



POSTED 11/3/22

**CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
(401) 921-9534**

MEETING AGENDA

Date: Monday, November 14, 2022

Time: 6:00 P.M.

Location: CITY OF WARWICK – ANNEX BUILDING
SAWTOOTH BUILDING –
1ST FLOOR COMMUNITY 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.

Petition #10847

Ward 6

Sea View Dr.

The petition of Marilyn Manzi, 32 Becker St., Warwick, RI, and Zarrella Development Corp., 20 Gerald's Farm Dr., Exeter, RI, requests a dimensional variance to construct a new single-family dwelling on a 3,849 sq. ft. lot (40,000 sq. ft. required), having a frontage & lot width of 48.30' (150' required). Proposed dwelling having a front yard setback of 17.7' (40' required), a side yard setback of 8' on both sides (30' required) and a rear yard setback of 32.9' (40' required). Assessor's Plat 360, Lot 358, zoned Residential A-40.

Petition #10850Ward 4Wuddall Ave.

The petition of Hyatt Street Investments, LLC, 35 Tripoli St., Providence, RI, requests a dimensional variance to construct a new 36' x 26' single family dwelling with a garage on the first floor, and living space on the second and third floor. Subject property having a lot area of 5,000 sq. ft. (7,000 sq. ft. required), and 50' of frontage and lot width (70' required). Assessor's Plat 333, Lot 31, zoned Residential A-7 & Residential A-40.

Petition #10851Ward 8125 Arthur Devine Blvd.

The petition of Lamar Advertising Company, 360 Warren Ave., E. Providence, RI, and the City of Warwick, 3275 Post Rd., Warwick, RI, requests a use variance to replace the existing billboard sign with a new 14 x 48' LED message board. Proposed sign being larger than allowed & prohibited by Section 804.4 of the Warwick Zoning Ordinance. Assessor's Plat 280, Lot 3, zoned General Industrial (GI).

Petition #10852Ward 619 Fourteenth Ave.

The petition of Virginia & Jeffrey Goldstein, 19 Fourteenth Ave., Warwick, RI, requests a dimensional variance to construct an enclosed porch to the existing non-conforming single family dwelling. Proposed porch having a side yard setback of 3' (20' required). Assessor's Plat 374, Lot 56, zoned Residential A-15.

Petition #10853Ward 821 Solar Dr.

The petition of Daniel Gauthier, 21 Solar Dr., Warwick, RI, requests a dimensional variance to construct a 12' x 16' two-story addition, for an office/study on the lower level, and a great room on the upper level. Proposed addition having a rear yard setback of 9.5' (20' required). Existing dwelling having less than required front yard setback. Assessor's Plat 270, Lot 453, zoned Residential A-7.

Petition #10854Ward 160 Dahlia St.

The petition of Thomas Sullivan, 60 Dahlia St., Warwick, RI, requests a dimensional variance to construct a 13' x 17' addition for a master bedroom. Proposed addition having a side yard setback of 9.5' (15' required). Assessor's Plat 307, Lot 382, zoned Residential A-10.

Petition #10855Ward 7111 Villa Ave.

The petition of Matthew Cianci, 111 Villa Ave., Warwick, RI, requests a dimensional variance to construct a new 15' x 10' covered porch to the left side of the existing non-conforming dwelling. Proposed porch having a front yard setback of 17.6' (25' required). Assessor's Plat 346, Lot 155, zoned Residential A-7.

Petition #10857Ward 8189 Toll Gate Rd.

The petition of Gina Mahoney, 189 Toll Gate Rd., Warwick, RI, requests a dimensional variance to construct a 7' x 15' storage shed. Proposed shed having a 5' side yard setback (40' required). Assessor's Plat 246, Lot 330, zoned Office (O).

Petition #10858Ward 673 Mystic Dr.

The petition of Eric Peikin, 73 Mystic Dr., Warwick, RI, requests a dimensional variance to construct a two-story addition between the existing detached garage and the existing single family dwelling for a garage on the first floor, and a master bedroom/bath on the second floor. Petitioner is also proposing to demolish the existing breezeway, construct a new front porch, replace front dormers, and create a new entryway with a setback of 18.3' to the front property line along Lemac Street (25' required). Proposed garage/master bedroom addition having a setback of 18' to the front property line along Lemac Street (25' required), and having a 6.8' side yard setback (8' required). Proposed porch having a 14' setback to the front property line along Mystic Drive, and an 18.3' setback to the front property line along Lemac Street (25' required for both). Assessor's Plat 363, Lot 134, zoned Residential A-7.

Petition #10859Ward 31689 Post Rd.

The petition of Crossroads Capital Fund VI, LLC, c/o Saletin Real Estate, Suite #203, 95 Sockanosset Crossroad, Cranston, RI; Mims Realty, LLC, c/o Ann & Hope Inc., 1 Ann & Hope Way, Cumberland, RI; and Amerco Real Estate Company, 2727 N. Central Ave., Suite #500, Phoenix, AZ, requests a special use permit from Table 1 Use Regulations #419, #422, #509, and #807 to construct a 23,800 sq. ft. self-storage facility with uses ancillary thereto, such as truck and equipment rentals, with outdoor display/storage of vehicles, retail of storage supplies, and a service area performing preventative maintenance on U-Haul equipment. Assessor's Plat 322, Lot 209, zoned General Business (GB).

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Minutes from the October 11, 2022 Zoning Board meeting.

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. All persons interested in the above are respectfully requested to be present at the time and place to be heard thereon. If there are any questions on the above petitions, please contact the Zoning Office at 401-921-9534 or by email at amy.e.cota@warwickri.gov

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 Zoning Office at the phone number or email listed above.