

PETITION REQUESTING AN AMENDMENT TO THE ZONING  
ORDINANCE OF THE CITY OF WARWICK

To the Honorable City Council of Warwick:

Respectfully represent: ZARRELLA DEVELOPMENT CORPORATION

who furnishes the following information in connection with (his-her) request for an Amendment to the Zoning Law.

Amendment to the Zoning Law:

1. Ownership of Premises: Gerald & Debra Zarrella  
(Name)  
1 Gerald's Farm Drive  
(Address)  
Exeter, RI 02822

(Furnish name of title owner of property and address of owner)

2. Description of Premises: Plat No. 270 Lot(s) No. 81  
Street CADORA AVE Ward 8

(Furnish Assessor's Plat and Lot numbers and Name of Street and Ward Number)

3. Present Zoning Classification: A-7

4. Zoning Change Requested A-7 Planned District Residential

5. Reasons for Proposed Change: To allow development of a  
duplex (2 residential dwelling units) on a 10,400-sq. ft.  
parcel, with less than required land area, 10,500 sq. ft.  
required.

WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing the Zoning Classification of the above described premises from A-7

to A-7 PDR-L

Respectfully Submitted,

[Signature]  
(Signature of Owner and Petitioner)



AP 270 LOT 77  
n/f  
NARR. ELECTRIC CO.

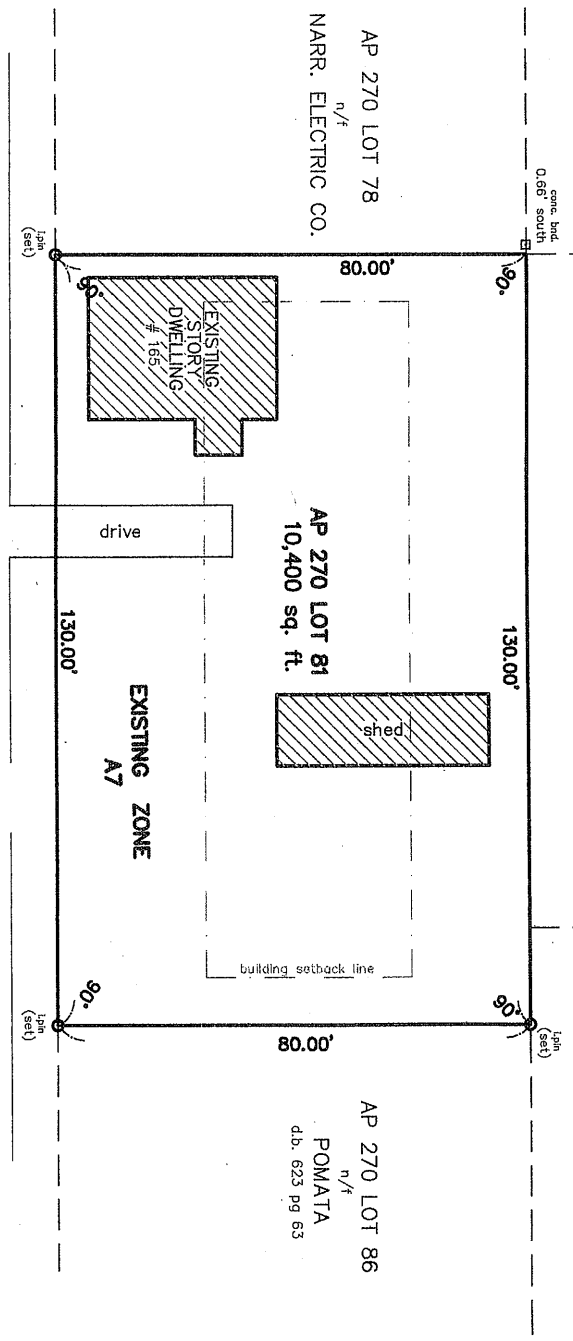
AP 270 LOT 79  
n/f  
G. SHAW  
db. 5679 pg 119

AP 270 LOT 84  
n/f  
R. COOPER  
db. 3249 pg 337

AP 270 LOT 78  
n/f  
NARR. ELECTRIC CO.

AP 270 LOT 81  
10,400 sq. ft.  
shed

AP 270 LOT 86  
n/f  
POMATA  
db. 623 pg 63



CADORA AVENUE  
( public 40' wide )

exist. water main

**REFERENCES :**

- 1.) WARWICK ASSESSORS PLAT NO. 270
- 2.) WARWICK RECORDED PLAT NO. 251  
WILLIAM H. RICHMOND PLAT
- 3.) WARWICK DEED BOOK / PAGE 623/63,  
8260/204, 5223/44, 8776/27, 3249/337 & 5679/119

**FLOOD DATA :**

ENTIRE PARCEL IS LOCATED IN AN AREA OF MINIMAL FLOODING ON FEMA FLOOD MAP 44003C0127H EFFECTIVE DATE 10/02/2015

**ZONING :**

CLASSIFICATION : A7  
MINIMUM LOT AREA = 7,000 SQ. FT.  
FRONT = 25'  
SIDE = 8'  
REAR = 20'

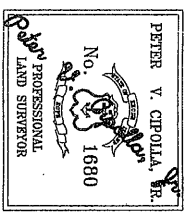
**APPLICANT:**

ZARRELLA DEVELOPMENT  
P.O. BOX 1506  
EAST GREENWICH, R.I.  
02818

**SURVEY CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:  
TYPE OF SURVEY: \_\_\_\_\_  
MEASUREMENT SPECIFICATION \_\_\_\_\_  
COMPREHENSIVE BOUNDARY SURVEY CLASS I  
PLANIMETRIC DATA CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
PERFORM PROPERTY SURVEY AND SHOW PROPOSED HOUSE CONSTRUCTION



BY: PETER V. CIPOLLA, JR. - RPLS # 1680  
COA # LS-AB4

**EXISTING CONDITIONS PLAN**

AP 270 LOT 81  
WARWICK, R. I.

MAY 8, 2019  
PETER V. CIPOLLA, JR.  
Professional Land Surveyor  
P.O. BOX 8662  
CRANSTON, R.I. - 02920  
401-944-9333



AP 270 LOT 77  
n/i  
NARR. ELECTRIC CO.

AP 270 LOT 79  
n/i  
G. SHAW  
d.b. 5679 pg 119

AP 270 LOT 84  
n/i  
R. COOPER  
d.b. 3249 pg 337

AP 270 LOT 78  
n/i

NARR. ELECTRIC CO.

AP 270 LOT 81  
10,400 sq. ft.

AP 270 LOT 86  
n/i  
POMATA  
d.b. 623 pg 63

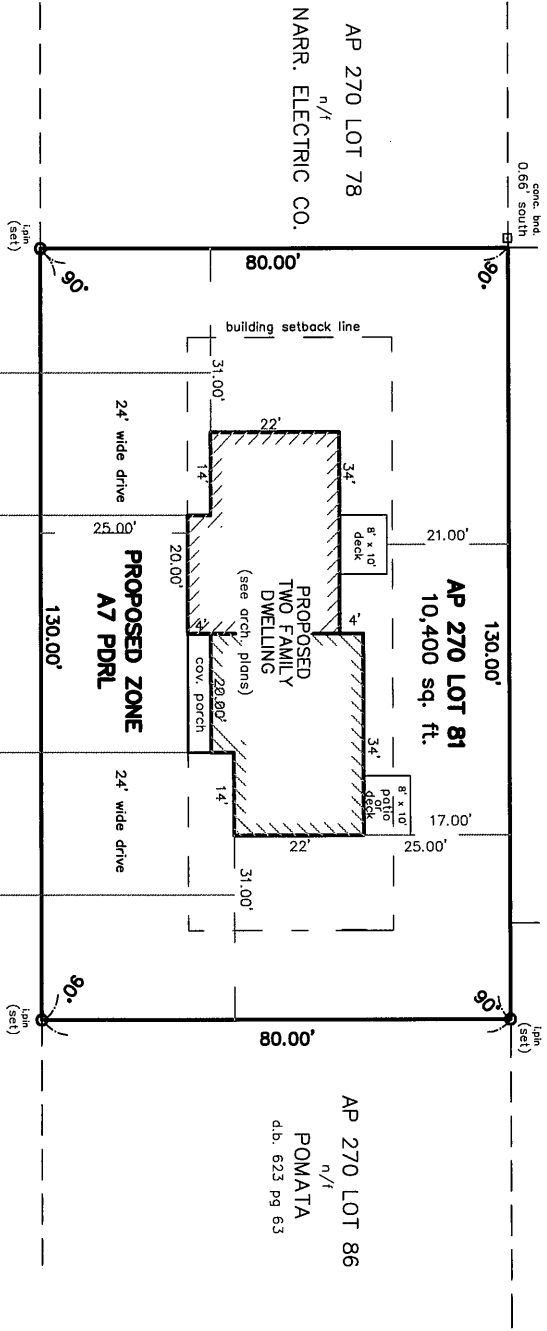
**FLOOD DATA :**  
ENTIRE PARCEL IS LOCATED IN AN AREA OF MINIMAL FLOODING ON FEMA FLOOD MAP 44003C0127H EFFECTIVE DATE 10/02/2015

**ZONING :**  
CLASSIFICATION : A7  
SINGLE DUPLEX  
MINIMUM LOT AREA = 7,000 SQ. FT. 10,500 SQ. FT.  
FRONT = 25' FRONT = 25'  
SIDE = 8' SIDE = 15'  
REAR = 20' REAR = 20'

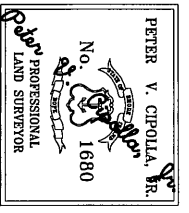
**APPLICANT:**  
ZARBELLA DEVELOPMENT  
P.O. BOX 1508  
EAST GREENWICH, R.I.  
02818

**SURVEY CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015.  
AS FOLLOWS:  
TYPE OF SURVEY: \_\_\_\_\_ MEASUREMENT SPECIFICATION \_\_\_\_\_  
COMPREHENSIVE BOUNDARY SURVEY CLASS I  
PLANIMETRIC DATA CLASS II  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: \_\_\_\_\_  
PERSONAL PROPERTY SURVEY AND SHOW PROPOSED HOUSE CONSTRUCTION



**CADORA AVENUE**  
( public 40' wide )



BY: PETER V. CIPOLLA, JR. - RIPLS # 1680  
COA # LS-A84

**PROPOSED PLOT PLAN**  
AP 270 LOT 81  
**WARWICK, R. I.**  
MAY 8, 2019

PETER V. CIPOLLA, JR.  
professional land surveyor  
P.O. BOX 8662  
CRANSTON, R.I. - 02920  
401-944-9333

**AP 270 LOT 81**

THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED ON THE WESTERLY SIDE OF CADORA AVENUE, IN THE CITY OF WARWICK, STATE OF RHODE ISLAND, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY STREET LINE OF CADORA AVENUE, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE MOST NORTHEASTERLY CORNER OF LAND NOW OR LATELY OF NARRAGANSETT ELECTRIC CO.;

THENCE RUNNING NORTHERLY ALONG SAID CADORA AVENUE STREET LINE, A DISTANCE OF 130.00 FEET TO A POINT;

THENCE TURNING AN INTERIOR ANGLE OF 90-00'00" AND RUNNING WESTERLY, IN A STRAIGHT LINE, BOUNDED NORTHERLY BY LAND NOW OR LATELY OF ZARRELLA, A DISTANCE OF 80.00' FEET, TO A POINT;

THENCE TURNING AN INTERIOR ANGLE OF 90-00'00" AND RUNNING SOUTHERLY, IN A STRAIGHT LINE, BOUNDED WESTERLY IN PART BY LAND OF R. COOPER AND IN PART BY LAND NOW OR LATELY OF G. SHAW, A DISTANCE OF 130.00 FEET TO A POINT;

THENCE TURNING AN INTERIOR ANGLE OF 90-00'00" AND RUNNING EASTERLY, IN A STRAIGHT LINE, BOUNDED SOUTHERLY BY THE AFOREMENTIONED NARRAGANSETT ELECTRIC CO. LAND, A DISTANCE OF 80.00' TO THE POINT AND PLACE OF BEGINNING;

THE LAST DESCRIBED COURSE OF LAND FORMING AN INTERIOR ANGLE OF 90-00'00" WITH THE PREVIOUSLY DESCRIBED FIRST COURSE OF LAND.

THE ABOVE DESCRIBED PARCEL CONTAINS 10,400 MORE OR LESS SQUARE FEET OR 0.24 MORE OR LESS ACRES OF LAND.

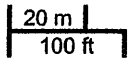
MEANING AND INTENDING TO DESCRIBE THAT PARCEL OF LAND DEPICTED AS LOT NUMBER ONE ON THAT PLAN ENTITLED "RE-SUBDIVISION OF LAND OWNED BY FRANK POMATA, WARWICK, R.I. AUGUST, 1988 SCALE 1"=40' ", RECORDED SEPTEMBER 7, 1988 AT 4:00 PM AS MAP # 10 IN THE WARWICK LAND EVIDENCE RECORDS.



**City of Warwick, Rhode Island**

**Selected Parcel: 165 CADORA AVE ID: 270-0081**

Printed 6/19/2019 from <http://www.mainstreetmaps.com/ri/warwick/public.asp>



**MainStreetGIS**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City of Warwick, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Parcel ID: 270-0290-0000  
**SANTOPIETRO, ANTHONY E TRUSTEE**  
**SANTOPIETRO, ANTHONY E TRUST**  
**71 COVINGTON DR**  
**WARWICK RI 02886**

Parcel ID: 270-0288-0000  
**HULTQUIST, JOHN T**  
**HULTQUIST, BARBARA**  
**97 COVINGTON DR**  
**WARWICK RI 02886**

Parcel ID: 270-0064-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0069-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0070-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0072-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0135-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0137-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0138-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0140-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0141-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0078-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0079-0000  
**SHAW, GARY E**  
**160 ROME AVE**  
**WARWICK RI 02886**

Parcel ID: 270-0086-0000  
**Zarella Development Corp.**  
**PO Box 1506**  
**East Greenwich, RI 02818**

Parcel ID: 270-0087-0000  
**ROBERTS, WILLIAM J**  
**138 ROME AVE**  
**WARWICK RI 02886**

Parcel ID: 270-0389-0000  
**COLOMBO, GREGORY J**  
**COLOMBO, NANCY L**  
**50 CADORA AVE**  
**WARWICK RI 02886**

Parcel ID: 270-0076-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0091-0000  
**PAULEY, CAROL F**  
**PAULEY, STEVEN**  
**128 ROME AVE**  
**WARWICK RI 02886**

Parcel ID: 270-0129-0000  
**GREENWICH AVE LLC**  
**908 MAIN AVE**  
**WARWICK RI 02886**

Parcel ID: 270-0130-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0132-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0133-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0021-0000  
**PASTORE MARGARET M LIFE ESTATE**  
**PASTORE, KIMBERLY A**  
**161 ROME AVE**  
**WARWICK RI 02889**

Parcel ID: 270-0031-0000  
**ROYAL, DIANE**  
**ROYAL, JAMES**  
**141 ROME AVE**  
**WARWICK RI 02886**

Parcel ID: 270-0073-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0074-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0088-0000  
**Zarella Development Corp.**  
**PO Box 1506**  
**East Greenwich, RI 02818**

Parcel ID: 270-0131-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0136-0000  
**NARRAGANSETT ELECTRIC CO**  
**PROPERTY TAX DEPT**  
**WALTHAM MA 02451-2286**

Parcel ID: 270-0084-0000  
**COOPER, ROBERT J**  
**152 ROME AVE**  
**WARWICK RI 02886**

Parcel ID: 270-0139-0000  
NARRAGANSETT ELECTRIC CO  
PROPERTY TAX DEPT  
WALTHAM MA 02451-2286

Parcel ID: 270-0081-0000  
Gerald & Debra Zarrella  
PO Box 1506  
East Greenwich, RI 02818

Parcel ID: 270-0020-0000  
PASTORE MARGARET M LIFE EST  
PASTORE, KIMBERLY A  
161 ROME AVE  
WARWICK RI 02889

Parcel ID: 270-0134-0000  
NARRAGANSETT ELECTRIC CO  
PROPERTY TAX DEPT  
WALTHAM MA 02451-2286

Parcel ID: 270-0092-0000  
CIARAMELLO, LOUIS A  
51 CADORA AVE  
WARWICK RI 02886

Parcel ID: 270-0359-0000  
CITY OF WARWICK  
3275 POST RD  
WARWICK RI 02886

Parcel ID: 270-0289-0000  
CLAESON, ANDREW  
CLAESON, JENNIFER  
6 BENNINGTON LOOP  
SARATOGA SPRINGS NY 12866

Parcel ID: 270-0075-0000  
NARRAGANSETT ELECTRIC CO  
PROPERTY TAX DEPT  
WALTHAM MA 02451-2286

Parcel ID: 270-0465-0000  
OFFSHORE DEVELOPMENT LLC  
612 GREENWICH AVE  
WARWICK RI 02886

Parcel ID: 270-0065-0000  
TRILLO, JOSEPH  
643 EAST AVE  
WARWICK RI 02886

Parcel ID: 270-0035-0000  
EVANGELISTA, JOSEPH  
EVANGELISTA, JENNIE  
133 ROME AVE  
WARWICK RI 02886-1963

Parcel ID: 270-0071-0000  
NARRAGANSETT ELECTRIC CO  
PROPERTY TAX DEPT  
WALTHAM MA 02451-2286

Parcel ID: 270-0077-0000  
NARRAGANSETT ELECTRIC CO  
PROPERTY TAX DEPT  
WALTHAM MA 02451-2286