



FRANK J. PICOZZI
MAYOR

POSTED 10/6/21

**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, OCTOBER 12, 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. 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 #10731

Ward 3

Hallene Rd.

The petition of North Point Development, Hallene Rd., Warwick, RI, and NP Airport Road Warwick, LLC, 4825 NW 41st St. #500, Riverside, MO, requests a dimensional variance to construct a 541,000 sq. ft. warehouse/distribution facility. Proposed structure being higher than allowed, with a maximum height of 49'. Assessor's Plat 311, Lots 138 & 191, zoned Light Industrial (LI).

Petition #10738

Ward 6

20 Beach Park Ave.

The petition of Lindsey Nardolillo, 20 Beach Park Ave., Warwick, RI, requests a dimensional variance to install a concrete pad for a new generator, and (3) three propane tanks. Proposed concrete pad & generator having less than required rear yard setback. Proposed propane tanks having less than required side and rear yard setbacks. Subject property being a pre-existing non-conforming lot. Assessor's Plat 374, Lot 20, zoned Residential A-15.

Petition #10741

Ward 4

600 Cole Farm Rd. Unit A-3

The petition of Paul & Julie Zito, 335 Albion Rd., Lincoln, RI, requests a special use to have more than one residential dwelling on a lot. The petitioner demolished the existing dwelling in 2016, and is proposing to construct a new 2,780 sq. ft. two-story, single family dwelling with a front porch and a rear deck. Assessor's Plat 315, Lot 136, zoned Residential A-10.

Petition #10742

Ward 3

140 Bartlett Drive

The petition of Raymond King, P.O. Box 15161, Riverside, RI, requests a dimensional variance to convert the existing garage into a bedroom. Proposed bedroom having less than required side yard setback. Assessor's Plat 342, Lot 369, zoned Residential A-7.

Petition #10743

Ward 8

400 Bald Hill Rd.

The petition of Warwick Mall Owner, LLC, Warwick Mall OP, LLC, & Apple Cinemas Warwick, Inc., 400 Bald Hill Rd., Warwick, RI, requests a use variance to replace the existing marquis sign with an 18' x 10'-6" Electronic Message Board Sign; Replace the existing marquis sign with a 30' x 14' Electronic Message Board Sign, and add a new 20' x 40' Electronic Message Board Sign on the wall of the existing building (movie theater). Proposed signs being prohibited by the Zoning Ordinance. Assessor's Plat 386, Lot 4 & 5, zoned General Business (GB).

Petition #10744

Ward 7

3016 Post Rd.

The petition of HCH Enterprises Holdings, LLC, 9 Old Snake Hill Rd., Glocester, RI, requests a dimensional variance to renovate the existing basement, and to construct a staircase with a canopy to provide a direct method of egress from the basement. Proposed staircase having less than required side yard setback. Subject property being a pre-existing, non-conforming lot, having less than required parking spaces. Assessor's Plat 267, Lot 263, zoned General Business (GB).

Petition #10745

Ward 6

28 Tarleton St.

The petition of Craig Callen, 28 Tarleton St., Warwick, RI, and CSS Construction, 13 Bailey Ct., Providence, RI, requests a dimensional variance to construct a 24' x 30' addition to the existing dwelling for two (2) additional bedrooms on the first floor for a total of (5) bedrooms, and to convert the unfinished lower level to a storage room, a family room, a laundry room and a personal office. Subject property being an undersized non-conforming lot, having less than required frontage and lot width. Assessor's Plat 360, Lot 772, zoned Residential A-7 and Office (O).

V. ADJOURNMENT –

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

*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.