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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 05 2023

PETITION # 10903

Date May 2 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
Debra Zarrella, Trustee of Debra Zarrella

Applicant: Trust dated 10/24/2016 Address: 20 Gerald's Farm Drive, Exeter, RI

Owner: Same as applicant Address: _____

Lessee: _____ Address: _____

1. Ownership Tenure

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

August 26, 2022

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

2. Street Address of Premises 0 Haswill Street

3. Assessor's Plat & Lot 361 137
Plat No. Lot No.

4. Dimensions of lot 89.39' 47.97' Area 3,824
Frontage Depth Square Feet

5. Zoning District in which premises is located A40

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? No

If YES, how many buildings? _____

Identify the size, height and use of each building:

(1) _____

(2) _____

(3) _____

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

7. Present use of premises: Vacant Lot

Proposed use of premises: single family home

8. Total number of RESIDENTIAL UNITS one residential

Total number of COMMERICAL UNITS _____

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 (X)

10. Type of Sewer System - Public x Private _____
Septic _____ 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 _____

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 vacant lot

B. Proposed use of the property in detail single family home

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

See Table A Dimensional Relief

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

See attached Exhibit

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).

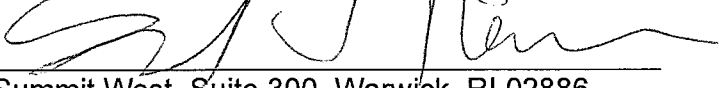
B. Appeal to the Warwick Zoning Board of Appeals from an action of the Warwick Planning Board. (Note: Attach all copies of correspondence, plans and the written decision pertaining to the appeal, including any transcript, audiotapes, constituting the record upon which the action appealed was taken, per 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, Debra Zarella, Trustee
(Owner Signature) _____
(Address) 20 Gerald's Farm Drive, Exeter, RI 02822
(Phone) _____ EMAIL: _____

Respectfully submitted, Debra Zarella, Trustee
(Applicant Signature) _____
(Address) 20 Gerald's Farm Drive, Exeter, RI 02822
(Phone) _____ EMAIL: _____

Attorney:
Name: Sanford J. Resnick, Esq. 
Address: 300 Centerville Road, Summit West, Suite 300, 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******

EXHIBIT A to Zoning Application Section 15D

- 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.
- 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.
- That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this zoning ordinance or the comprehensive plan of the city.
- That the relief to be granted is the least relief necessary.
- 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 a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

TABLE A DIMENSIONAL RELIEF

	Required	Proposed
Minimum Lot Area	40,000 sq ft	3,824 sq ft
Minimum Frontage	150 ft	89.39 ft
Minimum Lot Width	150 ft	99.39 ft
Minimum Side Yard	30 ft	20/20.24 ft
Minimum Rear Yard	40 ft	9.47 ft
Minimum Front Yard	40 ft	10 ft