



POSTED 10/27/23

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, NOVEMBER 14, 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 #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.

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.

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.

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).

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).

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the October 10, 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 an interpreter services for the hearing impaired, please contact Amy at 401-921-934 at least 48 hours in advance of said hearing.