



**CITY OF WARWICK  
ZONING BOARD OF REVIEW**

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

PURSUANT TO EXECUTIVE ORDER NO. 20-25, AS AMENDED AND EXECUTED BY GOVERNOR GINA RAIMONDO OF THE STATE OF RHODE ISLAND. THIS MEETING WILL BE TELECONFERENCED VIA ZOOM AND VIA TELEPHONE. SEE ZOOM INSTRUCTIONS AT THE BOTTOM OF THIS AGENDA.

Date: Tuesday, April 13, 2021

Time: 6:00 P.M.

Location: Via Zoom - <https://zoom.us/j/95733707941> or Via Phone (Toll Free) 1-833-548-0282 or (Toll Free) 1-877-853-5247 or (Toll Free) 1-888-788-0099 or (Toll Free) 1-833-548-0276 Webinar ID: 95733707941

- I. CALL TO ORDER – ROLL CALL
- II. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the March 9, 2021 Regular Meeting Minutes
- III. PUBLIC HEARING - 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 petition's public hearing; and/or possible vote to continue a petition's public hearing to a date determined.

Petition #10695

Ward 4

28 Graham Ave.

The petition of Cathy King, 28 Graham Ave., Warwick, RI, requests a dimensional variance to construct an addition for a master bedroom/bathroom, a Jacuzzi room, and to relocate existing kitchen. Proposed addition having less than required corner/side street setback (Alpine Street). Assessor's Plat 337, Lot 315, zoned Residential A-7. (Petition was previously approved in November 2017, but has expired).

Petition #10696

Ward 4

Wuddall Ave.

The petition of Florida, LLC, 35 Tripoli St., Providence, RI, requests a dimensional variance to construct a new single family dwelling. Subject property being an undersized non-conforming lot, having less than required frontage and lot width. Assessor's Plat 333, Lot 30, zoned Residential A-7.

Petition #10697

Ward 9

296 Beachwood Dr.

The petition of Patrick Monaghan, 296 Beachwood Dr., Warwick, RI, requests a dimensional variance to construct a 10' x 6' covered front porch. Proposed porch having less than required front yard setback. Assessor's Plat 203, Lot 370, zoned Residential A-10.

Petition #10698

Ward 6

9 Twelfth Ave.

The petition of Loren & Stephen Stabile, L.S. Realty Trust & Loren M. Stabile, Trustee, 9 Twelfth Ave., Warwick, RI, requests a dimensional variance to modify existing attic space above existing garage. Modification consists of changing from attic space to living space (family room). Proposed living space having less than required side yard and rear yard setbacks. Assessor's Plat 374, Lot 36, zoned Residential A-15.

Petition #10699

Ward 4

600 Cole Farm Rd. – B8

The petition of Paul & Sarah Abatiello, 600 Cole Farm Rd.- unit B9, Warwick, RI, and Cole Farm Associates, Inc., 600 Cole Farm Rd., Warwick, RI, requests a special use to have more than one residential use on a lot. The petitioner demolished the existing dwelling and is proposing to construct a new 24' x 40' two-story single family dwelling in the same footprint, with a 6' x 14' deck on the second floor. Assessor's Plat 315, Lot 136, zoned Residential A-10.

IV. ADJOURNMENT –

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Everett O'Donnell, Vice-Chairman

## **ZOOM INSTRUCTIONS**

### **A. MEMBERS OF THE PUBLIC:**

The public can join this Zoom meeting electronically by computer, Smartphone or tablet using the instructions below. If you do not have a Smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone only.

#### **Accessing the Zoning Board meeting via computer, tablet or Smartphone:**

- Click on this link to join the meeting: <https://zoom.us/j/95733707941>
- When prompted, you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- You will be able to see Board Members, and listen to discussion in the Zoom Meeting.
- If you would like to speak during the meeting, use the “raise your hand” feature of the Zoom platform to inform the host. Speakers will be recognized individually by the host. Once recognized, you can share your comments via audio.

#### **Accessing the Zoning meeting by telephone only:**

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
- Dial this phone number to join the meeting:  
(Toll Free) 1-833-548-0282 or (Toll Free) 1-877-853-5247 or (Toll Free) 1-888-788-0099 or (Toll Free) 1-833-548-0276
- If prompted to enter a Webinar ID, use your phone to dial the following ID:  
957 3370 7941
- When you join the meeting, your phone will be muted.
- If you would like to speak regarding an application, dial \*9 to “raise your hand” and inform the host. You will be recognized to speak. Once recognized to speak you dial \*6 to mute or unmute your telephone.

All petitions are available to review, prior to the meeting. Please contact Amy in the Zoning Department during regular business hours by calling 401-921-9534 or emailing [amy.e.cota@warwickri.com](mailto:amy.e.cota@warwickri.com) to set up an appointment or to have the plans emailed.

\*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](mailto:amy.e.cota@warwickri.com)

All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.