

DONALD G. MORASH, JR.  
CHAIRMAN



SCOTT AVEDISIAN  
MAYOR

**CITY OF WARWICK**  
ZONING BOARD OF REVIEW  
WARWICK, RHODE ISLAND 02886  
(401) 738-2000

WARWICK ZONING BOARD OF REVIEW  
MINUTES OF THE MAY 10, 2016 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, May 10, 2016 at 6:00 P.M. in the Warwick City Council Chambers, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island. The meeting was called to order by Chairman Donald Morash.

The Secretary called the roll and noted the following members present:

Donald Morash, Chairman  
Richard Corley, Vice Chairman  
Beverly Sturdahl  
Mark McKenney  
Julie Finn  
Paul Wyrostek

Also present: Peter Ruggiero, City Solicitor  
Richard Crenca, Warwick Planning Department  
Deborah Hafferty, Secretary  
Mary Ellen Hall, Stenographer

The Chairman declared a quorum with Julie Finn being the voting member in place of Mr. Corley who arrived after the start of the meeting.

The Chairman asked for a motion to approve the minutes from the April 12, 2016 hearing. A motion was made by Mark McKenney, seconded by Beverly Sturdahl and passed unanimously by the Board that the minutes be accepted.

The Chairman advised that Petition #10380 of Robert Catanzaro and Marjorie Catanzaro, 316 Love Lane, was being continued to the June, 2016 meeting due to an advertising error. The Chairman asked if there was anyone in attendance regarding this Petition, and no one being present Mark McKenney made a motion to continue the Petition, seconded by Paul Wyrostek and passed unanimously by the Board that the Petition be continued to the June, 2016 meeting.

Mr. Corley arrived and became the voting member in place of Ms. Finn.

The Chairman called the first petition.

Petition #10381

Ward 5

25 Morgan Avenue

The petition of Cindy Wilson-Fera, 25 Morgan Avenue, Warwick, RI, for a request for a special use permit to have a bed & breakfast (one room rental) in a residential dwelling, subject property being a legal pre-existing undersized non-conforming lot, northwesterly end of Morgan Avenue (25), Warwick, RI, Assessor's Plat 377, Lot 369, zoned Residential A-10.

Cindy Lee Wilson, 25 Morgan Avenue, petitioner, was present.

Ms. Wilson indicated her home situation changed a few years ago and heard about a website called "Airbnb" which is an online website for renting rooms. She has had several people rent from her since the end of the summer, 2015, which has been successful and indicated it's a great way to bring business to the city. The applicant had received a Notice of Complaint from the City indicating zoning approval is required for this type of business in a residential zone.

Ms. Wilson advised she would not be changing the property at all, there is a 4-car driveway and there are no houses to the immediate left, right or across the street from her property. She does not allow any parking in the street at all. There is one bedroom with its own bathroom, and there is no access to the kitchen. The applicant presented a signed list of neighbors who are in favor of the bed & breakfast, which was marked as Exhibit No. 1.

The Chairman asked if there was anyone in favor or opposition to this Petition. There being no one present, a motion was made by Richard Corley to grant the Petition, seconded by Beverly Sturdahl and passed unanimously by the Board that the petition be GRANTED.

Petition #10382

Ward 6

Sea View Drive

The petition of Barbara Lancia, 116 Sea View Drive, Warwick, RI and William Fooks, 831 Bald Hill Road, Warwick, RI for a request for a dimensional variance to construct a 24' x 26' single-family dwelling with a 10' x 24' deck on subject property, subject property being an undersized non-conforming lot, proposed dwelling having less than required side street (Pinehurst Avenue) setback, northeasterly corner of Sea View Drive and Pinehurst Avenue, Warwick, RI, Assessor's Plat 360, Lot 357, zoned Residential A-7.

Sanford Resnick, Esq., was present representing the petitioner.

Richard Crenca from the Planning Department read his recommendations into the record.

Mr. Resnick asked the Chairman if he could ask the audience if there was anyone interested in the petition. There being no one interested, Mr. Resnick indicated that the lot is a pre-existing, lawful non-conforming lot of record that has never been common ownership from the time the plat was laid out, and has been in the same ownership for the last 44 years. There was a report prepared by Edward Pimental, which was introduced into the record as Exhibit No. 1.

Mr. Resnick is agreeable with all of the stipulations that were recommended by the Planning Department.

The Chairman asked if there was anyone in opposition or in favor of the petition. There being none, Richard Corley moved to grant the petition due to the fact it is a legal non-conforming lot, has its own unique characteristics and will add to the value of the neighboring lots and neighborhood. The motion was seconded by Mark McKenney and passed unanimously by the Board that the petition be GRANTED.

Petition #10383

Ward 6

2077 West Shore Road

The petition of David Marfeo, 8418 Regal Way, Palmetto, FL & Matthew DelBonis, 25 Prudence Avenue, Providence, RI 02909 for a request for a special use permit and dimensional variance to have a nightclub/live entertainment in existing restaurant/bar & grille, subject property having less than required parking and landscaping, to have offsite parking and less than required setbacks for parking spaces, northwesterly corner of West Shore Road (2077) and Oakland Beach Avenue, Warwick, RI, Assessor's Plat 352, Lots 6 & 56, zoned General Business.

The Chairman has recused himself from this Petition and handed the matter over to Mr. Corley.

A recusal form has been submitted for the applicant's file.

Matthew DelBonis, petitioner, was present and sworn in by the Vice Chairman.

Robert DelBonis, father of the petitioner who runs the establishment, was present and sworn in by the Vice Chairman.

Michael Marfeo, son of David Marfeo, owner of the property, was present on his behalf and was sworn in by the Vice Chairman

Richard Crenca from the Planning Department read his recommendations into the record.

Mr. Corley asked the petitioner if he heard and understands the Planning Department's recommendations and he advised he has no objections to the stipulations stated.

Mr. Delbonis is seeking a full entertainment license, rather than applying for approval on a month-to-month basis. Mr. Corley asked about the parking arrangements, which the applicant submitted a letter which was read into the record by Mr. Corley and marked as Exhibit #1. Said letter was dated April 15, 2016 signed by Ronald Long and Gary Neirinckx advising of a lease agreement for the parking arrangements and giving permission for the patrons of Renegades to park in the designated lot next to the establishment, which has lesser operating hours.

Mr. McKenney confirmed that the dimensional aspect is with respect to the parking spaces, which are closer than five feet to the building. The spaces have been in existence since as long as the building has been there.

Mr. Corley confirmed with the applicant that there will be no parking by the guests behind the building, only for the employees.

Mr. Corley asked if there was anyone in opposition or in favor of this petition. There being none, Mark McKenney made a motion to approve the petition with the stipulations as set forth by the Planning Department. A second motion was made by Paul Wyrstek and passed unanimously by the Board that the petition be GRANTED.

The Vice Chairman entertained a motion to adjourn the hearing. A motion was made by Mark McKenney, seconded by Paul Wyrstek and passed unanimously by the Board that the meeting be adjourned. The meeting was adjourned at 6:40 P.M.

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

Donald G. Morash, Jr., Chairman