



POSTED 5/31/23

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, JUNE 13, 2023

TIME: 6:00 P.M.

LOCATION: CITY OF WARWICK – ANNEX BUILDING
SAWTOOTH BUILDING – 1ST 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.

Petition #10898

Ward 8

240 Knight St.

The petition of VCP, LLC d/b/a Verogy, 124 LaSalle Rd., 2nd Floor, West Hartford, CT, and Sunshine Properties, LLC, 181 Knight St., Warwick, RI, requests a special use permit from Table 1 Use Regulations #612, to construct a ground-mounted photovoltaic (solar) array. Also seeking a dimensional variance to have a fence higher than allowed. Proposed height of 10'. Assessor's Plat 275, Lots 38 & 52, zoned Light Industrial (LI).

Petition #10899Ward 143 Lane 1

The petition of Spring Green Corporation, 459 Namquid Dr., Warwick, RI, requests a dimensional variance from Section 304.4 to have more than one residential dwelling on a lot. The petitioner is proposing to demolish the existing single family dwelling to construct a new 44' x 26' single family dwelling with a 20' x 12' deck. Assessor's Plat 305, Lot 58, zoned Residential A-10.

Petition #10900Ward 5Palmer Ave.

The petition of North End Realty Retirement Plan, 240 Chestnut St., Warwick, RI, requests a dimensional variance to construct a new 26' x 32' two-story single family dwelling. Proposed dwelling having a front/corner yard setback of 8' (25' required from Tiffany Ave.- paper-street). Assessor's Plat 379, Lots 398 & 271, zoned Residential A-7.

Petition #10901Ward 288 Dryden Blvd.

The petition of Melissa Gamage, 88 Dryden Blvd, Warwick, RI, requests a dimensional variance to construct a 10.25' x 15.25' dining room addition having a front corner yard setback of 13.49' (25' required from Holmes Rd.), and to construct a 9.25' x 15.25' covered patio having a front corner yard setback of 13.49' (25' required from Holmes Rd.). Subject property being a pre-existing, non-conforming lot. Assessor's Plat 288, Lot 399, zoned Residential A-7.

Petition #10902Ward 543 Blackstone Ave.

The petition of Fred Parker, 43 Blackstone Ave., Warwick, RI, requests a dimensional variance to construct a 16' x 22' porte cochere on the east side of the dwelling having a side yard setback of 17' (30' required). Assessor's Plat 382, Lot 68 & 91, zoned Residential A-40.

Petition #10903Ward 6Haswill St./Custer St.

The petition of Debra Zarrella, Trustee of the Debra Zarrella Trust, 20 Gerald's Farm Dr., Exeter, RI, requests a dimensional variance to construct a 26' x 23' two-story single family dwelling. Proposed dwelling having a front yard setback of 10' from the front property line along Haswill Street (40' required), a front yard setback of 20' from the front property line along Custer Street (40' required), a side yard setback of 20.24' (40' required), and a rear yard setback of 9.47' (40' required). Subject property having a lot area of 3,824 sq. ft. (40,000 sq. ft. required), a frontage of 89.39' along Haswill Street (150' required), a frontage of 47.97' along Custer Street (150' required), and less than required lot width (150' required). Assessor's Plat 361, lot 137, zoned Residential A-40.

Petition #10904Ward 52194 Warwick Ave.

The petition of Jamie P. Enriquez, 22 Dewey Ave., Unit 7, Warwick, RI, and Florida Properties, 197 James P. Murphy Hwy., West Warwick, RI, requests a special use permit, a dimensional variance and a use variance to utilize the existing non-conforming commercial structure as a gym and a martial arts studio. Seeking a special use permit to have more than one non-residential use on a lot. Seeking a dimensional variance for having less than required size of parking spaces, and less than required setback of parking spaces. Assessor's Plat 339, Lot 23, zoned Office (O).

Petition #10905Ward 8336 Bald Hill Rd.

The petition of Raising Cane's Restaurants, LLC, 6800 Bishop Rd., Plano, TX, and Arista BHR, LLC, 450 Station Ave., So. Yarmouth, MA, requests a dimensional variance to have a fast-food restaurant with a drive-thru, and an outdoor seating area without sales or service. Proposed fast-food restaurant having less than required setback to the proposed canopy over the ordering point for the drive-thru, less than required 11-foot travel lanes, having a 15' landscaped buffer from a residential zone (20' required), and having less than required parking spaces, 32 spaces proposed (76 spaces required). Assessor's Plat 273, Lots 247-252 & 504, zoned General Business (GB).

Petition #10906Ward 333 Plan Way

The petition of Courtney Gluchacki, 33 Plan Way, unit 3A, Warwick, RI, and 33 Plan Way, LLC, 58 Amaral St., Riverside, RI, requests a special use permit from Table 1 Use Regulations #204 to have dog breeding, training, and boarding. Assessor's Plat 280, Lot 5, zoned General Industrial (GI).

Petition #10907Ward 91270 Ives Rd.

The petition of James R. Langevin, 1270 Ives Rd., Warwick, RI, and Robert Iannotti, 81 Valentine Circle, Warwick, RI, requests a dimensional variance to subdivide (1) one 5.2 acre lot, to create (2) two new lots; (1) one new 1.92 acre lot for the development of a single family dwelling; and (1) one 3.29 acre lot with an existing single family dwelling, having less than required frontage and lot width. Assessor's Plat 208, Lot 16, zoned Residential A-40. (Previously approved in December 2019 – approval expired)

Petition #10908

Ward 8

643 Commonwealth Ave.

The petition of Graham & Amanda Willoughby, 655 Commonwealth Ave., Warwick, RI, requests a special use permit from Table 1 Use Regulations #705 to utilize the existing single family dwelling as an assisted living facility with 14 beds. The petitioner is also seeking a dimensional variance for having less than required rear yard setback, 30' proposed (40' required), a front yard setback of 20' (40' required), and a lot area of 33,120 sq. ft. (40,000 sq. ft. required). Assessor's Plat 247, Lots 45 & 50, zoned Residential A-40.

Petition #10909

Ward 9

Valley Brook Dr.

Alpha Real Estate Lending, LLC, 75 Lambert Lind Hwy., Warwick, RI, requests a dimensional variance to construct a new single family dwelling with an attached three-car garage. Subject property having less than required frontage and lot width. Assessor's Plat 217, Lot 8, zoned Residential A-40. (Petition was previously approved by this Board in July 2021- Approval expired).

Petition #10910

Ward 4

Dundas Ave.

The petition of Terrence Harrington, 39 Dees Circle, Warwick, RI, and Domingos Dos Santos, 67 Warren Ave., Pawtucket, RI, requests a dimensional variance to construct a 24' x 36' single family dwelling. Subject property having a lot area of 4,050 sq. ft. (40,000 sq. ft. required), a frontage & lot width of 45' (150' required). Proposed dwelling having a front yard setback of 25' (40' required), a side yard setback of 10.5' on both sides (30' required), and a rear yard setback of 29' (40' required). Proposed deck having less than required side yard setback. Assessor's Plat 334, Lot 179, zoned Residential A-40.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the May 9, 2023 Regular 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.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.