



CITY OF WARWICK  
ZONING BOARD OF REVIEW  
WARWICK, RHODE ISLAND 02886  
(401) 738-2000

MEETING NOTICE  
CITY OF WARWICK  
ZONING BOARD OF REVIEW

DATE: TUESDAY, NOVEMBER 10, 2015

TIME: 6:00 P.M.

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

Petition #10349

Ward 1

3 Colgate Street

The petition of Wilfred Guerin, 3 Colgate Street, Warwick, RI, for a request for a dimensional variance to remove and replace existing deck located at the back right corner of the dwelling and construct an additional 8' x 30' deck with less than required side street (Columbia Avenue) setback, southwesterly corner of Colgate Street (3) and Columbia Avenue, Warwick, RI, Assessor's Plat 301, Lots 432, 433, 442 & 443, zoned Residential A-7.

Petition #10350

Ward 4

178 Airport Road

The petition of John Lusher, 178 Airport Road, Warwick, RI, for a request for a dimensional variance to construct a 22.7' x 8.5' addition to the front of the existing dwelling, proposed addition and existing dwelling having less than required front yard setback, northwesterly corner of Airport Road (178) and Daboll Court, Warwick, RI, Assessor's Plat 320, Lot 14, zoned Residential A-7.

Petition #10344

Ward 9

17 Sidney Avenue

The petition of Jacek Danillowicz, 34 Punchbrook Road, Burlington, CT for a request for a dimensional variance to construct a partial second floor addition on existing dwelling (front dwelling), proposed addition and existing dwelling having less than required side yard (left) setback and coastal/wetland feature setback, to legalize in accordance with Section 401.1 (Lawfully existing or established) of the ordinance the existence of two single-family dwellings

on one lot (subject property comprising of two abutting undersized non-conforming lots and merged in accordance with Section 405.2 of the Warwick Zoning Ordinance), westerly side of Sidney Ave. (17), Warwick, RI, Assessor's Plat 201, Lots 142 & 144, zoned Residential A-10.

Petition #10345

Ward 5

44 Riverside Avenue

The petition of Susan Powell & David DiPetrillo, 44 Riverside Avenue, Warwick, RI, for a request for a dimensional variance to construct a 22' x 22' garage addition with less than required side yard and front/corner side yard (Payton Avenue) setbacks, to remove, replace and relocate existing deck, said deck having less than required front yard setback (Riverside Avenue) and front/corner side yard setback (Payton Avenue), subject property being an undersized non-conforming lot, southerly corner of Riverside Avenue (44) and Prospect Avenue, Warwick, RI, Assessor's Plat 355, Lot 581, zoned Residential A-7.

Petition #10218

Ward 7

Anthony Avenue

The petition of Ann Marie Hennessey & David Rothermel, 15 Anthony Avenue, Warwick, RI, for a request for a dimensional variance to construct a 28' x 40' single-family dwelling on subject property, subject property being an undersized non-conforming lot, westerly side of Anthony Avenue, Warwick, RI, Assessor's Plat 367, Lot 120, zoned Residential A-7.

Petition #10341

Ward 4

Spadina Ave. & Point Ave.

The petition of Darayuth Seng, 100 Elena Street, Cranston, RI, for a request for a dimensional variance to construct a 40' x 44' single-family dwelling with attached decks, proposed dwelling having less than required front yard, side and rear yard setbacks, proposed dwelling being higher than allowed, subject property being an undersized non-conforming lot with less than required frontage and width, southwesterly corner of Spadina Avenue and Point Avenue, Warwick, RI, Assessor's Plat 334, Lot 194, zoned Residential A-40.

Petition #10351

Ward 5

150 Gray Street

The petition of Harbor View Holdings Co., LLC, 150 Gray Street, Warwick, RI, for a request for a dimensional variance/use variance to construct parking area for existing golf course and clubhouse with less than required setback from the coastal feature, subject property and existing use pre-existing legal non-conforming (previously approved by the Warwick Zoning Board of Review), southerly side of Gray Street (150) Warwick, RI, Assessor's Plat 378, Lot 157, zoned Residential A-40/P.D.R.

Petition #10352

Ward 2

1291, 1305 & 1315 Warwick Avenue

The petition of Fox Realty & YW Realty Inc., 1309 Warwick Avenue, Warwick, RI, and VSH Realty Inc. & Cumberland Farms, Inc., 100 Crossings Boulevard, Framingham, MA for a dimensional variance and special use permit to demolish existing building, existing convenience

store and existing gasoline pumps and canopy and construct a new convenience store (4,200 sq. ft.) and new gasoline pumps (3 dispensers, 6 fueling positions) and a canopy (22' x 69'), the existing retail garden store/greenhouse to remain on portion of lot, proposed extension of an attached greenhouse (two uses on one lot), proposal having less than required side yard setback, less than required setback from abutting residential district, less than required landscape buffer abutting residential district, less than required frontage landscape buffer, less than required setback for parking from building, to have shared parking, southwesterly corner of Warwick Avenue (1291, 1305 & 1315) and Partition Street/Easton Avenue, Warwick, RI, Assessor's Plat 308, Lots 418, 419 & 548, zoned General Business.

Petition #10353

Ward 6

2574 West Shore Road

The petition of Esmond Realty Corp., 340 Waterman Avenue, Esmond, RI, and Lockwood/McKinnon Co., Inc., 79 North Main Street, Mansfield, MA for a request for a special use permit/use variance, to construct a 2,060 square foot restaurant building on subject property, to have more than one non-residential use on a lot (existing Benny's and proposed Taco Bell restaurant) to have a freestanding ground sign for proposed restaurant on abutting lot #560, southeasterly side of West Shore Road (2574), Warwick, RI, Assessor's Plat 362, Lot 35, zoned General Business, Residential A-40 & Residential A-10 & Lot 560, 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.