



POSTED 1/31/2022

**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 TELECONFERENCED VIA ZOOM AND VIA TELEPHONE. SEE ZOOM INSTRUCTIONS AT THE BOTTOM OF THIS AGENDA.

MEETING AGENDA

Date: Tuesday, February 8, 2022

Time: 6:00 P.M.

Via Zoom: <https://us02web.zoom.us/j/83432180956>
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: 83432180956

I. CALL TO ORDER – ROLL CALL

II. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the January 11, 2022 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 #10753Ward 93880 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 expand the existing non-conforming structure and lot. Petitioner proposes to raze approximately 281 sq. ft. portion of the existing structure on the northeast side of the building; 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 new staircase leading to the residential apartment on the 9second floor. Subject property having less than required parking spaces, less than required size of parking spaces, less than required aisle width, and less than required landscape buffer from a residential zoning district. Assessor's Plat 366, Lot 72, zoned General Business (GB).

Petition #10754Ward 5300 Blackstone Avenue

The petition of Mark Albert, Trustee, 300 Blackstone Ave., Warwick, RI, requests a special use permit to demolish the existing single family dwelling (primary residence), and construct a new single family dwelling, and a new cabana with an in-ground pool. Petitioner is requesting a special use permit to have more than one residential structure on a non-conforming lot. Subject property received prior Zoning Board approval to construct a guest house (not to be rented) on January 4, 2000. Assessor's Plat 382, Lots 94, 96, 97 & 98, zoned Residential A-40.

Petition #10761Ward 514 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 #10769Ward 136 Bank Street

The petition of Rene Rosario, 170 Pontiac Ave., Cranston, RI, requests a dimensional variance to construct dormer additions to the existing third floor. Proposed dormer additions having less than required side yard, and rear yard setbacks. Subject property being a pre-existing, legal non-conforming two family dwelling on an undersized non-conforming lot. Assessor's Plat 292, Lot 338, zoned Residential A-7/Historic.

Petition #10770

Ward 6

86 Woodbine Avenue

The petition of Heidi & Nathaniel Ward, 86 Woodbine Ave., Warwick, RI, requests a dimensional variance to construct a 20' x 8' addition to the existing attached garage, and to expand & modify the attic space on the second floor into a master bedroom and bathroom. Proposed garage addition having less than required side & rear yard setbacks. Proposed expansion of attic to living space having less than required side & rear yard setbacks. Assessor's Plat 373, Lot 82, zoned Residential A-15.

Petition #10771

Ward 9

550 Cowesett Road

The petition of Cornerstone Church of Warwick, 550 Cowesett Rd., Warwick, RI, and Robert Clark, 540 Cowesett Rd., Warwick, RI, requests a dimensional variance to have an outdoor basketball court with a fence higher than allowed. Assessor's Plat 232, Lot 12, zoned Residential A-40.

Petition #10772

Ward 6

Sea View Drive

The petition of the Estate of Vincent Pono, c/o Joan P. Cerullo, Administrator, 2055 Broad St., Cranston, RI, and Zarrella Development Corp., P.O. Box 1506, East Greenwich, RI, requests a dimensional variance to construct a 26' x 24' single family dwelling. Proposed dwelling having less than required front/corner side yard setback. Subject property being an undersized non-conforming lot. Assessor's Plat 360, Lot 361, zoned Residential A-40 & A-7.

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 tablet 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.