

DONALD G. MORASH, JR.
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JOSEPH J. SOLOMON
MAYOR

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

ZONING BOARD OF REVIEW MEETING AGENDA

TUESDAY, DECEMBER 1, 2020 @ 6:00 P.M.
VIA ZOOM VIDEO CONFERENCE

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

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

Webinar ID: **957 3370 7941**

If you need assistance in connecting to the aforementioned Zoom Meeting please call 401-921-9534 prior to 12:00 pm on the day of the scheduled meeting.

EXTENSION OF GRANT

Petition #10634

Ward 9

1270 Ives Rd.

The petition of James R. Langevin, 1270 Ives Rd., Warwick, RI, requests a dimensional variance to subdivide (1) one 5.2 acre lot, to create (2) two new lots; (1) one new 1.92 acre lot for the development of a single family dwelling; and (1) one 3.29 acre lot with an existing single family dwelling, having less than required frontage and lot width. Assessor's Plat 208, Lot 16, zoned Residential A-40.

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

REGULAR AGENDAPetition #10675Ward 6240 Sea View Dr.

The petition of Wayne Dion, 238 Coburn St., Warwick, RI, requests a dimensional variance to construct a new breezeway, deck, and an attached four car garage to the existing non-conforming single family dwelling. Subject property being an undersized non-conforming lot. Proposed additions having less than required front, rear, and side yard setbacks. Assessor's Plat 375, Lots 91 & 94, zoned Residential A-40.

Petition #10676Ward 291 Benbridge Ave.

The petition of Barry Tedder, 91 Benbridge Ave., Warwick, RI, requests a dimensional variance to construct a breezeway, and a two-car garage with an accessory dwelling unit (In-Law apartment) above. Proposed accessory dwelling unit being larger than allowed, and having a separate entrance. Assessor's Plat 300, Lot 92, zoned Residential A-7.

Petition #10677Ward 121 Quinton St.

The petition of Apex Barcoding Systems, Inc., 195 Pocahontas Dr., Warwick, RI, and Quinton Property Management, LLC, 21 Quinton St., Warwick, RI, requests a use variance to manufacture and distribute labels and barcoding products out of the existing 15,000 sq. ft. legal non-conforming commercial structure. Also seeking a dimensional variance for having less than required off-street parking, less than required landscaping, and less than required setbacks for parking. Assessor's Plat 290, Lot 317, zoned General Business (GB).

Petition #10678Ward 94654 Post Rd.

The petition of IAG Realty, LLC, 4614 Post Rd., Warwick, RI, requests a special use permit & a dimensional variance to enclose the existing outdoor seating area (Huck's Filling Station) with a 27' x 20' atrium. Proposed atrium having less than required side yard setback, and less than required off-street parking. Subject property being an undersized non-conforming lot. Assessor's Plat 220, Lot 162, zoned General Business (GB).

Petition #10679Ward 527 Harris Ave.

The petition of Joann & Joseph Howard, 27 Harris Ave., Warwick, RI, requests a dimensional variance to construct a one car attached garage, with an addition above to enlarge the existing bedroom and add a bathroom and walk-in closet. Proposed addition having less than required front and side yard setbacks. Subject property being a pre-existing non-conforming lot. Assessor's Plat 358, Lot 186, zoned Residential A-10.

Petition #10680

Ward 6

2157 West Shore Rd.

Petition #10680 will NOT be heard by the Zoning Board on 12/1/2020 – Application is incomplete.

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.