

DONALD G. MORASH, JR.  
SCOTT AVEDISIAN  
CHAIRMAN  
MAYOR



**CITY OF WARWICK**  
**ZONING BOARD OF REVIEW**  
WARWICK, RHODE ISLAND 02886  
(401) 921-9534

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

DATE: TUESDAY, MAY 9, 2017  
TIME: 6:00 P.M.  
LOCATION: WARWICK CITY HALL  
CITY COUNCIL CHAMBERS - TOP FLOOR  
3275 POST ROAD  
WARWICK, RI 02886

Petition #10452

Ward 4

109 Doris Ave.

The petition of William C. Ruggieri, 1 Country Club Dr., Warwick, RI, request a special use permit to display storage sheds on existing property. Subject property containing an existing single family dwelling. Assessor's Plat 319, Lot 193, zoned General Business (GB).

Petition #10453

Ward 9

36 Oberlin Dr.

The petition of SMD Realty & Construction, 2570 Warwick Ave., Warwick, RI, request a dimensional variance to convert existing storage area over the existing garage to a master bedroom & bathroom. Subject property being an existing non-conforming lot with proposed master bedroom having less than required side yard setback. Assessor's plat 238, Lot 35, zoned Residential A-10.

Petition #10454Ward 5Guild Ave.

The petition of George Caramiciu, 58 Guild Ave., Warwick, RI, Zarella & Associates, 2 Olsons Way, East Greenwich, RI, request a dimensional variance to construct a new 32' x 44' two story single family dwelling with a 6' x 17.5' covered front porch and a 12' x 12' rear deck. Subject property being an undersized non-conforming lot, containing less than required lot area & frontage. Assessor's Plat 358, Lot 193 (vacant lot next to 58 Guild Ave.), zoned Residential A-7.

Petition # 10455Ward 21225 Warwick Ave.

The petition of James Bessette, d/b/a Rigatoni's Family Restaurant, 1225 Warwick Ave, Warwick, RI; Leonard J. Sholes, Life Estate and Sholes Brothers, GP, 1375 Warwick Ave., Warwick, RI; and James Bessette, 1225 Warwick Ave., Warwick, RI, request a dimensional variance to convert vacant space to storage and office space, subject property having less than required parking. Assessor's Plat 308, Lot 274, zoned General Business (GB).

Petition #10456Ward 81400 Bald Hill Rd.

The petition of 1400 Bald Hill LLC, c/o Mark Kaufman, 306 Dahlia Drive, Wayland, MA 01778, request a use variance to construct a field of solar panels on Lot 143 to supply electricity solely to the commercial building on Lot 16. Assessor's Plat 255, Lots 16, 27 & 143, zoned General Business (GB).

Petition #10457Ward 94565 Post Rd.

The petition of James Pardy, 54 Contour Rd., Warwick, RI, request a dimensional variance to construct a 158 sq. ft. dormer addition to the third floor apartment in the five unit apartment building, and construct a 150 sq. ft. addition to existing apartment over garage to square off building and eliminate flat portion of roof. Subject property being an undersized non-conforming lot with less than required side yard setback. Assessor's Plat 220, Lot 54, zoned Residential A-10.

Petition #10458Ward 72826 Post Rd.

The petition of Malibu Investments, LLC, P.O. Box 1449, Coventry, RI, (PHASE I) request a special use permit for having more than one non-residential use on a lot. Also seeking a dimensional variance for less than required parking and proposed fence being higher than allowed. Assessor's Plat 267, Lots 217, 219 & 298, zoned General Business (GB)

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE IS-LAND

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 401-921-9534. 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.