

PAUL DEPETRILLO  
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FRANK J. PICOZZI  
MAYOR

**POSTED 12/5/2022**

**CITY OF WARWICK  
ZONING BOARD OF REVIEW  
WARWICK, RHODE ISLAND 02886  
(401) 921-9534**

**MEETING AGENDA**

Date: TUESDAY, DECEMBER 13, 2022

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 #10860

WARD 2

46 GEORGE ST.

The petition of Tina & Richard Ledo, 46 George St., Warwick, RI and Interior Concepts, 53 Frances Ave., Cranston, RI, requests a dimensional variance to construct a 13.71' x 16' addition to the existing garage. Proposed addition having a side yard setback of 5' (8' required). Assessor's Plat 288, Lot 4, zoned Residential A-7.

PETITION #10861WARD 85 SOULE ST.

The petition of RSM Electric, LLC, 5 Soule St., Warwick, RI, AEMD Commercial, LLC, PO Box 19005, Johnston, RI, and RI Circus Space, LLC, 47 Tamarack Cir., No. Kingstown, RI, requests a special use permit to have mixed use within the existing electrical contractor space for aerial acrobatics during the contractor's off-hours. The petitioner is also requesting a dimensional variance for having less than required parking spaces (Off-site parking previously approved by this Board in December 2018). Assessor's Plat 273, Lot 505, zoned General Business (GB).

PETITION #10862WARD 377 LOUISIANA AVE.

The petition of Rosette & Antonio Figueiredo, 77 Louisiana Ave., Warwick, RI, requests a dimensional variance to construct a 21' x 35' one-story addition, and a 24' x 25' attached two-car garage to an existing non-conforming single family dwelling. Proposed addition having a front yard setback of 16.05' (25' required). Assessor's Plat 310, Lot 67, zoned Residential A-7.

PETITION #10863WARD 6206 BUTTONWOODS AVE.

The petition of Comprehensive Community Action, Inc., ATTN: Joanne McGunagle, President and CEO, 311 Doric Ave., Cranston, RI, requests a dimensional variance to construct a second story addition to the existing commercial building, and a new vestibule to the front of the building. Proposed addition having a side yard setback of 11.08' (15' required), and having less than required parking spaces (25 spaces provided, 50 spaces required). The petitioner is also seeking a special use permit to have off-site parking on A.P. 363, Lot 773 (3030 West Shore Rd.). Assessor's Plat 363, Lot 857, zoned General Business (GB).

PETITION #10864WARD 3163 COTTAGE ST.

The petition of John A. Dorsey, Esq., 55 Pine St. 4<sup>th</sup> Floor, Providence, RI, and Harrington Realty LLC, 39 Dees Circle, Warwick, RI, requests a dimensional variance from Section 403.8 of the Zoning Ordinance to demolish the pre-existing, non-conforming two-family dwelling damaged by fire, and construct a new two-family duplex with a larger footprint. Assessor's Plat 278, Lot 38, zoned Residential A-7.

PETITION #10865WARD 710 BROWNLEE BLVD.

The petition of Mediflor Organics, 10 Brownlee Blvd., Warwick, RI, requests a dimensional variance to have two (2) chilled water systems located within the side/rear yard setback, and a generator with an ATS switch located within the front/corner yard setback. Assessor's Plat 245, Lots 309-313, zoned Light Industrial (LI).

PETITION #10866

WARD 2

JEFFERSON PARK RD.

The petition of Trunk Space, LLC, 1900 Crown Colony Drr., Suite 405, Quincy, MA, ad Springdale Enterprises, LLD, PO Box 1143, Darien, CT, requests a dimensional variance to construct a new 122,000 sq. ft. four-story commercial building for a self-storage facility. Subject property providing fifteen (15) parking spaces (244 spaces required), Zero (0) loading spaces (12 loading spaces required), less than required interior landscaping, and proposed transformer having less than required side yard setback. Assessor's Plat 285, Lot 299, zoned General Industrial (GI).

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. 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.