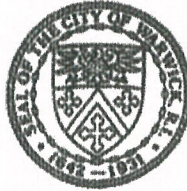


PAUL DEPETRILLO  
CHAIRMAN



FRANK J. PICOZZI  
MAYOR

**CITY OF WARWICK  
ZONING BOARD OF REVIEW**  
WARWICK, RHODE ISLAND 02886  
(401) 921-9534

RECEIVED  
WARWICK ZONING BOARD OF REVIEW

NOV 09 2023

PETITION # 10950

Date Nov. 8 2023

The undersigned hereby applies to the Warwick Zoning Board of Review for the following:

- SPECIAL USE PERMIT       DIMENSIONAL VARIANCE
- USE VARIANCE               APPEAL
- AMENDMENT TO A PREVIOUSLY GRANTED RESOLUTION

Applicant: ROBERT FAYERWEATHER Address: 889 WARWICK AV., WARWICK, R.I.

Owner: GOLD KEY PROPERTY SERVICES, LLC Address: 889 WARWICK AV., WARWICK, R.I.

Lessee: \_\_\_\_\_ Address: \_\_\_\_\_

1. Ownership Tenure

DATE OF PURCHASE of the above stated property by the CURRENT OWNER:

Will ownership of said property be transferred by the CURRENT OWNER TO THE APPLICANT for developmental purposes? NO

- 2. Street Address of Premises 381 WARWICK AVE.
- 3. Assessor's Plat & Lot 290 224  
Plat No. Lot No.
- 4. Dimensions of lot 50, 30' 95, 53' 4, 843  
Frontage Depth Area Square Feet
- 5. Zoning District in which premises is located GB

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? YES

If YES, how many buildings? ONE

Identify the size, height and use of each building:

- (1) TWO STORY, WOOD FRAME, COMMERCIAL AND RESIDENTIAL BLDG. 26' X 28'
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_

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

7. Present use of premises: 1ST. FLOOR VACANT COMMERCIAL WITH ONE APT. ABOVE  
 Proposed use of premises: NEW ESTHETICIAN SPA ON 1ST. FLOOR W/ ONE APT. ABOVE

8. Total number of RESIDENTIAL UNITS ONE  
 Total number of COMMERCIAL UNITS ONE

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 (  )                      Does not apply (  )

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

10. Type of Sewer System - Public \_\_\_\_\_ Private   
 Septic                       Cesspool \_\_\_\_\_                      Sewers \_\_\_\_\_

11. Is the subject property located in a flood zone? YES  
 If so, what flood zone? SEE ATTACHED REPORT

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 NO

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.

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

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15. VARIANCES - (USE OR DIMENSIONAL)

A. State existing use of premises VACANT COMMERCIAL ON 1ST. FLOOR, WITH ONE APT. ABOVE.

B. Proposed use of the property in detail NEW ESTHETICIAN SPA WITH ONE APT. ABOVE AND NEW ONE STORY ADDITION AT LEFT-FRONT FOR ADDITIONAL SPACE FOR FIRST FLOOR SPA.

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

TABLE 2-B: FRONT YARD MIN. SETBACK AND CORNER MIN. SETBACK

	<u>MIN. SIDE YARD</u>
<u>505</u>	<u>- LANDSCAPING REQUIREMENTS</u>
<u>701.7</u>	<u>- PARKING SPACES REQUIRED</u>

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

SEE ATTACHED SHEET

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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).

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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)

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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)

 for Gold Key Property Services LLC

(Address) 839 WARWICK AVE., WARWICK, P.I.

(Phone) 401-556-0074

EMAIL: GOLDKEYPS @ GMAIL.COM

Respectfully submitted,

(Applicant Signature)

(Address) \_\_\_\_\_

(Phone) \_\_\_\_\_

EMAIL \_\_\_\_\_

Attorney:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

EMAIL \_\_\_\_\_

**\*PLEASE BE ADVISED THAT THE STREET NUMBER MUST APPEAR ON ANY EXISTING STRUCTURE**

[amy.e.cota@warwickri.com](mailto:amy.e.cota@warwickri.com)

**THIS APPLICATION MUST BE REVIEWED FOR COMPLETENESS BY THE BUILDING OFFICIAL PRIOR TO BEING SUBMITTED TO THE ZONING BOARD. PLEASE BE SURE TO REVIEW REQUIREMENTS CAREFULLY.**

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

**CONTINUATION OF ZONING APPLICATION SECTION 15D  
(GROUNDS FOR THE PROPOSAL)**

**-We feel that the hardship from which the applicant seeks relief is due to the unique character of the structure due to the fact that is a small, non-conforming lot of record, and that the existing building has been in its present location since it was originally built.**

**-We feel that the hardship is not the result of any prior action by the applicant, and does not result primarily from the desire of the applicant to realize greater financial gain.**

**-We believe that these requested dimensional variances will not alter the general characteristics of the surrounding area, or impair the intent or purpose of this zoning ordinance or the Comprehensive Plan.**

**-We believe that the granting of these requested dimensional variances are the least relief necessary in order for us to renovate and occupy this existing structure.**

**-We believe that the hardship that will be suffered by the owner of this property if these dimensional variances are not granted shall amount to more than a mere inconvenience.**

**-This proposed use of the first floor of this building is a legal use in this zone and we are requesting only dimensional variances which are needed due to the size of this lot and the location of this existing building.**

**-Additional specific information will be given under oath at the zoning board hearing to explain in more detail the reasons why we feel this application should be approved.**