



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

RECEIVED  
WARWICK ZONING BOARD OF REVIEW  
JUL 20 2023

PETITION NO. 10922

City of Warwick  
ZONING BOARD OF REVIEW

Application for Special Use Permit, Variance, or Appeal

Date 7-20 20 23

The undersigned hereby applies to the Warwick Zoning Board of Review for the following:

- SPECIAL USE PERMIT
- VARIANCE
- APPEAL
- AMENDMENT TO A PREVIOUSLY GRANTED RESOLUTION

Applicant: Arthur A. Yatsko Address: 1057 Post Road, Warwick, RI 02888

Owner: Arthur A. Yatsko Address: 1057 Post Road, Warwick, RI

Lessee: \_\_\_\_\_ Address: \_\_\_\_\_

1. Ownership Tenure

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

7/10/2023

Will ownership of said property be transferred by the CURRENT OWNER TO THE APPLI-

CANT for developmental purposes? No

2. Location of Premises 278 Capron Farm Drive

3. Assessor's Plat & Lot 369 79,80,81  
Plat No. Lot No.

4. Dimensions of lot 150 108 25,220  
Frontage Depth Area Square Feet

5. Zoning District in which premises is located A - 7

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? Yes

If YES, how many buildings? one

Identify the size, height and use of each building:

(1) Single family ranch style home.

(2) Vacant

(3) Please see as built plan attached

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

7. State legal use of premises Single Family Residence

8. 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 ( )

9. Total number of units, residential/commercial One Residential

10. Type of Sewer System - Public x Private \_\_\_\_\_  
Septic \_\_\_\_\_ Cesspool \_\_\_\_\_ Sewers x

11. Is the subject property located in a flood zone? Yes  
If so, what flood zone? AE

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 proposed use of premises \_\_\_\_\_

B. Give extent of proposed alterations \_\_\_\_\_  
overhang extending off the front and rear.

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

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

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15. VARIANCES

A. State proposed use of premises Single Family Home (unchanged)

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B. Give extent of proposed alterations Add a second floor above the main house with a two (2) foot overhang extending to the front and rear.

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

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TABLE 2A. DIMENSIONAL REGULATIONS

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Minimum front and corner side yard (feet) (25)

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

The original structure is a preexisting and cannot be reasonably moved away from the lot lines to meet the setbacks.  
Granting this relief will not change general characteristic of the surrounding area nor impair the intent or purpose of this zoning ordinance or the comprehensive plan of the city; The site characteristics limit expansion options to building up.

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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).

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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)

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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) Arthur A. Yatsko  
(Address) 1057 Post Road, Warwick, RI 02888  
(Phone) 401-639-4285 EMAIL: Art\_Yatsko@yahoo.com

Respectfully submitted,

(Applicant Signature) Arthur A. Yatsko  
(Address) same  
(Phone) same EMAIL same

Attorney:

Name: None

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ EMAIL \_\_\_\_\_

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

**\*PLEASE NOTE: UNLESS ALL REQUIREMENTS LISTED ON THE INSTRUCTION SHEET ARE COMPLIED WITH, THIS APPLICATION WILL NOT BE ACCEPTED.**

**\*PLEASE BE SURE TO REVIEW INSTRUCTION SHEET CAREFULLY.**

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