

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

DATE: TUESDAY, FEBRUARY 11, 2014

TIME: 6:00 P.M.

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

Petition #10067 Ward 6 2077 West Shore Rd.

The petition of David Marfeo, 8418 Regal Way, Palmetto, FL and Debra Vita, 44 Wharf Road, Warwick, RI, for a request for a special use permit and dimensional variance to have a nightclub with less than required off-street parking, said parking area having less than required setbacks, aisle width and landscaping, northeasterly corner of West Shore Road (2077) and Oakland Beach Avenue, Warwick, RI, Assessor's Plat 352, Lot 56, zoned General Business.

Petition #10096 Ward 5 51 Harris Avenue

The petition of Christopher Levasseur, 51 Harris Avenue, Warwick,

RI, for a request for a dimensional variance to legalize location of garage/shed accessory structure (portion of structure to be removed), accessory structure having less than required front yard and side yard setbacks, northerly side of Harris Avenue (51), Warwick, RI, Assessor's Plat 358, Lot 181, zoned Residential A-10.

Petition #10100 Ward 2 243 Negansett Ave.

The petition of Jaime Martins, 243 Negansett Avenue, Warwick, RI, for a request for a dimensional variance to legalize location of an already built 5.4 ½' x 13.9' bulkhead addition, said addition having less than required side yard setback, northerly side of Negansett Avenue (243), Warwick, RI, Assessor's Plat 294, Lot 203, zoned Residential A-7.

Petition #10101 Ward 5 21 Mitchell Court

The petition of Jonathan Thornley, 21 Mitchell Court, Warwick, RI, for a request for a dimensional variance to construct a 17' x 21' addition to the existing dwelling, proposed addition having less than required front yard and side yard setbacks, northerly side of Mitchell Court (21), Warwick, RI, Assessor's Plat 358, Lots 30 & 31, zoned Residential A-10.

Petition #10102 Ward 4 26 Doris Avenue

The petition of William Ruggieri, 1 Country Club Drive, Warwick, RI,

for a request for a dimensional variance to legalize setback of existing dwelling, said dwelling having less than required side yard setback, southerly side of Doris Avenue (26), Warwick, RI, Assessor's Plat 319, Lot 240, zoned Residential A-7. (Subject property part of previously approved subdivision involving subject property, stipulated per approval part of dwelling to be removed - requesting dimensional variance for portion of dwelling to remain.)

Petition #10103 Ward 7 3086 Post Road

The petition of Ratha Ou, 278 Farmington Avenue, Cranston, RI, for a request for a use variance and dimensional variance to occupy existing building for a nail salon, existing building having less than required front yard, side street, and side yard setbacks, subject property being an undersized non-conforming lot, less than required parking and landscaping, less than required front and side setbacks for handicap ramp, less than required setbacks for parking, less than required aisle width for parking area, easterly side of Post Road (3086), Warwick, RI, Assessor's Plat 245, Lot 300, zoned Light Industrial (Historic).

Petition #10104 Ward 8 790 Bald Hill Road

The petition of 790 Bald Hill Road, LLC, 790 Bald Hill Road, Warwick, RI, and Hearthside Fireplace & Patio, 790 Bald Hill Road, Warwick, RI, for a request for a dimensional variance and special use permit to

have outdoor sales and display on subject property for existing business with less than required front yard and rear yard setbacks, subject property having less than required off street parking, easterly side of Bald Hill Road (790), Warwick, RI, Assessor's Plat 262, Lot 212, zoned General Business.

Petition #10105 Ward 5 Paine Street

The petition of Philip Steggall, 770 Locust Street, Apt. 1, Fall River, MA, for a request for a use variance/dimensional variance/special use permit to have a trailer home on subject property with less than required front yard setback (temporary during construction of new dwelling), southerly side of Paine Street, Assessor's Plat 377, Lot 155, zoned Residential A-7.

Petition #10106 Ward 5 65 Ewing Court

The petition of Nancy Martin, 65 Ewing Court, Warwick, RI, for a request for a dimensional variance to construct a garage addition (approx. 14.4' x 24') with less than required side yard setback, westerly side of Ewing Court (65), Warwick, RI, Assessor's Plat 339, Lot 426, zoned Residential A-10.

Petition #10107 Ward 7 20 Noyes St.

The petition of 20 Noyes Street, LLC, c/o Deaver's Tax 3920 Via Del

Rey, Ste. 3, Bonita Springs, FL, for a request for a dimensional variance to construct two single story additions and a porch on existing dwelling, existing dwelling having less than required front and side yard setback, subject property being an undersized non-conforming lot, proposed additions and porch having less than required front yard and side yard setbacks, southerly side of Noyes Street (20), Warwick, RI, Assessor's Plat 363, Lot 28, zoned Residential 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 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.