

PAUL DePETRILLO
CHAIRMAN



FRANK J. PICOZZI
MAYOR

POSTED 4/7/2022

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, APRIL 12, 2022

TIME: 6:00 P.M.

LOCATION: WARWICK CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
3275 POST ROAD
WARWICK, RI 02886

- I. CALL TO ORDER – ROLL CALL
- II. Election of Officers – Discussion and/or action and/or vote regarding the election of a Zoning Board Chairperson, Vice-Chairperson, and Secretary from its membership
- 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 public hearing; and/or possible vote to continue a petition's public hearing to a date determined.

EXTENSION OF GRANT

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. (Approved 4/13/2021 – Requesting a one year extension).

Petition #10786Ward 12 Namquid Drive

The petition of Robert Corrente & Hollie Edwardo, 2 Namquid Dr., Warwick, RI, requests a special use permit to have more than one residential dwelling on a lot (Section 304.4). The petitioner is proposing to demolish the existing single family dwelling to construct a new 1,110 square foot, one-bedroom single family dwelling. Assessor's Plat 316, Lot 1, zoned Residential A-40.

Petition #10787Ward 715 Breana Lane

The petition of Carey Bruen, 15 Breanna Lane, Warwick, RI, requests a dimensional variance to construct an accessory dwelling unit in the lower level of the existing raised ranch. Proposed accessory dwelling unit being larger than allowed at approximately 700 sq. ft., and having a separate entrance. Assessor's Plat 266, Lot 605, zoned Residential A-10.

Petition #10788Ward 6388 Sea View Drive

The petition of Ronald Parrott, 388 Sea View Dr., Warwick, RI, requests a dimensional variance to demolish the existing single family dwelling and construct a new 22' x 36' single family dwelling. Subject property having less than required lot area of 4,594 sq. ft. (40,000 sq. ft. required). Proposed dwelling having less than required front yard setback of 25.4' (40' required) from Sea View Drive, and both side yard setbacks of 8.4' and 9' (30' required). Assessor's Plat 375, Lot 544, zoned Residential A-40.

Petition #10789Ward 4Spadina Avenue

The petition of Frank Dibiase, Jr., 2010 Mineral Spring Ave., No. Providence, RI, and Harrington Realty, LLC, c/o John Shekarchi, Esq., 240 Chestnut St., Warwick, RI, requests a dimensional variance to construct a new single family dwelling with a 10' x 6' side deck. Subject property having less than required lot area of 4,050 sq. ft. (Required 40,000 sq. ft.), less than required frontage & lot width of 45' (150' required). Proposed dwelling having less than required front yard setback of 25' (40' required), less than required rear yard of 27' (40' required), and both side yard setbacks of 10.5' & 4' from deck (30' required). Assessor's Plat 334, Lot 214, zoned Residential A-40 (formerly zoned A-7).

Petition #10790

Ward 3

1850 Post Road

The petition of Shiva, LLC, 655 Washington St., Weymouth, MA, and Landing Partners, LLC, 600 Madison Ave., 24th Floor, New York, NY, requests a dimensional variance to increase the number of previous approved dwelling units from 181 to 238 dwelling units. Petitioner is proposing to install 64 Park Plus structures to accommodate the additional parking. Proposed Park Plus structures having less than required side yard setback of 1.2' (15' required) and a rear yard setback of 1.9' (20' required). Subject property having less than required aisle widths, less than required parking spaces, providing 267 spaces (357 spaces required), less than required setback of parking spaces, less than required interior landscaping. Assessor's Plat 322, Lot 339, zoned Gateway (G).

Petition #10791

Ward 3

63 Armory Drive

The petition of Timothy & Susan Bedard, 63 Armory Drive, Warwick, RI, requests a dimensional variance to construct an addition to the existing garage. Proposed addition having less than required front yard setback of 24.8' (25' required), less than required side yard setback of 7.2' (8' required). Petitioner is also proposing to install a 26' x 28' above ground pool. Proposed pool having less than required rear yard setback of 6" inches (10' required). Assessor's Plat 349, Lot 648, zoned Residential A-10.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the March 8, 2022 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. 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.