

PAUL DePETRILLO
CHAIRMAN



FRANK J. PICOZZI
MAYOR

POSTED 8/2/2022

**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, AUGUST 9, 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 #10823

Ward 8

Fessenden/Lambert Lind Hwy.

The appeal of Joseph Trillo, 643 East Avenue, Warwick, RI, appealing the decision of the Planning Board, dated June 9, 2022, approving the Conditional Master Plan Approval of a Major Land Development Project, heard by the Warwick Planning Board at the regularly scheduled Planning Board meeting held on June 8, 2022, for the property located at the corner of Fessenden Street and Lambert Lind Highway, Assessor's Plat 273, Lots 378 & 409, zoned General Business (GB) and Residential A-7.

- 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 #10821

Ward 5

Second 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 #10825

Ward 6

104 Hemlock Ave.

The petition of Rosemary Shaw, 6087 Drake St., Jupiter, FL, requests a dimensional variance to construct a 22' x 25' one-story attached garage having a front yard setback of 21.47' along Hawthorn Ave. (30' required); construct a 20' x 4.67' porch having a front yard setback of 21.41' along Hawthorn Ave. (30' required); and construct an L-shaped porch having a front/corner yard setback of 18.89' along Hemlock Ave. (30' required). Assessor's Plat 373, Lot 56, zoned Residential A-15.

Petition #10826Ward 7209 Arnolds Neck Dr.

The petition of Richard St. Jean, 209 Arnolds Neck Dr., Warwick, RI, requests a dimensional variance to construct a 10' x 16' shed. Proposed shed having a side yard setback of 5' (8' required). Subject property being a pre-existing non-conforming lot. Assessor's Plat 365, Lot 202, zoned Residential A-10.

Petition #10827Ward 244 Bagley Rd.

The petition of Samrang Mam, 44 Bagley Rd., Warwick, RI, requests a dimensional variance to construct a two-car garage with an accessory dwelling unit above. Proposed accessory dwelling unit being larger than allowed with 725 sq. ft. (519 sq. ft. allowed), and having a separate entrance. Assessor's Plat 300, Lot 332, zoned Residential A-10.

Petition #10828Ward 956 Beachwood Dr.

The petition of James Magee & Maylene Hugh, 56 Beachwood Dr., Warwick, RI, requests a dimensional variance to demolish the existing single family and construct a new single family dwelling with an attached garage in the front. Proposed garage/dwelling having a front yard setback of 20.2' (30' required), a right side yard setback of 5.3' (20' required), a left side yard setback of 15.1 (20' required). Subject property having a lot area of 7,633 sq. ft. (15,000 sq. ft. required), and 50' of frontage & lot width (125' required). Assessor's Plat 203, Lot 11, zoned Residential A-15.

Petition #10829Ward 920 Del Rio Ct.

The petition of Jordan Saint Onge, 20 Del Rio Ct., Warwick, RI, requests a dimensional variance to construct a 25' x 10' covered front porch. Proposed porch having a front yard setback of 20' (30' required). Assessor's Plat 205, Lot 56, zoned Residential A-15.

Petition #10830Ward 911 Herbert St.

The petition of Paul Deschenes & Diane Walters, 580 McNabb Pkwy, Cocoa Beach, FL, requests a dimensional variance to convert the existing attic space into living space, to include two bedrooms, a bathroom and a covered porch. Proposed living space having a front yard setback of 18.6' (30' required), a side yard setback of 8.5' (20' required), and a side yard setback of 4.7' (20' required). Subject property having a lot area of 4,904 sq. ft. (15,000 sq. ft. required), and 40' of frontage and lot width (125' required). Assessor's Plat 222, Lot 47, zoned Residential A-15.

Petition #10831Ward 62120/2134 West Shore Rd.

The petition of SEROP, LLC, 2134 West Shore Rd., Warwick, RI, requests an amendment to a previously granted special use permit and dimensional variance, to construct a 40' x 16' spray booth addition to the existing auto body/sales business. Assessor's Plat 360, Lots 751 & 764, zoned General Business (GB).
(Prior ZB Petition #8328 dated November 6, 2000)

Petition #10832Ward 987 Charlotte Dr.

The petition of 87 Charlotte Bay, LLC, 13925 Old Coast Rd., Naples, FL, requests a dimensional variance to raze the existing single family dwelling to construct a new 39.3' x 38' single family dwelling. Proposed dwelling having a front yard setback of 26.5' (30' required), and a side yard setback of 5.3' on both sides (20' required). Subject property having less than required lot area of 5,540 sq. ft. (30,000 sq. ft. required), and having less than required frontage and lot width of 50' (150' required). Assessor's Plat 201, Lot 149, zoned Residential A-15.

Petition #10833Ward 31689 Post Rd.

The petition of Crossroads Capital Fund VI, LLC, c/o Saletin Real Estate, Suite #203, 95 Sockanosset Crossroad, Cranston, RI; Mims Realty, LLC, c/o Ann & Hope Inc., 1 Ann & Hope Way, Cumberland, RI; and Amerco Real Estate Company, 2727 N. Central Ave., Suite #500, Phoenix, AZ, requests a special use permit to convert the existing commercial structure into a U-Haul facility, with interior self-storage, a modest retail showroom, truck and equipment rentals, and a service area where U-Haul can perform preventative maintenance on their vehicles. Assessor's Plat 322, Lot 209, zoned General Business (GB).

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.