



POSTED 2/27/2023

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, MARCH 14, 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 #10881

Ward 7

18 Robin Hill Rd.

The petition of Daniel LaChance, 18 Robin Hill Rd., Warwick, RI, requests a dimensional variance to construct a roof over the existing non-conforming front deck. Proposed roof having a front yard setback of 12.6' (25' required). Assessor's Plat 236, Lot 52, zoned Residential A-10.

Petition #10882

Ward 5

14 Longmeadow Ave.

The petition of Douglas N. McDowell, Trustee and Cheryl A. Trotta, Trustee, 989 Oswego Ave., Sebastian, FL, requests a dimensional variance to remove the existing front stairs and landing and replace with a new 14.2' x 6' deck and stairs. Proposed deck having a front yard setback of 1.9' (17' required). Assessor's Plat 355, Lots 507 & 508, zoned Residential A-7.

Petition #10883

Ward 5

415 Palmer Ave.

The petition of Michael R. Valley, 415 Palmer Ave., Warwick, RI, requests a use and a dimensional variance to have indoor/outdoor sales & live entertainment at the existing bar & grill. Subject property having less than required parking spaces. Assessor's Plat 379, Lots 68-71 & 73, zoned Residential A-10.

Petition #10878

Ward 6

Haswill Street

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 6' first story deck, and a 10' x 6' second story deck. Subject property having a lot area of 3,824 sq. ft. lot (40,000 sq. ft. required), 47.97' of frontage along Custer Street (150' required) and a minimum lot width of 42.47' (150' required). Proposed dwelling having a front yard setback of 9.5' from the front property line along Haswill Street (40' required), a front/corner yard setback of 20.03' from the front property line along Custer Street (40' required), a side yard setback of 8.97' (30' required), and a rear/side yard setback of 19.73' (30' required). Assessor's Plat 361, Lot 137, zoned Residential A-40.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the February 14, 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.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.