



POSTED 12/28/2022

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, JANUARY 10, 2023

TIME: 6:00 P.M.

LOCATION: CITY OF WARWICK – ANNEX BUILDING
SAWTOOTH BUILDING – 1ST FLOOR
CONFERENCE ROOM
65 CENTERVILLE ROAD
WARWICK, RI 02886

- I. CALL TO ORDER – ROLL CALL
- II. PUBLIC HEARINGS AS ZONING BOARD OF REVIEW -
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 #10856

WARD 8

12 REMY CIR.

The petition of Michael Woodbine & Karen Seippel, 12 Remy Circle,
Warwick, RI, requests a dimensional variance for constructing a 16.44' x
20.55' detached garage having a side yard setback of 6.1' (8' required).
Assessor's Plat 247, Lot 148, zoned Residential A-10.

PETITION #10867WARD 81276 BALD HILL RD.

The petition of CAMRAC, LLC d/b/a Enterprise Rent-A-Car, 8 Ella Grasso Turnpike, Windsor Locks, CT, and 1276 Bald Hill Rd, LLC, 139 Front St., Fall River, MA, requests a special use permit to have a vehicle rental agency (#419 of the Table 1 Use Regulations) with dedicated parking for rental vehicles, office space and (2) carwash bays dedicated to the use for rental vehicles only. Table 1 Use Regulations #419. Assessor's Plat 255, Lot 10, zoned General Business (GB).

PETITION #10868WARD 1100 PIONEER AVE.

JBE Industries, LLC, 100 Pioneer Ave., Warwick, RI, and CFR Realty Partners, 1179 E. 13th St. Brooklyn, NY, request a dimensional variance to construct an elevated pad for a transformer, with a side yard setback of 11.36' (15' required). Assessor's Plat 291, Lot 64, zoned Light Industrial (LI).

PETITION #10869WARD 9WINNISQUAM DR.

The petition of Sharon Evans, 176 Grafton St., Newport, RI, requests a dimensional variance to construct a new two-bedroom, single family dwelling. Subject property having a lot area of 14,111 sq. ft. (15,000 sq. ft. required), less than required frontage along Winnisquam Drive, and less than required secondary frontage along Major Potter Road (125' required for both). Assessor's Plat 223, Lot 174 (vacant lot on corner of Major Potter Rd. and Winnisquam Dr.), zoned Residential A-15. (Petition for a new single family dwelling previously approved in August 2020 but expired).

PETITION #10870WARD 9150 BEACHWOOD DR.

The petition of Armand Cortellesso, Patriot Homes & Land Development LLC, 150 Beachwood Drive, Warwick, RI, requests a dimensional variance to construct a two-story addition to the existing non-conforming single family dwelling. Proposed addition having a front yard setback of 9.8' (30' required). Subject property having a lot area of 10,911 sq. ft. (15,000 sq. ft. required). Assessor's Plat 203, Lots 27 & 28, zoned Residential A-15.

PETITION #10848WARD 6HASWILL ST.

The petition of Debra Zarrella, Trustee of the Debra Zarrella Trust, 20 Gerald's Farm Dr., Exeter, RI, requests a dimensional variance to construct a new 24' x 26' two-story single-family dwelling with a 20' x 8' deck on a 3,824 sq. ft. lot (40,000 sq. ft. required). Proposed dwelling having a front yard setback of 9.5' from the front property line along Haswill Street (40' required), a front/corner side yard setback of 26.34' from the property line along Custer Street (40' required), a side yard setback of 8.97' (30' required), and a side/rear yard setback of 8.97' (30' required). Proposed deck having a setback of 18.23' from the front property line along Custer St. (40' required), a front/corner side yard setback of 11.5' (40' required) and a side yard setback of 10.97' (15' required). Assessor's Plat 361, Lot 137, zoned Residential A-40.

PETITION #10849WARD 6UNCAS ST.

The petition of Pamela Monteiro, 85 Uncas St., Warwick, RI, and Zarrella Development Corp., 20 Gerald's Farm Dr., Exeter, RI, requests a dimensional variance to construct a new 40' x 25' one-story single-family dwelling on a 3,200 sq. ft. lot (7,000 sq. ft. required), with a 14' x 5' covered front porch. Proposed dwelling having a setback of 10' from the front property line along Uncas St. (25' required), a front/corner setback of 7' from the property line along Mohawk Ave. (25' required). Proposed porch having a 5' setback from the front property line along Uncas St. (25' required). Subject property having 40' of frontage & lot width (70' required). Assessor's Plat 376, Lot 232, zoned Residential A-7.

PETITION #10850WARD 4WUDDALL AVE.

The petition of Hyatt Street Investments, LLC, 35 Tripoli St., Providence, RI, requests a dimensional variance to construct a new 36' x 26' three-story single-family dwelling with a garage on the first floor, and living space on the second and third floor. Subject property having a lot area of 5,000 sq. ft. (7,000 sq. ft. required), with 50' of frontage and lot width (70' required). Assessor's Plat 333, Lot 31, zoned Residential A-7 & Residential A-40.

APPEAL #10871

WARD 5

4 WINCHELL RD.

The petition of Kelly & Christopher McNally, 4 Winchell Rd., Warwick, RI, for an appeal of a zoning violation for having goats and ducks. Subject property having a lot area of approximately 12,200 sq. ft. of land (5 acres required & a Special Use Permit required). Assessor's Plat 339, Lot 337, zoned Residential A-10.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the December 13, 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. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact Amy at 401-921-9534 at least 48 hours in advance of said hearing.