



**POSTED 5/1/2023**

**CITY OF WARWICK  
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, MAY 9, 2023

TIME: 6:00 P.M.

LOCATION: CITY OF WARWICK – ANNEX BUILDING  
SAWTOOTH BUILDING – 1<sup>ST</sup> FLOOR CONF. 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 #10884

Ward 6

90 Kenway Ave.

The petition of William B. Fooks, 43 Magnolia Lane, Coventry, RI, requests a dimensional variance to demolish the existing dwelling to construct a new 22' x 36' one-story single family dwelling. Subject property having a lot area of 3,400 sq. ft. (7,000 sq. ft. required), and 40' of frontage & lot width (70' required). Assessor's Plat 375, Lot 51, zoned Residential A-7.

Petition #10892Ward 472 Shawomet Ave.

The petition of Brad & Catherine Turchetta, 360 Kent Dr., East Greenwich, RI, requests an amendment to a previously granted petition. Petitioner was granted ZBA #10808 on June 17, 2022 to demolish the existing shed and construct a 24' x 27' detached garage. The proposal is to construct a 24' x 27' detached garage having a 5.14' front yard setback (30' required from Shawomet Ave.), a front/corner yard setback of 29' (30' required from Mason St.), and a side yard setback of 5.02' (10' required). Subject property being a pre-existing, non-conforming lot. Assessor's Plat 331, Lot 231, zoned Residential A-15.

Petition #10893Ward 49 Dudley St.

The petition of Susan DiCiolli, Life Estate & John Massenzio, 214 Allegra Lane, No. Kingstown, RI, requests a dimensional variance to convert the existing enclosed front porch into family room, and construct an open deck above to the existing non-conforming dwelling. Proposed family room and deck having a front yard setback of 13.5' (30' required). Subject property being a pre-existing, non-conforming lot. Assessor's Plat 317, Lot 208, zoned Residential A-15.

Petition #10894Ward 920 Somerset Rd.

The petition of Amanda & Louis Lepere, 20 Somerset Rd., Warwick, RI, requests an amendment to a prior Zoning Board approval (Petition #10844). The petitioners were granted relief in October 2022 to construct a detached garage. The petitioner's contractor deviated from the approved plans and installed three (3) windows on the left side elevation of the second floor. The prior approval allowed one (1) window. Assessor's Plat 203, Lot 58, zoned Residential A-10.

Petition #10895Ward 1317 Namquid Dr.

The petition of Ronald J. Caniglia, 121 Namquid Dr., Warwick, RI, and Spring Green at Gaspee, 439 Namquid Dr., Warwick, RI, requests a dimensional variance from Section 304.4 to have more than one residential dwelling on a lot. The petitioner is proposing to construct a new single family on a lot with more than one residential dwelling. Assessor's Plat 305, Lot 58, zoned Residential A-40.

Petition #10896

Ward 9

31 Hale Ave.

The petition of Matt Tinning, 842 Centerville Rd., Warwick, RI, and Bluth, LLC, 105 New York Ave., Warwick, RI, requests a dimensional variance to modify the existing single family dwelling, construct an attached garage with a bonus room above, and construct a covered front porch to the existing non-conforming dwelling. Proposed garage having a side yard setback of 8' (15' required). Proposed covered front porch having a front yard setback of 18.2' (25' required). Assessor's Plat 201, Lot 126, zoned Residential A-10.

Petition #10897

Ward 8

819 Greenwich Ave.

The petition of Kathleen O'Rourke & True Compass Counseling, LLC, 819 Greenwich Ave., Warwick, RI requests a use variance to utilize the existing structure as a psychotherapy counseling office. The subject property is located in a residential zoning district, and was previously granted approval for use as a dental office. Assessor's Plat 265, Lot 3, zoned Residential A-7.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the April 11, 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](mailto: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.