



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

WARWICK ZONING BOARD OF REVIEW
MINUTES OF THE MARCH 9, 2021 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, March 9, 2021 at 6:00 P.M. via Zoom Webinar. The meeting was called to order by Vice-Chairman Everett O'Donnell.

The Secretary called the roll and noted the following members present:

Present: Everett O'Donnell – Vice Chairman
 Salvatore Deluise
 Paul DePetrillo
 Robert DeGregorio
 George Shuster – Alternate
 Julie Finn - Alternate

Also present: David Petrarca, Esq., City Solicitor
 Daniel Geagan, Warwick Planning Department
 Amy Cota, Secretary

Everett O'Donnell, Vice-Chairman, welcomed Mr. Robert DeGregorio to the Zoning Board.

The Vice-Chairman asked if there were any petitions to be WITHDRAWN or CONTINUED, there being none he called the first petition.

Petition #10693

Ward 6

60 John Street

The petition of Robert E. Deady, Jr., 60 John St., Warwick, RI, requests a dimensional variance to construct a 20'-6" x 20' one story attached garage addition, and a 20'-6" x 14' family room addition to the rear of the new garage. Proposed garage having less than required front yard setback. Assessor's Plat 360, Lot 144, zoned Residential A-7.

Robert Deady, Jr., Petitioner, 60 John St., Warwick, RI, was present and sworn in by the Vice-Chairman.

The petitioner stated he would like to construct a 20' x 20' attached garage with a family room addition to the rear of the garage.

The proposed garage will have a front yard setback of 18' (25' required).

The Vice-Chairman asked if he spoke with his neighbors. Mr. Deady stated one of his neighbors will be building the addition.

The Vice-Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, George Shuster stated this is a small modification to the setback, and made a motion to approve the petition, seconded by Paul DePetrillo, and passed unanimously by the Board that the petition be GRANTED.

Petition #10694

Ward 9

16 Lakedell Drive

The petition of Peter & Kathleen Von Maffei, 16 Lakedell Drive, Warwick, RI, requests a dimensional variance to demolish the existing detached garage, and construct a 25'-5" x 24' two-story addition to the non-conforming dwelling for a breezeway, and a one-car attached garage on the first floor, with a master bedroom and bathroom suite on the second floor. Proposed addition having less than required front yard and side yard setbacks. Subject property being an undersized non-conforming lot. Assessor's Plat 203, Lot 30, zoned Residential A-10.

Peter & Kathleen Von Maffei, Petitioners, 16 Lakedell Dr., Warwick, RI, were present and sworn in by the Vice-Chairman.

Daniel Geagan from the Planning Department read the recommendations into the record.

Everett O'Donnell asked the petitioners if they understand the stipulations. There is an additional room in the dwelling that could potentially be utilized as a bedroom. The petitioners are not connected to sewers and have an OWTS approval for three bedrooms only.

Mr. Von Maffei stated they understand, and they will do what they have to do to be sure the room is used as an office and not a bedroom.

Julie Finn asked if sewers are available in the future and they connect, could they then use that room as a bedroom. Daniel Geagan replied yes.

Robert DeGregorio asked if the new garage will have the same side yard setback as the existing garage. Mr. Von Maffei replied that is correct.

The Vice-Chairman asked if there was anyone present to speak in opposition or in favor of the petition. There being none, George Shuster made a motion to approve, on the basis of the petition submitted and the comments of the petitioner on the record, with the stipulations set forth by the Planning Department, seconded by Paul DePetrillo, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

The Vice-Chairman entertained a motion to approve the February 9, 2021 meeting minutes. A motion was made by Paul DePetrillo, seconded by George Shuster and passed unanimously by the Board that the minutes be approved.

The meeting was adjourned at 6:10 p.m.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Everett O'Donnell, Vice-Chairman