



**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, June 8, 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 May 11, 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 #10706

Ward 1

15 Shadbush Rd.

The petition of Heather McCain, 15 Shadbush Rd., Warwick, RI, requests a dimensional variance to install a 12' x 24' in-ground pool. Proposed pool having less than required rear yard setback on a pre-existing undersized lot. Assessor's Lot 305, Lot 46, zoned Residential A-10.

Petition #10707

Ward 5

55 Harborview Dr.

The petition of James & Mary Simao, 55 Harborview Dr., Warwick, RI, requests dimensional variance to construct an attached two-garage with a personal craft room above. Proposed garage having less than required side yard setback. Assessor's Plat, 356, Lot 372. Zoned Residential A-10.

Petition #10708

Ward 1

4 Canonchet Lane

The petition of Cathryn Moskov, 4 Canonchet Ave., Warwick, RI requests a dimensional variance to construct a concrete slab for a generator. Proposed slab having less than required front/corner side yard setback. Subject property being an existing undersized non-conforming lot. Assessor's Plat 292, Lot 196, zoned Residential A-10.

Petition #10709

Ward 8

Tingley Street

The petition of David Freitas, 2 Cala Drive, Pawtucket, RI, requests a dimensional variance to construct a new single family dwelling. Petitioner received approval to subdivide one lot with an existing single family dwelling to create two (2) lots. One (1) new conforming 9,192 sq. ft. lot with an existing single family dwelling and one (1) new 9,250 sq. ft. lot. Proposed new lot having less than required improved roadway frontage. Assessor's Plat 273, Lot 508 (vacant lot behind 39 Greenwich Ave), zoned Residential A-7/Historic.

Petition #10710

Ward 3

90 Uphill Ave.

The petition of Danielle Croce, 90 Uphill Ave., Warwick, RI, and Melissa Croce, 98 Woonasquatucket, No. Providence, RI, requests a dimensional variance to construct a 20' x 16' family room addition. Proposed addition having less than required front corner/side yard setback. Assessor's Plat 342, Lot 88, zoned Residential A-7.

Petition #10711

Ward 4

West Shore Rd.

The petition of Sprague Covington, LLC, P.O. Box 7537, Warwick, RI, requests a dimensional variance. Petitioner received Planning Board approval to subdivide two lots into three lots for the development of a single family dwelling on each lot, with a ten-foot easement to the proposed 2.4 acres of city open space over parcel B. Proposed lots having less than required frontage and lot width. Assessor's Plat 336, Lots 199 & 200, zoned Residential A-10.

Petition #10712

Ward 9

1149 Division St.

The petition of JT Development Partners, LLC, 1149 Division St., E. Greenwich, RI, and TPG Dev. Con. 1140 Reservoir Ave., Cranston, RI, requests a special use permit to demolish the existing structure and construct a new 5,500 sq. ft. retail gas station with a convenience store and a fast food restaurant with a drive-thru window. Petitioner is also seeking a dimensional variance for having less than required setback from an abutting residential zoning districts. Assessor's Plat 215, Lot 8, zoned General Business (GB).

Petition #10713

Ward 8

555 Greenwich Ave.

The petition of Lowe's Home Centers, LLC, 1000 Lowe's Blvd., Mooresville, NC, and Five-One Thirteen, LLC, 1414 Atwood Ave., Johnston, RI, requests a special use permit to have more than 25% of the lot devoted to outdoor storage. Petitioner is proposing to construct a 3,182 sq. ft. addition to be utilized as a tool rental center, and an adjacent 1,284 sq. ft. fenced outdoor storage area. Subject property being a pre-existing non-conforming lot, having less than required parking spaces. Assessor's Plat 271, Lot 1, zoned General Business (GB).

Petition #10714

Ward 9

510 Quaker Lane

The petition of Lowe's Home Centers, LLC, 1000 Lowe's Blvd., Mooresville, NC, and Warwick Musical Theatre, Inc., P.O. Box 1111, North Wilkesboro, NC, requests a special use permit to have more than 25% of the lot devoted to outdoor storage. Petitioner is proposing to construct a 3,182 sq. ft. addition to be utilized as a tool rental center, and an adjacent 1,284 sq. ft. fenced outdoor storage area. Subject property being a pre-existing non-conforming lot, having less than required parking spaces. Assessor's Plat 271, Lot 1, zoned General Business (GB).

IV. ADJOURNMENT –

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

Everett O'Donnell, Vice-Chairman

ZOOM INSTRUCTIONS

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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 (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 for 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.

*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.