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WARWICK
ZONING BOARD OF REVIEW

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

PETITION # 10957

Date 1-2 20 ~~23~~ 24

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: Pro Estate, LLC Address: 699 Airport Road, Warwick, RI 02886
Pro Estate, LLC (Lot 198)
 Owner: 687 Airport Rd, LLC (Lots 30-34) Address: 699 Airport Road, Warwick, RI 02886
685 Airport Road, Warwick, RI 02886
 Lessee: _____ Address: _____

1. Ownership Tenure

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

10/13/2023 - Lot 198. Lots 30-34 are under agreement.

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

- 2. Street Address of Premises 687 & 699 Airport Road
- 3. Assessor's Plat & Lot 311 30-34 and 198
Plat No. Lot No.
- 4. Dimensions of lot 180+/- 228+/- Area 43,000+/-
Frontage Depth Square Feet
- 5. Zoning District in which premises is located GB, General Business

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? Yes

If YES, how many buildings? 2 Existing

Identify the size, height and use of each building:

- (1) Size = 2,651.00 square feet, Height <20 feet, Use = Car Wash
- (2) Size = 5,633.00 square feet, Height = 20+/- feet, Use = Restaurant
- (3) _____

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

7. Present use of premises: Car Wash & Restaurant
Proposed use of premises: Car Wash

8. Total number of RESIDENTIAL UNITS 0
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 _____

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 _____
Car Wash and Restaurant

B. Proposed use of the property in detail _____
Automatic Car Wash & Detailing Facility
with Vacuum Stations for Customers

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

Table 1 Use Regulations, Land Use Code 420 and Sections 605 & 906

D. Describe how the granting of the SPECIAL USE PERMIT will meet the requirements of the Zoning Ordinance per Section 906.3 (C)
The Special Permit is specifically authorized by the Ordinance in Table 1. The Special Use meets the criteria listed in the Ordinance and granting of the Special Use will not alter the character of the area and will not impair the intent or purpose of the Ordinance or the Comprehensive Plan.

15. VARIANCES -- (USE OR DIMENSIONAL)

A. State existing use of premises Car Wash & Restaurant

B. Proposed use of the property in detail Automatic Car Wash & Detailing Facility
with Vacuum Stations for Customers

C. List precise ARTICLE (S) and SECTION (S) of the ZONING ORDINANCE which authorize consideration of the VARIANCE described in above.
Section 906 authorizes Variances and Variances are requested from Table 2B, Footnote 2 and Sections 403.4, 505.1, 505.6, 701.3, 701.7 & 906.3.C(2)

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, the proposal conforms to the Standards and Intent of
Sections 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).

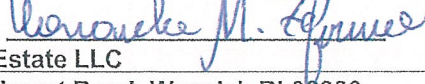
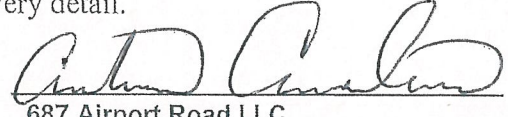
1. Date of denial/issuance of permit or date of alleged error in enforcement of Ordinance. _____, 20_____

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) Pro Estate LLC 687 Airport Road LLC
(Address) 699 Airport Road, Warwick RI 02886 685 Airport Road Warwick, RI 02886
(Phone) 781-348-6999 EMAIL: padcrosane@gmail.com

Respectfully submitted,
(Applicant Signature) Pro Estate LLC
(Address) 699 Airport Road, Warwick, RI 02886
(Phone) 781-348-6999 EMAIL: padcrosane@gmail.com

Attorney:
Name: Attorney Joseph Shekarchi
Address: 51 Jefferson Boulevard, Suite 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******

Variance Requests for Redevelopment of existing Car Wash - Plat 311, Lots 30 – 34 and 198

TABLE 2B, FOOTNOTE 2, RESIDENTIAL SETBACK

	<u>REQUIRED</u>	<u>PROVIDED</u>
PARKING AREA	40 FT	0 FT EXISTING 10 FT PROPOSED

403.4. ADDITION AND ENLARGEMENT.

REQUIREMENT: A building or structure nonconforming by dimension shall not be added to or enlarged in any manner, unless such addition or enlargement conforms to all of the dimensional regulations of the zone in which the building or structure is located.

PROPOSED: The noted Dimensional Variances are being requested.

505.1 MINIMUM LANDSCAPE BUFFER

(A) **Requirement:** A 10-foot-wide landscaped border shall be provided across the entire frontage of the lot except for curb cuts.

Proposed: 8 feet (Existing = 0 feet)

(B) **Requirement:** A 20-foot wide landscaped border shall be provided along any property line that abuts a residence district,

Proposed: 10 feet (Existing = 0 feet)

505.6 PARKING LOT BUFFERS

(A) **Requirement:** When a parking area is located directly adjacent to a city street the following alternatives shall be considered to reduce the visual impact of the parking area. Alternatives include:

(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.

Proposed: 8 feet (Existing = 0 feet)

701.3. SETBACKS OF PARKING SPACES

Requirement: No parking space or aisle (backup space) shall be less than ten feet from any front or corner side yard property line).

Proposed: 8 feet (Existing = 0 feet)

Requirement: No parking space or aisle shall be less than five feet from any building.

Proposed: 3 feet

701.7, MINIMUM NUMBER OF PARKING SPACES

REQUIRED
23

PROVIDED
22

906.3.C(2)

Requirement: The Board may issue a special use in conjunction with a dimensional variance provided that the requested relief shall not exceed a 50 percent deviation from each required dimensional standard.

Proposed: 75% Deviation is requested for setback to Residential Zone (Existing Deviation = 100%)