



**POSTED 10/3/2022**

**CITY OF WARWICK  
ZONING BOARD OF REVIEW**  
3275 POST ROAD,  
WARWICK, RI 02886  
(401) 921-9534

**REGULAR MEETING AGENDA**

DATE: TUESDAY, OCTOBER 11, 2022

TIME: 6:00 P.M.

LOCATION: CITY OF WARWICK – ANNEX BUILDING  
SAWTOOTH BUILDING – 1<sup>ST</sup> FLOOR CONFERENCE ROOM  
65 CENTERVILLE ROAD  
WARWICK, RI 02886

- I. CALL TO ORDER – ROLL CALL
- II. PUBLIC HEARINGS AS ZONING BOARD OF REVIEW - 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.

**EXTENSION OF GRANT**

Petition #10728

Ward 3

2245 Post Rd.

The petition of Gold Coast Properties RI, LLC, 16115 SW 117th Ave., Unit 7A, Miami, FL, and New England Institute of Technology, 1 New England Tech Blvd., E. Greenwich, RI, requests a dimensional variance to construct a new four-story, 122 guest room hotel. Proposed hotel being higher in height than allowed by Ordinance. Assessor's Plat 323, Lot 8, zoned General Business (GB). *\*\*Petition was previously approved by this Board on 8/31/21\*\**

**REGULAR AGENDA**Petition #10835Ward 153 Venturi Ave.

The petition of Iron Faith, LLC, 53 Venturi Ave., Warwick, RI, and Cassisi Realty, LLC, P.O. Box 8907, Cranston, RI, requests a special use permit (906.3(C)) to have more than one non-residential use on a lot (304.5). Petitioner is proposing to operate a personal gym with fitness classes on the second floor of the existing building. Petitioner also requests a dimensional variance from Section 701.2 minimum size of parking spaces for less than required aisle widths; Section 701.7 for having less than required off-street parking spaces, 40 parking spaces proposed (90 required), Section 701.3 for less than required setbacks of parking spaces, 701.4 for Entrance and Exit, and Section 701.5 for shared parking. Assessor's Plat 291, Lot 51, zoned Light Industrial (LI). *(Continued from 9/13/22)*

Petition #10841Ward 1820 Post Rd.

The petition of McDonald's Real Estate Company, 110 N. Carpenter St., Chicago, IL, and Bohler Engineering, 45 Franklin St., 5th Floor, Boston, MA, requests a dimensional variance to reduce the existing 75 non-conforming parking spaces by an additional 25 parking spaces. The petitioner is proposing to reconfigure the existing single lane drive-thru to add an additional lane to provide a side by side layout, to include new digital pre-browse boards, order canopies, digital menu boards, and a clearance gate way, along with associated site improvements. Assessor's Plat 294, Lot 241, zoned General Business (GB). *(Continued from 9/13/22)*

Petition #10842Ward 412 Zachariah Place

The petition of Bret Zimmerman, 12 Zachariah Pl., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations to construct a roof over the existing front stairs. Proposed roof having a front yard setback of 22' (25' required). Assessor's Plat 328, Lot 441, zoned Residential A-7.

Petition #10843Ward 5164 Beacon Ave.

The petition of Paul & Diane Surabian, 164 Beacon Ave., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations to install a flag pole higher than allowed. Proposed flag having a height of 25' (20' max. height allowed). Assessor's Plat 385, Lot 60, zoned Residential A-40.

Petition #10844

Ward 9

20 Somerset Rd.

The petition of Amanda & Louis Lepere, 20 Somerset Rd., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations to construct a detached garage with a loft and bathroom on the second floor. Proposed garage having less than required front yard setback of 16' (25' required), less than required side yard setback of 8' (15' required), less than required rear yard setback of 10' (15' required), and having a height of 23' (20' required). Petitioner is also seeking relief from Section 601.1 for having a finished loft with a bathroom above the detached garage. Assessor's Plat 203, Lot 58, zoned Residential A-10.

Petition #10845

Ward 6

7 Fifteenth Ave.

The petition of Debra & Michael Rosenblum, 107 Thesda St., Arlington, MA, request a dimensional variance from Table 2A Dimensional Regulations to construct a new covered front porch having a setback of 15.1' to the front property line along 15<sup>th</sup> Avenue (30' required), and having a setback of 25.1' to the front/corner property line along Buttonwoods Ave. (30' required). Petitioner is also proposing to construct a second-floor balcony, having a side yard setback of 7.4' (10' required), and a 2' x 4' concrete pad for a generator having a side yard setback of 3' (10' required), and having a setback of 14.7' to the front/corner property line along Buttonwoods Ave. (30' required). Assessor's Plat 374, Lot 66, zoned Residential A-15.

Petition #10846

Ward 9

52 Robert Ave.

The petition of Craig Cole, 52 Robert Ave., Warwick, RI, and C. Wheaton Construction, 191 White Ave., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations to construct an 18' x 12' addition to the existing non-conforming dwelling. Proposed addition having a front yard setback of 11' (25' required). Assessor's Plat 201, Lot 125, zoned Residential A-10.

- III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the August 9, 2022 & September 13, 2022 Regular Meeting Minutes.
- IV. Election of Officers – Discussion and/or action and/or vote regarding the election of a Zoning Board Chairperson, Vice-Chairperson, and Secretary from its membership
- V. 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](mailto:amy.e.cota@warwickri.com) Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact Amy at 401-921-9534 at least 48 hours in advance of said hearing.