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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 12 2023

PETITION # 10907

Date May 10 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

Applicant: James R. Langevin
Robert Iannotti Address: 1270 Ives Road, Warwick, RI 02818
81 Valentine Circle, Warwick, RI 02886

Owner: Same Address: Same

Lessee: _____ Address: _____

1. Ownership Tenure

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

James Langevin September 2004 ; Robert Iannotti January 05, 2023

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

2. Street Address of Premises 1270 E 1280 Ives Road, Warwick RI

3. Assessor's Plat & Lot 208 16E26
Plat No. Lot No.

4. Dimensions of lot 16 58.13 400.13 3.29 Acres
Frontage Depth Area Square Feet

5. Zoning District in which premises is located A-40

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 Single Family Residential

B. Proposed use of the property in detail Single Family Home on Lot 16 and a single family Home on lot 26.

C. List precise ARTICLE (S) and SECTION (S) of the ZONING ORDINANCE which authorize consideration of the VARIANCE described in above.
Table 2A - Dimensional Regulations - less than required frontage and lot width.

D. Identify grounds for the proposed VARIANCE. As required in Section 906.3 (A) and 906.3 (B) of the Zoning Ordinance.
Section 906.3(A) & (B) 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 (Owner Signature) James R Langan
(Address) 1270 Ives Rd Warwick RI 02818
(Phone) 401 884 2424 EMAIL: jim.R@jimlangan.com

Respectfully submitted,

(Applicant Signature) James R Langan
(Address) 1270 Ives Rd Warwick RI 02818
(Phone) 401 884 2424 EMAIL: jim.R@jimlangan.com

Attorney:

Name: _____

Address: _____

Phone: _____ EMAIL: _____

***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******

**Zoning Application for
1270 and 1280 Ives Road, Warwick, Rhode Island 02818**

Number 15 Variances:

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

Section 906.1 allows the applicant to apply for a variance to seek relief from the literal requirements of the zoning ordinance.

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 to the unique characteristics of the land or structure and not 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 by the applicant and the applicant is only looking to use his property in the least intensive use possible.

(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;

As our expert planner has explained this will not alter the general characteristics of the surrounding area or impair the intent or purposed of the 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 as the applicant is only seeking relief from the side yard setback and is not increasing the current building/garage footprint in any way.

Section 906.3 (B):

(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 would amount to more than a mere inconvenience.