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

RECEIVED
WARWICK ZONING BOARD OF REVIEW
SEP 08 2023

PETITION NO. 10935

City of Warwick
ZONING BOARD OF REVIEW

Application for Special Use Permit, Variance, or Appeal

Date SEPTEMBER 8 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: MARC MAZZARELLI Address: 32 SHORE AVE.

Owner: MARC MAZZARELLI & HIROKO TAKESHITA Address: 32 SHORE AVE.

Lessee: _____ Address: _____

1. Ownership Tenure

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

JULY 20, 2023

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

APPLICANT for developmental purposes? NEW RESIDENTIAL STRUCTURE

2. Location of Premises 32 SHORE AVE.

3. Assessor's Plat & Lot 355 547/548
Plat No. Lot No.

4. Dimensions of lot 108.16' 112.52' Area 14,287
Frontage Depth 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. TO BE DEMOLISHED OCT. '23

If YES, how many buildings? ONE

Identify the size, height and use of each building:

(1) 880 S.F. / ONE STORY RESIDENCE / 2 BED & 1 BATH

(2) _____

(3) _____

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

7. State legal use of premises _____

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 (1) RESIDENTIAL

10. Type of Sewer System - Public (X) (2024) Private _____
Septic _____ Cesspool _____ Sewers _____

11. Is the subject property located in a flood zone? YES
If so, what flood zone? VE 15

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? NO/N/A
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 UNINHABITABLE HOUSE THAT IS PROPOSED TO BE DEMOLISHED IN OCTOBER 2023

B. Detail of proposed alterations:
SEE ATTACHED PLANS. CONSTRUCT 1,558 SQ. FT. 2 BED / 2 BATH RESIDENCE.

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

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

SEE ATTACHED NARRATIVE.

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) *Marc Mazzarelli* MARC MAZZARELLI
(Address) 32 SHORE AVENUE, WARWICK, R.I.
(Phone) 617-460-7913 EMAIL: mazzarelli@verizon.net

Respectfully submitted,
(Applicant Signature) *Hiroko Takashita* HIROKO TAKASHITA
(Address) 32 SHORE AVENUE, WARWICK, R.I.
(Phone) 617-580-2067 EMAIL: hiroko@hanayafloral.com

Attorney:
Name: N/A
Address: _____
Phone: _____ EMAIL: _____

*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

ZONING APPLICATION

Applicant:

32 Shore Avenue - Marc Mazzarelli, Owner

Date: September 8, 2023

15. Variances

D. Identify grounds for the proposed variance.

906.3.1

A unique characteristic of 32 Shore Avenue is that it is technically bound by the three streets.

However in actual usage the property is fronted only on Shore Avenue. The other two “front sides” of this property (Avis Street/Riverside Ave.) are “paper” streets.

We are requesting that the Zoning Board consider the Avis Street end of the 32 Shore Avenue property a side yard with a standard 8’ setback. We are also requesting that the Zoning Board consider the undeveloped end-portion of Riverside Avenue a rear yard with a standard 20’ setback.

The setback relief requested is consistent with the development of surrounding house lots in A-7.