

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

DATE: TUESDAY, JANUARY 13, 2015

TIME: 6:00 P.M.

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

Petition #10178 Ward 1 72 Benedict Road

The petition of Jeffrey St. Germain, 72 Benedict Road, Warwick, RI, for a request for a dimensional variance legalize front porch enclosure and construction of new stairs and landing having less than required front yard and side yard setback, southerly side of Benedict Road (72), Warwick, RI, Assessor's Plat 293, Lot 629, zoned Residential A-7.

Petition #10179 Ward 1 99 Beechcrest Street

The petition of Amy Walker and Frederic Rounds, 99&101 Beechcrest Street, Warwick, RI, for a request for a dimensional variance to

legalize location of existing shed and attached lean to, having less than required side and rear yard setbacks, northerly side of Beechcrest Street (99 & 101) Warwick, RI, Assessor's Plat 301, Lot 22, zoned Residential A-7.

Petition #10180 Ward 7 15 Eldridge Avenue

The petition of Ralph Matteson, 15 Eldridge Avenue, Warwick, RI, for a request for a dimensional variance to have a fence higher than allowed (8') along back property line, westerly side of Eldridge Avenue (15), Warwick, RI, Assessor's Plat 364, Lot 133, zoned Residential A-7.

Petition #10181 Ward 9 487 Diamond Hill Road

The petition of Shashikant Mehta & Rekha Mehta, 487 Diamond Hill Road, Warwick, RI, for a request for a dimensional variance to construct a 22' x 26' garage addition with living space above, proposed garage/addition having less than required side yard setback, westerly side of Diamond Hill Road (487), Warwick, RI, Assessor's Plat 238, Lot 69, zoned Residential A-10.

Petition #10182 Ward 6 257 Promenade Avenue & 96 Claflin Rd.

The petition of John Conforti and Lori Ann Morse, 76 Colonial Avenue, Warwick, RI, for a request for a dimensional variance to

construct a 25' x 25' two car garage with living space above on existing dwelling (257 Promenade Avenue), to construct a porch on the westerly side and to close in porch on the southerly side and to construct new front exterior stairs and to construct a porch measuring 9' x 6' on the northeasterly side of the dwelling with less than required front yard and corner side yard setbacks, subject property containing second legal non-conforming dwelling, northeasterly corner Promenade Avenue (257) and Claflin Road (96), Warwick, RI, Assessor's Plat 373, Lots 182 & 183, zoned Residential A-15.

Petition #10183 Ward 9 219 Charlotte Drive

The petition of Universal Realty, LLC, 5390 Post Road, Warwick, RI, for a request for a dimensional variance to demolish existing single-family dwelling and construct a new 2,560 square foot dwelling with an attached garage (approx.. 50' x 69'), proposed dwelling having less than required side yard setback and setback from coastal feature, subject property with less than required frontage and width, northerly side of Charlotte Drive (219), Warwick, RI, Assessor's Plat 201, Lot 20, zoned Residential A-15.

Petition #10184 Ward 8 271 Tollgate Road

The petition of Mutual Properties 275 Tollgate, LLC, One James P. Murphy highway, Ste. 200, West Warwick, RI and Senior Housing

Development LLC, c/o Kaplan Development Group, 30 Jericho Plaza, Ste. 400E, Jericho, NY for a request for a special use permit to construct a 54,000 square foot two story Assisted Living Facility with 58 units and 112 beds, northerly side of Tollgate Road (271), Warwick, RI, Assessor's Plat 247, Lot 20, zoned Office.

Petition #10185 Ward 8 1 Home Loan Plaza

The petition of One Home Loan Plaza, LLC, 2 Altieri Way, Warwick, RI and Home Loan Investment Bank, 1 Home Loan Plaza, Warwick, RI, for a use variance and dimensional variance to construct a 20' x 20' electronic LED message center sign on the subject property, proposed sign being higher and larger than allowed, northerly side of Home Loan Plaza (1), Warwick, RI, Assessor's Plat 276, Lot 18, zoned General Industrial.

Petition #10186 Ward 6 875 Oakland Beach Ave.

The petition of James Rengigas, 9 Mathew Drive, Johnston, RI, for a request for a dimensional variance to demolish existing structures on subject property and construct a 32' x 42' one story building (with 4' x 32' overhang) to be occupied for fast food restaurant operation, proposed building having less than required front yard and side yard setbacks, subject property having less than required off street parking and less than required landscaping, westerly side of Oakland Beach Avenue (875), Warwick, RI, Assessor's Plat 375, Lot 437, zoned

General Business.

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.