



CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
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WARWICK ZONING BOARD OF REVIEW
MINUTES OF THE DECEMBER 1, 2020 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, December 1, 2020 at 6:00 P.M. via Zoom Webinar. The meeting was called to order by Vice-Chairman Everett O'Donnell.

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

Present: Everett O'Donnell – Vice Chairman
Salvatore Deluise
Paul DePetrillo
George Shuster – Alternate
Julie Finn - Alternate

Absent: Beverly Sturdahl
Donald G. Morash, Jr. – Chairman

Also present: Peter Clarkin Esq., City Solicitor
Daniel Geagan, Warwick Planning Department
Amy Cota, Secretary

The Vice-Chairman asked if there were any petitions to be WITHDRAWN or CONTINUED, there being none he called the first petition.

Petition #10677

Ward 1

21 Quinton St.

The petition of Apex Barcoding Systems, Inc., 195 Pocahontas Dr., Warwick, RI, and Quinton Property Management, LLC, 21 Quinton St., Warwick, RI, requests a use variance to manufacture and distribute labels and barcoding products out of the existing 15,000 sq. ft. legal non-conforming commercial structure. Also seeking a dimensional variance for having less than required off-street parking, less than required landscaping, and less than required setbacks for parking. Assessor's Plat 290, Lot 317, zoned General Business (GB).

Joseph Brennan, Esq. was present and representing the petitioners.

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

Mr. Brennan stated that Apex Barcoding was looking to relocate to Warwick. They currently operate their business out of two separate locations, and will be combining both locations into this one new location. The petitioners are seeking a use variance, and a dimensional variance for having less than required off-street parking, landscaping and setbacks to the parking spaces.

Mr. Brennan stated the petitioner is in agreement with the stipulations placed on the approval by the Planning Board, but had concerns with any landscaping stipulations being placed on the approval. He stated in the future they can install landscaping because the parking on the weekends is tight over there with Cozy Grill being so busy, and if they had to install landscaping, they would lose more parking spaces.

There will be no changes to the exterior of the building, and the applicants are willing to sound-proof if necessary so they don't disturb the neighbors.

The Vice-Chairman asked if there were any questions from the Board Members.

George Shuster asked Mr. Brennan to describe the parking needs. Mr. Brennan stated they are trying to avoid adding any landscaping, so they don't have vehicles parking on the street. Mr. Shuster suggested they work with the City's Landscape Architect to come up with some landscaping ideas that won't affect the parking. The petitioner agreed.

The Vice-Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, George Shuster made a motion, on the basis that the landscape plan be approved by the City's Landscape Architect, motion was seconded by Paul DePetrillo, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

EXTENSION OF GRANT:

Petition #10634

Ward 9

1270 Ives Rd.

The petition of James R. Langevin, 1270 Ives Rd., Warwick, RI, requests a dimensional variance to subdivide (1) one 5.2 acre lot, to create (2) two new lots; (1) one new 1.92 acre lot for the development of a single family dwelling; and (1) one 3.29 acre lot with an existing single family dwelling, having less than required frontage and lot width. Assessor's Plat 208, Lot 16, zoned Residential A-40.

*** (Please note that this is a request for an extension only. No additional testimony will be taken.)*

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

Mr. Revens stated his client previously received approval for this petition in 2019, but the project was not started and the approval expired. He is seeking a one-year extension.

George Shuster made a motion, seconded by Paul DePetrillo, and passed unanimously by the Board that the Petition be GRANTED A ONE YEAR EXTENSION.

REGULAR AGENDA:

Petition #10675

Ward 6

240 Sea View Dr.

The petition of Wayne Dion, 238 Coburn St., Warwick, RI, requests a dimensional variance to construct a new breezeway, deck, and an attached four car garage with storage only above, to the existing non-conforming single family dwelling. Subject property being an undersized non-conforming lot. Proposed additions having less than required front, rear, and side yard setbacks. Assessor's Plat 375, Lots 91 & 94, zoned Residential A-40.

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

Lisa Baker, Contractor - RI Renovations, was sworn in by the Vice-Chairman.

The Vice-Chairman asked if the petitioners are in agreement with the stipulations.

Ms. Baker stated the petitioners do agree with the stipulations. Mr. Dion is retired and would like to construct an attached four-car garage to the existing dwelling. They have had it designed to be in character with the existing dwelling and have it setback enough so it won't block any views.

The Vice-Chairman asked if the space above the garage will ever be used as living space. The petitioner responded it will not be used as living space.

George Shuster asked if the petitioner will be living in the house. Lisa Baker stated yes. The petitioner owns the property that abuts the subject property to the rear, but he will be moving into this house.

Mr. Shuster stated he is familiar with this area and doesn't feel this proposal is a threat, he does feel demolishing the existing house would pose more of a threat, having to rebuild it to meet flood zone requirements.

The Vice-Chairman asked if there was anyone present in opposition or in favor of the petition.

Loui Turner, 230 Coburn St., Warwick, RI, was present in opposition, and sworn in by the Vice-Chairman.

Ms. Turner stated the lot is not accommodating to a four-car garage, and it will completely block her view of the water.

Vice-Chairman O'Donnell stated unfortunately no-one owns the view.

The Board also received a letter in opposition from Joyce Moore, 140 Brush Neck Ave., Warwick, RI, marked as Objector's exhibit #1.

The Chairman entertained a motion.

A motion was made with stipulations by George Shuster, seconded by Julie Finn and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10676

Ward 2

91 Benbridge Ave.

The petition of Barry Tedder, 91 Benbridge Ave., Warwick, RI, requests a dimensional variance to construct a breezeway, and a two-car garage with an accessory dwelling unit (In-Law apartment) above. Proposed accessory dwelling unit being larger than allowed, and having a separate entrance. Assessor's Plat 300, Lot 92, zoned Residential A-7.

Barry Tedder, Petitioner, 91 Benbridge Ave., Warwick, RI, was present and sworn in by the Vice-Chairman.

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

Mr. Tedder stated his house doesn't have a garage. He is proposing to construct a two car garage with an accessory dwelling unit (in-law) above.

The accessory dwelling unit will be larger than allowed and will also have a separate entrance.

The petitioner agreed to the stipulations placed on the approval.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none Paul DePetrillo made a motion with stipulations, seconded by Julie Finn, and passed unanimously by the Board that the Petition be GRANTED WITH STIPULATIONS.

Petition #10678

Ward 9

4654 Post Rd.

The petition of IAG Realty, LLC, 4614 Post Rd., Warwick, RI, requests a special use permit & a dimensional variance to enclose the existing outdoor seating area (Huck's Filling Station) with a 27' x 20' atrium. Proposed atrium having less than required side yard setback, and less than required off-street parking. Subject property being an undersized non-conforming lot. Assessor's Plat 220, Lot 162, zoned General Business (GB).

John C. Revens, Jr., Esq. was present and representing the petitioner. Mr. Revens stated the petitioners previously received approval from this board to convert the service garage to a restaurant.

The restaurant has been a nice addition to the community. These small are facing challenging times with the Covid-19 pandemic. The petitioner is proposing to construct a 27' x 20' atrium over the existing outdoor seating area to utilize the space in the colder months. There will be no additional seats added so the parking won't be effected.

The Vice-Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Paul DePetrillo made a motion to approve the petition, seconded by George Shuster and passed unanimously by the Board that the petition be GRANTED.

Petition #10679

Ward 5

27 Harris Ave.

The petition of Joann & Joseph Howard, 27 Harris Ave., Warwick, RI, requests a dimensional variance to construct a one car attached garage, with an addition above to enlarge the existing bedroom and add a bathroom and walk-in closet. Proposed addition having less than required front and side yard setbacks. Subject property being a pre-existing non-conforming lot. Assessor's Plat 358, Lot 186, zoned Residential A-10.

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

Joseph Howard, Petitioner, 27 Harris Ave., Warwick, RI, was present and sworn in by the Vice-Chairman.

The petitioner was in agreement with the stipulations placed on the approval by the Planning Department.

Mr. Howard stated he is proposing to construct a 12' x 20' attached garage with an addition above to expand an existing bedroom on the second floor and add a bathroom.

The Vice-Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, George Shuster made a motion to approve the petition, seconded by Paul DePetrillo, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

The meeting was adjourned by the Chairman at 7:00 P.M.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND
Everett O'Donnell, Vice-Chairman