



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

RECEIVED  
WARWICK ZONING BOARD OF REVIEW

JUL 26 2023

PETITION NO. 10931

City of Warwick  
ZONING BOARD OF REVIEW

Application for Special Use Permit, Variance, or Appeal

Date July 20<sup>th</sup> 2023

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: Hayes Realty, LLC Address: 1783 Elmwood Ave Warwick  
Owner: Hayes Realty, LLC Address: 1783 Elmwood Ave Warwick  
Lessee: N/A Address: \_\_\_\_\_

1. Ownership Tenure

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

May 13<sup>th</sup> 2013

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

APPLICANT for developmental purposes? N/A

2. Location of Premises 1783 Elmwood Ave Warwick  
3. Assessor's Plat & Lot 286 384,413,416, and 417  
Plat No. Lot No.  
4. Dimensions of lot 200 250 Area 50,000  
Frontage Depth Square Feet

5. Zoning District in which premises is located GB Zone

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? Yes

If YES, how many buildings? 3

Identify the size, height and use of each building:

(1) 1264 Elmwood Ave 2 story commercial ~1250 S.F.

(2) 1763 Elmwood Ave 2 story commercial ~900 S.F.

(3) 1783 Elmwood Ave 1 story Auto Collision Center, ~10000 S.F.

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

7. State legal use of premises commercial complex

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 (✓)

Does not apply ( )

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

9. Total number of units, residential/commercial \_\_\_\_\_

10. Type of Sewer System - Public \_\_\_\_\_ 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? N/A

13. Does your application required Planning Board approval? Yes  
If so, have you applied and received approval from the Planning Board No

14. SPECIAL USE PERMIT

A. State proposed use of premises Use of all buildings on premises will not change.

B. Detail of proposed alterations Addition of a paint bay to the existing collision center at 1783 Elmwood Ave. would require a variance to the setback of an internal lot line, unless the board agrees to a multi-use or innovative subdivision.

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

*Zoning Ordinance 304.5 allows for converting non residential  
used on the same lot.*

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

*The goal of this special use permit would  
be to let existing buildings and uses to  
remain the same with no change of use, variance,  
or zone change required*

## 15. VARIANCES

A. Current use of premises \_\_\_\_\_

B. Detail of proposed alterations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*Landscaping too*

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,

(Owner Signature)

(Address) 120 South Ave Napa, CA

(Phone) 401 559 6763

EMAIL: DAVID.W.NAYLOS@gmail.com

Respectfully submitted,

(Applicant Signature)

(Address)

(Phone)

EMAIL

Attorney:

Name:

Address:

Phone:

Joseph Brennan  
51 Jefferson Blvd. Suite 400, Warwick, RI 02885  
401-827-0100

EMAIL: j.brennan810@gmail.com

**\*PLEASE BE ADVISED THAT THE STREET NUMBER MUST APPEAR ON ALL STRUCTURES & NEW FREE-STANDING SIGNS**

**\*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**

BUSINESS AND COMMERCIAL

1763 ELMWOOD AVE

1584 S.F. / 1 PER 250 GFA = 6.336 ROUND UP TO: 7 SPACES

1769 ELMWOOD AVE

2083 S.F. / 1 PER 250 GFA = 8.332 ROUND UP TO: 9 SPACES

1783 ELMWOOD AVE

10,000 S.F. / 1 PER 250 GFA = 40 SPACES

TOTAL SPACES REQUIRED 56