



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

RECEIVED
WARWICK ZONING BOARD OF REVIEW

AUG 30 2023

PETITION NO. 10934

City of Warwick
ZONING BOARD OF REVIEW

Application for Special Use Permit, Variance, or Appeal

Date August 4 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: Mark Paradise Address: 11 Terrace Ave, Warwick, RI 02889

Owner: Mark Paradise Address: 11 Terrace Ave, Warwick, RI 02889

Lessee: N/A Address: _____

1. Ownership Tenure

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

7/9/2019

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

APPLICANT for developmental purposes? N/A

2. Location of Premises 11 Terrace Ave

3. Assessor's Plat & Lot 336 324, 325 & 326
Plat No. Lot No.

4. Dimensions of lot 162 ft 86 ft 15,854 sf
Frontage Depth Area Square Feet

5. Zoning District in which premises is located A40 & Flood Hazard Overlay

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) 450 sf, <15 ft height, Garage

(2) 1,221 GFA, < 30 ft height, Single Family House

(3) _____

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

7. State legal use of premises Single Family Home

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 1

10. Type of Sewer System - Public X Private _____
Septic _____ Cesspool _____ Sewers _____

11. Is the subject property located in a flood zone? Yes
If so, what flood zone? AE12 & VE13

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. Detail of proposed alterations _____

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

A. Current use of premises Single Family Home

B. Detail of proposed alterations: Enlargement of Single Family Home & garage

C. List precise RELIEF, ARTICLE (S) and SECTION (S) of the ZONING ORDINANCE which authorize consideration of the VARIANCE described in above.
Section 300, Table 2A, Lot Area & Front Setback
Section 403, Expansion of a non-conforming building by dimension
Section 503, Setback to Coastal Features
Section 602, Yard Encroachments & Section 906, Variances

D. Identify grounds for the proposed VARIANCE. As required in Section 906.3 (A) and 906.3 (B) of the Zoning Ordinance.
As an existing non-conforming parcel and building by dimension, the proposal conforms to the standards and intent of Section 906.3(A) and 906.3(B)

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).

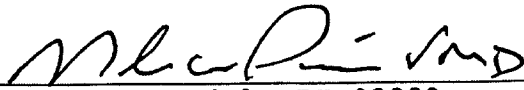
B. Appeal to the Warwick Zoning Board of Appeals from an action of the Warwick Planning Board. (Note: Attach all copies of correspondence, plans and the written decision pertaining to the appeal, including any transcript, audiotapes, constituting the record upon which the action appealed was taken, per 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) 11 Terrace Ave., Warwick, RI 02889

(Phone) 401-533-1360

EMAIL: mwparadise@yahoo.com

Respectfully submitted,

(Applicant Signature)



(Address) 11 Terrace Ave., Warwick, RI 02889

(Phone) 401-533-1360

EMAIL mwparadise@yahoo.com

Attorney:

Name: Joseph Brennan, Esq.

Address: 51 Jefferson Boulevard, Suite 400, Warwick RI 02886

Phone: 401-827-0100

EMAIL jbrennan810@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**