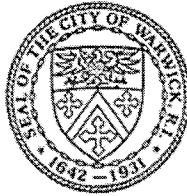


PAUL DEPETRILLO
CHAIRMAN



FRANK J. PICOZZI
MAYOR

Posted 11/28/2023

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

MINUTES OF THE NOVEMBER 14, 2023 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, November 14, 2023 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 Secretary called the roll and noted the following members were present:

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

Absent: Robert DeGregorio - Vice-Chairman

Also present: David Petrarca, Esq., City Solicitor
Sean Henry, Warwick Planning Department
Mary Ellen Hall - Stenographer
Amy Cota, Secretary

The Chairman asked if there were any petitions to be continued or withdrawn. There being none, he called the first petition.

Petition #10940

Ward 6

148 Andrew Comstock Rd.

The petition of Margot & Joel Karlin, 148 Andrew Comstock Rd., Warwick, RI, requests a dimensional variance to convert a portion of the front hallway to a porch with new exterior stairs, enclose upper balcony, modify second floor bathroom to construct a 15' x 8'-6" bump-out addition for a proposed study, and modify third floor roof and floor plan. Remove existing shed. Subject property being a pre-existing, non-conforming undersized lot. Existing dwelling having less than required front, side and rear yard setbacks. Assessor's Plat 373, Lot 27, zoned Residential A-15.

Kevin Prest, Designer, 84 Reynolds St., E. Greenwich, RI, was present and sworn in by the Chairman.

Mr. Prest stated he is the designer for this project. The petitioners are proposing a small restoration project, and won't be expanding the existing footprint.

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

Petition #10941

Ward 7

3436 West Shore Rd.

The petition of Maria Donnelly, 3436 West Shore Rd., Warwick, RI, requests a dimensional variance to construct a 10' x 20' addition to the existing detached garage for additional storage space. Proposed garage addition having a front/corner yard setback of 7.8' (25' required). Assessor's Plat 364, Lots 6 & 7, zoned Residential A-7.

Maria Donnelly, Petitioner, 3436 West Shore Rd., Warwick, RI, was present and sworn in by the Chairman.

Ms. Donnelly stated she is proposing to construct an addition to her existing garage for additional storage space.

Sean Henry from the Planning Department read the recommendations into the record.

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, Salvatore DeLuise made a motion to approve the petition, seconded by Lorraine Caruso Byrne, and passed unanimously by the Board that the petition be GRANTED W/STIPULATIONS.

Petition #10942

Ward 9

15 Hall St.

The petition of Evan & Laura England, 15 Hall St., Warwick, RI, requests a dimensional variance to construct a 7.5' x 8' addition to the existing kitchen. Proposed addition having a side yard setback of 1.9' (20' required). Subject property being a pre-existing undersized lot. Assessor's Plat 220, Lot 67, zoned Residential A-15.

Evan & Laura England, Petitioner's, 15 Hall St., Warwick, RI, were present and sworn in by the Chairman.

Mr. England stating they are looking to add a small addition to their existing kitchen.

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

Petition #10944

Ward 2

95 Jefferson Blvd.

The petition of Rhode Island Credit Union, 160 Francis St., Providence, RI, requests a dimensional variance to remove existing drive-thru canopy to construct a 1,300 sq. ft. addition with a front/corner yard setback of 8.5' (25' required). Petitioner is also seeking dimensional relief from Section 505.1 (A) for having a 3.8' landscaped border along the entire frontage (10' required), Section 505.6 (A) (1) for having a 3.8' minimum landscaped setback area exclusive of that required for sidewalks or utility easements between the street and parking lot, and Section (10' required), and Section 701.3 for having an 8.5' setback to the front/corner yard property line (10' required). Assessor's Plat 283, Lot 104, zoned General Industrial (GI).

Michael Mineau, Esq., was present and representing the petitioners.

Attorney Mineau stated they are seeking dimensional to modify the existing building for a R.I. Credit Union Bank, and their office space.

Dan DeCesaris, Professional Engineer, 300 Post Rd., Warwick, RI was present and sworn in by the Chairman.

Sean Henry from the Planning Department read the stipulations into the record.

The petitioner agreed to all stipulations.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Julie Finn made a motion to approve the petition with stipulations, seconded by Paul DePetrillo, and passed unanimously by the Board that the petition be GRANTED W/STIPULATIONS.

Petition #10943

Ward 3

1689 Post Rd.

The petition of Crossroads Capital Fund VI, LLC, 95 Sockanossett Crossroads, Suite 203, Cranston, RI, requests a special use permit to have more than one non-residential use/building on a lot (auto service, fast food, retail, office & service uses). Also seeking a dimensional variance to have a drive aisle of 19.7' (24' required) in front of the existing Firestone Building only, having less than required parking spaces – proposed 128 (153 required), and less than required landscaping. Assessor's Plat 322, Lot 209 – Parcel B, zoned General Business (GB).

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

Attorney Shekarchi stated the proposed is part of the Ann & Hope development plan. They have extensive negotiations with the Planning Department, Mayor's Office, and the City Council, who previously approved this project.

Dana Nisbet, Professional Engineer, 2 Stafford Ct., Cranston, RI, was present and sworn in by the Chairman.

Ms. Nisbet stated the petitioners are seeking a special use permit to have more than one non-residential structure on a lot. There is an existing Firestone Tire business located on the lot, and they are proposing to construct two new commercial buildings.

They are also seeking a dimensional variance from the parking requirements, and the landscaping requirements.

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

A motion was made by Lorraine Caruso Byrne, seconded by Paul DePetrillo and passed unanimously by the Board to approve the October 10, 2023 regular meeting minutes.

The meeting was adjourned at 6:52 P.M.

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

Paul DePetrillo, Chairman