

DONALD G. MORASH, JR.  
CHAIRMAN



JOSEPH J. SOLOMON  
MAYOR

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

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

**POSTED 5/28/2019**

DATE: TUESDAY, JUNE 11, 2019

TIME: 6:00 P.M.

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

**Extension of request**

Petition #10339

Ward 9

1 Division St.

The petition of John Butler for Butler Partners, LLC, d/b/a Foot of the Hill Tavern, LLC, 314 Holland Rd., East Greenwich, and Patricia M. Norton, 242 Varnum Dr., Warwick, RI, requests a dimensional variance and special use permit to construct an addition to existing non-conforming restaurant (McKinley's), an addition to existing porch and reconfiguration of ramp. Subject property having less than required off-street parking. Assessor's Plat 220, Lot 174 (1 Division Street), zoned Waterfront Business.

**\*\* (Please note that this is a request for an extension only. No additional testimony will be taken.)**

Petition #10438

Ward 9

4635 Post Rd.

The petition of LTP Realty, LLC, 4614 Post Rd., Warwick, RI, request a special use permit to occupy existing building for new and used vehicles sales, with service or outdoor display. Also seeking a dimensional variance, existing building having less than required front, side and rear setback, less than required parking and less than required landscaping. Assessor's Plat 220, Lots 208 & 76 (4635 Post Rd.), zoned General Business (GB).

**\*\* (Please note that this is a request for an extension only. No additional testimony will be taken.)**

Petition #10600

Ward 8

92 Bleachery Ct.

The petition of DVBK Realty, 3838 W. Pine Ridge Blvd., Beverly Hills, FL, requests a special use permit to occupy existing non-conforming commercial structure to provide a day program to people with disabilities (Avatar Residential). Also seeking a dimensional variance for the existing condition of less than required rear yard & side yard setbacks to the existing structure, less than required 10' landscape buffer along frontage, less than required setback of parking spaces from the front & side yard property lines, less than required setback of parking spaces from the existing structure, less than required loading spaces. Assessor's Plat 274, Lot 241, zoned Residential A-7.

Petition #10601

Ward 6

95 Spring Grove Ave.

The petition of Cox Electric/Clint Cox, 4879 Tower Hill Rd., S. Kingstown, RI, and Douglas Marandola, 95 Spring Grove Ave., Warwick, RI, requests a dimensional variance to legalize the location of the accessory structure (Generator), having less than required side yard setback. Assessor's Plat 362, Lot 54, zoned Residential A-10.

Petition #10602

Ward 2

Boccia Court

The petition of Centerville Builders, 946 Centerville Rd., Warwick, RI, and Kathleen Palmiotti, 86 Welfare Ave., Warwick, RI, requests a dimensional variance to construct a new single family dwelling on a vacant parcel of land. Subject property having less than required lot area, lot width and frontage. Assessor's Plat 296, Lot 286, zoned Residential A-7.

Petition #10603

Ward 5

18 Warren Ave.

The petition of Kevin Groff, 18 Warren Ave., Warwick, RI, requests a dimensional variance to enclose & convert the existing deck to a mudroom, and construct a 12' x 16' storage shed. Subject property being an undersized non-conforming lot and structure. Proposed mudroom having less than required front yard setback from Warren Ave. Proposed shed having less than required front yard setback from Millard Ave. Assessor's Plat 358, Lot 424, zoned Residential A-7.

Petition #10604

Ward 4

Saint Claire Ave.

The petition of Benjamin Viti, 12 Deer Run, Hope, RI, and Frank Dino, 2234 N. Federal Hwy., Suite 470, Boca Raton, FL, requests a dimensional variance to construct a new 26' x 38'-9" single family dwelling with a covered front porch on an unimproved lot. Subject property being an undersized non-conforming lot, Assessor's Plat 334, Lot 125, zoned Residential A-40 (formerly A-7).

Petition #10605

Ward 6

Seminole Street

The petition of Warwick Cove Marina, 22 Seminole St., Warwick, RI, and John Williams, 25 Mohawk Ave., Warwick, RI, requests a use variance to occupy vacant lots for parking and storage of boats and marine related materials. Assessor's Plat 376, Lots 258 & 259, zoned Residential A-10.

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.