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

**WARWICK ZONING BOARD OF REVIEW
MINUTES OF THE SEPTEMBER 14, 2021 MEETING**

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, September 14, 2021 at 7:00 P.M. in the Lower Level Conference Room, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island. 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
Robert DeGregorio
George Shuster – Alternate

Absent: Julie Finn – Alternate

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

The Vice-Chairman asked if there were any petitions to be WITHDRAWN or CONTINUED.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

Petition #10725

Ward 6

Buttonwoods Ave.

The petition of Stephanie Simmering, 65 Cayman Isles Blvd., Englewood, FL, and David Splaine, 1126 Buttonwoods Ave., Warwick, RI, requests a dimensional variance to reconfigure (2) two existing lots to create (2) two new lots; (1) one new 12,693 sq. ft. lot with a pre-existing non-conforming single-family dwelling, having less than required land area, frontage, lot width, and setbacks; and (1) one new 24,304 sq. ft. for the development of a new single-family dwelling, having less than required land area, frontage, and lot width. Proposed dwelling having less than required front yard setback. Assessor's Plat 374, Lots 11 & 12, zoned Residential A-40 (previously zoned Residential A-15).

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

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

Attorney Brennan stated they are proposing to subdivide the property to reconfigure the lots. One lot has a pre-existing single family dwelling, with a legal non-conforming structure, and this will add square footage to the land. They are subdividing the lots to make them more continuous and more regularly shaped. The property is grandfathered in as a Residential A-15 zoning district, but once they reconfigure the lots, the new lot has to conform to the Residential A-40 requirements, which is the hardship. He stated the hardship is not the result of any action of the applicant and does not result from the desire of the applicants to realize financial gain.

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 Robert DeGregorio, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10733

Ward 6

58 Andrew Comstock Rd.

The petition of Jennifer Pratt, 58 Andrew Comstock Pkwy., Warwick, RI. The petitioner received Planning Board approval to subdivide (1) one 30,000 sq. ft. lot to create (2) two new lots; One 18,000 sq. ft. lot with a pre-existing non-conforming single family dwelling, having less than required front yard and side yard setback; and (1) one new 12,000 sq. ft. lot for the development of a single-family dwelling, meeting the requirements of Section 405.3 (C) of the Warwick Zoning Ordinance. Assessor's Plat 373, Lot 14 (Parcel B), zoned Residential A-15.

Jennifer & Daniel Pratt, Petitioners, 58 Andrew Comstock Rd., Warwick, RI, were present and sworn in by the Vice-Chairman.

Mrs. Pratt stated they previously received approval from this Board, but ran out of time and Covid hit, and the petition expired.

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

Petition #10734

Ward 3

1776 Post Rd.

The petition of Neon Post Airport, LLC, 1140 Reservoir Ave., Cranston, RI, and Poyant Signs, 125 Samuel Barnet Blvd, New Bedford, MA, requests a dimensional variance to install free-standing monument signs, having less than required front yard setback. Assessor's Plat 322, Lot 211, 213 & 217, zoned Gateway (G).

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

Attorney Shekarchi stated the petitioner previously appeared before this Board. At that time they weren't sure of the sign locations.

The applicants worked with the Planning Department on the design and location of the proposed signs.

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

Petition #10737

Ward 1

141 Post Rd.

The petition of Vanessa Carlton & John Joseph McCauley III, 141 Post Rd., Warwick, RI, requests a dimensional variance to convert the existing detached garage into a personal art & music studio. Proposed structure having less than required side yard setback. Assessor's Plat 291, Lot 50, zoned Residential A-7/Historic.

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

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

The petitioners agreed to the stipulations placed on the approval.

The petitioners are proposing to remodel their existing garage to convert it to a personal music studio.

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

Gary Chavez, 121 Post Rd., Warwick, RI, was present and sworn in by the Vice-Chairman. Mr. Chavez was present in support of the petition.

Stephen Williams, 121 Post Rd., Warwick, RI was present and sworn in by the Vice-Chairman. Mr. Williams was present in support of the petition.

A motion was made by Paul DePetrillo, seconded by Robert DeGregorio, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10735

Ward 9

295 Beachwood Dr.

The petition of Joseph & Cynthia DeCarolus, 295 Beachwood Dr., Warwick, RI, requests a dimensional variance to construct a 12' x 15' dining room addition on the side of the existing dwelling. Proposed addition having less than required side yard setback. Assessor's Plat 203, Lot 214, zoned Residential A-10.

Joseph & Cynthia DeCarolus, petitioners, were present and sworn in by the Vice-Chairman.

The petitioner stated they have a very small kitchen that they want to expand. The addition will be the exact same size as the deck that's being removed.

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 Robert DeGregorio, and passed unanimously by the Board that the petition be GRANTED.

Petition #10736

Ward 6

14 Owens St.

The petition of Suzanne & Ralph Wendoloski, 14 Owens St., Warwick, RI, requests a dimensional variance to convert the existing attached garage into a master bedroom and bathroom, having less than required side yard setback. Assessor's Plat 376, Lot 399, zoned Residential A-7.

Suzanne & Ralph Wendoloski, petitioners, were present and sworn in by the Vice-Chairman.

The petitioners stated they would like to convert their existing attached garage into a master bedroom/bathroom.

The Vice-Chairman asked if they will be increasing the footprint at all. The petitioner's stated this will all be within existing space.

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 Robert DeGregorio, and passed unanimously by the Board that the petition be GRANTED.

Petition #10739

Ward 4

Spadina Ave./Point Ave.

The petition of Harrington Realty, LLC, 39 Dees Circle, Warwick, RI, and Sambat LY, 116 Wyoming Ave., Warwick, RI, requests a dimensional variance to construct a 24' x 36' single family dwelling with a garage below. Subject property being an undersized non-conforming lot with less than required lot width, lot area, and frontage along Point Ave., located on the corner of Spadina Avenue and Point Avenue. Assessor's Plat 334, Lot 194, zoned Residential A-40. (Previously zoned A-7)

Daniel Geagan read the recommendations into the record.

John Shekarchi, Esq. was present and representing the petitioner's.

Attorney Shekarchi stated Mr. Harrington is under contract to buy the property. The property received prior approvals from this Board, and the petitioner is in agreement with the stipulations placed on the approval.

Attorney Shekarchi stated the entire home will be built in the less intrusive AE12 flood zone. There will be no negative impact.

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

The regular meeting was adjourned at 7:20 p.m.

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

Paul DePetrillo, Chairman