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**CITY OF WARWICK
ZONING BOARD OF REVIEW**

WARWICK, RHODE ISLAND 02886
(401) 921-9534

RECEIVED
WARWICK ZONING BOARD OF REVIEW

NOV 16 2023

PETITION # 10951

Date Nov. 14 20 23

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: 790 Bald Hill Road LLC Address: 790 Bald Hill Rd

Owner: Same Address: Same

Lessee: Hearthside Fireplace & Patio Address: Same

1. Ownership Tenure

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

11/30/2012

Will ownership of said property be transferred by the CURRENT OWNER TO THE APPLICANT for developmental purposes? N/A

2. Street Address of Premises 790 Bald Hill Rd

3. Assessor's Plat & Lot 262 212
 Plat No. Lot No.

4. Dimensions of lot 431' 120' Avg Area 49,071
 Frontage Depth 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? 1

Identify the size, height and use of each building:

(1) One store 11,908sf; 120' x 100'

(2) _____

(3) _____

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

7. Present use of premises: Retail Business

Proposed use of premises: Same

8. Total number of RESIDENTIAL UNITS _____

Total number of COMMERCIAL UNITS 1

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 (X)

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

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

11. Is the subject property located in a flood zone? NO
If so, what flood zone? _____

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 RETAIL BUSINESS

B. Proposed use of the property in detail SAME

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

N/A

D. Describe how the granting of the SPECIAL USE PERMIT will meet the requirements of the Zoning Ordinance per Section 906.3 (C)
THIS REQUEST IS CONSISTENT WITH OTHER APPROVALS GIVEN BY THE WARWICK ZONING BOARD.
USE WILL NOT ALTER THE CHARACTERISTICS OF THE SURROUNDING AREA OR ABUTTING PROPERTIES.

15. VARIANCES – (USE OR DIMENSIONAL)

A. State existing use of premises EXISTING NON CONFORMING REAR YARD DIMENSION TO BUILDING.

B. Proposed use of the property in detail CHANGE 1/2 OF EXISTING STATIC SIGN TO VARIABLE SIGN

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

D. Identify grounds for the proposed VARIANCE. As required in Section 906.3 (A) and 906.3 (B) of the Zoning Ordinance.
REFER TO HEARING TESTIMONY. SECTION 906.3(C) APPLIES DUE TO ABUTTING RESIDENTIAL DISTRICT.

16. APPEALS

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

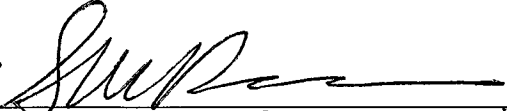
1. Date of denial/issuance of permit or date of alleged error in enforcement of Ordinance. _____, 20_____

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)  SEAN ROSSEK
(Address) 790 Gold Hill Rd Warwick RI 02886
(Phone) 401 579 6830 EMAIL: sean@heartycorp.com

Respectfully submitted,
(Applicant Signature) _____
(Address) _____
(Phone) _____ EMAIL _____

Attorney:
Name: K. JOSEPH SHEKARCHI
Address: 51 JEFFERSON BLVD, WARWICK, RI
Phone: _____ EMAIL _____

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

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******