



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

**WARWICK ZONING BOARD OF REVIEW**  
**MINUTES OF THE MAY 11, 2021 MEETING**

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, May 11, 2021 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: Salvatore Deluise  
Paul DePetrillo  
Robert DeGregorio  
George Shuster – Alternate  
Julie Finn – Alternate

Absent: Everett O'Donnell – Vice Chairman

Also present: David Petrarca, Esq., City Solicitor  
Daniel Geagan, Warwick Planning Department  
Mary Ellen Hall - Stenographer  
Amy Cota, Secretary

Mr. DePetrillo asked if there were any petitions to be WITHDRAWN or CONTINUED.

Petition #10705

Ward 5

Beaver Ave.

The Zoning Clerk received an email from Attorney Sandy Resnick withdrawing this petition, stating a new application will be submitted.

The petition of Zarrella Development Corp., 20 Gerald's Farms Dr., Exeter, RI, and John Walsh, 76 Alto St., Cranston, RI, requests a dimensional variance to construct a new 24' x 36' single family dwelling. Subject property having less than required lot area, lot width and frontage. Proposed dwelling having less than required side yard setbacks. Assessor's Plat 358, Lot 231, zoned Residential A-7.

Petition #10704

Ward 2

217 Pierce Ave.

The petition of Robin Lynn Marotto, 217 Pierce Ave., Warwick, RI, requests a dimensional variance to convert the existing attached garage to a bedroom, bathroom and closet, with less than required side yard setback. Assessor's Plat 296, Lot 279, zoned Residential A-7.

Mary Shekarchi, Esq. was present and representing the petitioner.

Attorney Shekarchi stated the attorney representing this petitioner is in the hospital with his wife having a baby, and she will be filling in for them.

The proposal is to convert the existing attached garage into a bedroom, bathroom and closet. The bedroom will be utilized by Robin Marotto, who owns the property. Ms. Marotto has a handicapped sister who can no longer live on her own. Ms. Marotto will be renovating her home to make it handicap accessible for her sister to move in. Ms. Marotto will be giving up her current bedroom for her sister to be in the front portion because of the handicap accessibility. Ms. Marotto is proposing to convert the existing garage into a bedroom for herself.

Attorney Shekarchi stated there will be no changes to the footprint of the existing dwelling, but due to the existing garage having a side yard setback of 5', she is requesting dimensional relief (8' required).

Mr. DePetrillo asked if there was anyone present in opposition or in favor of the petition. There being none, George Shuster stated on the basis of the application submitted, and the testimony presented on the record, Mr. Shuster made a motion, seconded by Robert DeGregorio, and passed unanimously by the Board that the Petition be GRANTED.

Petition #10700

Ward 1

16 Canonchet Lane

The petition of Steve Karlin & Elizabeth Heiss, 16 Canonchet Lane, Warwick, RI, and Isamu Kanda, 50 Terminal St. Building 2 - #429, Charlestown, MA, requests a special use permit to construct a 25' x 12'-10" accessory building to be utilized as a storage shed on the first floor and a personal art studio on the second floor. Assessor's Plat 292, Lot 197, zoned Residential A-10.

Elizabeth Heiss & Steve Karlin, Petitioners, 16 Canonchet Lane, Warwick, RI, were present and sworn in.

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

Mr. Karlin stated they purchased the property five years ago. They have renovated it to make it their home. There were difficulties with some irregularities and as the years have gone on, it hasn't been as useful as they would like it to be. The floor plan is rather crowded, there's not a lot of private spaces. The best room in the house is on the top floor and he paints in there. What would solve the problem is if they convert this room into a master bedroom, and there was more division in the house for visiting family.

Mr. Karlin stated he had his architect look at the property to see what might be possible in terms of regulation and layout, and this area does seem to meet setback regulations. The first floor of the accessory building would be used for storage of garden supplies, and he would have his personal painting room on the second floor.

Ms. Heiss stated by constructing this building, it would allow them to have a third bedroom in their house. They have two grown children who come back to visit with their families, so they need the third bedroom.

Isamu Kanda, Architect, 50 Terminal St, Building 2, #429, Charlestown, MA, was present and sworn in.

Kanda stated this is a sloped site. They are looking to maximize the buildable area.

Julie Finn asked the petitioners if there will be living space like a kitchen in the structure. Mr. Karlin stated there will be no living space or kitchen.

Sally McDonnell, Esq., 301 Promenade St., Providence, RI, was present and representing the Pawtuxet by the Sea Condominiums.

Ms. McDonnell stated the owners of the condos are united in objecting to this petition. She stated her clients suggested continuing this petition to work with the neighbors so they all agree, but stated obviously the petitioner is here seeking approval for the plans as they were submitted.

Ms. McDonnell stated their main objection is the proposed accessory structure is too large, and it changes the feel to the neighborhood, and it effects privacy.

Mark Lynch, 1 Naushon Ave., Unit 1, Warwick, RI, was present in opposition of the petition, and sworn in.

Mr. Lynch stated the proposed structure is huge and would impinge upon their privacy.

Michael Donahue, 1 Naushon Ave. #4, Warwick, RI was present in opposition of the petition, and sworn in.

Mr. Donahue stated he would like to echo what Mr. Donahue just stated to the Board, they strongly support the Lynch's but feel this will impinge upon them, and change the character of the area.

Mr. Karlin stated they value their privacy as well, he certainly understands that, but stated he takes offense from Attorney McDonnell saying he is an entitled man. He stated he has worked a long, hard career for his family, and feels they previously lost their privacy when they constructed the condominiums a few years ago. Mr. Karlin stated they are not trying to put people out.

Attorney McDonnell stated she thought the petition would be continued for further discussion, but misunderstood that it was being heard tonight.

Cathy Sloan, 1 Naushon Ave. #3, Warwick, RI, was present in opposition of the petition and sworn in.

Ms. Sloan stated she had concerns with their windows directly looking onto their property, property values and how inappropriately huge the structure will be.

Chris Eden, 11 Canonchet Lane, Warwick, RI, was present and sworn in.

Mr. Eden stated he lives directly across from this property and he doesn't object to the petition, they all live here and share common windows. He also feels it won't affect property values.

Mr. Karlin stated he doesn't want to offend anyone, but wants their needs met to, and suggested continuing the petition.

George Shuster made a motion to continue the petition. He applauded the petitioner's for wanting to continue the petition to discuss the neighbor's concerns.

Mr. Shuster stated the Board could also approve the petition as it stands. He stated this structure is smaller than a two car garage, and the objections he has heard are not compelling.

After further discussion between the Board Members and all parties involved, the Board determined they would move forward with voting on this petition as submitted.

George Shuster made a new motion to approve the petition, and stated if the petitioners decide to change the design, they can come back before the Board with no prejudice, seconded by Julie Finn, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10701

Ward 9

55 Netop Drive

The petition of Christopher & Amy Walsh, 55 Netop Dr., E. Greenwich, RI, requests a dimensional variance to construct a 6'x 27' front porch to the existing non-conforming dwelling. Proposed porch having less than required front yard setback. Assessor's Plat 202, Lot 66, zoned Residential A-10.

Amy & Christopher Walsh, 55 Netop Drive, Warwick, RI, were present and sworn in.

The petitioners stated they would like to construct a front porch. The front porch will have a front yard setback of 16.9' (25' required).

Mary Staulo, 45 Netop Drive, Warwick, RI, was present and sworn in.

Ms. Staulo stated she doesn't have a problem with what they are proposing. Her only question was how far the driveway had to be from the property line.

The petitioners stated they can discuss that and come to an agreement with the neighbor.

Mr. DePetrillo asked if there was anyone present in opposition or in favor of the petition. There being none, Salvatore Deluise made a motion, seconded by Julie Finn and passed unanimously by the Board that the petition be GRANTED.

Petition #10702

Ward 4

Dundas Ave.

The petition of Diane Ricci, 137 Glenbridge Ave., Providence, RI, and Robert Zanni, 627 Greenville Ave., Johnston, RI, requests a dimensional variance to construct a new 24' x 32' single family dwelling. Proposed dwelling having less than required front and side yard setbacks. Subject property being an undersized lot with less than required frontage and lot width. Assessor's Plat 334, Lot 196, zoned Residential A-40 (previously zoned Residential A-7).

Christopher D'Ovidio, Esq. was present and representing the petitioners.

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

Mr. D'Ovidio stated Mr. Geagan contacted him. He stated in some communities decks don't require setbacks, so they will eliminate them from this petition.

Attorney D'Ovidio stated this property is unique. It was platted many years ago and similar to other lots in the area. An approval won't alter the general characteristics. The footprint will be similar to the house on the same side of Dundas Ave.

Attorney D'Ovidio stated the average alignment is 16.5', and that is the setback they will meet. He also stated he would agree to the Board stipulating the maximum height of the dwelling shall be no higher than 35'.

Mr. DePetrillo asked if there was anyone present in opposition or in favor of this petition. There being none, Salvatore Deluise made a motion to approve, stating many of the lots on this street are small and non-conforming, seconded by George Shuster, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10703

Ward 1

1148 Narragansett Pkwy.

The petition of Lawrence & Olga Downes, 651 Narragansett Parkway, Warwick, RI. Petitioners are proposing to convert the existing structure (previously an office & commercial art studio approved by Zoning Board) to a single family dwelling. Seeking a dimensional variance to construct a 20' x 23' addition to accommodate two additional bedrooms. Proposed addition having less than required front and side yard setbacks. Subject lot having less than required lot area, less than required lot width and depth. Assessor's Plat 302, Lot 156, zoned Residential A-7.

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

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

Attorney Revens stated this is a 5,000 sq. ft. lot. The petitioner is proposing to convert the existing structure into a single family residence. They are proposing to construct an addition to accommodate two additional bedrooms in the rear of the dwelling.

Attorney Revens stated they have no objection to the stipulations.

Lawrence & Olga Downs, Petitioners, 651 Narragansett Pkwy., Warwick, RI, were sworn in.

Mr. Downs stated they will remove the door on the right side of the structure.

Mr. DePetrillo asked if there was anyone present in opposition or in favor of the petition.

Brian Grund, 13 Dora Place, Warwick, RI, was present and sworn in.

Mr. Grund stated the addition will be directly behind his dwelling, and asked what the side yard setback will be.

Mr. Downs stated they will have a 15' setback.

Mr. DePetrillo asked if there was anyone else to speak in opposition or in favor of the petition. There being none, George Shuster made a motion to approve, based on the stipulations, seconded by Julie Finn, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Mr. DePetrillo entertained a motion to approve the April 13, 2021 meeting minutes. A motion was made by Robert DeGregorio, seconded by George Shuster and passed unanimously by the Board that the minutes be approved.

The meeting was adjourned at 8:00 p.m.

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

Everett O'Donnell, Vice-Chairman