

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 APRIL 9, 2019 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, April 9, 2019 at 6:00 P.M. in the Lower Level Conference Room, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island. The meeting was called to order by Chairman Donald Morash, Jr.

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

Donald G. Morash, Jr. - Chairman
Everett O'Donnell – Vice Chairman
George Shuster
Salvatore Deluise
Paul DePetrillo

Absent: Beverly Sturdahl
Julie Finn

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

The Chairman entertained a motion to approve the minutes from the March 12, 2019 hearing. A motion was made by Everett O'Donnell, seconded by Salvatore Deluise and passed unanimously by the Board that the minutes be accepted.

The Chairman asked if there were any petitions to be WITHDRAWN or CONTINUED, there being none he called the first petition.

Petition #10589

Ward 1

91 Namquid Dr.

The petition of Christian Rao, 91 Namquid Dr., Warwick, RI, and Spring Green at Gaspee Point, LLC, 459 Namquid Dr., Warwick, RI, requests a special use permit to demolish the existing dwelling and construct a new 23' x 32'-7" single family dwelling with a deck to the rear of the structure. Also seeking a dimensional variance. Proposed dwelling having less than required rear and side yard setbacks. Subject property having more than one residential structure on the same lot. Assessor's Plat 305, Lot 58, zoned Residential A-40.

Christian Rao, Petitioner, 91 Namquid Dr., Warwick, RI, was present and sworn in by the Chairman.

David D'Amico, Engineer, 2080 Mineral Spring Ave., No. Providence, RI, was present, put under oath and accepted as an expert witness (motion was made by Everett O'Donnell, seconded by Paul DePetrillo and passed unanimously by the Board)

Mr. D'Amico stated Mr. Rao purchased the property, right along the water in Gaspee Point. It's an older structure, so he would like to demolish the existing structure and construct a new single family dwelling in the same location, as well as replace the deck in kind. There is a minor difference in square footage. Existing structure is 758 square feet, the proposed will be 769 square feet.

Mr. D'Amico stated they are seeking a special use permit for having more than one structure on a lot, and a dimensional variance for side and rear yard setbacks. They will be adding drainage to the structure, under the deck, subsurface will take the run off from the roof to be in conformance with CRMC.

The Chairman asked if there was anyone present in objection or in favor of the petition. There being none, Mr. Shuster stated this, by definition is the unique characteristics of the lot that brings the petitioner here today, it's one large lot that doesn't have the traditional metrics that we would look at, it's obviously not a financial gain and it will not alter the characteristics of the area, and it is in fact very consistent with the houses in the Gaspee Point area. It is the least relief necessary, it represents more than a mere inconvenience and he sees no other alternative. It meets all the criteria, and Mr. Shuster made a motion to approve the petition, seconded by Everett O'Donnell and passed unanimously by the Board that this petition be GRANTED.

Petition #10590

Ward 4

Lima St.

The petition of Geraldine Testa, c/o K. Joseph Shekarchi, Esq., 33 College Hill Rd., Suite 15E, Warwick, RI, requests a dimensional variance to reconfigure (3) three lots to create (2) two lots, (1) one 6,624 square foot lot with less than required land area and a pre-existing non-conforming single family dwelling constructed in 1924, having less than

required front yard setback; and (1) one 6,176 square foot lot for the development of a new single family dwelling, with less than required land area. Assessor's Plat 319, Lots 245, 274 & 275, zoned Residential A-7.

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

Mr. Shekarchi stated they received Master Plan Approval from the Planning Board to reconfigure (3) three lots to create (2) lots. One 6,624 sq. ft. lot with less than required land area and a pre-existing, non-conforming single family dwelling; and one 6,176 sq. ft. lot with less than required land area for the development of a single family dwelling.

Mr. Shekarchi stated the house is owned by the petitioner's daughter, who passed away. The new dwelling will be consistent with the surrounding neighborhood.

The Chairman asked if there was anyone present in objection or in favor of the petition. There being none, Everett O'Donnell stated this will suit the neighborhood, and made a motion to approve, seconded by Paul DePetrillo and passed unanimously by the Board that this petition be GRANTED.

Petition #10591

Ward 3

697 Jefferson Blvd.

The petition of Iron Works Tavern, Inc., 697 Jefferson Blvd., Warwick, RI, and IWT Realty, Inc., 300 Metro Center Blvd., Warwick, RI, requests a dimensional variance to remove three existing signs and replace with (1) one 3'-6" x 1'-2" projecting blade sign, (1) one 3' x 16' projecting blade sign, and (1) one 6'-3" x 1' wall sign. Proposed blade signs projecting over a public right of way. Assessor's Plat 278, Lot 139, zoned Intermodal (IM).

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

Mr. Brennan stated this is a straightforward petition. They are proposing to remove three existing signs and install three new signs. They are seeking a dimensional variance to install one wall sign, just above the entrance door, a blade sign that will project 3'-6" over the public right of way, and another blade sign that will project 3' over the public right of way.

Mr. Brennan stated they met with Mayor Solomon who is in support of the application.

The signs will be lit by halo illumination. The signs will be turned on at dusk, and turned off at 1:00 a.m.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Everett O'Donnell stated this is an up and coming area with hotels and

restaurants, and made a motion to approve, seconded by Paul DePetrillo and passed unanimously by the Board that the petition be GRANTED.

A motion was made by Everett O'Donnell, seconded by Salvatore Deluise and passed unanimously by the Board that the meeting be adjourned at 6:20 p.m.

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

Donald G. Morash, Jr., Chairman