



**CITY OF WARWICK** **POSTED 8/30/21**  
**ZONING BOARD OF REVIEW**

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

Date: Tuesday, September 14, 2021

Time: 6:30 P.M. (immediately following the appeal at 6:00 P.M.)

Location: Warwick City Hall  
Lower Level Conference Room  
3275 Post Rd.  
Warwick, RI 02886

- I. CALL TO ORDER – ROLL CALL
- II. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the August 31, 2021 Regular Meeting Minutes
- III. PUBLIC HEARING - 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 petition's public hearing; and/or possible vote to continue a petition's public hearing to a date determined.

Petition #10725

Ward 6

Buttonwoods Ave.

The petition of Stephanie Simmering, 65 Cayman Isles Blvd., Englewood, FL, and David Splaine, 1126 Buttonwoods Ave., Warwick, RI, requests a dimensional variance to reconfigure (2) two existing lots to create (2) two new lots; (1) one new 12,693 sq. ft. lot with a pre-existing non-conforming single-family dwelling, having less than required land area, frontage, lot width, and setbacks; and (1) one new 24,304 sq. ft. for the development of a new single-family dwelling, having less than required land area, frontage, and lot width. Proposed dwelling having less than required front yard setback. Assessor's Plat 374, Lots 11 & 12, zoned Residential A-40 (previously zoned Residential A-15).

Petition #10733

Ward 6

58 Andrew Comstock Pkwy.

The petition of Jennifer Pratt, 58 Andrew Comstock Pkwy., Warwick, RI. The petitioner received Planning Board approval to subdivide (1) one 30,000 sq. ft. lot to create (2) two new lots; One 18,000 sq. ft. lot with a pre-existing non-conforming single family dwelling, having less than required front yard and side yard setback; and (1) one new 12,000 sq. ft. lot for the development of a single-family dwelling, meeting the requirements of Section 405.3 (C) of the Warwick Zoning Ordinance. Assessor's Plat 373, Lot 14 (Parcel B), zoned Residential A-15.

Petition #10734

Ward 3

1776 Post Rd.

The petition of Neon Post Airport, LLC, 1140 Reservoir Ave., Cranston, RI, and Poyant Signs, 125 Samuel Barnet Blvd, New Bedford, MA, requests a dimensional variance to install free-standing monument signs, having less than required front yard setback. Assessor's Plat 322, Lot 211, 213 & 217, zoned Gateway (G).

Petition #10735

Ward 9

295 Beachwood Dr.

The petition of Joseph & Cynthia DeCarolus, 295 Beachwood Dr., Warwick, RI, requests a dimensional variance to construct a 12' x 15' dining room addition on the side of the existing dwelling. Proposed addition having less than required side yard setback. Assessor's Plat 203, Lot 214, zoned Residential A-10.

Petition #10736

Ward 6

14 Owens St.

The petition of Suzanne & Ralph Wendoloski, 14 Owens St., Warwick, RI, requests a dimensional variance to convert the existing attached garage into a master bedroom and bathroom, having less than required side yard setback. Assessor's Plat 376, Lot 399, zoned Residential A-7.

Petition #10737

Ward 1

141 Post Rd.

The petition of Vanessa Carlton & John Joseph McCauley III, 141 Post Rd., Warwick, RI, requests a dimensional variance to convert the existing detached garage into a personal art & music studio. Proposed structure having less than required side yard setback. Assessor's Plat 291, Lot 50, zoned Residential A-7/Historic.

Petition #10738

Ward 6

20 Beach Park Ave.

The petition of Lindsey Nardolillo, 20 Beach Park Ave., Warwick, RI, requests a dimensional variance to install a concrete pad for a new generator. Proposed pad and generator having less than required rear yard setback. Subject property being a pre-existing non-conforming lot. Assessor's Plat 374, Lot 20, zoned Residential A-15.

Petition #10739

Ward 4

Spadina Ave./Point Ave.

The petition of Harrington Realty, LLC, 39 Dees Circle, Warwick, RI, and Sambat LY, 116 Wyoming Ave., Warwick, RI, requests a dimensional variance to construct a 24' x 36' single family dwelling with a garage below. Subject property being an undersized non-conforming lot with less than required lot width, lot area, and frontage along Point Ave., located on the corner of Spadina Avenue and Point Avenue. Assessor's Plat 334, Lot 194, zoned Residential A-40. (Previously zoned A-7)

V. ADJOURNMENT –

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

Everett O'Donnell, Vice-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)

All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.