



POSTED 12/19/2023

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, JANUARY 9, 2024

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 #10950

Ward 2

381 Warwick Ave.

The petition of Robert Fayerweather & Gold Key Property Services, LLC, 839 Warwick Ave., Warwick, RI, and Gold Key Property Services, LLC, request a dimensional variance from Table 2B Dimensional Regulations to construct a 15.4' x 7.5' one-story addition to the existing non-conforming structure. Proposed addition having a front yard setback of 16.9' to the front property line along Warwick Avenue (25' required), and a 15.4' front/corner yard setback to the front property line along Sachem Avenue. Also seeking relief from Section 505 - landscaping requirements, and Section 701.7 - parking space requirements. Petitioner is proposing to utilize the first-floor commercial unit as a spa, with a pre-existing residential apartment on the second floor. Assessor's Plat 290, Lot 224, zoned General Business (GB). **(Continued from 12/12/2023)**

Petition #10951

Ward 8

790 Bald Hill Rd.

The petition of 790 Bald Hill Road, LLC, 790 Bald Hill Rd., Warwick, RI, requests a use variance to replace a 38” x 96” panel on the existing free-standing sign with a 38” x 96” LED Message Board panel. Also seeking a dimensional variance from Section 806.3- Area of free-standing sign being larger than allowed, and having a front yard setback of 3.6’ (10’ required). Assessor’s Plat 262, Lot 212, zoned General Business (GB).

Petition #10952

Ward 4

134 Shawomet Ave.

The petition of Tribbie & Edward Zarra, and Carmine & Ruth Varella, 134 Shawomet Ave., Warwick, RI, requests a dimensional variance to construct a 10’x 11’ three-season room to the existing non-conforming single-family dwelling. Proposed addition having an 8.8’ side yard setback (20’ required). Assessor’s Plat 333, Lot 97, zoned Residential A-15.

Petition #10953

Ward 7

156 Tiernan Ave.

The petition of Darlene & Scott Sanders, 156 Tiernan Ave., Warwick, RI, requests a dimensional variance to construct a 4’ x 34’ addition to the existing deck. Proposed deck having a rear yard setback of 8’ (10’ required). Assessor’s Plat 367, Lots 383 & 384, zoned Residential A-40.

Petition #10954

Ward 6

263 Shamrock Dr.

The petition of Joseph & Magdalena Defreitas, 263 Shamrock Dr., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations, to construct a covered front porch having a front yard setback of 21.6’ (25’ required). Assessor’s Plat 371, Lot 41, zoned Residential A-7.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the December 12, 2023 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.gov. Facilities are accessible for people with disabilities. If you need interpreter services, please contact Amy at 401-921-934 at least 48 hours in advance of said hearing.

DATE OF POSTING: December 19, 2023 posted on the Secretary of State Website, City of Warwick, RI website, Warwick City Hall and the Warwick Public Library.