

DONALD G. MORASH, JR.  
CHAIRMAN



JOSEPH J. SOLOMON  
MAYOR

**CITY OF WARWICK**  
**ZONING BOARD OF REVIEW**  
**WARWICK, RHODE ISLAND 02886**  
**(401) 921-9534**

**WARWICK ZONING BOARD OF REVIEW**  
**MINUTES OF THE OCTOBER 9, 2018 MEETING**

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, October 9, 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  
Mark McKenney  
Everett O'Donnell  
Julie Finn  
George Shuster  
Beverly Sturdahl

Absent: Fred Sarno

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

The Chairman stated they would vote on the September 11, 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The Chairman asked if there were any petitions to be WITHDRAWN or CONTINUED.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 #10559

Ward 5

140 Warwick Neck Ave.

The petition of Cornerstone Adult Services, 140 Warwick Neck Ave., Warwick, RI, requests a dimensional variance to install two (2) free-standing signs. Proposed signs being larger than allowed, having less than required front yard setbacks, and having more than one-freestanding sign on a lot. Assessor's Plat 357, Lots 36 & 41, zoned Residential A-7 & Residential A-40.

K. Joseph Shekarchi, Esq. was present and representing the petitioner.

Mr. Shekarchi stated his client was present if the Board had any questions, but there were two existing signs located on the property for the past 12-14 years, which were recently knocked down. At that time the petitioner was informed they never received Zoning Board approval for the two signs. He stated the new signs will be the same size and in the same location as the previous signs.

The Chairman stated it was straightforward, and asked if there was anyone present in objection or in favor of the petition. There being none, Everett O'Donnell stated the signs have been there for a while, there were no objectors, and made a motion to approve, seconded by Mark McKenney, and passed unanimously by the Board that the petition be GRANTED.

Petition #10560

Ward 5

1710 West Shore Rd.

The petition of Bob Silverman & Silverfish Realty, LLC, 1710 West Shore Rd., Warwick, RI, and Sunoco, 1710 West Shore Rd., Warwick, RI, requests a use variance to remove a panel from the existing free-standing sign and replace it with a 21" x 61" LED message board. Assessor's Plat 358, Lot 320, zoned General Business (GB).

K. Joseph Shekarchi, Esq. was present and representing the petitioners.

Mr. Shekarchi stated he did not have an opportunity to receive the Planning staff recommendations until twenty minutes before the meeting. He stated he believes it is a ten page recommendation for denial. He stated he saw the first page earlier in the day, but did not see the accompanied nine pages that went with it.

Mr. Shekarchi has had the ability to confer with his client, and they would ask for a thirty day continuance, so he and his client can meet with the Planning Department to try to resolve this.

Mr. Shekarchi stated if there are any objectors present, he would be happy to meet with them as well to alleviate any concerns. He said his client informed him this gas station has been there for seventy-five years. They find in a competitive business environment,

that this Board and the City has occasionally allowed these types of signs, so they would like an opportunity to address that.

The Chairman asked if there was anyone present in opposition to continuing this petition for thirty days. There being none, Mark McKenney made a motion to continue the petition, seconded by Everett O'Donnell, and passed unanimously by the Board that the petition be CONTINUED.

Petition #10561

Ward 1

962 Warwick Ave.

The petition of Donald M. Panciera, III, 24 Greene Court, Westerly, RI, and 962 Warwick Avenue Associates, LLC, 962 Warwick Ave., Warwick, RI, requests a special use permit to continue the mixed use in the existing structure. Seeking approval to convert the existing doctor's office on the first floor to a dog grooming business, with an apartment on the second floor. Also seeking a dimensional variance for having less than required parking. Assessor's Plat 301, Lot 294, zoned Residential A-7.

Thomas J. Capalbo, III, Esq. was present and representing the petitioner.

Mr. Capalbo stated the prior owner occupied this building as mixed use since 2004. The first floor was a doctor's office, which has been the use of the first floor since 1983.

His client purchased this property and is looking to change the use from a doctor's office to a pet grooming business.

The Chairman asked if the apartment on the second floor will remain. The attorney stated the apartment will remain, and there will be no change to it. The only changes will be on the first floor in the pet grooming business.

Everett O'Donnell asked how many the bedrooms the apartment has. Attorney Capalbo stated there are two bedrooms. He stated there are two parking spaces for the apartment right outside of the existing garage.

The Chairman asked if they spoke with the neighbors. The attorney stated they did not speak with any neighbors.

Julie Finn asked about the staff of the pet grooming business. The attorney stated there will be 2 employees.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Everett O'Donnell stated there are no objectors, they are not changing the footprint, and made a motion to approve, seconded by Mark McKenney, and passed unanimously by the Board that the petition be GRANTED.

Petition #10562

Ward 6

14 Beach Park Ave.

The petition of Peter J. Arpin, Trustee, 14 Beach Park Ave., Warwick, RI & Peter J. Arpin, Trust, 14 Beach Park Ave., Warwick, RI, requests a dimensional variance to construct a 14.73' x 25.27' exercise room addition to an existing non-conforming dwelling. Proposed addition having less than required front yard setback. Assessor's Plat 374, Lots 18 & 19, zoned Residential A-15.

David Dolbashian, Esq. was present and representing the petitioner.

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

Attorney Dolbashian stated the application is simple and straightforward. They are asking for a variance for permission to construct an addition to be used as an exercise room.

The attorney stated his client has no opposition to merging the two lots.

The Chairman asked about the repairs being done on the garage. Attorney Dolbashian stated that work was being done on a separate permit.

George Shuster stated the written comments from the Beach Association state they have no objection as long as it doesn't cross over the property line. He asked if this addition will cross the line. Attorney Dolbashian said it will not cross over the line.

The Chairman asked if there was anyone present in objection or in favor of the petition. There being none, Everett O'Donnell stated the petitioner is looking for minor relief, and made a motion to approve, seconded by Beverly Sturdahl, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

The Chairman entertained a motion to approve the minutes from the September 11, 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, Julie Finn voted to approve, Beverly Sturdahl voted to approve, Mark McKenney voted to approve, and Donald Morash, Jr. 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 6:21 P.M.

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

Donald G. Morash, Jr., Chairman