

DONALD G. MORASH, JR.
CHAIRMAN



SCOTT AVEDISIAN
MAYOR

CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
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WARWICK ZONING BOARD OF REVIEW
MINUTES OF THE JANUARY 10, 2017 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, January 10, 2017 at 6:00 P.M. in the Warwick City Council Chambers, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island. The meeting was called to order by Chairman Donald Morash.

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

Donald Morash, Chairman
Julie Finn
Paul Wyrostek
Beverly Sturdahl
Mark McKenney
Everett O'Donnell

Also present: Diana Pearson, Asst. City Solicitor
Richard Crenca, Warwick Planning Department
Amy Cota, Secretary
Mary Ellen Hall, Stenographer

The Chairman declared a quorum.

The Chairman advised the minutes from the November 15, 2016 hearing will be reviewed and approved at the next meeting.

The Chairman asked if there were any petitions to be WITHDRAWN or CONTINUED.

The Chairman advised that petition #10420 of Sports Legend Pub, Ltd., 2121 West Shore Rd., Warwick, RI, and Umbrigo Properties, LLC, 70 Summit Dr., Cranston, RI, was being continued to the February, 2017 meeting. The Chairman also advised that Petition # Petition #10425 of Colbea Enterprises, LLC, 708 Greenwich Ave., Warwick, RI, was being continued to the February, 2017 meeting.

The Chairman called the first petition.

The petition of David DiPetrillo & Susan Powell, 44 Riverside Ave., Warwick, RI, request an amendment to a previously granted petition, to construct a 22' x 20' detached garage with less than required side yard and front/corner side yard (Payton Avenue) setbacks, subject property being an undersized non-conforming lot. Assessor's Plat 355, Lot 581, zoned Residential A-7. Seeking side yard relief for entire depth.

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

David DiPetrillo, petitioner, 44 Riverside Ave., Warwick, RI, was sworn in by the Chairman.

The Chairman asked the petitioner what the dimensions of the garage will be. The petitioner stated he would like a 22' x 22' garage but will construct whatever the Board recommends.

The Chairman asked the petitioner what his plan was for the second floor. Mr. DiPetrillo stated he doesn't have storage or a basement in his house and he will be using the second floor for storage only. The Chairman asked if his original petition included a second floor. The petitioner said it was on the original petition.

Mark McKenney asked the petitioner if he agrees with the stipulations. The petitioner stated he remembered a discussion before the Board on his original petition regarding having no water or living space in the garage.

The Chairman asked the petitioner if he owned the boat that was parked in the street. The petitioner stated that it was not his boat, he isn't sure who it belonged to, but it has been removed.

Mark McKenney asked the petitioner if he had spoken to any of his neighbors. The petitioner stated no, there aren't a lot of neighbors and they don't speak to him. He states there are a few neighbors behind him, but they do their thing and he does his.

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

John DelGuidice, owner of 54 Payton Avenue, Warwick, RI, was sworn in by the Chairman.

The Chairman asked where his house is in relation to the petitioners. Mr. DelGuidice stated he lives two houses down from the petitioner. Mr. DelGuidice states his property is a rental property, but he plans on living there sometime in the future.

Mr. DelGuidice stated his biggest concern was maintaining the right of way to the water. He states that it is one of the features of his rental property is the access to the water. He states the petitioner has done a beautiful job renovating this house. He doesn't want to see the right of way get blocked, and doesn't want to feel like he is trespassing on somebody's property when he walks to the beach.

The Chairman stated they just addressed that to some degree, that the right of way be left open and doesn't get blocked. The Chairman stated his concerns are noted.

Mr. DelGuidice also asked what the height of the garage will be. Everett O'Donnell stated the height of the garage will be 18'-2".

The Chairman asked if there was anyone else there in opposition or in favor of the petition. There being none Mark McKenney stated he just wanted to understand if this was going to be a 20' x 22' garage. Richard Crenca stated he recommended a 20'x 22'. The petitioner stated the depth is 20' with a 22' width.

After further discussion regarding the dimensions of the garage, the petitioner agreed to construct a 20' x 20' garage, which increases the side yard setback from 1.5' to 3.5'.

Mark McKenney made a motion to approve the petition with the stipulations as set forth by the Planning Department with the additional change being that Mr. DiPetrillo agrees to construct a 20' x 20' garage, it does appear to be a minimal change from the original approval, therefore Mr. McKenney moved to approve the petition, seconded by Beverly Sturdahl and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10426

Ward 9

923 Division Street

The petition of Pamela Unwin-Barkley, 37 West St., East Greenwich, RI, and Danielle Shatkin, 11 Greenhill Way, East Greenwich, RI, request a dimensional variance to construct a single family dwelling on a recently sub-divided lot, Record Lot two (2). Subject property having less than required frontage and lot width. Also seeking a dimensional variance for Record lot one (1), having less than required frontage, being serviced via an easement (driveway) but without physical access to an improved and accepted City street. Assessor's Plat 216, Lot 1, zoned Residential A-40.

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

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

Mr. Shekarchi stated he listened to Mr. Crenca's recommendations and they are in agreement. He states the stipulations are the same stipulations the Planning Board placed on their application when they went in front of the Planning Board last month. He states they have no objection to them being placed on the Zoning Board approval if they are fortunate to obtain one.

Mr. Shekarchi states they have a very large parcel of property, that is serviced by a driveway, a pre-existing condition for many years. He states his client would like to construct a new single family dwelling on the property, which has been used as a farm with farm animals, crops. He states they do not need any setback relief.

Mr. Shekarchi states they received Planning Board approval without any objections, and he can answer any questions the Board may have.

The Chairman asked if there was anyone there in opposition or in favor of the petition. There being none, Everett O'Donnell stated it is a pretty reasonable request from the petitioner, the house is beautifully designed and the petitioner has agreed to all the Planning Boards stipulations, so he moved to approve the petition, seconded by Julie Finn and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

A motion was made by Everett O'Donnell, seconded by Julie Finn and passed unanimously by the Board that the meeting be adjourned. The meeting was adjourned at 6:38 P.M.

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

Donald G. Morash, Jr., Chairman