



POSTED 4/30/2024

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, MAY 14, 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.

EXTENSION OF GRANT

Petition #10908

Ward 8

643 Commonwealth Ave.

The petition of Graham & Amanda Willoughby, 655 Commonwealth Ave., Warwick, RI, requests a special use permit from Table 1 Use Regulations #705 to utilize the existing single-family dwelling as an assisted living facility with 14 beds. The petitioner is also seeking a dimensional variance for having less than required rear yard setback, 30' proposed (40' required), a front yard setback of 20' (40' required), and a lot area of 33,120 sq. ft. (40,000 sq. ft. required). Assessor's Plat 247, Lots 45 & 50, zoned Residential A-40. *(Previously approved June 2023 – Requesting a one-year extension).*

REGULAR AGENDAPetition #10975Ward 71 Masthead Dr.

The petition of Chelo Properties, LLC, 1725 Mendon Rd., Suite 205, Cumberland, RI, requests an amendment to a previously granted approval to construct an addition on the north side of the existing restaurant for an elevator and stairway, improve the second-floor deck by adding a permanent ceiling, new railings and approximately 584 sq. ft. of deck area. In addition, the existing first floor deck will be improved with approximately 200 sq. ft. of additional deck area. The petitioner is seeking a dimensional variance from the required setbacks, landscaping & screening requirements. Assessor's Plat 366, Lot 75, zoned Waterfront Business (WB).

Petition #10976Ward 9177 Charlotte Dr.

The petition of Thomas & Rosemary Patalano, 177 Charlotte Dr., Warwick, RI, requests a dimensional variance to demolish the existing rear deck to construct a new enclosed porch with a second-floor deck above. Proposed porch and deck having a side yard setback of 10.2' (20' required), and a rear yard setback of 18' (20' required). Assessor's Plat 201, Lot 56, zoned Residential A-15.

Petition #10977Ward 1126 Bellows St.

The petition of Deslandes Realty, LLC, 126 Bellows St., Warwick, RI, requests a dimensional variance to construct a new one story, 10,800 sq. ft. commercial garage building having less than required side yard setback, and less than required parking. Petitioner is also seeking a special use permit to have more than one non-residential use on the same lot. Assessor's Plat 291, Lot 80, zoned Light Industrial (LI).

Previously approved by this Board in August 2021, but expired

Petition #10978Ward 962 John Wickes Ave.

The petition of Helping Hands Community Partners, Inc., 421 Elmwood Ave., Providence, RI, requests a dimensional variance to construct a second and third floor addition to the existing non-conforming single-family dwelling. Proposed addition having a front yard setback of 0.5' (30' required), a side yard setback of 15' (20' required), and a rear yard setback of 14.5' (30' required). Subject property being a pre-existing non-conforming lot. Assessor's Plat 221, Lot 63, zoned Residential A-15.

Petition #10979

Ward 4

600 Cole Farm Rd. B-16

The petition of Matthew McGarry, 74 Hess Ave., Warwick, RI, requests a dimensional variance from Section 304.4 to have more than one single family dwelling on a lot. The petitioner is proposing to demolish the existing single-family dwelling to construct a new 19’ x 35’ single-family dwelling in the existing footprint, and a rear deck. Assessor’s Plat 315, Lot 136, zoned Residential A-10.

Petition #10980

Ward 7

345 Nausauket Rd.

The petition of Nicholas Gongoleski, 345 Nausauket Rd., Warwick, RI, requests a dimensional variance to construct a new single-family dwelling. Proposed dwelling having a front yard setback of 5’ (25’ required), and subject property having 50’ of frontage & lot width (70’ required). Assessor’s Plat 367, Lot 429, zoned Residential A-7.

Petition #10970

Ward 4

324 West Shore Rd.

The petition of C & H Real State Investment & Construction, LLC, 216 Linwood Ave., Providence, RI, requests a special use permit to convert the existing single-family dwelling into a two-family dwelling. Also seeking a dimensional variance for having less than required rear yard setback. Assessor’s Plat 313, Lot 93, zoned Residential A-10.

Continued from April 9, 2024

- III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the March 12, 2024 Workshop Minutes, the March 12, 2024 Regular Meeting Minutes, the March 12, 2024 Appeal Meeting Minutes, and the Regular Meeting Minutes regarding the April 9, 2024 Meeting.

- 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.