



CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
(401) 738-2000

RECEIVED
WARWICK ZONING BOARD OF REVIEW
JAN 10 2023

PETITION NO. 10878

City of Warwick
ZONING BOARD OF REVIEW

Application for Special Use Permit, Variance or Appeal

Date September 2022

The undersigned hereby applies to the Warwick Zoning Board of Review for the following.

- () SPECIAL USE PERMIT
 - (X) VARIANCE
 - () APPEAL from the Planning Board or Building Official
 - () AMENDMENT TO A PREVIOUSLY GRANTED RESOLUTION
- Debra Zarrella, Trustee of the Debra Zarrella

Applicant: Trust dated 10/24/16 Address: 20 Gerald's Farm Drive, Exeter, RI

Owner: Same as applicant Address: _____

Lessee: _____ Address: _____

1. Ownership Tenure

DATE of PURCHASE of the above stated property by the CURRENT OWNER: August 26, 2022

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

2. Location of Premises 0 Haswill Street

	Street No.	Name of Street
3. Assessor's Plat	<u>361</u>	<u>137</u>

	Plat No.	Lot No.
4. Dimensions of lot	<u>89.39'</u>	<u>47.97'</u>
	Frontage	Depth
		Area <u>3,824</u>
		Square Feet

5. Zoning District in which premises are located A40

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? no

If YES, how many buildings? _____

Identify the size, height and use of each building:

(1) _____

(2) _____

(3) _____

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

7. State legal use of premises vacant lot

8. 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 (x)

9. Total number of units residential/commercial one residential

10. Type of Sewer System - Public x Private _____
Septic _____ Cesspool _____ Connected? _____

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 require Planning Board approval? no
If so, have you applied and received approval from the Planning Board? _____

14. SPECIAL USE PERMIT

A. State proposed use of premises _____

B. Give extent of proposed alterations _____

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

A. State proposed use of premises single family home

B. Give extent of proposed alterations construction of new single family dwelling

C. LIST precise ARTICLE(S) and SECTION(s) of the ZONING ORDINANCE which authorize consideration of the VARIANCE described in above.
Table A Dimensional Relief

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

16. APPEALS

A. Appeal of the Building Official (Attach a copy of any denial, notification, violation or correspondence relating to appeal).

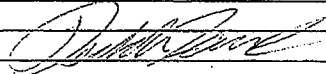
1. Date of denial/issuance of permit or date of alleged error in enforcement of ordinance. _____, 20____

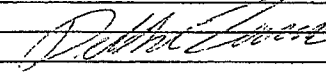
2. Basis for Appeal (Cite applicable provisions of the ordinance.)


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) Debra Zarrella, Trustee of the Debra Zarrella Trust dated 10/24/16
(Address) 20 Gerald's Farm Drive, Exeter, RI 02822
(Phone) 401-523-2000 

Respectfully submitted,
(Applicant Signature) Debra Zarrella, Trustee of the Debra Zarrella Trust dated 10/24/16
(Address) 20 Gerald's Farm Drive, Exeter, RI 02822
(Phone) 401-523-2000 

Attorney:
Name: Sanford J. Resnick, Esq. 
Address: 300 Centerville Road, Summit West, Suite 300, Warwick, RI 02886
Phone: 401-738-4500

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

*PLEASE NOTE: UNLESS ALL REQUIREMENTS LISTED ON THE INSTRUCTION SHEET ARE COMPLIED WITH, THIS APPLICATION WILL NOT BE ACCEPTED.

PLEASE BE SURE TO REVIEW INSTRUCTION SHEET CAREFULLY.

*PLEASE NOTE A SURVEY IS REQUIRED

EXHIBIT A to Zoning Application Section 15D

- 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.
- That 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.
- That 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.
- That the relief to be granted is the least relief necessary.
- 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, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

TABLE A DIMENSIONAL RELIEF

	Required	Proposed
Minimum Lot Area	40,000 sq ft	3,824 sq ft
Minimum Frontage	150 ft	47.97 ft
Minimum Lot Width	150 ft	42.47 ft
Minimum Side Yard	30 ft	8.97/9.5 ft
Minimum Rear Yard	40 ft	19.73 ft
Minimum Front Yard	40 ft	20.03 ft