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**CITY OF WARWICK
ZONING BOARD OF REVIEW**

WARWICK, RHODE ISLAND 02886
(401) 921-9534

RECEIVED
WARWICK ZONING BOARD OF REVIEW

APR 18 2023

PETITION # 10898

Date March 27 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: VCP, LLC d/b/a Verogy Address: 124 LaSalle Rd, 2nd Floor, West Hartford, CT 06107

Owner: Sunshine Properties LLC Address: 181 Knight Street, Warwick, RI 02886

Lessee: VCP, LLC d/b/a Verogy Address: 124 LaSalle Rd, 2nd Floor, West Hartford, CT 06107

1. Ownership Tenure

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

04/28/2020

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

2. Street Address of Premises 240 Knight Street, Warwick, RI 02886

3. Assessor's Plat & Lot	<u>275</u>	<u>38 & 52</u>
	Plat No.	Lot No.

4. Dimensions of lot	<u>737.02</u>	<u>902'</u>	Area	<u>732,161</u>
	Frontage	Depth		Square Feet

5. Zoning District in which premises is located LI (Light Industrial)

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) 10'-6" wide, 11'-7" long, +/- 16' high - shed utilized as office by the existing landscape materials company

(2) _____

(3) _____

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

7. Present use of premises: landscape materials company _____

Proposed use of premises: ground mounted photovoltaic (solar) array _____

8. Total number of RESIDENTIAL UNITS NA _____

Total number of COMMERCIAL UNITS NA _____

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 NA Public _____ Private _____
Septic _____ Cesspool _____ Sewers _____

11. Is the subject property located in a flood zone? YES
If so, what flood zone? X and AE (note - development is only proposed in Zone X) _____

12. Is the subject property located in a Historic District? YES
If so, have you received approval from the Historic District Commission? not yet _____

13. Does your application required Planning Board approval? YES
If so, have you applied and received approval from the Planning Board not yet _____

14. SPECIAL USE PERMIT

A. State existing use of premises _____
Storage & sales of landscape materials such as stone & mulch _____

B. Proposed use of the property in detail _____
Construction & operation of a ground mounted photovoltaic (solar) array _____

C. LIST precise ARTICLE (S) and SECTION (S) of the ZONING ORDINANCE which authorize consideration of the SPECIAL USE PERMIT described in above.
Section II, Appendix A, Use 612

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

1. The Special Use Permit is specifically authorized by this Ordinance as set forth in Section II, Table A(2), that the solar energy system is compatible with the surrounding area

2. The Special Use Permit provides for public safety, minimizes impact on wildlife, natural and historic resources and abutting property.

3. The Special Use permit meets all the criteria set forth in the Section of this Ordinance authorizing said Special use permit.

15. VARIANCES – (USE OR DIMENSIONAL)

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 VARIANCE described in above.

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

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, DocuSigned by:
John Morgan
(Owner Signature) _____ Sunshine Properties LLC
(Address) A7A616EA442F433... 181 Knight Street, Warwick, RI 02886
(Phone) _____ EMAIL: _____

Respectfully submitted, 
(Applicant Signature) _____ VCP, LLC d/b/a Verogy
(Address) 124 LaSalle Rd, 2nd Floor, West Hartford, CT 06107
(Phone) 203-814-6866 EMAIL: bparsons@verogy.com

Attorney:
Name: Sanford Resnick
Address: 300 Centerville Road, Suite 300 West, Warwick, RI 02886
Phone: 401-738-4500 EMAIL: SResnick@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 BOARD. PLEASE BE SURE TO REVIEW REQUIREMENTS CAREFULLY.

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