



POSTED 2/28/2024

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, MARCH 12, 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 #10873

Ward 6

31 Tenth Ave.

The petition of Joanne & Joshua Dada, 64 Paxton Rd., Spencer, MA, requests a dimensional variance to construct a second floor addition over a portion of the first floor for a master bedroom/bathroom having a side yard setback of 8' (20' required); Expand the balcony over the existing front porch having a front yard setback of 3.7' (30' required); Rebuild garage with storage space above in the same footprint as the existing garage having a side yard setback of 0.3' (10' required), and a rear yard setback of 2.3', and install two (2) air conditioners on the north side of the dwelling having a side yard setback of 6' (10' required). Subject property being a pre-existing non-conforming lot having a lot area of 4,500 sq. ft. (15,000 sq. ft. required). Assessor's Plat 373, Lot 227, zoned Residential A-15. (*Approved 2/14/2023 – Requesting a one-year extension*).

Petition #10955

Ward 4

4 Bluff Ave.

The petition of Agnieszka Doherty & Jack Doherty, 4 Bluff Ave., Warwick, RI, requests a dimensional variance to demolish the existing single-family dwelling to construct a new single-family dwelling with a deck, and a detached garage with a loft above (not a rental unit). Proposed dwelling having less than required side yard setbacks. Proposed deck having less than required side yard setback. Proposed garage having less than required side yard setbacks. Subject property having less than required frontage, lot width and lot area. Assessor's Plat 317, Lot 1, zoned Residential A-15 & Residential A-7.

Petition #10956

Ward 8

842 Centerville Rd.

The petition of Matt Tanning, 842 Centerville Rd., Warwick, RI, and Kevin Diamond, 244 Weybosset St., L-1, Providence, RI, requests a dimensional variance to construct a two-story addition to increase the size of the attached garage, first floor living space, and to add additional bedrooms & bathroom over the garage. Proposed addition having less than required side yard setback. Assessor's Plat 242, Lot 19, zoned Residential A-15.

Petition #10957

Ward 3

687 & 699 Airport Rd.

The petition of 687 Airport Rd., LLC, 685 Airport Rd., Warwick, RI, and Pro Estate, LLC, 699 Airport Rd., Warwick, RI, requests a special use permit from Table 1 Use Regulations #420 to construct a new carwash on the subject lots. Petitioner is seeking a dimensional variance from Table 2B, Footnote 2 – Residential setback to have the parking area 10' from a residential zoning district (40' required), Section 505.1(A) (B) for minimum landscape buffer, Section 505.6 (A) (1) parking lot buffers, Section 701.3 setback of parking spaces, Section 701.7 minimum number of parking spaces & Section 906.3 Standards for relief. Assessor's Plat 311, Lots 30-34 & 198, zoned General Business (GB).

Petition #10958

Ward 6

2157 West Shore Rd.

The petition of 2157 West Shore, LLC, 90 Douglas Pike, Smithfield, RI, requests a special use permit from Table 1 Use Regulations #807 to convert the structure in the front portion of the property into (4) self-storage units, and a dimensional variance for having less than required side yard setback, and less than required drive aisle within 10' of front property line. Petitioner is proposing to maintain the automotive garage use in the rear structure located in a residential zoning district, as well as maintaining the single-family dwelling located on the subject property. Assessor's Plat 350, Lot 312, zoned General Business (GB) and Residential A-10.

Petition #10959Ward 8175 Metro Center Blvd.

The petition of Something Fishy, Inc., 175 Metro Center Blvd., Warwick, RI, requests a use variance from Table 1 Use Regulations #503, to have a fast food restaurant (a coffee shop) within an existing business (Something Fishy). Proposed fast food use being a prohibited use in the zoning district in which the property is located. Assessor's Plat 270, Lot 456, zoned Light Industrial (LI).

Petition #10961Ward 143 Nakomis Dr.

The petition of Ryan & Stefanie Jarvis, 43 Nakomis Dr., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations to construct a 17.08' x 25' family room and dining room addition to the existing single-family dwelling. Proposed addition having a side yard setback of 12.7' (15' required), and a rear yard setback of 19.2' (20' required). Assessor's Plat 306, Lot 335, zoned Residential A-10.

Petition #10962Ward 8336 Bald Hill Rd.

The petition of Raising Cane's Restaurants, LLC, 6800 Bishop Rd., Plano, TX, requests a dimensional variance from Section 701, to have less than the required 14' overhead clearance under the ordering canopy (10'-6"), and the pick-up canopy (12'-8"). Proposed clearance bar located at the start of the drive-thru lanes has a height of 9'. Assessor's Plat 273, Lots 247-252 & 504, zoned General Business (GB).

Petition #10963Ward 526 Grand Ave.

The petition of Andrew & Lisa Offiler, 26 Grand Ave., Warwick, RI, requests a dimensional variance to convert the existing attached garage to an accessory dwelling unit (ADU), and to construct a 12' x 16' bedroom addition to the ADU. Proposed garage having a side yard setback of 5.3' (8' required for living space). Proposed ADU having a separate entrance and being larger than allowed. Assessor's Plat 358, Lot 70, zoned Residential A-7.

Petition #10964Ward 4175 Edgehill Rd.

The petition of Sean & Ericka Hunter, 175 Edgehill Rd., Warwick, RI, requests a dimensional variance to construct a 25' x 24' two-story addition to the existing non-conforming single-family dwelling for a family room and one (1) bedroom on the first floor, and two (2) bedrooms, a play area and a bathroom on the second floor. Proposed addition having a setback of 10.7' to the front property line along Stanmore Rd. (25' required). Also constructing a covered front deck having less than required setback to the front property line along Edgehill Rd. Assessor's Plat 328, Lots 7 & 8, zoned Residential A-7.

Petition #10965

Ward 7

280 Grand View Dr.

The petition of Raymond & Tiffany Welch, 280 Grand View Dr., Warwick, RI, requests a dimensional variance to construct a second-floor addition over a portion of the existing first floor for two bedrooms, a bathroom, a closet, and an office. Proposed addition having a setback of 22.1' to the front property line along Grand View Dr. (25' required). Assessor's Plat 367, Lot 31, zoned Residential A-7 & Residential A-10.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the January 9, 2024 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.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.