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

WARWICK ZONING BOARD OF REVIEW
MINUTES OF THE MARCH 12, 2024 REGULAR MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, March 12, 2024 at 6:00 P.M. in the 1st Floor Conference Room, City Hall Annex, 65 Centerville Road, Warwick, Rhode Island. The meeting was called to order by Chairman Paul DePetrillo.

The Clerk called the roll and noted the following members were present:

Present: Paul DePetrillo – Chairman
Robert DeGregorio – Vice-Chairman
Salvatore DeLuise - Secretary
Lorraine Caruso Byrne
Walter Augustyn
Constance Beck – Alternate
Julie Finn - Alternate

Also present: Alfred DeCorte – Building/Zoning Official
David Petrarca, Esq., City Solicitor
Mary Ellen Hall - Stenographer
Amy Cota, Secretary
Sean Henry, Planning Department

EXTENSION OF GRANT

Petition #10873

Ward 6

31 Tenth Ave.

The petition of Joanne & Joshua Dada, 64 Paxton Rd., Spencer, MA, requests a dimensional variance to construct a second floor addition over a portion of the first floor for a master bedroom/bathroom having a side yard setback of 8' (20' required); Expand the balcony over the existing front porch having a front yard setback of 3.7' (30' required); Rebuild garage with storage space above in the same footprint as the existing garage having a side yard setback of 0.3' (10' required), and a rear yard setback of 2.3', and install two (2) air conditioners on the north side of the dwelling having a side yard setback of 6' (10' required). Subject property being a pre-existing non-conforming lot

having a lot area of 4,500 sq. ft. (15,000 sq. ft. required). Assessor's Plat 373, Lot 227, zoned Residential A-15. (Approved 2/14/2023 – Requesting a one-year extension).

The petitioner is requesting a one-year extension. A motion was made by Robert DeGregorio, seconded by Lorraine Caruso Byrne and passed unanimously by the Board that the one-year extension be GRANTED.

Petition #10956

Ward 8

842 Centerville Rd.

The petition of Matt Tanning, 842 Centerville Rd., Warwick, RI, and Kevin Diamond, 244 Weybosset St., L-1, Providence, RI, requests a dimensional variance to construct a two-story addition to increase the size of the attached garage, first floor living space, and to add additional bedrooms & bathroom over the garage. Proposed addition having less than required side yard setback. Assessor's Plat 242, Lot 19, zoned Residential A-15.

The petitioner is proposing to construct a two-story addition. They are seeking relief from the side yard setback requirement.

The petitioner agreed to the stipulations placed on the approval.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, a motion was made by Robert DeGregorio, seconded by Salvatore DeLuise and passed unanimously that the petition be GRANTED WITH STIPULATIONS.

Petition #10957

Ward 3

687 & 699 Airport Rd.

The petition of 687 Airport Rd., LLC, 685 Airport Rd., Warwick, RI, and Pro Estate, LLC, 699 Airport Rd., Warwick, RI, requests a special use permit from Table 1 Use Regulations #420 to construct a new carwash on the subject lots. Petitioner is seeking a dimensional variance from Table 2B, Footnote 2 – Residential setback to have the parking area 10' from a residential zoning district (40' required), Section 505.1(A) (B) for minimum landscape buffer, Section 505.6 (A) (1) parking lot buffers, Section 701.3 setback of parking spaces, Section 701.7 minimum number of parking spaces & Section 906.3 Standards for relief. Assessor's Plat 311, Lots 30-34 & 198, zoned General Business (GB).

K. Joseph Shekarchi, Esq. was present and representing the petitioner.

The proposal is to demolish the existing carwash and restaurant to construct a new state of the art carwash. The new development will improve the current site conditions with new landscaping and buffers.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, a motion was made by Robert DeGregorio, seconded by Lorraine Caruso Byrne and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10958Ward 62157 West Shore Rd.

The petition of 2157 West Shore, LLC, 90 Douglas Pike, Smithfield, RI, requests a special use permit from Table 1 Use Regulations #807 to convert the structure in the front portion of the property into (4) self-storage units, and a dimensional variance for having less than required side yard setback, and less than required drive aisle within 10' of front property line. Petitioner is proposing to maintain the automotive garage use in the rear structure located in a residential zoning district, as well as maintaining the single-family dwelling located on the subject property. Assessor's Plat 350, Lot 312, zoned General Business (GB) and Residential A-10.

K. Joseph Shekarchi, Esq. was present and representing the petitioner.

The existing conditions of the lot consist of an existing garage located in the rear of the lot, which will be utilized as storage of private vehicles. There is also an existing garage located in the front portion of the lot. The lot also supports an existing single-family dwelling in the southwest corner of the lot.

The petitioner is proposing to convert the garage in front into four (4) self-storage units.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion, seconded by Lorraine Caruso Byrne and passed unanimously by the Board that the petition be GRANTED.

Petition #10959Ward 8175 Metro Center Blvd.

The petition of Something Fishy, Inc., 175 Metro Center Blvd., Warwick, RI, requests a use variance from Table 1 Use Regulations #503, to have a fast food restaurant (a coffee shop) within an existing business (Something Fishy). Proposed fast food use being a prohibited use in the zoning district in which the property is located. Assessor's Plat 270, Lot 456, zoned Light Industrial (LI).

K. Joseph Shekarchi, Esq. was present and representing the petitioner.

The petitioner has an existing business (Something Fishy) located on the subject property. They are proposing to have a fast food use, a coffee shop within the existing business.

The petitioner is seeking a use variance for the proposed fast food use, as it is prohibited in a Light Industrial zoning district.

The petitioner's attorney submitted a letter in support of the petition, from the president of the condominium association, marked as Petitioner's Exhibit #1.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, a motion was made by Robert DeGregorio, seconded by Salvatore DeLuise, and passed unanimously by the Board that the petition be GRANTED.

Petition #10961

Ward 1

43 Nakomis Dr.

The petition of Ryan & Stefanie Jarvis, 43 Nakomis Dr., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations to construct a 17.08' x 25' family room and dining room addition to the existing single-family dwelling. Proposed addition having a side yard setback of 12.7' (15' required), and a rear yard setback of 19.2' (20' required). Assessor's Plat 306, Lot 335, zoned Residential A-10.

Ryan Jarvis, Petitioner, 43 Nakomis Dr., Warwick, RI was present and sworn in by the Chairman.

The petitioner stated he is proposing to construct a family room and a dining room addition. The proposed addition having less than required side yard setback of 19.2' (20' required).

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, a motion was made by Robert DeGregorio, seconded by Lorraine Caruso Byrne and passed unanimously by the Board that the petition be GRANTED.

Petition #10962

Ward 8

336 Bald Hill Rd.*

The petition of Raising Cane's Restaurants, LLC, 6800 Bishop Rd., Plano, TX, requests a dimensional variance from Section 701, to have less than the required 14' overhead clearance under the ordering canopy (10'-6"), and the pick-up canopy (12'-8"). Proposed clearance bar located at the start of the drive-thru lanes has a height of 9'. Assessor's Plat 273, Lots 247-252 & 504, zoned General Business (GB).

John C. Revens, Esq. was present and representing the petitioner.

Attorney Revens stated the petitioner received prior approval from this Board in June 2023 to construct a new fast food restaurant (Raising Cane's). At the time, the plans submitted didn't show the height of the clearance under the ordering or pick-up canopy.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, a motion was made by Robert DeGregorio, seconded by Paul DePetrillo, and passed unanimously by the Board that the petition be GRANTED.

Petition #10963

Ward 5

26 Grand Ave.

The petition of Andrew & Lisa Offiler, 26 Grand Ave., Warwick, RI, requests a dimensional variance to convert the existing attached garage to an accessory dwelling unit (ADU), and to construct a 12' x 16' bedroom addition to the ADU. Proposed garage having a side yard setback of 5.3' (8' required for living space). Proposed ADU having a separate entrance and being larger than allowed. Assessor's Plat 358, Lot 70, zoned Residential A-7.

Andrew Offiler, Petitioner, 26 Grand Ave., Warwick, RI was present and sworn in by the Chairman.

The petitioner is proposing to convert the existing attached garage into an accessory dwelling unit (ADU), and constructing a 12' x 16' bedroom addition to the ADU.

He stated the accessory dwelling unit will be occupied by his in-laws.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, a motion was made by Robert DeGregorio, seconded by Lorraine Caruso Byrne, and passed unanimously by the Board that the petition be GRANTED.

Petition #10964

Ward 4

175 Edgehill Rd.

The petition of Sean & Ericka Hunter, 175 Edgehill Rd., Warwick, RI, requests a dimensional variance to construct a 25' x 24' two-story addition to the existing non-conforming single-family dwelling for a family room and one (1) bedroom on the first floor, and two (2) bedrooms, a play area and a bathroom on the second floor. Proposed addition having a setback of 10.7' to the front property line along Stanmore Rd. (25' required). Also constructing a covered front deck having less than required setback to the front property line along Edgehill Rd. Assessor's Plat 328, Lots 7 & 8, zoned Residential A-7.

Ericka Hunter, Petitioner, 175 Edgehill Rd., Warwick, RI was present and sworn in by the Chairman.

The petitioner is proposing to construct a 25' x 24' two-story addition, and a covered front porch, and is seeking setback relief.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, a motion was made by Robert DeGregorio, seconded by Salvatore DeLuise, and passed with a 4-1 vote that this petition be GRANTED.

Petition #10965

Ward 7

280 Grand View Dr.

The petition of Raymond & Tiffany Welch, 280 Grand View Dr., Warwick, RI, requests a dimensional variance to construct a second-floor addition over a portion of the existing first floor for two bedrooms, a bathroom, a closet, and an office. Proposed addition having a setback of 22.1' to the front property line along Grand View Dr. (25' required). Assessor's Plat 367, Lot 31, zoned Residential A-7 & Residential A-10.

K. Joseph Shekarchi, Esq. was present and representing the petitioners.

The petitioners are proposing to construct a second-floor addition over a portion of the first floor.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion, seconded by Lorraine Caruso Byrne and passed unanimously by the Board that this petition be GRANTED.

A motion was made by Paul DePetrillo, seconded by Robert DeGregorio, and passed unanimously by the Board to approve the minutes of the January 9, 2024 Regular Meeting.

A motion was made by Paul DePetrillo, seconded by Robert DeGregorio, and passed unanimously by the Board that the meeting adjourned at 8:15 P.M.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Paul DePetrillo, Chairman