

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

**DATE: TUESDAY, FEBRUARY 28, 2012**

**TIME: 6:00 P.M.**

**LOCATION: WARWICK CITY HALL  
LOWER LEVEL CONFERENCE ROOM  
3275 POST ROAD  
WARWICK, RI 02886**

**Review and acceptance of minutes from the hearing of January 10, 2011**

**Petition #9953 Ward 1 Madison St. & Roosevelt St.**

**The petition of Harold & Arlene Gomes, 47 Madison Street, Warwick, RI for a request for a dimensional variance to subdivide subject property into four lots, subject property presently consisting of six undersized non-conforming lots and one 9,600 square foot conforming lot with single-family dwelling, proposal to create a total of four lots one lot**

**being the existing 9,600 square foot with existing dwelling and remaining three lots to be 7,000 square feet each with a new dwelling**

to be constructed on each, said new dwellings to have less than required setback from the wetlands edge, northerly side of Madison Street and southerly side of Roosevelt Street (47 Madison Street), Warwick, RI, Assessor's Plat 293, Lots 791, 792, 793, 800, 803, 804 & 805, zoned Residential A-7. (Renewal of expired approval Petition #9517, June 12, 2007).

**Petition #9956 Ward 5 2570 & 2576 Warwick Ave.**

The petition of Steven M. Davis, 2570 & 2576 Warwick Avenue, Warwick, RI, for a request for a modification of a stipulation for a previous approval (Petition #7830 stipulation #1 on said approval), southeasterly corner of Bowler Road and Warwick Avenue (2570), Warwick, RI, Assessor's Plat 351, Lot 266, zoned General Business.

**Docket - Regular hearing of February 28, 2012 Page 2**

**Petition #9957 Ward 6 38 Hagerstown Road**

The petition of Christopher Kilpert, 38 Hagerstown Road, Warwick, RI for a request for a dimensional variance to construct a freestanding antenna on subject property, proposed antenna being higher than allowed, easterly side of Hagerstown Road (38), Warwick, RI, Assessor's Plat 370, Lot 230, zoned Residential A-7.

**Petition #9958 Ward 7 301 Hillard Avenue**

**The petition of Charles & Ann Marie Tanner, 301 Hillard Avenue, Warwick, RI, for a request for a dimensional variance to legalize location of existing shed, said shed having less than required rear yard setback, northeasterly side of Hillard Avenue (301), Warwick, RI, Assessor's Plat 266, Lot 111, zoned Residential A-7.**

**Petition #9959 Ward 8 161 Douglas Road**

**The petition of David Wilson, 161 Douglas Road, Warwick, RI for a request for a dimensional variance to legalize 8' x 12' shed and to construct a 6' x 8' playhouse, said shed having less than required side yard and rear yard setbacks and playhouse having less than required front yard setback, northwesterly side of Douglas Road (161), Warwick, RI, Assessor's Plat 248, Lot 118, zoned Residential A-10.**

**Petition #9960 Ward 9 64 Lawndale Drive**

**The petition of Barnett Hass, 64 Lawndale Drive, Warwick, RI, for a request for a dimensional variance to construct a 7' x 12' porch on existing dwelling, proposed porch having less than required front yard setback, easterly side of Lawndale Drive (64), Warwick, RI, Assessor's Plat 203, Lot 358, zoned Residential A-10.**

**Petition #9961 Ward 6 135 Hawthorne Avenue**

**The petition of Diane Vincent, 135 Hawthorne Avenue, Warwick, RI, for a request for a dimensional variance to construct a 1,040 square foot addition on existing single-family dwelling, proposed addition having less than required side yard setbacks, subject property being an undersized non-conforming lot, northerly side of Hawthorne Avenue (135), Warwick, RI, Assessor's Plat 373, Lot 23, zoned Residential A-15.**

**Petition #9962 Ward 2 Second Avenue**

**The petition of Alexy Development, LLC, 3461 South County Trail, East Greenwich, RI, and MJV Homes, LLC, 18 Ilex Court, Saunderstown, RI for a request for a dimensional variance to construct a 26' x 44' single-family dwelling on subject property, proposed dwelling having less than required setback from wetland feature, northerly side of Second Avenue, Warwick, RI, Assessor's Plat 286, Lot 491, zoned Residential A-7.**

**Docket - Regular hearing of February 28, 2012 Page 3**

**Petition #9963 Ward 6 Pettis Drive**

**The petition of Accrington Realty, LLC, 2363 Post Road, Warwick, RI, for a request for a dimensional variance to construct a 26' x 32' single-family dwelling with a 10' x 10' deck on subject property with**

less than required setback from the wetland feature, southerly end of Pettis Drive, Warwick, RI, Assessor's Plat 361, Lot 813, zoned Residential A-7.

**Petition #9964 Ward 2 2099 Elmwood Avenue**

The petition of DRB Realty, LLC, c/o David Brindle, 2095 Elmwood Avenue, Warwick, RI, for a special use permit and dimensional variance to occupy existing building for a limousine service (office, storage of said vehicles), existing building non-conforming to setback requirements, subject property non-conforming to landscaping requirements and off-street parking requirements, northwesterly corner of Elmwood Avenue (2099), Perry Avenue and Harrington Avenue, Warwick, RI, Assessor's Plat 296, Lots 469 & 673, zoned General Business.

**BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND**

**Donald G. Morash, Jr., Chairman**

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.**