



POSTED 10/26/2021

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

Date: Tuesday, November 9, 2021
Time: 6:00 P.M.
Location: Warwick City Hall
Lower Level Conference Room
3275 Post Rd.
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 petition's public hearing; and/or possible vote to continue a petition's public hearing to a date determined.

Petition #10746

Ward 8

800 Toll Gate Rd.

The petition of Warwick Family Dental Group, LLC & MSS Twelve Realty, LLC, 800 Toll Gate Rd., Warwick, RI, requests an amendment to a previously approved petition to convert the attached garage into additional patient rooms, and a lab for the existing dentist office. Assessor's Plat 260, Lot 43, zoned Residential A-40.

Petition #10747

Ward 4

54 Eton Ave.

The petition of Mark Paesano, 54 Eton Ave., Warwick, RI, requests a dimensional variance to construct a 10' x 12' bedroom addition, having less than required side yard setback; and a 5' x 12' addition to the expand the existing living room, having less than required front yard and side yard setbacks. Subject property being a pre-existing, undersized lot. Assessor's Plat 317, Lot 82, zoned Residential A-7.

Petition #10748Ward 3155 Plan Way

The petition of Rhode Island Society for the Prevention of Cruelty to Animals, 186 Admiral St., East Providence, RI, and Plan International USA, Inc., 155 Plan Way, Warwick, RI, requests a dimensional variance to convert the existing commercial structure to an animal shelter, veterinarian clinic, administrative offices, and an outdoor animal exercise area for RISPCA. Subject property having less than required parking spaces. Assessor's Plat 279, Lot 35, zoned General Industrial (GI).

Petition #10749Ward 2151 Airport Rd.

The petition of Kech Chiv, 151 Airport Rd., Warwick, RI, requests a special use permit to convert the existing office to a hair salon. Also seeking a dimensional variance to have a free-standing sign with less than required front yard setback. Subject property being a pre-existing non-conforming lot. Assessor's Plat 312, Lot 253, zoned Office (O).

Petition #10750Ward 61078 Buttonwoods Ave.

The petition of Jeffrey & Linda Curhan, 1078 Buttonwoods Ave., Warwick, RI, request a dimensional variance to install a new 12' x 16' shed having less than required front yard and side yard setbacks. Subject property being a pre-existing, undersized non-conforming lot. Assessor's Plat 374, Lot 4, zoned Residential A-40 (Previously zoned Residential A-15).

Petition #10751Ward 4165 Beach Ave.

The petition of Crossroads Rhode Island, 160 Broad St., Providence, RI, requests a dimensional variance and a special use permit to modify previous approval (6/21/2006) to increase the number of affordable housing units from seven (7) units to eleven (11) units by converting the unused emergency shelter on the first floor into four (4) affordable living units. Existing building, use, parking and landscaping requirements previously approved by this Board. Assessor's Plat 331, Lot 278, zoned Residential A-7.

Petition #10752Ward 31850 Post Rd.

The petition of Landing Partners, LLC, 600 Madison Ave., 24th Floor, New York, NY, and SHIVA, LLC, 655 Washington Street, Weymouth, MA, request a dimensional variance to convert the existing hotel into 203 dwelling units, having less than required parking spaces, and less than required driveway/travel width. Assessor's Plat 322, Lot 339, zoned Gateway (G).

IV. ADJOURNMENT –

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

Paul DePetrillo, 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.