



6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? yes  
If YES, how many buildings? 3 single family house, garage + existing shed

Identify the size, height and use of each building:

- (1) House
- (2) Garage to be demolished
- (3) Shed to be removed

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

7. Present use of premises: Single Family home, garage + shed  
Proposed use of premises: Single Family home will remain; Proposing to remove garage + shed and construct new garage

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 () 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? lower portion toward coastal features in AE + Building in X

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

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 See attached

B. Proposed use of the property in detail See attached

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

See attached

---

---

---

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

See 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) *Catherine A. Turchetto*  
(Address) 72 Shawomet Avenue, Warwick RI 02889  
(Phone) \_\_\_\_\_ EMAIL: \_\_\_\_\_

Respectfully submitted,  
(Applicant Signature) \_\_\_\_\_  
(Address) \_\_\_\_\_  
(Phone) \_\_\_\_\_ EMAIL \_\_\_\_\_

Attorney:  
Name: MARY B. Shekarchi  
Address: 51 Jefferson Blvd., Suite 4, Warwick RI 02888  
Phone: (401) 828-5030 EMAIL mary@mbsesg.com

**\*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\*\*\*\***

**Zoning Application for  
72 Shawomet Avenue, Warwick, Rhode Island 02889**

Number 15 Variances:

***A. State the proposed use of premises:***

The proposed use of the premises will remain as it stands today, residential. The Applicant is seeking a dimensional variance in order to construct a larger garage on the subject property. On June 17, 2022, the Applicant in Petition #10808 received approval to demolish the existing shed and garage to construct a new 24' x 27' Garage. The approval granted the Applicant a front yard setback of 5 feet (30 feet is required) And a front/corner side yard setback of 24 feet (30 feet is required). At the zoning hearing there were no objections to that application.

However, during the construction planning stage, the Applicant's contractor indicated that the current location of the approved proposed garage would interfere with onsite parking for guests and family which include their adult children and would interfere with the maintenance of the rain garden/planting beds in the front yard. Essentially the proposed garage will remain the same size as approved in Petition 10808, but it will move over to the side 5 feet on the east side of the property.

As a result, in order to construct the proposed garage, the Applicant in this Application is seeking an additional dimension side setback variance of 5 feet (10 feet is required). In addition, the Applicant is seeking a front/corner yard setback of variance of 29 feet (30 is required). In the Petition 10808 approval, the Board approved a 6 foot variance for the front/corner set back while the current application requests a 1 foot variance. Lastly, the Applicant is seeking a variance from the front yard setback of 5 feet as was approved in Petition 10808. The proposed garage will remain approximately 5 feet from the front setback on Shawomet Avenue as is the existing garage and the approved garage in Petition 10808.

Currently, the existing shed is only 2.5 ± feet from the east side yard. This proposal will increase that distance to 5 feet and will include an exterior that matches the house There is a fence between the subject property and the immediate abutter, which shall remain. Because there is a paper street (Mason Street) on the west side of the property, the setback from the proposed garage is 29 feet from front setback on Mason Street. The proposed garage is 24 feet x 27 feet with a height at 17.83 feet.

The purpose of the proposed garage is to store the owners' cars in 1 garage as well as some equipment. The shed is being removed because it is in disrepair and the owners/applicants want to improve the area and functionality of one garage structure.

***B. Give extent of proposed alterations:***

The applicant is seeking a dimensional variance to remove the shed and add to the size of the current garage. The proposed garage is 24 feet x 27 feet with a height at 17.83 feet. This is the same size as the garage approved in Petition 10808.

***C. List precise Article(s) and Section(s) of the Zoning Ordinance which authorize consideration of the Variance described in above.***

The Applicant is seeking the following dimensional variances:

1. Section 601.2 states that a building or use accessory to a dwelling, including an attached garage, shall not be located in any required front or corner yard. Further, Section 302, Table 2A, Dimensional Regulations of the City of Warwick Zoning Ordinance (“Zoning Code”) requires that the subject lot comply with minimum front/corner yard setback of 30 feet and a side setback of 10 feet. The subject property is located in an A-15
2. Section 906 of the Zoning Code allows for Variances and Consideration for relief from the literal requirements of the Zoning Code.

***D. Grounds for proposed variances.***

*Section 906.3 (A): In granting a variance, the board shall require evidence to the satisfaction of the following standards be entered into the records of the proceedings:*

*(1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not the general characteristics of the surrounding area, and is not due to the physical or economic disability of the applicant (for handicapped access See Section 304.10);*

The hardship is due to the unique characteristics of the subject non-conforming lot of record and the structure and not from the general characteristics of the surrounding area.

*(2) That said hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;*

The hardship is not the result of any prior action of the applicant and the applicant is seeking the proposed addition not for any financial gain but instead for enjoyment of the property.

*(3) That the granting of the requested variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of this zoning ordinance or the comprehensive plan of the City;*

The granting of the variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of this zoning ordinance or the comprehensive plan of the City.

*(4) That the relief requested is the least relief necessary.*

The relief requested is the least relief necessary.

*Section 906.3 (B): Different Standards for use and dimensional variances. The Board shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:*

*(2) In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property. The fact that the use may be more profitable or that a structure may be more valuable after relief is granted shall not be grounds for relief.*

The hardship that will be suffered by the owner of the subject property will amount to more than a mere inconvenience.