



POSTED 3/26/2024

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

3275 POST ROAD,
WARWICK, RI 02886
(401) 921-9534

REGULAR MEETING AGENDA

DATE: TUESDAY, APRIL 9, 2024

TIME: 6:00 P.M.

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

- I. CALL TO ORDER – ROLL CALL
- II. PUBLIC HEARING 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 #10896

Ward 9

31 Hale Ave.

The petition of Matt Toning, 842 Centerville Rd., Warwick, RI, and Bluth, LLC, 105 New York Ave., Warwick, RI, requests a dimensional variance to modify the existing single-family dwelling, construct an attached garage with a bonus room above, and construct a covered front porch to the existing non-conforming dwelling. Proposed garage having a side yard setback of 8' (15' required). Proposed covered front porch having a front yard setback of 18.2' (25' required). Assessor's Plat 201, Lot 126, zoned Residential A-10. (*Previously approved May 2023 – Requesting a one-year extension*).

REGULAR AGENDAPetition #10966Ward 5Medford St.

The petition of Andrew & Frank Gervasio, 51 Burnt Hill Rd., Hope, RI, requests a dimensional variance from Table 2A Dimensional Regulations to construct a new two-story 34' x 25' single-family dwelling. Proposed dwelling having a front yard setback of 18' (25' required). Assessor's Plat 379, Lots 94 & 96, zoned Residential A-10.

Petition #10967Ward 1342 Algonquin Dr.

The petition of Scott Rubin, 342 Algonquin Dr., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations to demolish the existing garage and breezeway to construct a new two-story addition, with a kitchen, pantry and mudroom on the first floor and two additional bedrooms on the second floor. Proposed addition having a side yard setback of 9.9' (15' required). Assessor's Plat 306, Lot 140, zoned Residential A-10.

Petition #10968Ward 31995 Post Rd.

The petition of Rosemere Realty, Inc., 1995 Post Rd., Warwick, RI, and Parviz Abgarmi, 136 Pierce Ave., Warwick, RI, requests a dimensional variance from Section 505.1 - Minimum Landscaped buffer, Section 505. 6 – Parking lot buffers, and Section 701.7 – Off-street parking requirements, for a new pizza restaurant. Assessor's Plat 323, Lot 426, zoned Intermodal (IM).

Petition #10969Ward 32245 Post Rd.

The petition of Gold Coast Properties RI, LLC, 16115 SW 117th Ave., Unit A7, Miami, FL, requests a dimensional variance from Table 2B Dimensional Regulations to construct a new four-story hotel (122 guest rooms) with a height of 50' (40' allowed). Assessor's Plat 323, Lot 8, zoned General Business (GB). (Previously approved by this Board in August 2021 but expired).

Petition #10970Ward 4324 West Shore Rd.

The petition of C & H Real State Investment & Construction, LLC, 216 Linwood Ave., Providence, RI, requests a special use permit to convert the existing single-family dwelling into a two-family dwelling. Also seeking a dimensional variance for having less than required rear yard setback. Assessor's Plat 313, Lot 93, zoned Residential A-10.

Petition #10971

Ward 9

195 Old Forge Rd.

The petition of Forge Road Caterers, Inc. & Forge Road Realty, LLC, 195 Old Forge Rd., Warwick, RI, requests a special use permit from Table 1 Use Regulations #501.1 to have a nightclub/live entertainment within the existing restaurant. Assessor’s Plat 209, Lot 4, zoned General Business (GB).

Petition #10972

Ward 9

96 Lakedell Dr.

The petition of Gary & Jean White, 96 Lakedell Dr., Warwick, RI, requests a dimensional variance to construct a second-floor addition to the existing non-conforming single-family dwelling. Proposed addition having a front yard setback of 5.7’ (30’ required). Assessor’s Plat 203, Lot 205, zoned Residential A-15.

Petition #10973

Ward 8

1104 Bald Hill Rd.

The petition of NPG Properties, LLC, 25 Michelle Circle, Warwick, RI, requests a use variance for a second free-standing (55.57 sq. ft. per side) installed without the proper approvals (only one (1) free-standing sign is allowed). Also seeking a dimensional variance from the 10’ setback requirement. Assessor’s Plat 260, Lot 64, zoned General Business (GB).

Petition #10974

Ward 3

1250 Post Rd.

The petition of Cheryl Pierce and Sunny & Shears/United Ink, 1250 Post Rd., Warwick, RI, requests a dimensional variance to erect a 19.5’ x 32.5’ temporary tent to be utilized by staff and patrons as a waiting area. Proposed tent having a side yard setback of 7.4’ (15’ required), and a rear yard setback of 7.4’ (40’ required from a residential zoning district). Assessor’s Plat 298, Lot 9, zoned General Business (GB).

- III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the March 12, 2024 Workshop Minutes, the March 12, 2024 Regular Meeting Minutes, and the March 12, 2024 Appeal Meeting Minutes.

- 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. 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.gov. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 401-738-2006 not less than 48 hours in advance of the hearing date.