PAUL DEPETRILLO CHAIRMAN



FRANK J. PICOZZI MAYOR

**CITY OF WARWICK** ZONING BOARD OF REVIEW RECEIVED WARWICK ZONING BOARD OF REVIEW

(401) 921-9534

FEB 1 6 2023

PETITION #

Date: January 12th, 2023\_\_\_\_\_

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

X\_DIMENSIONAL VARIANCE \_\_\_\_SPECIAL USE PERMIT

USE VARIANCE \_APPEAL

AMENDMENT TO A PREVIOUSLY GRANTED RESOLUTION

Applicant: William B. Fooks

Address: 43 Magnolia Ln., Coventry, RI 02816

Owner: Same\_\_\_\_\_Address:

Lessee: None \_\_\_\_\_\_Address:

1. Ownership Tenure

DATE OF PURCHASE of the above stated property by the CURRENT OWNER: March 26, 1974

Will ownership of said property be transferred by the Current Owner to the Applicant for developmental purposes? No

Street Address of Premises: 90 Kenway Avenue, Warwick, RI 02889\_ 2.

3. Assessor's Plat & Lot 375 51 . Plat No. Lot No. 85' 4. Dimensions of lot 40' Area 3400 Depth Square Feet Frontage

Zoning District in which premises is located: A-7 5.

#### 6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? Yes

If YES, how many buildings? 1 single family dwelling which is to be razed due to its unsafe condition.

Identify the size, height and use of each building:

(1) 2 story approximately 18 x 34 single family residence with 18 x 6 enclosed porch

- (2)\_\_\_\_\_
- (3)\_\_\_\_\_

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

7. Present use of premises: Single family residence

8. Proposed use of premises: Single family dwelling

9. Total number of RESIDENTIAL UNITS: One

10. Total number of COMMERICAL UNITS: None

11. 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 ap	oply (	)	
If ye	s, has a buil	ding permit	been refused?	Yes ( )	No ( )		
	Type of Se	wer System	- Public: X		Private		
	Septic		Cesspool		Sewers		
13.	•	Is the subject property located in a flood zone? No If so, what flood zone?					
14.	Is the subject property located in a Historic District? No						
	If so, have you received approval from the Historic District Commission?						
15.	Does your application required Planning Board approval? No If so, have you applied and received approval from the Planning Board						

## 16. SPECIAL USE PERMIT

A. State existing use of premises \_\_\_\_\_

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

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

### 17. VARIANCES – (USE OR DIMENSIONAL)

A. State existing use of premises: Single family dwelling

B. Proposed use of the property in detail: Single family dwelling

C. List precise ARTICLE (S) and SECTION (S) of the ZONING ORDINANCE which authorize consideration of the VARIANCE described in above: <u>Section</u> 405.4(A)(D) proposed dwelling meets all required setbacks, however, dimensional variance is required for square footage and frontage/lot width.

D. Identify grounds for the proposed VARIANCE. As required in Section 906.3 (A) and 906.3 (B) of the Zoning Ordinance: <u>Premises contains a dilapidated single family</u> home which cannot be restored and must be demolished. The lot is a pre-existing nonconforming lot of record which if the requested relief is not granted, the hardship suffered by the Applicant would be more than a mere inconvenience meaning there would be no other reasonable alternative to enjoy a legally permitted beneficial use of the property.

### 18. APPEALS

A. Appeal of the Building Official (Attach a copy of any denial, notification, violation

or correspondence relating to appeal).

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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) / 1/m B From (Address) 43 Magnolia LA Cingity DE C 2876 EMAIL: Pf 514@ GOT. CUM (Phone) 401-639-7657 Respectfully submitted, (Applicant Signature) / Country BE 62276 (Address) \_ 43 Machella La EMAIL DF 574 & Gol. CUT 401-639-7657 (Phone) Attorney: Name: Jeffrey F. Caffrey / Address: 300 Centerville Road, Warwjeck, RI 02886 Phone: 738-4500 EMAIL jcaffrey@resnickandcaffrey.com

# \*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