use variance and dimensional variance to demolish existing building and construct a new 3,000 square foot office building (law office/real estate office), subject property having less than required landscape buffer and screening, driveway width larger than allowed, proposed sign being larger than allowed and existing garage to remain having less than required side yard setback, southeasterly corner of Warwick Avenue (954) and Columbia Avenue, Warwick, RI, Assessor's Plat 301, Lot 294, zoned

Residential A-7.

Petition #10145 Ward 7 2789 Post Road

The petition of Kenneth Rudman, 2789 Post Road, Warwick, RI, for a request for a dimensional variance to construct a 320 square foot addition to the front of the existing building occupied as a dental office, proposed addition having less than required side yard setbacks, existing parking area legal non-conforming, subject property non-conforming to frontage and width requirements, westerly side of Post Road (2789), Warwick, RI, Assessor's Plat 267, lot 384, zoned Office.

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.