

PAUL DePETRILLO
CHAIRMAN



FRANK J. PICOZZI
MAYOR

POSTED 6/8/2022

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, JUNE 14, 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. 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.

Petition #10794

Ward 5

14 Lippitt Ave.

Glenn & Patricia Marina, c/o Bilodeau Capalbo, 1350 Division Rd., Suite 102, West Warwick, RI, requests a dimensional variance to construct a new single family dwelling. Proposed dwelling having less than less than required front yard setback of 10' (30' required), and a rear yard setback of 12.2' (30' required). Assessor's Plat 335, Lot 265, zoned Residential A-15.

Petition #10795

Ward 7

311 Buttonwoods Ave.

The petition of Christian Brethren of Warwick, Inc., 311 Buttonwoods Ave., Warwick, RI, requests a dimensional variance to replace the existing free-standing sign with a new 6' x 6' free-standing sign. Proposed sign being larger than allowed @ 36 sq. ft. (1.5 sq. ft. allowed). Also seeking a use variance for the proposed free-standing sign containing a bulletin/notice board. Assessor's Plat 363, Lot 46, zoned Residential A-7.

Petition #10797Ward 126 Metcalf St.

The petition of William McCormick, 26 Metcalf St., Warwick, RI, requests a dimensional variance to construct a 20' x 20'-2" family room addition in the rear of the existing dwelling. Proposed addition having a less than required side yard setback of 5' (8' required). Assessor's Plat 303, Lot 535, zoned Residential A-7.

Petition #10807Ward 6105 Lorna Ave.

The petition of Jennifer Marsella, 105 Lorna Ave., Warwick, RI, requests a dimensional variance to remove the existing rear porch to construct a 176 sq. ft. addition to expand the existing kitchen, having less than required rear yard setback of 12' (30' required), and a side yard setback of 25.8' (30'). Constructing a 384 sq. ft. garage addition having less than required front yard setback of 20.7' (30' required), and constructing a 412 sq. ft. addition for a master bedroom, bathroom and walk-in closet having less than required side yard setback of 15.8' (20' required). Assessor's Plat 373, Lot 144, zoned Residential A-15.

Petition #10808Ward 472 Shawomet Ave.

The petition of Brad & Catherine Turchetta, 72 Shawomet Ave., Warwick, RI, request a dimensional variance to demolish the existing shed and garage to construct a new 24' x 27' detached garage. Proposed garage having a front yard setback of 5' (30' required), and a front/corner side yard setback of 24' (30' required). Assessor's Plat 331, Lot 231, zoned Residential A-15.

Petition #10809Ward 5252 Longmeadow Ave.

The petition of Caren & Robert Colombi, 252 Longmeadow Ave., Warwick, RI, requests a dimensional variance to remove existing family room to construct a new 21' x 21' family room addition to an existing non-conforming single family dwelling. Proposed addition having a front yard (along Riverside Ave.) setback of 11.8' (25' required). Assessor's Plat 355, Lot 112, zoned Residential A-7.

Petition #10810Ward 1233 Monroe St.

The petition of Mae Auger, 233 Monroe St., Warwick, RI, requests a dimensional variance to replace the existing pool, with a new 22' above ground pool. Proposed pool having a front yard setback of 6.9' (25' required) along Monroe Street, and a front yard setback of 5.7' (25' required) along No. Country Club Drive. Assessor's Plat 301, Lot 272, zoned Residential A-7.

Petition #10811Ward 525 Slater Ave.

The petition of Kathleen & Michelle Cesaro, 25 Slater Ave., Warwick, RI, requests a dimensional variance to construct a 24' x 25' addition for an accessory dwelling unit (ADU). Proposed ADU being larger than allowed at 600 sq. ft. (Allowed 422 sq. ft.). Assessor's Plat 358, Lot 39, zoned Residential A-7.

Petition #10812Ward 823 Tingley St.

The petition of David Freitas, 23 Tingley St., Warwick, RI, requests a dimensional variance for the single family dwelling being constructed to have a height higher than allowed. Proposed dwelling will have a height of 41' (35' allowed). Assessor's Plat 273, Lot 508, zoned Residential A-7.

Petition #10813Ward 73159 Post Rd.

The petition of Robert Monahan & Linda Jezak, 105 Church Ave., Warwick, RI, requests a dimensional variance to construct a second floor addition to the existing commercial structure. Proposed addition to be utilized as a one-bedroom apartment to be utilized by one of the owner's, and the first floor will be utilized for the owner's real estate/remodeling business. Subject property having less than required lot area of 2,890 sq. ft. (6,000 sq. ft. required). Assessor's Plat 245, Lot 363, zoned Village (V).

Petition #10814Ward 4134 Shawomet Ave.

The petition of Tribbie & Edward Zarra, 134 Shawomet Ave., Warwick, RI, requests a dimensional variance to construct a 10' x 11' three season room addition to the existing non-conforming single family dwelling. Proposed addition having less than required side yard setback of 8.8' (20' required). Assessor's Plat 333, Lot 97, zoned Residential A-15.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the May 10, 2022 Regular Meeting Minutes.

IV. PUBLIC HEARINGS SITTING AS ZONING BOARD OF APPEALS— Discussion/action and/or possible vote in which the Board of Appeals may affirm, reverse and/or modify the decision of the Planning Board and/or remand the application back to the Planning Board for further consideration, based upon presentations of the appellant, applicant and/or the public throughout the public hearing. If warranted, the Board of Appeals may also discuss and/or take action and/or vote to continue the appeal to another date and time for further hearing and consideration.

Appeal #10815

Ward 3

Hallene Rd.

The appeal of Richard Cascella, 25 Passeonquis Dr., Warwick, RI, appealing the decision of the Planning Board, dated March 14, 2022, approving the Final Major Land Development, heard by the Warwick Planning Board at the regularly scheduled Planning Board meeting held on March 9, 2022, for the property located on Hallene Road, Assessor's Plat 311, Lots 138 & 191, zoned Light Industrial (LI).

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.