

DONALD G. MORASH, JR.
CHAIRMAN



JOSEPH J. SOLOMON
MAYOR

CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
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WARWICK ZONING BOARD OF REVIEW
MINUTES OF THE SEPTEMBER 11, 2018 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, September 11, 2018 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, Jr.

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

Donald G. Morash, Jr. - Chairman
Fred Sarno
Everett O'Donnell
Julie Finn
George Shuster
Beverly Sturdahl

Absent: Mark McKenney

Also present: Robert Sgroi, Asst. City Solicitor
Daniel Geagan, Warwick Planning Department
Amy Cota, Secretary
Mary Ellen Hall, Stenographer

The Chairman stated they would vote on the July 10, 2018 minutes at the end of the meeting.

The Chairman asked if there were any petitions to be WITHDRAWN or CONTINUED. There being none, he called the first petition.

Petition #10424

Ward 5

55 Balcom Ave.

Steven Bonn & Heidi Bennett, 55 Balcom Ave., Warwick, RI, for a dimensional variance to construct an addition on an undersized non-conforming lot, proposed addition having less than required front yard and side yard setback. Assessor's Plat 378, Lot 53, zoned Residential A-40. (Previously approved by the Board).

Heidi Bennett, petitioner, 55 Balcom Ave., Warwick, RI, was present and sworn in by the Chairman.

Ms. Bennett stated she is requesting a one year extension. She received approval from this Board in November 2016 to construct the proposed addition, but construction never started and the approval expired.

The Chairman asked the petitioner why they didn't move forward with the approval. Ms. Bennett stated due to personal things going on in her life, like her son's wedding, the impending birth of her first grandchild, and agreeing upon a contractor, the project was never started.

Everett O'Donnell stated it seems like a reasonable request.

The Chairman asked if there was anyone present in objection or in favor of the petition. There being none, Everett O'Donnell made a motion to approve, seconded by Beverly Sturdahl, and approved unanimously by the Board that the petition be GRANTED.

Petition #10556

Ward 1

75 No. Country Club Dr.

The petition of Louis & Tracey Ferrara, 75 No. Country Club Dr., Warwick, RI, for a dimensional variance to construct a 12' x 16' shed. Proposed shed having less than required side and rear yard setbacks. Assessor's Plat 303, Lots 368 & 369, zoned Residential A-7.

Louis Ferrara, petitioner, 75 No. Country Club Drive, Warwick, RI, was present and sworn in by the Chairman.

Daniel Geagan from the Planning Department read the stipulations into the record.

The Chairman stated the petitioner would like to install a shed, and is looking for a setback of 1' to the side yard. The Planning Department has recommended the shed be moved to meet a 3' setback.

The petitioner stated the house which was recently constructed, is a larger house built on a small lot. He stated he is trying to get more storage.

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The Chairman asked the petitioner if he understands the concerns of the Planning Department's. He stated with a 1' setback it would be difficult to maintain the shed. Mr. Ferrara stated it was understood.

The Chairman asked if the petitioner spoke with his neighbors. Mr. Ferrara stated the neighbors don't mind where he places it.

Everett O'Donnell asked if the petitioner had an issue moving the shed two feet over. Mr. Ferrara responded, no, not at all.

Fred Sarno asked if the petitioner understood the shed needs to be fire-rated. The petitioner was in agreement with the stipulations.

The Board had the petitioner revise the survey to show the setback to the shed will have a three foot (3') setback to the side yard.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Everett O'Donnell made a motion to approve the petition, seconded by Fred Sarno, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10557

Ward 9

Lakedell Drive

The petition of Centerville Builders, Inc., 164 Centerville Rd., Warwick, RI, and Katherine J. Rogers, 54 Rosedale Rd., E. Greenwich, RI, for a dimensional variance to construct a new single family dwelling with a 10' x 12' second floor deck in the rear. Subject property being an undersized lot, having less than required frontage, lot width and lot area. Proposed dwelling having less than required side yard setbacks. Assessor's Plat 203, Lot 262, zoned Residential A-10.

John C. Revens, Jr, Esq. was present and representing the petitioners.

Daniel Geagan from the Planning Department read the stipulations into the record.

Attorney Revens stated the subject vacant lot is 6,250 sq. ft. in an A-10 zoning district with fifty feet (50') of frontage. They are proposing to construct a 28' x 30' two story single family dwelling, with a right side yard setback of 8' and a 12' left side yard setback. They are seeking relief for the lot having less than required frontage, width & lot area, and less than required side yard setbacks. He stated the proposed dwelling is consistent with many of the homes in the area.

Robert DeGregorio, Real Estate, was presented to the Board as an expert witness. Everett O'Donnell made a motion to accept Mr. DeGregorio as an expert witness, seconded by, Beverly Sturdahl and passed unanimously by the Board.

Mr. DeGregorio stated this neighborhood is densely populated. He stated the new dwelling won't alter the general characteristics of the area, and he believes it will enhance the neighborhood.

The petitioner submitted Petitioner's Exhibit #1 – a copy of the Assessor's Plat Map, and Petitioner's Exhibit #2 – photos of single family dwelling in the surrounding area.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Everett O'Donnell made a motion, he stated there were no objectors, and there are thirteen other homes in the area on similar size lots, seconded by Fred Sarno and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

The Chairman entertained a motion to approve the minutes from the July 10, 2018 hearing, a motion was made by Everett O'Donnell, and seconded by Beverly Sturdahl and passed unanimously by the Board that the minutes be accepted. (Everett O'Donnell voted to approve, Fred Sarno voted to approve, Beverly Sturdahl voted to approve, Julie Finn voted to approve, and George Shuster voted to approve).

A motion was made by Everett O'Donnell, seconded by Beverly Sturdahl and passed unanimously by the Board that the meeting be adjourned. The meeting was adjourned at 6:35 P.M.

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

Donald G. Morash, Jr., Chairman