

WARWICK ZONING BOARD OF REVIEW
MINUTES OF THE MAY 19, 2015 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, May 19, 2015 at 6:00 P.M. at Warwick City Hall, in the Warwick City Council Chambers, 3275 Post Road, Warwick, Rhode Island. Donald Morash, Chairman, called the meeting to order.

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

Donald Morash, Chairman
Richard Corley, Vice Chairman
Beverly Sturdahl
Mark McKenney

Alternates: Julie Finn
Paul Wyrostek

Absent: Everett O'Donnell

Also present: Diana Pearson, Esq., Assistant City Solicitor
Richard Crenca, Warwick Planning Department
Carol Chevalier, Secretary
Mary Ellen Hall, Stenographer

The Chairman declared a quorum. The roll was called. He then asked if there were any petitions to be WITHDRAWN or CONTINUED.

The Chairman entertained a motion to accept the minutes for the April 14, 2015 hearing. A motion was made by Mark McKenney, seconded by Richard Corley and passed unanimously by the Board that the minutes be accepted as presented.

Petition #10185

Ward 8

1 Home Loan Plaza

The petition of One Home Loan Plaza, LLC, 2 Altieri Way, Warwick, RI and Home Loan Investment Bank, 1 Home Loan Plaza, Warwick, RI, for a use variance and dimensional variance

to construct a 20' x 20' electronic LED message center sign on the subject property, proposed sign being higher and larger than allowed, northerly side of Home Loan Plaza (1), Warwick, RI, Assessor's Plat 276, Lot 18, zoned General Industrial.

Daniel Flaherty, Esq., 33 College Hill Road 20D, Warwick, RI, was present representing the petitioner:

Mr. Crenca stated that his comments were read into the record in the past in objection and would like the right to make additional comments if necessary.

Brian Murphy, 5 Joseph Court, Warwick, RI, Vice President Home Loan Bank, was present. Jeff Carter, Dion Signs representative, was also present.

The attorney stated that the petitioner amended the size of the sign to 10' x 15' from the original size of 20' x 20'. The attorney stated that there are presently 6 to 7 different businesses on the premises and the sign would not advertise any off premise business. He stated that he and his client worked with RIDOT and they have no problem with the proposed new sign.

The attorney, petitioner, sign company representative discussed the size, location, style and type of messages at length.

Mr. Crenca stated that he has been working for months with the petitioner and suggested some stipulations that the Board might want to consider if they approve the sign. The following stipulations were suggested.

1. The time frame be no shorter than one (1) hour.
2. The light brightness be 10,000 nits during the day and no more than 2,500 max at sundown
3. There be no commercial ads on building other than home loan and the tenants and no renting of space.
4. They can only advertise public safety issues and amber alerts.
5. The graphics be static no scrolling or flashing.
6. Video animation and graphics are prohibited.
7. Strict compliance with the plans presented.
8. That they use the most advanced software
9. The sign be no bigger than 10' x 25' in size
10. There shall only be one LED sign on the property.

Mr. Corley made a motion to approve the petition as amended to the size of 10 x 15, 150 square foot total. That it be a static message only and there be no scrolling, dissolving, animation or videos. That the sign only be illuminated 7:00 A.M. to 7:00 P.M. and can only change on the ½ hour. The Board should not get into the brightness it is beyond their expertise. That the sign be automatically controlled. The sign cannot be rented and can only advertise on site business and public safety, amber alerts, events and charities. To have another sign the petitioner would have

to come back to the Board. The petition be approved with substantial compliance. The motion was seconded by Beverly Sturdahl and passed by a four (4) to one (1) vote (Mr. Morash voted to deny the petition).

The Chairman stated that he is for digital signs but not on an office building.

Petition #10214

Ward 8

315 Commonwealth Ave.

The petition of Jake and Mindy White, 336 Sowams Road, Barrington, RI for a request for a special use permit/dimensional variance/use variance to create/expand off street parking area on subject property, subject property located in residential zone, subject property having less than required landscape buffer, parking lot buffer, less than required setbacks for parking, less than required aisle width, subject property containing medical office building, westerly side of Commonwealth Ave. (315), Warwick, RI, Assessor's Plat 260, Lot 72, zoned Residential A-15

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

He requested that the petition be continued to the June 9, 2015 hearing.

Mr. Corley made a motion to CONTINUE the petition to the June 9, 2015 hearing. The motion was seconded by Mr. McKenney and passed unanimously by the Board that the petition be CONTINUED to June 9th, 2015.

Petition #10210

Ward 5

85 Rhode Island Avenue

The petition of Eric & Tanya Ahlborg, 85 Rhode Island Avenue, Warwick, RI, for a request for a dimensional variance to construct a 30' x 30' garage addition (two story) with living space above, proposed addition having less than required side yard setback, northerly side of Rhode Island Avenue (86), Warwick, RI, Assessor's Plat 383, Lots 32 & 34, zoned Residential A-40.

Richard Crenca read a comment into the record that the addition cannot contain an apartment or accessory dwelling unit.

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

He stated that his client has no objection to the stipulations. The petitioner is requesting approval to construct an addition for a garage and playroom. His client spoke with their neighbors.

Denis Thibeault, 240 Narragansett Bay Avenue, Warwick, was present in favor.

He stated that he was in favor and he is the neighbor in the back. He has no problem with the proposed addition and has seen the plans.

Petition #10213

Ward 1

446 Post Road

The petition of Post War LLC, c/o One Energy Inc., 420 Lakeside Avenue #302, Marlborough, MA, for a special use permit and dimensional variance to convert existing service bays to additional retail area, construct an 8' x 30' addition to the building for coolers, proposed addition having less than required side/rear yard setback, existing parking legal non-conforming, existing canopy and pump islands legal non-conforming, dumpster having less than required side/rear yard setback, southerly corner of Post Road (446) and Warwick Avenue, Warwick, RI, Assessor's Plat 293, Lot 4, zoned General Business.

Richard Crenca, Warwick Planning Department, read recommendations into the record.

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

He stated that he and his client have been working with the City on the proposal. The petitioner would like to change the repair area of the existing building to a convenience store and add an 8' x 30' cooler. There would be no other changes to the building. His client is making significant improvements to the property.

Mr. Corley made a motion to approve the petition with the stipulations presented by the Planning Department. The motion was seconded by Mr. McKenney and passed unanimously by the Board that the petition be GRANTED with stipulations.

Mr. Corley left the meeting. Mr. Wyrostek became the voting member for the remainder of the hearing.

Petition #10211

Ward 1

16 Canonchet Lane

The petition of Elizabeth Heiss, 10 Echo Drive, Barrington, RI, for a request for a dimensional variance to construct a second floor addition on existing dwelling with less than required front yard, side yard and coastal feature setback, construct a second floor deck with less than required coastal feature setback, rebuild 20' x 33.4' carport with less than required front yard, side yard and coastal feature setback, extend roof overhang 6' off the front of the dwelling for a covered walkway with less than required front yard and side yard setbacks, rebuild and relocate shed (8.4' x 12') with less than required front yard and side yard setbacks, subject property pre-existing legal non-conforming lot, southeasterly end of Canonchet Lane (16), Warwick, RI, Assessor's Plat 292, Lot 197, zoned Residential A-10.

Adrien Wood, designer/architect, was present.

Mr. Crenca asked if the addition would be occupied as a separate apartment or an in-law.

Ms. Wood stated that it would not.

Mr. Wyrostek stated that the application was pretty straight forward and made a motion to approve the petition. The motion was seconded by Beverly Sturdahl and passed unanimously by the Board that the petition be GRANTED.

Petition #10215

Ward 6

72 Hardwick Street

The petition of Kathryn & Michael Flanagan, 72 Hardwick Street, Warwick, RI, for a dimensional variance to construct a new front entryway (3' x 6') over front stairs with less than required front yard setback, southeasterly corner of Hardwick Street (72) and White Avenue, Warwick, RI, Assessor's Plat 363, Lot 698, zoned Residential A-7.

Kathryn & Michael Flanagan, petitioners, were present.

They stated that they bumped out their front door 3' and would like to cover the front with a canopy and the canopy would be 3' further out for a total of 6' from the front of the house. They have been making renovation to their home.

Mr. McKenney stated that the application is pretty straight forward and made a motion to approve the petition. The motion was seconded by Beverly Sturdahl and passed unanimously by the Board that the petition be GRANTED.

Petition #10212

Ward 5

150 Gray Street

The petition of Harbor View Holdings Co., LLC, 150 Gray Street, Warwick, RI, for a request for a use variance/special use permit to construct a new building approximately 86.8' x 38' for a new pro shop/storage building and a new gazebo approximately 58' x 38' for outdoor sales of food and beverages for existing legal non-conforming golf course, southerly side of Gray Street (150) Warwick, RI, Assessor's Plat 378, Lot 157, zoned Residential A-40/P.D.R.

Richard Crenca, Warwick Planning Department, read comments into the record.
Joseph Noel, President Harborview Holdings, was present.

Paul Wyrostek stated that the property is a thriving enterprise and the petitioner is improving the use of the property and made a motion to approve the petition. The motion was seconded by Mr. McKenney and passed unanimously by the Board that the petition be GRANTED.

A motion was made by Julie Finn to adjourn the hearing. The motion was seconded by Paul Wyrostek and passed unanimously by the Board.

The meeting was adjourned at 7:30 P.M.

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

Donald G. Morash, Jr., Chairman

