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

RECEIVED

FEB 09 2024

WARWICK
ZONING BOARD OF REVIEW

PETITION # 10965

Date February 9 2024

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: Raymond and Tiffany Welch Address: 280 Grandview Dr Warwick, RI 02886

Owner: Raymond and Tiffany Welch Address: 280 Grandview Dr Warwick, RI 02886

Lessee: _____ Address: _____

1. Ownership Tenure

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

March 2010

Will ownership of said property be transferred by the CURRENT OWNER TO THE APPLICANT for developmental purposes? No

2. Street Address of Premises 280 Grandview Dr So

3. Assessor's Plat & Lot 367 31
Plat No. Lot No.

4. Dimensions of lot 100 x 90 Area 9000
Frontage Depth Square Feet

5. Zoning District in which premises is located A-7 / A-10

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) Approx 47.3 x 38 - 1462 sq. ft Height approx 16'

(2) _____

(3) _____

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

7. Present use of premises: residential home

Proposed use of premises: residential home

8. Total number of RESIDENTIAL UNITS 1

Total number of COMMERCIAL UNITS 0

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 (✓) *They didn't deny it, just informed us we need zoning*

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? —

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. Use of existing structure _____

B. Extent of proposed alterations in detail _____

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

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

15. VARIANCES – (USE OR DIMENSIONAL)

A. State existing use of premises residential home

B. Extent of proposed alterations in detail we plan to add 2 bedrooms, 1 small office, 1 bathroom on top of already existing footprint of the home

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

sec 904 and sec 906.1 Allows an applicant to seek relief from the literal requirements of the zoning ordinance. we seek relief under the dimensional regulations in the A-10 zone where 25 feet is required for front yard set back and 22.1 feet is proposed for addition area only on existing footprint

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)

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) [Signature] [Signature]
(Address) 280 GRANADON DR SO WARWICK RI 02886
(Phone) 419-494-9153 cell EMAIL: tippy0531@gmail.com
401-602-8599 cell uprav2099@aol.com

Respectfully submitted,
(Applicant Signature) [Signature] [Signature]
(Address) 280 GRANADON DR SO WARWICK RI 02886
(Phone) 419-494-9153 cell EMAIL: tippy0531@gmail.com
401-602-8599 cell uprav2099@aol.com

Attorney:
Name: Joseph Brennan, Esq
Address: 51 Jefferson Blvd Suite 400 Warwick RI 02888
Phone: 401-827-0100 EMAIL: jbrennan810@gmail.com

*PLEASE BE ADVISED THAT THE STREET NUMBER MUST APPEAR ON ALL PROPOSED FREE-STANDING SIGNS AND 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 for
280 Grand View Drive, Warwick, Rhode Island ZONED A-10/A-7**

Number 15 Variances:

C. List precise Article(s) and Section(s) of the Zoning Ordinance which authorize consideration of the Variance described in above.

Section 906.1 allows the applicant to apply for a variance to seek relief from the literal requirements of the zoning ordinance.

D. Grounds for proposed variances.

Section 906.3 (A): In granting a variance, the board shall require evidence to the satisfaction of the following standards be entered into the records of the proceedings:

(1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not the general characteristics of the surrounding area, and is not due to the physical or economic disability of the applicant (for handicapped access See Section 304.10);

The hardship is to the unique characteristics of the land or structure and not the general characteristics of the surrounding area.

(2) That said hardship is not the result of any prior action of the applicant;

The hardship is not the result of any prior action by the applicant.

(3) That the granting of the requested variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of this zoning ordinance or the comprehensive plan of the City;

This will not alter the general characteristics of the surrounding area or impair the intent or purpose of the zoning ordinance or the Comprehensive Plan of the City.

Section 906.3 (B):

(2) In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

The hardship would amount to more than a mere inconvenience and the requested relief is very minimal as the applicants are simply looking to build to accommodate their growing family and the desire to stay here in the City of Warwick in their home rather than move. As you can see from the plans the Applicant will be making substantial improvements to the house.