

DONALD G. MORASH, JR.
CHAIRMAN



JOSEPH J. SOLOMON
MAYOR

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. 10938

City of Warwick
ZONING BOARD OF REVIEW

Application for Special Use Permit, Variance, or Appeal

Date 9/1 2023

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

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

Applicant: c/o Aaron Packard - SVP & Dir of Development Address: Gold Coast Properties RI 2, LLC 16115 SW 117th Avenue, Unit A7 Miami, FL 33177

Owner: c/o Veronica Garcia - President & COO Address: Gold Coast Properties RI 2, LLC 16115 SW 117th Avenue, Unit A7 Miami, FL 33177

Lessee: _____ Address: _____

1. Ownership Tenure

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

04-05-2023

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

APPLICANT for developmental purposes? Same entity

2. Location of Premises 2267 Post Road, Warwick, RI

3. Assessor's Plat & Lot 323 503
Plat No. Lot No.

4. Dimensions of lot 180' 520+/- 93,609
Frontage Depth Area Square Feet

5. Zoning District in which premises is located GB - Genereal Business

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? No

If YES, how many buildings? _____

Identify the size, height and use of each building:

(1) _____

(2) _____

(3) _____

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

7. State legal use of premises Parking Lot

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 Proposed 124 Room Hotel

10. Type of Sewer System - Public X 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? _____

13. Does your application required Planning Board approval? Yes
If so, have you applied and received approval from the Planning Board Pending

14. SPECIAL USE PERMIT N/A

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 Parking Lot

B. Detail of proposed alterations:

Hotel, 4-Story, Type 5A Construction - Proposing a building height increase of 10 feet, from 40 feet maximum to 50 feet. Proposing Parking Spaces and Dumpster within the Rear and Side Yard Setbacks

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

Relief of Zoning Section 302 Table 2B Dimensional Regulations - Maximum Structure Height of 40ft & Section 304.9" Height restrictions around airport". Seeking variance to increase Maximum height to 50 ft.

Dimensional relief required for parking spaces and dumpster within the rear and side-yard setbacks. Required Side Yard is 15 ft, proposing 5.5 ft (relief of 9.5 ft). Required Rear Yard is 20 ft, proposing 9.2 ft (relief of 10.8 ft).

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

The variance would allow for the construction of the prototypical, 4-story Echo Suites hotel with 124 guest rooms.

16. APPEALS N/A

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_____

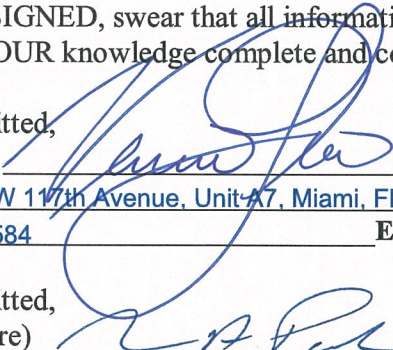
2. Basis of Appeal (Cite applicable provisions of the Ordinance).

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)

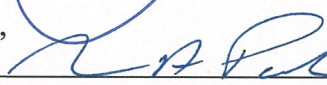
I/We the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY/OUR knowledge complete and correct in every detail.

Respectfully submitted,
(Owner Signature)



(Address) 16115 SW 117th Avenue, Unit A7, Miami, FL 33177
(Phone) 786-701-3584 EMAIL: vgarcia@goldcoastpremier.com

Respectfully submitted,
(Applicant Signature)



(Address) 16115 SW 117th Avenue, Unit A7, Miami, FL 33177
(Phone) 786-701-3584 EMAIL: apackard@goldcoastpremier.com

Attorney:

Name: _____
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**