MINUTES OF THE APRIL 12, 2022 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, April 12, 2022 at 6:00 P.M. in the City Council Chambers, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island, and via Zoom Webinar. The meeting was called to order by Chairman Paul DePetrillo. The meeting was called to order by Chairman Paul DePetrillo.

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

Present: Paul DePetrillo - Chairman
        Robert DeGregorio – Vice-Chairman
        Lorraine Caruso Byrne
        Salvatore DeLuise
        Constance Beck – Alternate

Absent:    Julie Finn – Alternate
           Walter Augustyn

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

A motion was made by Robert DeGregorio to approve the February 8, 2022 Regular Meeting Minutes, seconded by Paul DePetrillo, and passed unanimously by the Board.

The Chairman asked if there were any petitions to be WITHDRAWN or CONTINUED.

A motion was made by Robert DeGregorio to hear Petition #10786 first. The motion was seconded by Paul DePetrillo, and passed unanimously by the Board.
Regular hearing of April 12, 2022

The Chairman called the first petition:

Petition #10786 Ward 1 2 Namquid Drive

The petition of Robert Corrente & Hollie Edwardo, 2 Namquid Dr., Warwick, RI, requests a special use permit to have more than one residential dwelling on a lot (Section 304.4). The petitioner is proposing to demolish the existing single family dwelling to construct a new 1,110 square foot, one-bedroom single family dwelling. Assessor’s Plat 316, Lot 1, zoned Residential A-40.

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

Attorney Shekarchi stated the petitioners are proposing to demolish the existing single family dwelling, and proposing to construct a new 1,100 sq. ft., one-bedroom, single-family dwelling. The new dwelling is slightly larger than what is existing.

Attorney Shekarchi presented a letter of approval from Spring Green at Gaspee Point, dated January 19, 2022 as Petitioner’s Exhibit #1.

The Chairman asked if there was anyone present in favor or in opposition of the petition. There being none, Robert DeGregorio made a motion based on the unique characteristics of the property, it’s a large parcel with many homes, and they are building a house to replace the existing dwelling. The motion was seconded by Salvatore DeLuise, and passed unanimously by the Board that the petition be GRANTED.

Petition #10790 Ward 3 1850 Post Road

The petition of Shiva, LLC, 655 Washington St., Weymouth, MA, and Landing Partners, LLC, 600 Madison Ave., 24th Floor, New York, NY, requests a dimensional variance to increase the number of previous approved dwelling units from 181 to 238 dwelling units. Petitioner is proposing to install 64 Park Plus structures to accommodate the additional parking. Proposed Park Plus structures having less than required side yard setback of 1.2’ (15’ required) and a rear yard setback of 1.9’ (20’ required). Subject property having less than required aisle widths, less than required parking spaces, providing 267 spaces (357 spaces required), less than required setback of parking spaces, less than required interior landscaping. Assessor’s Plat 322, Lot 339, zoned Gateway (G).

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

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

Attorney Shekarchi stated his clients have had an opportunity to review the stipulations, and they are in agreement with all stipulations.
Attorney Shekarchi stated they have a parking solution that is new and different to Warwick.

They are back before the Board seeking approval to increase the number of dwelling units from 181 to 238, an additional 57 units. The main point is they will be staying within the existing footprint, and not expanding. They will be converting the unapproved 26 hotel rooms, and will build out the unoccupied building space, formerly used as a conference center.

Attorney Shekarchi stated they will provide 64 parking spaces by utilizing parking stackers. The stackers will abut the airport property and will be out of public view. The stackers will have a designated employee available as a valet to service these parking stackers 24 hours a day.

Attorney Shekarchi submitted a plan, Post Road Apartments, as Petitioner’s Exhibit #1.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio stated this is a wonderful project. He made a motion and stated the housing will be affordable, and will boost the economy in the area. He stated the hardship is due to the unique characteristics of the property, they are utilizing space they already have, and the proposed project is in line with the Comprehensive Plan of the City. The motion was seconded by Salvatore DeLuise, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

The petition of Frank DiBiase, Jr., 2010 Mineral Spring Ave., No. Providence, RI, and Harrington Realty, LLC, c/o John Shekarchi, Esq., 240 Chestnut St., Warwick, RI, requests a dimensional variance to construct a new single family dwelling with a 10’ x 6’ side deck. Subject property having less than required lot area of 4,050 sq. ft. (Required 40,000 sq. ft.), less than required frontage & lot width of 45’ (150’ required). Proposed dwelling having less than required front yard setback of 25’ (40’ required), less than required rear yard of 27’ (40’ required), and both side yard setbacks of 10.5’ & 4’ from deck (30’ required). Assessor’s Plat 334, Lot 214, zoned Residential A-40 (formerly zoned A-7).

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

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

Terry Harrington, Petitioner, 39 Dees Circle, Warwick, RI, was present and sworn in by the Chairman.
Attorney Shekarchi stated they are seeking a dimensional variance to construct a new single family dwelling. His client has obtained septic approval for a three-bedroom single family dwelling. The petitioner will seek CRMC approval.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio stated due to the unique characteristics of the lot, it’s a pre-existing lot of record, it won’t alter the general characteristics of the area, and it will be built to meet flood zone requirements, he made a motion. The motion was seconded by Constance Beck and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

EXTENSION OF GRANT

Petition #10698 Ward 6 9 Twelfth Ave.

The petition of Loren & Stephen Stabile, L.S. Realty Trust & Loren M. Stabile, Trustee, 9 Twelfth Ave., Warwick, RI, requests a dimensional variance to modify existing attic space above existing garage. Modification consists of changing from attic space to living space (family room). Proposed living space having less than required side yard and rear yard setbacks. Assessor’s Plat 374, Lot 36, zoned Residential A-15. (Approved 4/13/2021 – Requesting a one year extension).

Kevin Prest, Designer, 84 Reynolds St., East Greenwich, RI, was present and sworn in by the Chairman.

Mr. Prest stated his clients received approval from this Board in April 2021 that is ready to expire. The petitioner’s haven’t been able to start the project, so they are seeking a one year extension.

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

Petition #10787 Ward 7 15 Breana Lane

The petition of Carey Bruen, 15 Breanna Lane, Warwick, RI, requests a dimensional variance to construct an accessory dwelling unit in the lower level of the existing raised ranch. Proposed accessory dwelling unit being larger than allowed at approximately 700 sq. ft., and having a separate entrance. Assessor’s Plat 266, Lot 605, zoned Residential A-10.
The petition of Carey Bruen, 15 Breana Lane, Warwick, RI, requests a dimensional variance to construct an accessory dwelling unit in the lower level of the existing raised ranch. Proposed accessory dwelling unit being larger than allowed at approximately 700 sq. ft., and having a separate entrance. Assessor’s Plat 266, Lot 605, zoned Residential A-10.

Carey Bruen, Petitioner, 15 Breana Lane, Warwick, RI was present and sworn in by the Chairman.

Mr. Bruen stated his mother-in-law recently moved in. They have a split level ranch, and he is proposing to convert half of the lower level into an in-law apartment for her.

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

Mr. Bruen stated he agreed with all stipulations placed on the approval.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio stated the petitioner agreed to all stipulations, and the in-law must be converted back to a single family once the mother-in-law no longer occupies it. Mr. DeGregorio made a motion, he stated they are using existing space in the lower level, he feels this is the least relief necessary, and it won’t alter the general characteristics. The motion was seconded by Salvatore DeLuise and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

The petition of Ronald Parrott, 388 Sea View Dr., Warwick, RI, requests a dimensional variance to demolish the existing single family dwelling and construct a new 22’ x 36’ single family dwelling. Subject property having less than required lot area of 4,594 sq. ft. (40,000 sq. ft. required). Proposed dwelling having less than required front yard setback of 25.4’ (40’ required) from Sea View Drive, and both side yard setbacks of 8.4’ and 9’ (30’ required). Assessor’s Plat 375, Lot 544, zoned Residential A-40.

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

Ronald Parrott, petitioner, was present and sworn in by the Chairman.

Mr. Parrott stated he purchased the property without seeing it, two years ago. He started working inside, he was thinking of changing the roof, but since the property is in a flood zone, he is only allowed to spend 50% of what the dwelling is assessed at. Once he started getting into the project he discovered the foundation wasn’t adequate, it had a block foundation. He decided to take it down and start over.
The petitioner is proposing to construct a 1,500 sq. ft. single family dwelling. He stated he grew up in the neighborhood on Huron Street, and he plans on living in this new house. There will be a garage on the first floor, living area on the second floor with the bedrooms on the third floor. He is also proposing a rooftop deck.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion subject to the stipulations, including the driveway being moved back onto the property. The motion was seconded by Constance Beck, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10791

Ward 3

63 Armory Drive

The petition of Timothy & Susan Bedard, 63 Armory Drive, Warwick, RI, requests a dimensional variance to construct an addition to the existing garage. Proposed addition having less than required front yard setback of 24.8’ (25’ required), less than required side yard setback of 7.2’ (8’ required). Petitioner is also proposing to install a 26’ x 28’ above ground pool. Proposed pool having less than required rear yard setback of 6” inches (10’ required). Assessor’s Plat 349, Lot 648, zoned Residential A-10.

Timothy Bedard, petitioner, was present and sworn in by the Chairman.

Mr. Bedard stated he and his wife are looking to construct an addition to the existing garage for more storage space, and they are also proposing to install a 26’ x 28’ above ground pool.

Ms. Byrne asked the petitioner if the pool will only have a 6” setback. The petitioner stated there will be a deck around the entire pool, so the pool is actually 8’ from the property line.

The petitioner submitted a picture of the proposed pool showing the decking, marked as Petitioner’s Exhibit #1.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion. He stated due to the unique characteristics of the subject property, the proposed won’t alter the general characteristics, and it’s the least relief necessary. The motion was seconded by Lorraine Caruso Byrne, and passed unanimously by the Board that the petition be GRANTED.
Due to two Board members being absent, the Election of Chairman, Vice-Chairman and Secretary would be moved to the May 10, 2022 meeting.

A motion was made by Robert DeGregorio and seconded by Paul DePetrillo to adjourn the regular meeting of the Warwick Zoning Board was adjourned at 7:07 p.m.

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

Paul DePetrillo, Chairman