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**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, NOVEMBER 14, 2017  
TIME: 6:00 P.M.  
LOCATION: **WARWICK CITY HALL – ANNEX BUILDING**  
**2nd FLOOR - APPONAUG CONFERENCE ROOM**  
3275 POST ROAD  
WARWICK, RI 02886

Petition #10498

Ward 4

28 Graham Ave.

The petition of Cathy A. King, 28 Graham Ave., Warwick, RI, request a dimensional variance to construct an addition for a master bedroom/bathroom, a Jacuzzi room, and to relocate existing kitchen. Proposed addition having less than required corner/side street setback (Alpine Street). Assessor's Plat 337, Lot 315, zoned Residential A-7.

Petition #10499

Ward 6

2171 West Shore Rd.

The petition of Justo Family, LLC, 190 Briarcliff Ave., Warwick, RI, and Caren Grantmeyer, 5 Whispering Lane, Warwick, RI, request a special use permit to construct a 110' x 50' storage warehouse to store personal vehicles. Assessor's Plat 350, Lot 295, (2171 West Shore Rd.), zoned General Business (GB).

Petition #10500

Ward 5

20 Westview St.

The petition of Steven & Erin Archer, 20 Westview St., Warwick, RI, request a dimensional variance to construct a 10' x 12' shed. Proposed shed having less than required rear yard setback. Subject property being a legal non-conforming lot. Assessor's Plat 377, Lot 62, zoned Residential A-7.

Petition #10501Ward 6292 Sea View Dr.

The petition of Angela Stamoulos, 9 Grant Ave., Belmont, MA, request a dimensional variance to raise house at 292 Sea View Drive to meet flood elevation, enclose existing porch, construct an L-shaped deck with stairs, construct a second floor addition over a portion of the first floor. Proposed additions & existing dwelling having less than required front yard setback. Subject property being a legal non-conforming lot, having two single family dwellings on one lot. Assessor's Plat 375, Lot 131, zoned Residential A-40 (formerly A-7).

Petition #10502Ward 158 Osceola Ave.

The petition of Mary Asay, 58 Osceola Ave., Warwick, RI, request a dimensional variance to demolish existing garage and construct a new detached single car garage. Proposed garage having less than required side yard & rear yard setback. Subject property being an undersized non-conforming lot. Assessor's Plat 303, Lot 205, zoned Residential A-7.

Petition #10503Ward 699 Lloyd Ave.

The petition of Shane Brodeur, 99 Lloyd Ave., Warwick, RI, request a dimensional variance to construct a front porch. Proposed porch having less than required front yard setback. Assessor's Plat 361, Lot 514, zoned Residential A-7.

Petition #10504Ward 715 Darrow Dr.

The petition of Charles Johnson, 40 Melbourn Rd., Warwick, RI, request a dimensional variance to demolish existing dwelling and construct a new 27' x 33'-11" single family dwelling with a 10' x 12' rear deck. Subject property having less than required lot area and frontage. Assessor's Plat 364, Lot 68, zoned Residential A-7.

Petition #10505Ward 8650 Bald Hill Rd.

The petition of Dane Ridenour, 1000 Civic Circle, Lewisville, TX, Seritage SRC Financial, LLC, 489 5th Ave., New York, NY, and At Home Stores, LLC, 1600 E. Plano Parkway, Plano, TX, request a dimensional variance to remove existing entryways and canopies and construct a new front entry element. Proposed entryway being higher than allowed. Assessor's Plat 264, Lot 1, zoned General Business.

Petition #10506Ward 9441 Old Forge Rd., Unit #10

The petition of Victoria Moutahir, 14 Belair Ave. Providence, RI, request a use variance to occupy existing space for a massage therapy office. Subject property being a commercial condominium. Assessor's Plat 210, Lot 1, zoned Office (O).

Petition #10507

Ward 3

30 Coronado Rd.

The petition of Peak Performance Sports Training, 25 Coronado Rd., Warwick, RI & Coronado Realty, Inc., P.O. Box 8788, Cranston, RI, request a dimensional variance to have a sports training facility located on the subject property with less than required parking & landscaping and a special use permit to have off-site parking on lot 516 (60 Alhambra Road). Assessor's Plat 323, Lot 393, zoned Intermodal (IM).

Petition #10508

Ward 4

380 Shawomet Ave.

The petition of John Marinatto, 380 Shawomet Ave., Warwick, RI, request a dimensional variance to construct an addition to the front of the dwelling to expand two existing bedrooms. Proposed addition having less than required side yard setback. Assessor's Plat 334, Lot 285, zoned Residential A-40 (formerly A-7).

Petition #10509

Ward 6

53 Sea View Drive

The petition of Carley Construction Co., 40 Wilson St., West Warwick, RI, and Jeffery Kingston, 53 Sea View Drive, Warwick, RI, request a dimensional variance to construct a one story 26' x 26' detached two car garage. Proposed garage having less than required front yard setback and less than required setback to the coastal feature. Assessor's Plat 360, Lot 435, zoned Residential A-40 (formerly A-7).

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.