



POSTED 8/10/2021

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

MEETING AGENDA
CITY OF WARWICK
ZONING BOARD OF REVIEW

DATE: TUESDAY, AUGUST 31, 2021

TIME: 6:00 P.M.

LOCATION: WARWICK CITY HALL
LOWER LEVEL CONFERENCE ROOM
3275 POST ROAD
WARWICK, RI 02886

- I. CALL TO ORDER – ROLL CALL
- II. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the July 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 public hearing; and/or possible vote to continue a petition's public hearing to a date determined

Petition #10724

Ward 7

21 Walton Ave.

The petition of Whitney Bowers, 21 Walton Ave., Warwick, RI, and Robert P. Nemitz, ADS, 1 Franklin Rd., East Greenwich, RI, requests a dimensional variance to construct an L-shaped deck on the existing single family dwelling. Proposed deck having less than required front yard setback. Assessor's Plat 367, Lots 237 & 269, zoned Residential A-7.

Petition #10725

Ward 6

Buttonwoods Ave.

The petition of Stephanie Simmering, 65 Cayman Isles Blvd., Englewood, FL, and David Splaine, 1126 Buttonwoods Ave., Warwick, RI, requests a dimensional variance to reconfigure (2) two existing lots to create (2) two new lots; (1) one new 12,693 sq. ft. lot with a pre-existing non-conforming single-family dwelling, having less than required land area, frontage, lot width, and setbacks; and (1) one new 24,304 sq. ft. for the development of a new single-family dwelling, having less than required land area, frontage, and lot width. Proposed dwelling having less than required front yard setback. Assessor's Plat 374, Lots 11 & 12, zoned Residential A-40 (previously zoned Residential A-15).

Petition #10726

Ward 3

125 Dewey Avenue

The petition of Robert E. Coogan, Jr., 125 Dewey Ave., Warwick, RI, requests a use variance to install a new LED Electronic Message Board Sign, approximately 41 sq. ft. on the wall of the existing structure. Proposed sign being prohibited from the Zoning Ordinance. Assessor's Plat 311, Lot 27, zoned Light Industrial (LI).

Petition #10727

Ward 1

126 Bellows St.

The petition of Deslandes Realty, LLC, 126 Bellows St., Warwick, RI, requests a dimensional variance to construct a new one story, 10,800 sq. ft. commercial garage building having less than required side yard setback, and less than required parking. Petitioner is also seeking a special use permit to have more than one non-residential use on the same lot. Assessor's Plat 291, Lot 80, zoned Light Industrial (LI).

Petition #10728

Ward 3

2245 Post Rd.

The petition of Gold Coast Properties RI, LLC, 16115 SW 117th Ave., Unit 7A, Miami, FL, and New England Institute of Technology, 1 New England Tech Blvd., E. Greenwich, RI, requests a dimensional variance to construct a new four-story, 122 guest room hotel. Proposed hotel being higher in height than allowed by Ordinance. Assessor's Plat 323, Lot 8, zoned General Business (GB).

Petition #10729Ward 435 West Shore Rd.

The petition of RJB Realty, LLC & E & J West Shore Realty, LLC, 75 Tipping Rock Dr., E. Greenwich, RI, requests a dimensional variance to construct a new 5,907 sq. ft. fast food restaurant (Dunkin Donuts) with a drive-thru window (3,656 sq. ft. first floor/2,250 sq. ft. basement). Subject property having less than required parking. Petitioner is also seeking a use variance to re-locate an existing Electronic Message Board LED Sign from their prior location, previously approved by this Board. Assessor's Plat 319, Lots 2, 4 & 502, zoned General Business (GB).

Petition #10730Ward 32055 Warwick Ave.

The petition of Colbea Enterprises, LLC, 2050 Plainfield Pike, Cranston, RI, and the Eugenia L. Illiano Revocable Trust, 1 Meadowbrook Rd., No. Providence, RI, requests a special use under Table 1 Use Regulations #421 to allow a "gas station (no repairs) may include convenience and/or grocery retail". The proposal is to demolish the existing structure and to construct a new 4,600 sq. ft. gas station (no repairs) with drive-thru window, parking, landscaping and related appurtenances on the subject parcel. The petitioner is also seeking a dimensional variance for less than required size of the loading area, less than required setback to a residential use, and less than required setback to the free-standing sign. Assessor's Plat 328, Lots 408, 409, 410, 411 & 412, zoned General Business (GB).

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.