

DONALD G. MORASH, JR.  
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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, JUNE 13, 2017  
TIME: 6:00 P.M.  
LOCATION: WARWICK CITY HALL  
CITY COUNCIL CHAMBERS - TOP FLOOR  
3275 POST ROAD  
WARWICK, RI 02886

Petition #10459

Ward 7

250 Natick Ave.

The petition of Clordine A. Cox, 250 Natick Ave., Warwick, RI, request a dimensional variance to construct a 16' x 25' attached garage. Proposed garage having less than required front yard setback, less than required side yard setback and less than required setback to the wetland feature. Subject property being a legal non-conforming lot Assessor's Plat 266, Lot 368, zoned Residential A-10.

Petition #10460

Ward 8

958 Centerville Rd.

The petition of Ann Marie Rothermel, 958 Centerville Rd., Warwick, RI, request a dimensional variance to legalize an existing in-law unit (ADU). Subject property having an in-law unit being larger than allowed with a separate entrance. Assessor's Plat 241, Lot 22, zoned Residential A-15.

Petition # 10461

Ward 3

388 Lake Shore Dr.

The petition of Michael Strashnick, 555 Main Ave., Warwick, RI, and George A. Comolli, Esq., 15 Franklin St., Westerly, RI, request a dimensional variance to demolish existing dwelling & construct a new single family dwelling & deck with an addition to existing garage. Proposed structures having less than required front/side street setback, and less than required setback to the wetland feature. Previously approved by the Board, Petition #10410 dated September 15, 2016. Seeking additional relief from the wetland feature. Assessor's Plat 327, Lot 225, zoned Residential A-7.

Petition #10462Ward 951 Lakedell Dr.

The petition of Philip Denolfo, 51 Lakedell Dr., Warwick, RI, request a dimensional variance to construct a two story addition to the existing dwelling, proposed addition having less than required side yard setback. Also constructing an addition to the existing shed and garage, proposed shed and garage additions having less than required rear and side yard setback. Subject property being a legal non-conforming lot. Assessor's Plat 203, Lot 334, zoned Residential A-10.

Petition #10463Ward 2601 Post Rd.

The petition of Kenneth B. Hynes, 601 Post Rd., Warwick, RI, request a dimensional variance to install an eight (8') foot fence along the western portion of the rear yard. Proposed fence being higher than allowed. Assessor's Plat 289, Lot 180, zoned Residential A-7.

Petition #10464Ward 943 Shadow Brook Dr.

The petition of Rafael Garcia Cano da Costa & Danielle Mubarak, and Angela Omicioli, 43 Shadow Brook Dr., Warwick, RI, request a dimensional variance to legalize the height of the fencing around the tennis court. Proposed fence being higher than allowed. Assessor's Plat 224, Lot 23, zoned Residential A-40.

Petition #10465Ward 5Guild Ave.

The petition of George Caramiciu by executrix Selina L. Godfrey, 21 Phenix Ave., West Warwick, RI; Michael Albertson, 144 Lewiston St., Warwick, RI, and Zarrella & 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 porch and a 12' x 12' rear deck. Subject property being an undersized non-conforming lot, containing less than required lot area, frontage & width. Assessor's Plat 358, Lot 193 (vacant lot next to 58 Guild Ave.), zoned Residential A-7.

Petition #10458Ward 72826 Post Rd.

The petition of Malibu Investments, LLC, P.O. Box 1449, Coventry, RI, (PHASE I) request a special use permit to have a mini-storage facility with a detached office. 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).

Petition #10466

Ward 3

1689 Post Rd.

The petition of Rocky Point Clam Shack, 253 Bellman Ave., Warwick, RI, and WJG Realty Company LLC, 385 Hancock St., Quincy, MA, request a special use permit/dimensional variance to construct a 70' x 30' canvas shelter over a portion of the outdoor seating area, and to legalize nine (9) fiberglass animals currently being displayed on the subject property. Subject property containing more than one non-residential use, and having less than required landscaping. Assessor's Plat 322, Lot 209, zoned General Business (GB).

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 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.