



POSTED 2/23/2022

**CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 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 ONLY. SEE ZOOM INSTRUCTIONS AT THE BOTTOM OF THIS AGENDA.

MEETING AGENDA

Date: Tuesday, March 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. 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 #10773

Ward 2

129 Sumner Avenue

The petition of Christopher Whorf, 129 Sumner Ave., Warwick, RI, requests a dimensional variance to construct a one-story, three-car detached garage. Proposed garage having less than required front yard setback. Assessor's Plat 287, Lot 261, zoned Residential A-7.

Petition #10774Ward 8400 Bald Hill Road

The petition of Warwick Mall Owner, LLC, 400 Bald Hill Rd., Warwick, RI, and Apple Cinemas Warwick, Inc., 400 Bald Hill Rd., Warwick, RI, requests an amendment to a previously granted petition, approved by this Board on October 12, 2021 to replace the existing 30' x 14' marquis sign with a 30' x 14' LED electronic message board (Sign #3 on approved plans); and install a 20' x 40' LED electronic message board wall sign (Sign #1 on approved plans). The petitioners are seeking to amend that approval to install a 30' x 14' free-standing stationary sign, and to amend the approval to install a 20' x 40' electronic message board wall sign with a 7' x 41' stationary wall sign. Assessor's Plat 386, Lot 4 & 5, zoned General Business (GB).

Petition #10775Ward 91200 Quaker Lane

The petition of All in Permit Consultants, 71 Hanrahan Ave., Farmingville, NY, and NAI Entertainment Holdings, 846 University Ave., Norwood, MA, requests a use & a dimensional variance. Petitioner is seeking a use variance to replace the 34' x 19'-10" free-standing marquis sign with a 36'-8" x 13'-7" LED electronic message board. Seeking a dimensional variance to have a free-standing sign larger and higher than allowed. Assessor's Plat 215, Lot 2, zoned General Business (GB).

Petition #10776Ward 91200 Quaker Lane

The petition of NAI Entertainment, 846 University Ave., Norwood, MA, and Mandeville Sign, 676 George Washington Hwy., Lincoln, RI, requests a dimensional variance to install (6) six wall signs on the existing Showcase Cinema. Proposed signs being larger than allowed. Assessor's Plat 215, Lot 2, zoned General Business (GB).

Petition #10777Ward 81071 Centerville Road

The petition of Inskip Automotive Group, 1515 Bald Hill Rd., Warwick, RI, S-BNK Warwick Centerville, LLC, 3234 Riverview Lane, Daytona Beach, FL, and UAG West Bay AM, LLC, 1515 Bald Hill Rd., Warwick, RI, requests a special use permit to demolish the existing commercial structure (formerly a bank) to utilize the property for display of new or used vehicles for sale by Inskip Automotive Group, who primary campus abuts the subject property at 1517 Bald Hill Road. Assessor's Plat 249, Lot 11, zoned General Business (GB).

Petition #10778Ward 1768 Warwick Avenue

The petition of Ujash Patel, and Gurukrupa, LLC, 768 Warwick Ave., Warwick, RI, requests a use variance to convert a portion of the second-floor storage area into a one-bedroom accessory dwelling unit. Subject property having an existing liquor store business on the first floor. The Petitioner is seeking relief from Section 601.4A (2) (3), the proposed apartment will not be occupied by an owner or employee of the principal business, and will be larger than allowed. Also seeking a dimensional variance for having less than required parking spaces. Subject property and structure being non-conforming for having less than required setbacks, landscaping, landscape buffers, parking lot buffers, interior landscaping, minimum aisle width, setbacks of parking spaces, less than required loading spaces, and existing free-standing sign having less than required front yard setback. Assessor's Plat 293, Lot 291, zoned General Business (GB).

Petition #10779Ward 1101 Fair Street

The petition of Kirsten Pounder, 101 Fair Street, Warwick, RI, requests a special use permit to utilize the existing detached garage as a personal artisan workshop/studio (no retail sales), heated with a pellet stove. Subject property being an existing undersized non-conforming lot. Assessor's Plat 292, Lot 444, zoned Residential A-7/Historical.

Petition #10780Ward 21736 Elmwood Avenue

The petition of Hagop Shakarjyan, 1736 Elmwood Ave., Warwick, RI, requests a dimensional variance to construct a new 17'-4" x 10' deck in the rear of the existing single family dwelling. Proposed deck having less than required side yard setback. Subject property being an undersized non-conforming lot. Assessor's Plat 287, Lot 85, zoned Office (O).

Petition #10781Ward 4296 Shawomet Avenue

The petition of Li Qun Lin & Wendy Lin, 39 S. Eagle Nest Drive, Lincoln, RI, requests a dimensional variance to construct a new 30' x 40' single family dwelling on an undersized non-conforming lot. Proposed dwelling having less than required front and side yard setbacks. Subject property having less than required lot area, frontage and lot width. Assessor's Plat 334, Lot 269, zoned Residential A-40. (Petition #9913 previously approved by this Board in January 2005).

Petition #10782Ward 422 Morris Street

The petition of Roland Lucier, 22 Morris St., Warwick, RI, requests a dimensional variance to construct a second floor addition (two bedrooms, a bathroom, a laundry room & a library) to the existing non-conforming single family dwelling. Proposed addition having less than required front and front corner/side yard setbacks. Assessor's Plat 332, Lot 301, zoned Residential A-7.

Petition #10783Ward 116 Canonchet Lane

The petition of Steve Karlin and Liz Heiss, 16 Canonchet Lane, Warwick, RI, and Justin Zeller/Red House Design Build, 177 Sherburne St., Providence, RI, requests a dimensional variance to enclose the existing carport to convert it to a personal art studio. Proposed art studio having less than required front & side yard setbacks. Assessor's Plat 292, Lot 197, zoned Residential A-10.

Petition #10784Ward 350 Colorado Avenue

The petition of Colorado Properties, LLC, 55 Access Road, Warwick, RI, requests a dimensional variance to legalize the existing front exterior covered entryway, having less than required front yard setback. Assessor's Plat 282, Lot 203, zoned General Industrial (GI).

Petition #10785Ward 32381 Post Road

The petition of 2381 Post Road, LLC, 2381 Post Rd., Warwick, RI, and Home Loan Investment Bank, FSB, 1 Home Loan Plaza, Warwick, RI, requests an amendment to a previously approved conditional special use permit approved by this Board in May 2019 to have auto sales & service, and a bank. Petitioner requests additional conditional dimensional variances to add a drive-thru to the existing non-conforming bank, and to maintain the existing conditions of less than required landscape buffer, less than required interior landscaping, less than required aisle width, intensification of less than required setback of parking spaces, and intensification of a previously approved special use permit. Assessor's Plat 344, Lot 62, zoned General Business (GB).

Petition #10757Ward 978 Bradford Avenue

The petition of Abigail Alexander, 38 River Street, Cranston, RI, requests a dimensional variance to demolish the existing 1-bedroom single family dwelling to construct a new 2,100 square foot, 3-bedroom single family dwelling with an attached garage. Proposed new dwelling having less than required rear yard setback. Subject property having less than required lot size. Assessor's Plat 202, Lots 16, 17 & 18, zoned Residential A-40.

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 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).

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. 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.

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- 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.
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- 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.