

FRANK J. PICOZZI MAY'OR

ZONING BOARD OF REVIEW

WARWICK, RHODE ISLAND 02886 (401) 921-9534

CITY OF WARWICK WARWICK ZONING BOARD OF REVIEW DEC 1 1 2023

Date	PETITION # 10958
The undersigned hereby applies to the Warwick Zoning Board of Review for the following: X SPECIAL USE PERMIT X DIMENSIONAL VARIANCE USE VARIANCEAPPEAL AMENDMENT TO A PREVIOUSLY GRANTED RESOLUTION Applicant:2157 West Shore, LLC	
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USE VARIANCEAPPEALAMENDMENT TO A PREVIOUSLY GRANTED RESOLUTION Applicant:2157 West Shore, LLCAddress:90 Douglas Pike, Smithfield, RI 02917 Owner:Same as ApplicantAddress:	The undersigned hereby applies to the Warwick Zoning Board of Review for the following:
AMENDMENT TO A PREVIOUSLY GRANTED RESOLUTION Applicant:2157 West Shore, LLC	X SPECIAL USE PERMIT X DIMENSIONAL VARIANCE
Applicant:2157 West Shore, LLC	USE VARIANCE APPEAL
Owner: Same as Applicant Address: Lessee: N/A Address: 1. Ownership Tenure DATE OF PURCHASE of the above stated property by the CURRENT OWNER: July 18, 2023 Will ownership of said property be transferred by the CURRENT OWNER TO THE APPLICANT for developmental purposes? No 2. Street Address of Premises 2157 West Shore Road 3. Assessor's Plat & Lot 350 312 Plat No. Lot No.	AMENDMENT TO A PREVIOUSLY GRANTED RESOLUTION
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Plat No. Lot No.	2. Street Address of Premises 2157 West Shore Road
4. Dimensions of lot 147.92' 580.01' Area 123.075 SF	
Frontage Depth Square Feet	720,000

Zoning District in which premises is located A-10, GB

6. DEVELOPMENTAL STATUS AND PROPOSAL
Are there any buildings on the premises at present? Yes
If YES, how many buildings? 3
Identify the size, height and use of each building:
(1) Single family dwelling: 873 SF, <35' height
(2) Garage: 4,220 SF, <35' height
(3) Garage: 3,600 SF, <35' height
**Note: Use additional sheet (s) of paper, if necessary.
7. Present use of premises: Residential, Garage, Self Storage
Proposed use of premises: Residential, Garage, Self Storage
8. Total number of RESIDENTIAL UNITS 1
Total number of COMMERICAL UNITS 4
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?
and proposed building (s) been sublimited to the warwick Building Official?
Yes () No (X) Does not apply ()
If yes, has a building permit been refused? Yes () No (X)
10. Type of Sewer System - Public X Private
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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 Residential, garages, self storage
, 5
B. Proposed use of the property in detail Maintain residential use and garage in
residential zone. Convert the garage in the GB zone to 4 self storage units. Existing building footprints and locations are to be maintained.

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, Section 807
D. Describe how the granting of the SPECIAL USE PERMIT will meet the requirements of the Zoning Ordinance per Section 906.3 (C)
Ministorage use is allowed by special use on Table 1. The proposed use will occupy
an existing garage structure currently used for self storage and will not alter the character of the surrounding area.
15. VARIANCES – (USE OR DIMENSIONAL)
A. State existing use of premises Residential and garages
B. Proposed use of the property in detail Maintain residential use and garage in residential zone. Convert the garage in the GB zone to 4 self storage units. Existing building footprints and locations are to be maintained.
C. List precise ARTICLE (S) and SECTION (S) of the ZONING ORDINANCE which authorize consideration of the VARIANCE described in above. Table 2A: Side Yard Setback
Section 701.3: Drive aisle within 10' of front property line
D. Identify grounds for the proposed VARIANCE. As required in Section 906.3 (A) and 906.3 (B) of the Zoning Ordinance.
The existing building footprint and location are to remain as in existing conditions. The nature of the proposed use prevents landscaping along three building faces and
proper driveway setback from the front property line. Safe access, loading, etc. is required
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 to the best of MY/OUR knowledge co	t all information provided in this APPLICATION is	
to the best of W17/OUR knowledge co	implete and correct in every detail.	
Respectfully submitted,	,	
(Owner Signature)		
(Address) 90 Douglas Pike Smithfield	I RI 02917	
(Phone) 401-232-3700	EMAIL: psurabian@douglasri.com	
Respectfully submitted,		
(Applicant Signature)		
(Address)		
(Phone)	EMAIL	
Attorney:		
Name:		
Address:		
Phone:	EMAIL	
	JA-LI ELLI	
*PLEASE BE ADVISED THAT THE	STREET NUMBER MUST APPEAR ON ANY	
EXISTING STRUCTURE		

amv.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****