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**CITY OF WARWICK
ZONING BOARD OF REVIEW**
WARWICK, RHODE ISLAND 02886
(401) 921-9534

RECEIVED
WARWICK ZONING BOARD OF REVIEW
MAY 10 2023

PETITION # 10904

Date 5/9 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: Jamie P. Enriquez Address: 22 Dewey Ave, Unit 7
Warwick RI 02886

Owner: Florida Properties Address: 197 James P. Murphy Hwy
West Warwick, RI 02898

Lessee: Jamie P. Enriquez Address: Same as above

1. Ownership Tenure

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

N/A

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

- 2. Street Address of Premises 2194 + 2200 WARWICK AVE
- 3. Assessor's Plat & Lot 339 23
Plat No. Lot No.
- 4. Dimensions of lot 190' 250' Area 34,284 ±
Frontage Depth Square Feet
- 5. Zoning District in which premises is located 0

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

The use table and Section 908

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

The granting of Special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this ordinance or the comprehensive Plan of the city

15. VARIANCES - (USE) OR DIMENSIONAL

A. State existing use of premises Vacant Commercial Bldg.

B. Proposed use of the property in detail Gym + Martial Arts Studio

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

Seeking use Variance From use table 413 For Martial arts Studio / gym.

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

The property is vacant and has been. The owner cannot find any use under the office codes and therefore the property has no other Beneficial use.

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) Robert Gasbarro
(Address) 177 JAMES MURPHY HWY W. WARWICK RI - 02893
(Phone) 401 641 1449 EMAIL: R.GASBARRO@ENRIGUEZ-ONE.COM

Respectfully submitted,
(Applicant Signature) Jonni Enriguez
(Address) 22 Dewey Ave Unit 7 Warwick RI 02886
(Phone) 914 226 9146 EMAIL: enriquez_rsta@gmail.com

Attorney:
Name: Joseph Shekarchi Esq.
Address: 51 Jefferson Blvd. Suite 400, Warwick RI 02888
Phone: 401-827-0100 EMAIL: joe@ShekarchiLaw.com

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

SEIV.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*****

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? YES

If YES, how many buildings? 2

Identify the size, height and use of each building:

- (1) 2 STORY APARTMENT
(2) 1 STORY COMMERCIAL
(3) _____

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

7. Present use of premises: APARTMENT + VACANT COMMERCIAL BUILDING
Proposed use of premises: APARTMENT + GYM/MARTIAL ARTS

8. Total number of RESIDENTIAL UNITS 6
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 (X) Does not apply ()

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

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 require 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 Vacant Commercial Building

B. Proposed use of the property in detail Gym & Martial Arts Studio