



POSTED 7/5/2023

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, JULY 11, 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.

Extension of Grant

Petition #10818

Ward 1

154 Merry Mount Dr.

The petition of Ronald & Janet Fera, 154 Merry Mount Dr., Warwick, RI, requests a dimensional variance to construct an 18'-6" x 28' bedroom addition having a side yard setback of 9.5' (15' required). Subject property being a pre-existing undersized lot, having 9,062 sq. ft. (10,000 sq. ft. required). Assessor's Plat 306, Lot 299, zoned Residential A-10. (*Approved 7/12/2022 – Requesting a one year extension*).

Petition #10910Ward 4Dundas 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. (Continued from June 13, 2023 meeting)

Petition #10911Ward 2Jefferson Park Rd.

The petition of Trunk Space, LLC, 1900 Crown Colony Dr., Suite 405, Quincy, MA, and Springdale Enterprises, LLC, P.O. Box 1143, Darien, CT, requests a dimensional variance to construct a 122,000 sq. ft. four-story commercial self-storage facility. Proposed structure having a front yard setback of 26.6' to an Open Space (OS) zoning district. Subject property providing fifteen (15) parking spaces (244 spaces required), Zero (0) loading spaces (12 loading spaces required), less than required interior landscaping, and proposed transformer having less than required side yard setback. Assessor's Plat 285, Lot 299, zoned General Industrial (GI).

Petition #10912Ward 824 Emery Court

The petition of Ronald Stevens, Jr., 24 Emery Ct., Warwick, RI, requests a dimensional variance to convert the existing 24' x 24' non-conforming attached garage into two (2) bedrooms. Proposed bedrooms having a rear yard setback of 5' (20' required). Assessor's Plat 251, Lot 6, zoned Residential A-7.

Petition #10913Ward 453 Sarah Teft Dr.

The petition of Katuska Perez, 53 Sarah Teft Dr., Warwick, RI, requests a dimensional variance to convert the existing attached garage into one (1) bedroom and a family room. Proposed living space having a side yard setback of 11' (15' required). Assessor's Plat 315, Lot 38, zoned Residential A-10.

Petition #10914Ward 8255 Lambert Lind Hwy.

The petition of Cork and Rye Gastropub, LLC, 255 Lambert Lind Hwy., Warwick, RI, and Warwick Mall Owner, LLC, c/o Bliss Properties, P.O. Box 2513, Providence, RI. The petitioner is proposing to expand the existing restaurant (Cork and Rye) in unit 1 into the adjacent unit 2, and convert unit 3 from retail to office space for the restaurant. Requesting a dimensional variance to maintain the existing non-conforming parking, landscaping, landscaped buffer along frontage, street trees, minimum landscape of less than 5% of interior, less than required parking spaces, and less than required setbacks of parking spaces. Also seeking a special use permit to have outdoor sales for a 790 sq. ft. outdoor dining area. Assessor's Plat 274, Lot 229, zoned General Business (GB).

Petition #10915Ward 4Old Mill Blvd./Higney Ave.

The petition of Harrington Realty, LLC, 39 Dees Circle, Warwick, RI, and Jewel Associates, LP, 51 Woodbury St., Providence, RI, requests a dimensional variance to construct a new 20' x 30' single family dwelling with a built-in garage on the first floor and living space on the second and third floor. Subject property having a lot area of 6,630 sq. ft. (40,000 sq. ft. required), less than required frontage along both street fronts, and less than required lot width. Proposed dwelling having a setback of 6' (40' required) from the front property line along Old Mill Blvd., a side yard setback of 6.3' to the deck, and a side yard setback of 8' (30' required) to the dwelling. Assessor's Plat 334, Lot 112, zoned Residential A-40.

Petition #10916Ward 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 24' x 23' two-story single family dwelling with a 7' x 16' two-story deck in the front. Proposed dwelling having a front yard setback of 10' from the front property line along Haswill Street (40' required), a front yard setback of 22.9' from the front property line along Custer Street (40' required), a side yard setback of 21.04' (30' required), and a rear/side 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 #10917

Ward 9

800 Quaker Lane

The petition of Sargent Rehabilitation Center, 800 Quaker Lane, Warwick, RI, requests a dimensional variance to construct an addition to the pre-existing legal non-conforming use previously approved by the Zoning Board. The petitioner is proposing to construct a 1,200 sq. ft. addition to building #2 to provide a recreation and gymnasium for student use. Seeking a dimensional variance from Section 701.2 minimum size of parking spaces, Section 701.7 for less than required off-street parking spaces, and Section 402.7 to intensify a non-conforming use. Assessor's Plat 227, Lot 9, zoned Office (O)

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the February 14, 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.