

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? Yes

If YES, how many buildings? 1

Identify the size, height and use of each building:

- (1) SFM - 609 sq. ft. approx 20'
- (2) _____
- (3) _____

**Note: Use additional sheet (s) of paper, if necessary.

7. Present use of premises: Single Family
 Proposed use of premises: Single Family

8. Total number of RESIDENTIAL UNITS 1
 Total number of COMMERCIAL UNITS 0

9. Have plans for the proposed construction activities/change of use for any existing and proposed building (s) been submitted to the Warwick Building Official?

Yes () No (x) Does not apply ()

If yes, has a building permit been refused? Yes () No ()

10. Type of Sewer System - Public X Private _____
 Septic _____ Cesspool _____ Sewers _____

11. Is the subject property located in a flood zone? No
 If so, what flood zone? (Zone X)

12. Is the subject property located in a Historic District? No
 If so, have you received approval from the Historic District Commission? _____

13. Does your application required Planning Board approval? No
 If so, have you applied and received approval from the Planning Board _____

14. SPECIAL USE PERMIT

A. State existing use of premises _____

B. Proposed use of the property in detail _____

C. LIST precise ARTICLE (S) and SECTION (S) of the ZONING ORDINANCE which authorize consideration of the SPECIAL USE PERMIT described in above.

D. Describe how the granting of the SPECIAL USE PERMIT will meet the requirements of the Zoning Ordinance per Section 906.3 (C)

15. VARIANCES – (USE OR DIMENSIONAL)

A. State existing use of premises Single Family- Unoccupied

B. Proposed use of the property in detail New Construction of Single Family

C. List precise ARTICLE (S) and SECTION (S) of the ZONING ORDINANCE which authorize consideration of the VARIANCE described in above.

Sec. 301 Table 2A

Frontage, Width and Area (See Narrative for further explanation)

D. Identify grounds for the proposed VARIANCE. As required in Section 906.3 (A) and 906.3 (B) of the Zoning Ordinance.

See Narrative Attached

16. APPEALS

A. Appeal of the Building Official (Attach a copy of any denial, notification, violation or correspondence relating to appeal).

1. Date of denial/issuance of permit or date of alleged error in enforcement of Ordinance. _____, 20_____

2. Basis of Appeal (Cite applicable provisions of the Ordinance).

B. Appeal to the Warwick Zoning Board of Appeals from an action of the Warwick Planning Board. (Note: Attach all copies of correspondence, plans and the written decision pertaining to the appeal, including any transcript, audiotapes, constituting the record upon which the action appealed was taken, per Section 906.4 (A) of the Ordinance.

Basis for Appeal (Cite applicable Ordinance provisions)

I/We the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY/OUR knowledge complete and correct in every detail.

Respectfully submitted,

(Owner Signature) 

(Address) 16 Blue Ridge Rd Cranston RI

(Phone) 401 742 6869

EMAIL: ~~401 742 6869~~

Russo.Ry@gmail.com

Respectfully submitted,

(Applicant Signature) 

(Address) 16 Blue Ridge Rd Cranston RI

(Phone) 401 742 6869

EMAIL Russo.Ry@gmail.com

Attorney:

Name: Daniel L. Johnston

Address: 2363 Post Rd Warwick RI 02886

Phone: 401 757 3050

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***PLEASE BE ADVISED THAT THE STREET NUMBER MUST APPEAR ON ALL STRUCTURES & NEW FREE-STANDING SIGNS**

***PLEASE NOTE: UNLESS ALL REQUIREMENTS LISTED ON THE INSTRUCTION SHEET ARE COMPLIED WITH, THIS APPLICATION WILL NOT BE ACCEPTED.**

***PLEASE BE SURE TO REVIEW INSTRUCTION SHEET CAREFULLY.**

***PLEASE NOTE A CLASS I SURVEY IS REQUIRED**

PROJECT NARRATIVE
DIMENSIONAL VARIANCE

AP 361 Lot 339
179 Canfield Ave. Warwick, R.I.

Owner/Applicant: RI Custom Home Builders
14 Blue Ridge Rd.
Cranston, R.I.

Applicant's Attorney David L. Johnston, Esq. 2363 Post Road Warwick, R.I. 02886 (401) 737 3050

Prepared By: David L. Johnston, Esq.

Narrative – Dimensional Variance

Applicant is requesting the below Dimensional variances in order to facilitate the construction of a new single-family dwelling on a substandard lot of record.

Existing Conditions:

The parcel is located in the A-7 zone containing 6,449 square feet. The parcel was platted in 1912 and has not been under common ownership with an abutting parcel. Therefore, the lot is an un-merged substandard lot of record. Moreover, the parcel is current improved with a single family dwelling in significant disrepair. The parcel is 50' wide and has 50' of frontage on Canfield Ave.

Proposed Improvements

Applicant proposes to demolish the existing single family and construct a new single family dwelling which complies with all yard setbacks for the A-7 Zone.

Dimensional Requirements

The dimensional requirements are governed Sec. 301 Table 2A of the zoning ordinance. The proposed dwelling shall meet the front, side and rear yard setbacks as well as lot coverage requirements.

Due to the fact that the parcel was platted in 1912, it does not conform to the current minimum lot area or width/frontage requirements.

Variance Requests

Applicant is seeking the following dimensional variances from Section 301 Table 2A

(i) Lot Width:	Required 70'	Contains 50'	Total Variance: 20'
(ii) Frontage:	Required 70'	Contains 50'	Total Variance: 29.98'
(iii) Area:	Required 7,000	Contains: 6,449	Total Variance: 51 sq ft.

Standards for Relief

- (i) The parcel is a corner lot and was platted prior to the enactment of the zoning ordinance. The existing structure has fallen into significant disrepair and applicant desires to improve the property with a new dwelling which shall conform to all dimensional requirements of the Zone.
- (ii) The parcel was platted in 1912. The enactment of the zoning ordinance created a substandard lot of record for which we seek relief. The Applicant has not caused any actions which created the hardship. The primary reason for this request is to engage in a lawfully permitted use of the Applicant's property.
- (iii) The granting of the request shall allow for a single family dwelling consistent in size and use with the surrounding area.
- (iv) The relief granted is the least relief necessary as Applicant cannot re-plat or otherwise increase the frontage/width or area.
- (v) Denial of the variance would be a denial of a lawfully beneficial use and all beneficial use of the property, amounting to a taking of the Applicant's property rights.