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

RECEIVED  
WARWICK ZONING BOARD OF REVIEW  
OCT 08 2023

PETITION # 10944

Date September 29, 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: Rhode Island Credit Union Address: 160 Francis St, Providence, RI 02903

Owner: Rhode Island Credit Union Address: 160 Francis St, Providence, RI 02903

Lessee: \_\_\_\_\_ Address: \_\_\_\_\_

1. Ownership Tenure

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

7/11/2023

Will ownership of said property be transferred by the CURRENT OWNER TO THE APPLICANT for developmental purposes? N/A

2. Street Address of Premises 95 Jefferson Boulevard

3. Assessor's Plat & Lot 283 104  
Plat No. Lot No.

4. Dimensions of lot 248.34' 429.69' 71,805  
Frontage Depth Area  
Square Feet

5. Zoning District in which premises is located G1

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) 11,892 sf footprint; 24,780 sf (gross); 2 stories, office building

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

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

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

7. Present use of premises: vacant - former office (Jewelers Board of Trade)

Proposed use of premises: Rhode Island Credit Union (offices)

8. Total number of RESIDENTIAL UNITS n/a

Total number of COMMERCIAL UNITS 1

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 (x)                      Does not apply ( )

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

10. Type of Sewer System - Public x Private \_\_\_\_\_  
Septic \_\_\_\_\_ Cesspool \_\_\_\_\_ Sewers x

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? No  
If so, have you applied and received approval from the Planning Board \_\_\_\_\_

14. SPECIAL USE PERMIT

A. State existing use of premises Not Applicable

B. Proposed use of the property in detail Not Applicable

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

Not Applicable

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

Not Applicable

15. VARIANCES – (USE OR DIMENSIONAL)

A. State existing use of premises  
vacant - former office (Jewelers Board of Trade)

B. Proposed use of the property in detail  
Rhode Island Credit Union (main office & credit union)

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

See attached.

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

See attached.

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)

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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) *Dennis D. Anelli* President/CEO RI Credit Union  
(Address) 160 Francis St, Providence, RI 02903  
(Phone) 401.751.7440 EMAIL: dsuvall@ricreditunion.org

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

Attorney:  
Name: Jay Peabody  
Address: 40 Westminister Street Suite 1100 Providence RI 02903  
Phone: 401.861.8200 EMAIL: [jpeabody@psh.com](mailto:jpeabody@psh.com)

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

[amy.e.cota@warwickri.com](mailto: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\*\*\*\***

# JOE CASALI ENGINEERING, INC.

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Attachment #1 to City of Warwick Zoning Board of Review Application  
Rhode Island Credit Union, 160 Francis Street, Providence, RI 02903

## 15. Variances – (Use or Dimensional)

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

**Response:** The Applicant is requesting a dimensional variance from Section 300 Table 2B – Dimensional Regulations: Minimum Corner Side Yard:

Required: 25-ft

Existing: 7.7-ft (drive-through canopy)

Proposed: 8.5-ft (building addition replacing canopy)

**Relief Requested: 16.5-ft (reduction of pre-existing, nonconforming condition)**

The Applicant is requesting a dimensional variance from Section 505 Landscaping and Screening Requirements, Section 505.1(A) – A ten-foot-wide landscaped border shall be provided across the entire frontage of the lot except for any curb cuts.

Required = 10.0-ft

Existing / Proposed = 3.8-ft to property line;

(>11 feet to back of public sidewalk within right-of-way)

**Relief Requested = 6.2-ft (continuance of a pre-existing nonconforming condition)**

The Applicant is requesting a dimensional variance from Section 505 Landscaping and Screening Requirements, Section 505.6(A)(1) – Provide a ten-foot minimum landscaped setback area exclusive of that required for sidewalks or utility easements between the street and the parking lot...

Required = 10.0-ft

Existing / Proposed = 3.8-ft to property line;

(>11 feet to back of public sidewalk within right-of-way)

**Relief Requested = 6.2-ft (continuance of a pre-existing nonconforming condition)**

The Applicant is requesting a dimensional variance from Section 701 Parking Requirements, Section 701.3 Setbacks of parking spaces – No parking space or aisle (backup space) shall be less than ten feet from any front or corner side yard property line...

Required = 10-ft

Existing = 6.0-ft

Proposed = 8.5-ft

**Relief Requested = 1.5-ft (reduction of pre-existing, nonconforming condition)**

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

***1. The hardship from which the petitioner seeks relief is due to the unique characteristics of the subject land or structure and not the general characteristics of the surrounding area and not due to a physical or economic disability of the applicant.***

**Response:** The hardship from which the petitioner seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area and not due to a physical or economic disability of the applicant.

With respect to the parking and landscaping along Jefferson Boulevard, the existing parking lot is approximately 3.8-feet from the front property line, a pre-existing nonconforming condition by dimension. The Applicant wishes to preserve the parking and landscaping along Jefferson Boulevard to meet their parking needs. The parking at the rear of the property is proposed to be reconfigured slightly to maximize parking spaces. The existing parking lot is approximately 6.0-feet away from the corner lot property line along Route 37 (Lincoln Avenue Freeway), a state highway. This property line is treated as a corner lot property line even though the subject property is unable to access this roadway. To fully comply with the no parking or aisle (backup space) within 10-feet from any front or corner side yard property line requirement, six (6) parking spaces would be lost within the rear parking lot, placing an undue burden on the Applicant. The proposed parking lot layout has been modified such that the non-conformity in this area is reduced from 6.0-feet to 8.5-feet, improving the condition. It is also important to note that approximately 11.1-ft of landscape area exists between the back of the concrete sidewalk along Jefferson Boulevard and the existing parking spaces along the front property line.

With respect to the 25-foot corner yard setback, under existing conditions, the canopy associated with the drive-through is non-conforming by 17.3-feet (7.7-feet from the property line). Under proposed conditions, the proposed building addition is approximately 8.5-feet away from the property line, requiring 16.5-feet of relief, an improvement of the pre-existing, nonconforming condition.

***2. The hardship in which the applicant seeks relief from is not the result of any prior action of himself and does not result primarily from the desire to realize greater financial gain.***

**Response:** Said hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. The property was recently purchased by the Applicant, and the variances requested are generally improvements upon pre-existing non-conformities, none of which were the result of any prior action of the Applicant.

***3. The granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this zoning ordinance or the comprehensive plan of the City.***

**Response:** The granting of the requested variances will not alter the general characteristic of the surrounding area or impair the intent or purpose of this zoning ordinance or the comprehensive plan of the City. The proposed improvements to the property would significantly enhance the use, value and enjoyment of the subject property and the surrounding properties. The proposed use is highly compatible with the surrounding similar uses.

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#### *4. The relief requested is in fact the least relief necessary.*

**Response:** The relief requested is the least amount of relief necessary. The landscape relief and parking relief requested along Jefferson Boulevard is the least relief necessary as it maintains an existing non-conforming condition. The parking relief requested for the reconfigured parking lot adjacent to Route 37 is only required because the state highway classifies as corner yard. Realistically this property line does not actually have accessible frontage along the highway and is more of a side yard that would have a 15-foot building setback and would not have the 10-foot parking setback requirement. The relief requested along Route 37, the corner yard setback for proposed building addition is less than the existing non-conforming condition of the current drive-through canopy.