

PAUL DePETRILLO
CHAIRMAN



FRANK J. PICOZZI
MAYOR

POSTED 1/7/2022

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

PURSUANT TO EXECUTIVE ORDER NO. 22-01, EXECUTED BY GOVERNOR DANIEL J. MCKEE OF THE STATE OF RHODE ISLAND. THIS MEETING WILL BE A HYBRID MEETING VIA ZOOM. SEE ZOOM INSTRUCTIONS AT THE BOTTOM OF THIS AGENDA.

REGULAR MEETING AGENDA
CITY OF WARWICK
ZONING BOARD OF REVIEW

DATE: TUESDAY, JANUARY 11, 2022

TIME: 6:00 P.M.

VIA ZOOM <https://us02web.zoom.us/j/83432180956> or
(Toll Free) 1-877 853 5247 or 1-888 788 0099

IN-PERSON: WARWICK CITY HALL
LOCATION CITY COUNCIL CHAMBERS – 2ND FLOOR
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 #10753

Ward 9

3880 Post Rd.

The petition of Quinlan Properties III, LLC, 3880 Post Rd., Warwick, RI, and Jeffrey M. Quinlan, 1220 Ives Rd., Warwick, RI 02818, request a dimensional variance to construct a new exterior patio to accommodate additional restaurant seating; construct a new entryway on the southeast side of the building; renovate the entrance on the west side of the building; and construct a staircase leading to the residential dwelling unit on the second floor, having less than required parking spaces, less than required size of parking spaces, and less than required aisle width,. Assessor's Plat 366, Lot 72, zoned General Business (GB).

Petition #10758

Ward 2

441 Warwick Avenue

The petition of Kenneth Gregory, 441 Warwick Avenue, Warwick, RI, request a use variance to replace the existing free-standing sign with a new free-standing LED message board sign (24 sq. ft. per side). Proposed sign being prohibited by the Zoning Ordinance. Petitioner is also seeking a dimensional variance for the proposed free-standing sign having less than required front yard setback. Assessor's Plat 290, Lot 111, zoned General Business (GB).

Petition #10761

Ward 5

14 Alden Ave.

The petition of Marisa J. Almon, 14 Alden Avenue, Warwick, RI, request a dimensional variance for constructing a platform six feet off the ground, without the proper Permits, to store an air conditioning condenser and a generator. Platform, generator and condenser having less than required front/corner side yard setback (from Mayflower Ave). Assessor's Plat 356, Lot 320, zoned Residential A-15.

Petition #10762

Ward 9

94 Herbert St.

The petition of Jeffrey & Kathleen Miner, 94 Herbert St., E. Greenwich, RI, request a dimensional variance to convert the existing shed to a cabana with a small kitchen, a changing room, a bathroom, and a covered deck. Proposed cabana & deck having less than required front corner/side yard setback. Assessor's Plat 222, Lot 109, zoned Residential A-15.

Petition #10763Ward 91149 Division Street

The petition of JT Development Partners, LLC, 1149 Division St., E. Greenwich, RI, and TPG Dev. Con., 1140 Reservoir Ave., Cranston, RI, requests an amendment to a previously approved conditional special use permit approved by this Board in June 2021 to construct a new gas station/convenience store. Petitioner requests additional conditional dimensional variances as follows: Proposed driveway (curb cut) wider than allowed; Install a transformer, an air tower & a heated enclosure as required by local water authority regulations, having less than required front yard setback; Create 8 parking spaces with Tesla charging stations in the rear of the property, having less than required side yard and rear yard setbacks to the residential zoning district; Less than required setbacks to parking spaces from the outdoor seating area, Construct two drive aisles wider than allowed for future access to adjacent Lot #7; Install a new free-standing sign, larger than allowed (103.9 sq. ft. per side), and having a proposed height of 25' (15' required). Assessor's Plat 215, Lot 8, zoned General Business (GB).

Petition #10764Ward 546 Burnett Rd.

The petition of Kevin Clynes, 46 Burnett Rd., Warwick, RI, request a dimensional variance to install a generator on an undersized non-conforming lot. Proposed generator having less than required side yard setback. Assessor's Plat 380, Lot 183, zoned Residential A-15.

Petition#10765Ward 642 Tenth Ave.

The petition of Robert Remick & Susan Quaine, 42 Tenth Ave., Warwick, RI, request a dimensional variance to construct a 24' x 36' three car detached garage with storage only above. Proposed garage height being higher than allowed for an accessory structure. Assessor's Plat 373, Lot 242, zoned Residential A-15.

Petition #10766Ward 1386 Parkside Drive

The petition of Linda Teel, Philip Teel and Marna Whitworth, 386 Parkside Dr., Warwick, RI, request a dimensional variance to construct a 9' x 12' addition to the existing two-story deck. First floor to be converted to a three-season room, second floor will remain an open deck. Proposed three-season room and deck having less than required side yard setback. Subject property being an undersized non-conforming lot. Assessor's Plat 304, Lot 2, zoned Residential A-40.

Petition #10767

Ward 9

153 Beachwood Drive

The petition of Richard DeFusco & Karen Gregory, 20 Saw Mill Dr. #206, North Kingstown, RI, request a dimensional variance to construct an addition to the rear of the dwelling. Proposed addition having less than required side yard & rear yard setback. Subject property being an undersized non-conforming lot. Assessor's Plat 203, Lot 327, zoned Residential A-15.

Petition #10768

Ward 6

349 Promenade Avenue

The petition of Michael & Patricia Carroll, 349 Promenade Ave., Warwick, RI, request a dimensional variance to construct a 15'-4" x 11' bathroom addition on the second floor of the existing non-conforming single family dwelling. Proposed addition having less than required front/corner side yard setback. Subject property being an existing undersized non-conforming lot. Assessor's Plat 373, Lot 95, zoned Residential A-15.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the December 14, 2021 Regular Meeting Minutes.

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.

ZOOM INSTRUCTIONS

A. MEMBERS OF THE PUBLIC:

The public can join this Hybrid 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://us02web.zoom.us/j/83432180956>
- 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) 1-877 853 5247 or 1-888 788 0099 •If prompted to enter a Webinar ID, use your phone to dial the following ID: 83432180956
- 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.