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

**ZONING BOARD OF REVIEW**  
**MEETING AGENDA**  
**. TUESDAY, AUGUST 11, 2020 @ 6:00 P.M.**  
**VIA VIDEO CONFERENCE**

Via Computer: <https://zoom.us/j/95733707941>

Via Telephone: 1-833-548-0276 (Toll Free)

Zoom Webinar ID: **957 3370 7941**

For more information on how to connect, or if you need assistance in connecting to the aforementioned Zoom Meeting, please call 401-921-9534 prior to 12:00 p.m. on the day of the scheduled meeting.

Petition #10662

Ward 4

600 Cole Farm Rd. #A-43

The petition of Richard Amaral, 600 Cole Farm Rd. #A-43, Warwick, RI, and Cole Farm Association, 600 Cole Farm Rd., Warwick, RI, requests a special use permit to have more than one residential structure on the same lot. Existing dwelling demolished in 2013, proposal is to construct a new single family dwelling. Assessor's Plat 315, Lot 136-9143, zoned Residential A-10.

Petition #10663

Ward 5

96 Verndale St.

The petition of Joseph T. Bucu and Nicole Bucu, 96 Verndale St., Warwick, RI, requests a dimensional variance to construct a concrete pad for a generator, having less than required side yard setback. Assessor's Plat 339, Lot 515, zoned Residential A-7.

Petition #10664

Ward 9

Winnisquam Dr/Major Potter Rd.

The petition of AJC Development, 316 Love Lane, Warwick, RI, and Peter J. Lewis, Trustee, 115 Castle Rocks Rd., Warwick, RI, requests a dimensional variance to construct a new single family dwelling on an undersized lot. Assessor's Plat 223, Lot 174, zoned Residential A-15.

Petition #10665

Ward 1

15 Bayside Ave.

The petition of Robert & Ann McCann, 15 Bayside Ave., Warwick, RI, requests a dimensional variance to construct a 743 sq. ft. family room addition, and a 236 sq. ft. covered walkway. Proposed addition having less than required side yard setback. Assessor's Plat 292, Lot 502, zoned Residential A-10/Historical.

Petition #10666

Ward 1

Fillmore St.

The petition of M & M Land Company, LLC., 33 College Hill Rd., Warwick, RI, requests a dimensional variance to construct a 1,288 sq. ft. single family dwelling with a 12' x 12' deck, on an undersized non-conforming lot, having less than required lot area, frontage, lot width, and front yard setback. Assessor's Plat 293, Lot 555, zoned Residential A-7.

Petition #10667

Ward 5

46 Burnett Rd.

The petition of Kevin Clynes, 46 Burnett Rd., Warwick, RI, requests a dimensional variance to construct a three story addition to the front of the existing dwelling. Existing garage and proposed addition having less than required side yard setback. Subject property being a legal undersized non-conforming lot. Assessor's Plat 380, Lot 183, zoned Residential A-15.

Petition #10653Ward 2446 Post Rd.

The petition of Richard C. DeFusco, R.L.A., Ayoub Engineering, Inc., 414 Benefit St., Pawtucket, RI, and Postwar, LLC, c/o One Energy, Inc., 420 Lakeside Ave., Marlborough, MA, for a special use permit to demolish the existing gas station and related structures on the parcels for the construction of a retail gas facility, with a new 86' x 47' convenience store, a fast food component with a drive-thru, a 96' x 26' canopy over four (4) fuel dispensers. The petitioner is seeking a dimensional variance for having less than required front yard setbacks from the convenience store, the canopy and the drive-thru access lane, less than required side yard setback to the dumpster enclosure, and less than required front landscaped buffer and frontage. Assessor's Plat 293, Lots 4, 7 & 8, zoned General Business (GB).

Petition #10654Ward 8641 Bald Hill Rd.

The petition of Kenneth Persechino & Lakewood Realty Trust, 734 Hartford Ave., Providence, RI, requests a dimensional variance to divide the existing commercial structure into six (6) office units. Subject property being and existing non-conforming commercial structure, having less than required parking spaces; less than required minimum size of parking spaces; less than required setbacks of parking spaces from the existing structure, property lines, and to the abutting residential zoning district; less than required landscaping along the front property line; less than required landscape buffer along the rear property line abutting the residential zoning district; less than required parking lot buffers, screening, and loading spaces. Assessor's Plat 263, Lot 69, zoned General Business (GB).

Petition #10660Ward 3997 Sandy Lane

The petition of Xu Jie, 325 Southeast 21st St., Cape Coral, FL, and Sandy Property, LLC, 553 Main St., E. Greenwich, RI. The petitioner is proposing to renovate the existing tenant space, previously occupied by Coffee Beans and Bagels for a new nail salon. Petitioner requests a special use permit to have more than one non-residential use (mixed use) on the same lot. Also seeking a dimensional variance for having less than required off-street parking (701.7), and less than required off-street area for turning and exit without the need or ability to use any part of a street (701.4). Assessor's Plat 349, Lot 85, zoned General Business (GB).

Petition #10668

Ward 8

685 Bald Hill Rd.

The petition of Link Commercial Properties, LLC, 144 Metro Center Blvd., Warwick, RI, Silva Brothers Realty, LLC, 88 Valentine Circle, Warwick, RI, and JP Morgan Chase NA, 1111 Polaris Parkway, Columbus, OH, requests a dimensional variance to demolish the existing commercial structure and construct a new 3,295 sq. ft. bank with a drive-up ATM. Proposed structure having less than required setback to a residential zoning district from the northeastern portion of the lot, less than required landscaped buffer from the residential zoning district, and having less than required aisle width along the west side of the proposed building. Assessor's Plat 263, Lot 59, zoned General Business (GB).

**For more information on how to connect via Zoom, please call 401-921-9534 or by email [amy.e.cota@warwickri.com](mailto:amy.e.cota@warwickri.com) prior to 12:00 p.m. on the day of the scheduled meeting.**

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.