



**POSTED 9/21/2023**

**CITY OF WARWICK  
ZONING BOARD OF REVIEW**

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

REGULAR MEETING AGENDA

DATE: TUESDAY, OCTOBER 10, 2023

TIME: 6:00 P.M.

LOCATION: CITY OF WARWICK – ANNEX BUILDING  
SAWTOOTH BUILDING – 1<sup>ST</sup> 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 #10922

Ward 6

278 Capron Farm Dr.

The petition of Arthur A. Yatsko, 1057 Post Rd., Warwick, RI, requests a dimensional variance to construct a second-floor addition. Proposed addition having a setback of 23.37' to the front property line along Capron Farm Drive, and a setback of 23.88' to the front/corner side property line along Enterprise Road (25' required for both). Assessor's Plat 369, Lots 79-81, zoned Residential A-7. (Continued from 9/12/2023).

Petition #10923Ward 990 Herbert St.

The petition of Brook Ross & Christina Dewi, 149 Kings Ridge Rd., S. Kingstown, RI, requests a dimensional variance to demolish the existing single-family dwelling to construct a new 24.5' x 18.7' single family dwelling with a rear deck. Proposed dwelling having a front yard setback of 6' (30' required), proposed front deck having a front yard setback of 0' (30' required), a side yard setback of 5.5' (20' required), a side yard setback of 8.9' (20' required), and a side yard setback from the proposed deck of 1.7' (10' required). Subject property having a lot area of 3,913 sq. ft. (15,000 sq. ft. required), and a frontage & lot width of 41.95' (125' required). Assessor's Plat 222, Lot 107, zoned Residential A-15. (Continued from 9/12/2023).

Petition #10928Ward 4240 Shawomet Ave.

The petition of Albert Guevremont, 240 Shawomet Ave., Warwick, RI, requests a dimensional variance to construct a three-story addition for an attached garage on the first floor, and an accessory dwelling unit (ADU) on the second and third floor having two beds, and 2 ½ bathrooms. Proposed ADU being larger than allowed and having a separate entrance. Assessor's Plat 334, Lot 14, zoned Residential A-40.

Petition #10929Ward 9153 Beachwood Dr.

The petition of Richard DeFusco & Karen Gregory, 153 Beachwood Dr., Warwick, RI, requests a dimensional variance to construct an attached garage with a bedroom and bathroom above. Proposed addition having less than required side yard setback. Assessor's Plat 203, Lot 327, zoned Residential A-15.

Petition #10930Ward 651 Ninth Ave.

The petition of Ian Phipps & Nicole Martinez, 51 Ninth Ave., Warwick, RI, requests a dimensional variance to demolish the existing detached garage to construct a new 18' x 18' detached garage having a side yard setback of 3' (10' required), and a rear yard setback of 3' (10' required). Subject property being a pre-existing non-conforming undersized lot. Assessor's Plat 373, Lot 215, zoned Residential A-15.

Petition #10931Ward 21783 Elmwood Ave.

The petition of Hayes Realty, LLC, 1783 Elmwood Ave., Warwick, RI, requests a special use permit to have more than one non-residential use and structure on a lot with shared parking (D & H Auto Body, & two (2) commercial office buildings). Also seeking a dimensional variance to construct a spray booth addition to the existing auto body business. Subject property having less than required landscaping, and entrance and exit for stacked vehicles being repaired. Assessor's Plat 286, Lots 413, 416, 417 & 384, zoned General Business (GB).

Petition #10932

Ward 8

85 Toll Gate Rd.

The petition of Anthony W. DiLorenzo, 68 Chestnut Hill Ave., Cranston, RI, requests a dimensional variance to convert the previous approved use from a medical office with one residential use above, into a second family dwelling on one lot, Section 304.4. Assessor' Plat 264, Lot 191, zoned Residential A-10/Office.

Petition #10933

Ward 5

Chiswick Rd.

The petition of Jason P. White, 272 Tiffany Ave., Warwick, RI and Longmeadow Assoc., LLC, 2 Burnett Rd., Warwick, RI, requests a dimensional variance to subdivide two abutting non-conforming lots to create one 9,109 sq. ft. lot with an existing single-family dwelling, and one 7,143 sq. ft. lot for the development of a new single-family dwelling on a lot with less than required frontage and lot width. Assessor's Plat 359, Lot 503, zoned Residential A-7.

Petition #10934

Ward 4

11 Terrace Ave.

The petition of Mark Paradise, 11 Terrace Ave., Warwick, RI, requests a dimensional variance to construct a two-story addition, and an attached garage to the existing non-conforming single-family dwelling. Proposed garage having less than required front yard setback. Subject property being a pre-existing undersized lot. Assessor's Plat 336, Lots 324-326, zoned Residential A-40.

Petition #10935

Ward 5

32 Shore Ave.

The petition of Marc Mazzarelli, 32 Shore Ave., Warwick, RI, & Hiroko Takeshita, 32 Shore Ave., Warwick, RI, requests a dimensional variance to demolish the existing single-family dwelling to construct a new single-family dwelling. Proposed dwelling having an 18' setback to the front property line along Avis Street (25' required). Assessor's Plat 355, Lot 547 & 548, zoned Residential A-7.

Petition #10936

Ward 7

3295 Post Rd.

The petition of 3295 SH Holdings, LLC, c/o 1300 Division Road, Suite 304, West Warwick, RI, and 3 Branch, LLC, 334 Branch Ave., Providence, RI, requests a dimensional variance from Section 807.4 (A), to install (2) two awnings with signage, larger than allowed. Assessor's Plat 245, Lot 381, zoned Village (V).

Petition #10937

Ward 4

55 Opper Ave.

The petition of Jennifer Palo, 55 Opper Ave., Warwick, RI, requests a dimensional variance to legalize a two-family dwelling on an undersized, non-conforming lot. Assessor's Plat 332, lot 668, zoned Residential A-7. (Previously approved in June 2003).

Petition #10938

Ward 3

2267 Post Rd.

The petition of Gold Coast Properties RI 2, LLC, c/o Aaron Packard & c/o Veronica Garcia, 16115 SW 117<sup>th</sup> Ave., Unit A7, Miami, FL, requests a dimensional variance to construct a four-story hotel having a height of 50' (40' allowed). Assessor's Plat 323, Lot 503, zoned General Business (GB).

Petition #10939

Ward 7

155 Arnolds Neck Dr.

The petition of James Lenihan, 155 Arnolds Neck Drive, Warwick, RI, requests an amendment to a previously granted approval to construct a single-family dwelling. Petitioner is proposing to convert the 2<sup>nd</sup> floor loft to three (3) bedrooms and two (2) bathrooms, and finish the walkout basement to habitable living space. Structure to remain a single-family dwelling. Assessor's Plat 365, Lot 192, zoned Residential A-10.

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the September 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.com](mailto:amy.e.cota@warwickri.com)

Facilities are accessible for people with disabilities. If you are in need of an interpreter services for the hearing impaired, please contact Amy at 401-921-934 at least 48 hours in advance of said hearing.