



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) Use - Restaurant; Size-Height is less than 40 ft

(2) Retail Store

(3) Tarot card and palm reading store

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

7. Present use of premises: Restaurant, retail store, and tarot card and palm reading store

Proposed use of premises: Fast food restaurant with drive-thru and attached patio with outdoor seating without services or sales

8. Total number of RESIDENTIAL UNITS 0

Total number of COMMERCIAL UNITS 3

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 (X)

No ( )

Does not apply ( )

If yes, has a building permit been refused? Yes (X) 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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Proposed use of the property in detail \_\_\_\_\_  
\_\_\_\_\_  
at the ordering canopy. \_\_\_\_\_

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

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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)

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

A. State existing use of premises Please see attached addendum

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B. Proposed use of the property in detail Please see attached addendum

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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.  
Please see attached addendum

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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.

Please see attached addendum

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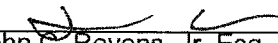
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I/We the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY/OUR knowledge complete and correct in every detail.

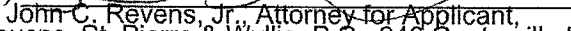
Respectfully submitted,

(Owner Signature)

  
\_\_\_\_\_  
John C. Revens, Jr. Esq., Attorney for Applicant  
(Address) Revens, Revens, St. Pierre & Wyllie, P.C., 946 Centerville Rd., Warwick, RI 02886  
(Phone) (401) 822-2900 EMAIL: johnr@rrswlaw.com

Respectfully submitted,

(Applicant Signature)

  
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John C. Revens, Jr., Attorney for Applicant  
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**\*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\*\*\*\***

**Zoning Application Addendum**  
**336 Bald Hill Road**

**15. Variances**

- A.** The applicant previously submitted Petition #10905, which proposed the construction of a fast-food restaurant with a drive-thru lane and attached patio with outdoor seating and requested dimensional relief for the subject property. The Zoning Board granted the applicant's request for relief in a decision dated June 21, 2023. The decision is attached to the present application.
- B.** The proposed use of the property is a fast-food restaurant with a drive-thru lane and an attached patio with outdoor seating. The applicant is seeking a variance for less than the required 14 feet overhead clearance under the ordering canopy as well as less than 14 feet clearance under the pick-up canopy. The proposed height of the ordering canopy is 10 feet 6 inches and the proposed height of the pick-up canopy is 12 feet 8 inches. The clearance bar located at the start of the drive-thru lanes has a proposed height of 9 feet.
- C.** Table 2B – Dimensional Regulations  
701 Parking Requirements
- D.** The Applicant's petition should be granted because the hardship from which the applicant seeks relief is not due to the physical or economic disability of the applicant and it is not the result of any prior action of the applicant. The hardship does not result primarily from the applicant's desire to realize greater financial gain. Granting the requested variance will not alter the general characteristic of the surrounding areas nor impair the intent or purpose of this zoning ordinance or the comprehensive plan of the city. The relief to be granted is the least relief necessary and if the dimensional variance is not granted, the hardship suffered by the applicant will amount to more than a mere inconvenience.