PAUL DePETRILLO
CHAIRMAN

FRANK J. PICOZZI
MAYOR

POSTED 10/30/2026

CITY OF WARWICK
ZONING BOARD OF REVIEW

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

REGULAR MEETING AGENDA

DATE: TUESDAY, NOVEMBER 10, 2026

TIME: 6:00 P.M.

LOCATION: CITY OF WARWICK – ANNEX BUILDING
65 CENTERVILLE ROAD, WARWICK, RI 02886
SAWTOOTH BUILDING – 1ST FLOOR CONFERENCE ROOM

I. CALL TO ORDER – ROLL CALL

II. PUBLIC HEARING 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 #11128 Ward 5 105 Beacon Ave.

The petition of Leo & Krista Spano, 105 Beacon Ave., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations to convert the three-season room to a four-season room on the front of the existing dwelling, having a front yard setback of 29.31' (40' required). Assessor's Plat 385, Lot 73, zoned Residential A-40.

Petition #11153 Ward 6 62 Sheffield St.

Coastal KJB Builders, Inc., 35 Tripoli St., Providence, RI, request a dimensional variance from Table 2A Dimensional Regulations to construct a 36' x 16' inground swimming pool. Proposed swimming pool having a front yard setback of 15' (30' required), and a side yard setback of 5' (8' required). Assessor's Plat 376, Lot 8, zoned Residential A-10.

Petition #11154 Ward 5 33 Cady Ave.

The petition of Graydon Family Trust and Lois C. & John E. Graydon, Trustees, 33 Cady Ave., Warwick RI, requests a variance from Section #304.4 of the Warwick Zoning Ordinance to demolish one (1) existing single-family dwelling to construct a new single-family dwelling. Subject property having two single-family dwellings on one lot. Also seeking a dimensional variance from Table 2A Dimensional Regulations for subject property having 60' of frontage/lot width (70' required). Assessor's Plat 355, Lot 325, zoned Residential A-7. *(Continued from October 13, 2026)*

Petition #11159 Ward 4 Loring Rd.

The petition of ECS Realty, LLC, 87 Hedgerow Dr., Warwick, RI, requests a special use permit from Table 1 Use Regulations #101.1 to construct a new two-family dwelling. Assessor's Plat 332, Lots 380-382, 375-377, zoned Residential A-7.

Petition #11160 Ward 7 62 Harrop Ave.

The petition of Thomas & Holly Olson, 192 Hallworth Dr., Warwick, RI, and Taylor Van Dexter, 60 Chappell Rd. #E, Wakefield, RI, requests a dimensional variance from Table 2A Dimensional Regulations to construct a second-floor addition over the footprint of the existing first floor. Proposed addition having a front yard setback of 24.7' (25' required), a rear yard setback of 10.4' (20' required). The petitioner is also proposing to replace the existing front stairs and landing with a new covered landing and stairs having a front yard setback of 18' (25' required). Assessor's Plat 244, Lot 251, zoned Residential A-7.

Petition #11161 Ward 9 104 Beachwood Dr.

The petition of E. Winfield Platt, 104 Beachwood Dr., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations to construct a new 30' x 12' covered deck in the rear of the existing single-family dwelling. Proposed deck having a side yard setback of 5' (10' required). Assessor's Plat 203, Lot 21, zoned Residential A-15.

Petition #11162 Ward 6 Wood St.

The petition of Chris Pierce, Amy Pierce, Adlor Sevigny & Kimberlee Sevigny, 581 Oakland Beach Ave., Warwick, RI, requests a special use permit from Table 1 Use Regulations #101.1 to construct a new two-family dwelling. Assessor's Plat 360, Lot 997, zoned Residential A-7.

Petition #11163 Ward 8 14 Centennial St.

The petition of Kyle & Megan Klapp, 14 Centennial St., Warwick, RI, request a dimensional variance from Table 2 Dimensional Regulations to construct a 14' x 22' addition to the existing single-family dwelling. Proposed addition having a front yard setback of 11.2' from the front property line along Weber Avenue (18.75' required per RIGL 45-24-38 b). Assessor's Plat 246, Lot 200, zoned Residential A-10.

Petition #11164 Ward 6 147 Reynolds Ave.

The petition of Kimberly Barbosa, 147 Reynolds Ave., Warwick, RI, requests a dimensional variance from Table 2A Dimensional Regulations to install a 16' x 24' above ground pool with surrounding deck. Proposed pool having a front yard setback of 15' (25' required). Assessor's Plat 362, Lot 414, zoned Residential A-7.

Petition #11165 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 #11166 Ward 5 38 Whipple Ave.

The petition of Eric J. Eliason, 38 Whipple Ave., Warwick, RI, requests a dimensional variance to construct a two-story addition to the existing one-story single-family dwelling. Proposed addition having a rear yard setback of 5.1' (20' required). Proposed deck having a rear yard setback of 5.1' (10' required). Assessor's Plat 355, Lot 296, zoned Residential A-7. (Previously approved in May 2025, but expired)

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Meeting Minutes of the October 13, 2026 regular 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.