



POSTED 8/25/23

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, SEPTEMBER 12, 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 #10921

Ward 6

139 Gordon Ave.

The petition of Shoreline Properties, 400 South County Trail, Exeter, RI, and Montauk Shores Realty, LLC, 200 Metro Center Blvd., Warwick, RI, requests a dimensional variance to subdivide one lot to create two (2) new lots. One (1) lot having an existing single family dwelling with a rear yard setback of 10' (20' required), and one (1) lot to construct a new 26' x 42' single family dwelling. Proposed dwelling having a rear yard setback of 10' (20' required). Assessor's Plat 361, Lot 746 (Parcel A & B), zoned Residential A-7.

Petition #10922Ward 6278 Capron Farm Dr.

The petition of Arthur A. Yatsko, 1057 Post Rd., Warwick, RI, requests a dimensional variance to construct a second floor addition. Proposed addition having a setback of 23.37' to the front property line along Capron Farm Drive, and a setback of 23.88' to the front/corner side property line along Enterprise Road (25' required for both). Assessor's Plat 369, Lots 79-81, zoned Residential A-7.

Petition #10923Ward 990 Herbert St.

The petition of Brook Ross & Christina Dewi, 149 Kings Ridge Rd., S. Kingstown, RI, requests a dimensional variance to demolish the existing single family dwelling to construct a new 24.5' x 18.7' single family dwelling with a rear deck. Proposed dwelling having a front yard setback of 6' (30' required), proposed front deck having a front yard setback of 0' (30' required), a side yard setback of 5.5' (20' required), a side yard setback of 8.9' (20' required), and a side yard setback from the proposed deck of 1.7' (10' required). Subject property having a lot area of 3,913 sq. ft. (15,000 sq. ft. required), and a frontage & lot width of 41.95' (125' required). Assessor's Plat 222, Lot 107, zoned Residential A-15.

Petition #10924Ward 1127 Post Rd.

The petition of Holly Ewald, 127 Post Rd., Unit 2, Warwick, RI, and Lauren Thibeault, 127 Post Rd., Unit 1, Warwick, RI, requests a dimensional variance from Section 405.4, Section 601.1, and Section 304.4. Subject property contains two (2) existing single family dwellings on one lot. The petitioner is proposing to construct a 594 sq. ft. accessory structure for a personal art studio for unit 2. Assessor's Plat 291, Lot 21, zoned Residential A-7.

Petition #10925Ward 4296 Shawomet Avenue

The petition of Li Qun Lin & Wendy Lin, 39 S. Eagle Nest Drive, Lincoln, RI, and Martelly Building & Design Co., 470 Old Fall River Ave., Swansea, MA, requests a dimensional variance to construct a new 30' x 40' single family dwelling on an undersized non-conforming lot. Proposed dwelling having a front yard setback of 25' (40' required), a side yard setback of 10' on both sides (30' required). Subject property having less than required lot area, and a frontage and lot width of 50' (150' required). Assessor's Plat 334, Lot 269, zoned Residential A-40. (Petition #9913 previously approved by this Board in January 2005 & March 2022).

Petition #10926

Ward 6

212 Pequot Ave.

The petition of John J. Davidson III, 212 Pequot Ave., Warwick, RI, requests a dimensional variance to demolish the existing single family dwelling to construct a new 40' x 30' single family dwelling. Proposed front porch having a front yard setback of 16.9' (25' required), proposed dwelling having a front yard setback of 22.9' (25' required). Subject property having a lot area of 4,430 sq. ft. (7,000 sq. ft. required). Assessor's Plat 359, Lot 3, zoned Residential A-7.

Petition #10927

Ward 7

2826 Post Rd.

The petition of Malibu Investments, LLC, 339 Quaker Lane, West Warwick, RI, requests a special use permit from Section 304.5 to have more than one non-residential use on a lot and to have a mini self-storage facility (Phase II). The petitioner is proposing to construct a 9,500 sq. ft. multi-use building for six (6) commercial units, construct two (2) 24,000 sq. ft. contractor unit buildings with 23 units in each, and construct one (1) 6,900 sq. ft. mini-self-storage building. Seeking a dimensional variance for having less than required parking spaces, 199 proposed parking spaces (401spaces required) and having less than required interior landscaping with a proposed 3.7% (5% required). Assessor's Plat 267, Lot 217, zoned General Business (GB).

Petition #10928

Ward 4

240 Shawomet Ave.

The petition of Albert Guevremont, 240 Shawomet Ave., Warwick, RI, requests a dimensional variance to construct a three-story addition for an attached garage on the first floor, and an accessory dwelling unit (ADU) on the second and third floor having two beds, and 2 ½ bathrooms. Proposed ADU being larger than allowed and having a separate entrance. Assessor's Plat 334, Lot 14, zoned Residential A-40.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the July 11, 2023 & August 8, 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