

PAUL DePETRILLO
CHAIRMAN



FRANK J. PICOZZI
MAYOR

POSTED 7/6/2022

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

**SPECIAL HEARING
CITY OF WARWICK
ZONING BOARD OF APPEALS**

DATE: TUESDAY, JULY 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. 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).

- III. ADJOURNMENT FROM ZONING BOARD OF APPEALS –
- IV. REGULAR ZONING BOARD MEETING – IMMEDIATELY FOLLOWING THE 6:00 P.M. APPEAL
- V. ROLL CALL
- VI. 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. *(Continued from the June 14, 2022 meeting)*

Petition #10811

Ward 5

25 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. *(Continued from the June 14, 2022 meeting)*

Petition #10816

Ward 1

11 Canonchet Lane

The petition of Christopher Eden & Natalie Abernathy, 11 Canonchet Lane, Warwick, RI, requests a dimensional variance to construct an 18' x 24' three-story addition. Proposed addition consisting of a garage on the first floor, a master bedroom on the second floor with a 4'-6" x 18' cantilevered balcony, and an office on the third floor with a 13' x 18' roof deck. Proposed addition having a side yard setback of 5.4' (15' required), and a front yard setback of 15.9' (25' required). Also seeking a dimensional variance to relocate the existing shed 5' from the side yard (8' required), and 6' from the rear yard (10' required). Assessor's Plat 292, Lot 194, zoned Residential A-10.

Petition #10817Ward 3127 Julian Rd.

The petition of Genevieve Cicerone, 127 Julian Rd., Warwick, RI, requests a dimensional variance to install a 14' x 23' kidney-shaped in-ground pool having a 15' front/corner side yard setback (25' required). Assessor's Plat 340, Lot 720, zoned Residential A-10.

Petition #10818Ward 1154 Merry Mount Dr.

The petition of Ronald & Janet Fera, 154 Merry Mount Dr., Warwick, RI, requests a dimensional variance to construct an 18'-6" x 28' bedroom addition having a side yard setback of 9.5' (15' required). Subject property being a pre-existing undersized lot, having 9,062 sq. ft. (10,000 sq. ft. required). Assessor's Plat 306, Lot 299, zoned Residential A-10.

Petition #10819Ward 4600 Cole Farm Rd. Unit A-3

The petition of Paul & Julie Zito, 335 Albion Rd., Lincoln, RI, requests an amendment to a previously granted Petition #10741, approved October 12, 2021, to construct a new 2,780 square foot single family dwelling having more than one non-residential use on a lot. Petitioner is requesting to amend the approval to construct the new dwelling 12' further to the east (away from Unit A-4) than previously approved by this Board. Assessor's Plat 315, Lot 136, zoned Residential A-10.

Petition #10820Ward 4Dundas Ave.

The petition of Eric Claros, 10 Tero Dr., Coventry, RI, requests a dimensional variance to construct a new 24' x 32' single family dwelling. Proposed dwelling having a front yard setback of 16.5' (40' required), a right side yard setback of 11', and a left side yard setback of 10' (30' required for both sides). Subject property being an undersized lot with 45' of frontage & lot width (150' required for both). Assessor's Plat 334, Lot 196, zoned Residential A-40 (previously zoned Residential A-7). *(This property was granted Zoning Board approval - Petition #10702 in May 2021 – which expired May 13, 2022)*

Petition #10821Ward 5Second Point Rd.

The petition of Richard Bousquet, 2001 Victory Hwy, Coventry, RI, and Harrington Realty, LLC, 39 Dees Circle, Warwick, RI, requests a dimensional variance to construct a new single family dwelling having a front yard setback of 25' from Second Point Ave. (40' required), a front/corner side yard setback of 20' (40' required) from Wheeler St.), a side yard setback of 8' (30' required), and a rear/side yard setback of 19.8' (30' required). Subject property having a less than required lot area of 4,274 sq. ft. (40,000 sq. ft. required), having a less than required frontage & lot width along Second Point Road of 52.72' (150' required), and having a less than required secondary frontage along Wheeler Street of 77.85' (120' required). Assessor's Plat 359, Lot 156, zoned Residential A-40.

Petition #10822

Ward 2

305 Sumner Ave.

The petition of Antonio Lourenco, 305 Sumner Ave., Warwick, RI, requests a dimensional variance to construct a one-story 18' x 28' attached garage to the existing non-conforming single family dwelling. Proposed garage having a front yard setback of 21' (25' required). Assessor's Plat 295, Lot 498, zoned Residential A-7.

VII. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Meeting Minutes regarding the June 14, 2022 regular meeting, and the Meeting Minutes regarding the May 19, 2022 special appeal hearing.

VIII. 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

IX. 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.