



CITY OF WARWICK ZONING BOARD OF REVIEW

3275 POST ROAD,
WARWICK, RI 02886
(401) 921-9534

PURSUANT TO EXECUTIVE ORDER NO. 20-25, AS AMENDED AND EXECUTED BY GOVERNOR GINA RAIMONDO OF THE STATE OF RHODE ISLAND. THIS MEETING WILL BE TELECONFERENCED VIA ZOOM AND VIA TELEPHONE. SEE ZOOM INSTRUCTIONS AT THE BOTTOM OF THIS AGENDA.

Date: Tuesday, May 11, 2021

Time: 6:00 P.M.

Location: Via Zoom - <https://zoom.us/j/95733707941> or Via Phone (Toll Free) 1-833-548-0282 or (Toll Free) 1-877-853-5247 or (Toll Free) 1-888-788-0099 or (Toll Free) 1-833-548-0276 Webinar ID: 95733707941

- I. CALL TO ORDER – ROLL CALL
- II. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the April 13, 2021 Regular Meeting Minutes
- III. PUBLIC HEARING - Discussion and/or action and/or vote regarding the following petitions. The Zoning Board may approve, approve with conditions or deny the following petitions/applications, as may be modified by testimony and/or evidence presented throughout the petition's public hearing; and/or possible vote to continue a petition's public hearing to a date determined

Petition #10700

Ward 1

16 Canonchet Lane

The petition of Steve Karlin & Elizabeth Heiss, 16 Canonchet Lane, Warwick, RI, and Isamu Kanda, 50 Terminal St. Building 2 - #429, Charlestown, MA, requests a special use permit to construct a 25' x 12'-10" accessory building to be utilized as a storage shed on the first floor and a personal art studio on the second floor. Assessor's Plat 292, Lot 197, zoned Residential A-10.

Petition #10701

Ward 9

55 Netop Drive

The petition of Christopher & Amy Walsh, 55 Netop Dr., E. Greenwich, RI, requests a dimensional variance to construct a 6' x 27' front porch to the existing non-conforming dwelling. Proposed porch having less than required front yard setback. Assessor's Plat 202, Lot 66, zoned Residential A-10.

Petition #10702

Ward 4

Dundas Ave.

The petition of Diane Ricci, 137 Glenbridge Ave., Providence, RI, and Robert Zanni, 627 Greenville Ave., Johnston, RI, requests a dimensional variance to construct a new 24' x 32' single family dwelling. Proposed dwelling having less than required front and side yard setbacks. Subject property being an undersized lot with less than required frontage and lot width. Assessor's Plat 334, Lot 196, zoned Residential A-40 (previously zoned Residential A-7).

Petition #10703

Ward 1

1148 Narragansett Pkwy.

The petition of Lawrence & Olga Downes, 651 Narragansett Parkway, Warwick, RI. Petitioners are proposing to convert the existing structure (previously an office & commercial art studio approved by Zoning Board) to a single family dwelling. Seeking a dimensional variance to construct a 20' x 23' addition to accommodate two additional bedrooms. Proposed addition having less than required front and side yard setbacks. Subject lot having less than required lot area, less than required lot width and depth. Assessor's Plat 302, Lot 156, zoned Residential A-7.

Petition #10704

Ward 2

217 Pierce Ave.

The petition of Robin Lynn Marotto, 217 Pierce Ave., Warwick, RI, requests a dimensional variance to convert the existing attached garage to a bedroom, bathroom and closet, with less than required side yard setback. Assessor's Plat 296, Lot 279, zoned Residential A-7.

Petition #10705

Ward 5

Beaver Ave.

The petition of Zarrella Development Corp., 20 Gerald's Farms Dr., Exeter, RI, and John Walsh, 76 Alto St., Cranston, RI, requests a dimensional variance to construct a new 24' x 36' single family dwelling. Subject property having less than required lot area, lot width and frontage. Proposed dwelling having less than required side yard setbacks. Assessor's Plat 358, Lot 231, zoned Residential A-7

V. ADJOURNMENT –

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 or by email amy.e.cota@warwickri.com. 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.

ZOOM INSTRUCTIONS

A. MEMBERS OF THE PUBLIC:

The public can join this Zoom meeting electronically by computer, Smartphone or tab-let using the instructions below. If you do not have a Smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone only.

Accessing the Zoning Board meeting via computer, tablet or Smartphone:

- Click on this link to join the meeting: <https://zoom.us/j/95733707941>
- When prompted, you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- You will be able to see Board Members, and listen to discussion in the Zoom Meeting.
- If you would like to speak during the meeting, use the "raise your hand" feature of the Zoom platform to inform the host. Speakers will be recognized Individually by the host. Once recognized, you can share your comments via audio.

Accessing the Zoning meeting by telephone only:

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
- Dial this phone number to join the meeting:
(Toll Free) 1-833-548-0282 or (Toll Free) 1-877-853-5247 or (Toll Free) 1-888-788-0099 or (Toll Free) 1-833-548-0276
- If prompted to enter a Webinar ID, use your phone to dial the following ID:
957 3370 7941
- When you join the meeting, your phone will be muted.
- If you would like to speak regarding an application, dial *9 to “raise your hand” and inform the host. You will be recognized to speak. Once recognized to speak you dial *6 to mute or unmute your telephone.

All petitions are available to review, prior to the meeting. Please contact Amy in the Zoning Department during regular business hours by calling 401-921-9534 or emailing amy.e.cota@warwickri.com to set up an appointment or to have the plans emailed.