

SPECIAL HEARING

A special hearing of the Warwick Zoning Board of Review sitting as the Warwick Zoning Board of Appeals will be held on Tuesday, November 18, 2014 at 6:00 P.M. in the Warwick City Council Chambers, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island. As an interested party in said appeal you are invited to attend in order that you may express your opinion.

Appeal #10170 Ward 9 Cowesett Road

The appeal of SPRO II, Inc. & SPRO III, Inc. & Ventures on Charles Inc., 1414 Atwood Avenue, Johnston, RI, for an appeal of the Warwick Planning Board's decision for Master Plan approval of a Major Land Development Project/Subdivision approved by the Warwick Planning Board August 20, 2014. The proposal for a cluster design subdivision of a 21.98 acres site. To create eight (8) new lots; also requesting a recommendation to the Warwick City Council for a zone change from A-40/Residential to A-40/ Planned District Residential, to allow for the development of (6) six new single-family residential dwellings, with the potential for attached accessory dwellings units, and (2) two new Open Space lots, not for development. The site to be accessed via a new street with a sidewalk on one side only, southerly side of Cowesett Road, Warwick, RI, Assessor's Plat 231, Lot 4, zoned Residential A-40.

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

Donald G. Morash, Jr., Chairman

MEETING NOTICE

CITY OF WARWICK

ZONING BOARD OF REVIEW

DATE: TUESDAY, November 18, 2014 – Regular Hearing

TIME: Immediately following Special Hearing beginning at 6:00 P.M.

LOCATION: WARWICK CITY HALL

CITY COUNCIL CHAMBERS TOP FLOOR

3275 POST ROAD

WARWICK, RI 02886

Petition #10171 Ward 7 242 Natick Avenue

The petition of Donna Dias, 242 Natick Avenue, Warwick, RI, for a dimensional variance to construct a 151 square foot addition to existing deck, existing deck to be repaired and improved (possible reconstruction), existing deck and proposed deck having less than required setback from wetland feature, southerly side of Natick

Avenue (242), Warwick, RI, Assessor's Plat 266, Lot 367, zoned Residential A-10.

Petition #10172 Ward 9 4285 Post Road

The petition of Christopher & Deborah Maxwell, 4285 Post Road, Warwick, RI, for a request for a dimensional variance to construct an in-ground swimming pool on subject property, proposed pool having less than required setback from front/corner side/side street (Wolverstone Road), southwesterly corner of Post Road (4285) and Wolverstone Road, Warwick, RI, Assessor's Plat 221, Lot 64, zoned Residential A-15.

Petition #10173 Ward 6 109 Union Avenue

The petition of Patricia Smith, 109 Union Avenue, Warwick, RI, for a request for a dimensional variance to convert existing garage to living space, existing garage having less than required side yard setback, westerly side of Union Avenue (109), Warwick, RI, Assessor's Plat 363, Lot 686, zoned Residential A-7.

Petition #10174 Ward 8 669 Bald Hill Road

The petition of Stephen Izzi, 64 Baker Street, Warwick, RI for a request for a use variance and dimensional variance to demolish existing fire damaged building and reconstruct building with less than required

side yard setback and setback from residential zone, subject property to contain a commercial structure and an existing residential structure, to have off site parking, parking in a residential zone, less than required landscape buffer, less than required aisle width for parking area, less than required setbacks for parking spaces, parking spaces size less than required, less than required loading spaces, less than required setback for freestanding ground sign, westerly side of Bald Hill Road (669), Warwick, RI, Assessor's Plat 263, Lot 60, zoned General Business and Residential A-7.

Petition #10175 Ward 8 227 Bald Hill Road

The petition of CarMax Auto Superstores, Inc. 12800 Tuckahoe Creek Parkway, Richmond, VA, for a dimensional variance to have two (2) freestanding ground signs on subject property, northerly corner of Bald Hill Road (227), Warwick, RI, Assessor's Plat 273, Lot 7, zoned General Business.

Petition #10176 Ward 8 1515 Bald Hill Road

The petition of Car War, LLC, 8270 Greensboro Dr. Ste. 950, McLean, VA and Inskip, 1515 Bald Hill Road, Warwick, RI, for a request for a dimensional variance to remove and replace three existing freestanding ground signs (Lexus signs), proposed signs being higher and larger than allowed, westerly side of Bald Hill Road (1515), Warwick, RI, Assessor's Plat 249, Lot 2 and Plat 254, Lot 3, zoned

General Business.

Petition #10177 Ward 6 2166 West Shore Road

The petition of Kazanjan Properties, 2134 West Shore Road, Warwick, RI, for a request for a special use permit and dimensional variance to occupy the subject property for auto reconditioning and one residential dwelling unit, existing building having less than required setback from abutting residential zone (rear yard), subject property having less than required landscaping abutting residential zone and along front property line, less than required landscape buffer, southerly side of West Shore Road (2166), Warwick, RI, Assessor's Plat 360, Lot 713, 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.