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MAYOR

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

PETITION # 10943

Date October 12 2023

RECEIVED  
WARWICK ZONING BOARD OF REVIEW  
OCT 13 2023

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

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

Applicant: Crossroads Capital Fund VI, LLC Address: 95 Sockanossett Crossroads, Suite 203, Cranston, RI 02920

Owner: Crossroads Capital Fund VI, LLC Address: 95 Sockanossett Crossroads, Suite 203, Cranston, RI 02920

Lessee: N/A Address: \_\_\_\_\_

1. Ownership Tenure

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

December 2022

Will ownership of said property be transferred by the CURRENT OWNER TO THE APPLICANT for developmental purposes? \_\_\_\_\_

2. Street Address of Premises 1689 Post Road, Warwick, RI

3. Assessor's Plat & Lot AP 322, Lot 209, Parcel B  
Plat No. Lot No.

4. Dimensions of lot 384+/- 244+/- 106,275  
Frontage Depth Area Square Feet

5. Zoning District in which premises is located GB

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? Yes

If YES, how many buildings? 1

Identify the size, height and use of each building:

(1) Firestone Complete Autocare - Area: 6,620+/- sf, Height: 20+/- ft, Use: Auto Service

(2) \_\_\_\_\_

(3) \_\_\_\_\_

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

7. Present use of premises: Commercial

Proposed use of premises: Commercial

8. Total number of RESIDENTIAL UNITS 0

Total number of COMMERCIAL UNITS 4 (1existing, 3 proposed)

9. 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 ( )

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? FEMA Zone X

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 Yes, Master Plan Approval

14. SPECIAL USE PERMIT

A. State existing use of premises Commercial (auto service)

B. Proposed use of the property in detail Commercial (auto service, fast food, retail)

Construction of two new commercial buildings.

One building will contain fast food and retail tenants, the second building will be fast food.

C. LIST precise ARTICLE (S) and SECTION (S) of the ZONING ORDINANCE which authorize consideration of the SPECIAL USE PERMIT described in above.  
Section 304.5 - More than one nonresidential use or building on a lot.

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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)  
Granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of the City Zoning Ordinance or the Comprehensive Plan of the city.

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15. **VARIANCES – (USE OR DIMENSIONAL)**

A. State existing use of premises Commercial (auto service)

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B. Proposed use of the property in detail Commercial (auto service, fast food, retail)

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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.  
Section 701.2 Required drive aisle is 24 ft, Proposing 19.7 ft. (Relief of 4.3 ft) In front of existing Firestone Building Only  
Section 701.7 Off-Street Parking Space Requirements - Required 153 spaces, Proposing 128 spaces (Relief of 25 spaces)  
Section 407 Non conformance as to landscape requirements - Existing Firestone to remain.

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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 relief requested is the least relief necessary. The applicant has agreed to a 15 ft landscape buffer along Post Road which has reduced the ability to maintain the minimum drive aisle width in front of the existing building. Parking relief is requested based on tenant operational needs and to provide maximum landscaping.

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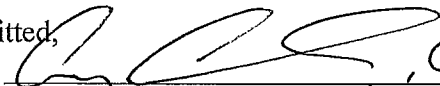
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I/We the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY/OUR knowledge complete and correct in every detail.

Respectfully submitted,  
(Owner Signature)  Cris Cocaelius, manager  
(Address) 95 Sackemisset Criss rd #205, Cranston, RI 02910  
(Phone) 401-944-5900 EMAIL: CRISCO@Scaletiaregroup.com

Respectfully submitted,  
(Applicant Signature) same as owner  
(Address) \_\_\_\_\_  
(Phone) \_\_\_\_\_ EMAIL \_\_\_\_\_

Attorney:  
Name: Joseph Shekarchi, Shekarchi Law Offices  
Address: 51 Jefferson Blvd #400, Warwick, RI 02888  
Phone: 401-827-0100 EMAIL joe@shekarchilaw.com

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

amy.e.cota@warwickri.com

**THIS APPLICATION MUST BE REVIEWED FOR COMPLETENESS BY THE BUILDING OFFICIAL PRIOR TO BEING SUBMITTED TO THE ZONING BOARD. PLEASE BE SURE TO REVIEW REQUIREMENTS CAREFULLY.**

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