



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

ZONING BOARD OF REVIEW MEETING AGENDA

TUESDAY, JANUARY 12, 2021 @ 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**

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Petition #10681

Ward 8

1775 Bald Hill Rd., Unit 2

The petition of Davron Realty, LLC 1775 Bald Hill Rd., Warwick, RI, requests a special use permit for having more than one non-residential use (Hair Salon) in the existing commercial structure. Assessor's Plat 241, Lot 32 (unit 2), zoned Office (O).

Petition #10683

Ward 8

92 Bleachery Ct.

The petition of Avatar Residential, Inc., 33 College Hill Rd., Bldg. #33, Warwick, RI, 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, and less than required loading spaces. Assessor's Plat 274, Lot 241, (92 Bleachery Court) zoned Residential A-7. (Previously approved - approval dated 6/11/19 expired).

Petition #10684Ward 31776 Post Rd.

The petition of TPG Dev Con, 1140 Reservoir Ave., Cranston, RI, and Neon Post Airport, LLC, 1140 Reservoir Ave., Cranston, RI, and Providence Airport Properties, LLC, 377 Narragansett Parkway, Warwick, RI, requests a special use permit to demolish the existing restaurant, service station, convenience store and gas pumps, and construct a new 5,500 sq. ft. convenience store, canopy with eight (8) fueling pumps, and a fast food restaurant use with a drive-thru window. Assessor's Plat 322, Lots 211, 213 & 217, zoned Gateway (G).

Petition #10685Ward 6110 Wethersfield Dr.

The petition of Antonio Ambrosio, 110 Wethersfield Dr., Warwick, RI, requests a dimensional variance to construct a 24' x 24' attached two-car garage. Proposed garage having less than required front corner/side yard setback. Assessor's Plat 370, Lot 193, zoned Residential A-7.

Petition #10686Ward 7103 Arnolds Neck Dr.

The petition of Karen Davis, 103 Arnolds Neck Dr., Warwick, RI, requests a dimensional variance to construct a second floor addition over the entire footprint of the first floor, with an open deck on the first and second floor, and a covered entryway. Proposed addition having less than required front yard setback, and less than required front corner/side yard setback. Assessor's Plat 365, Lot 182, zoned Residential A-10.

Petition #10687Ward 71102 Buttonwoods Ave.

The petition of Michele Syslo, 1102 Buttonwoods Ave., Warwick, RI, requests a dimensional variance to convert a portion of the existing garage into a cabana with a half bath, and an outdoor shower. Existing structure having less than required side yard setback. Subject property being a pre-existing non-conforming lot. Assessor's Plat 374, Lot 7, zoned Residential A-15.

Petition #10688Ward 627 Eleventh Ave.

The petition of Peter Mertz, 27 Eleventh Ave., Warwick, RI, requests a dimensional variance to remove the existing attached garage and replace it with a new two-story attached garage, with a master suite and a deck on the second floor of the garage. Proposed addition having less than required side & rear yard setbacks. Subject property being an undersized non-conforming lot, said dwelling having less than required front, rear and side yard setbacks. Assessor's Plat 374, Lot 33, zoned Residential A-15.

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

Everett O'Donnell, Vice-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.

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While everyone joining the meeting will be muted, if at the appropriate time during the proceedings you wish to ask a question, you may: If using a smart phone or a PC – click on the “Raise Hand” icon. The meeting moderator will then ask for the participant having raised their hand to be unmuted. After the question, answer, and any further discussion, the participant will be muted again and will need to click on the Raise Hand icon or punch in *9 to ask another question.

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