



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

RECEIVED  
WARWICK ZONING BOARD OF REVIEW  
JUL 07 2023

PETITION NO. 10921

City of Warwick  
ZONING BOARD OF REVIEW

Application for Special Use Permit, Variance, or Appeal

Date June 27 20 23

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

- SPECIAL USE PERMIT
- VARIANCE
- APPEAL
- AMENDMENT TO A PREVIOUSLY GRANTED RESOLUTION

Applicant: Shoreline Properties, Address: S. County Trail Exeter RI

Owner: Montauk Shores Realty, LLC Address: 200 Metro Center Blvd. Warwick

Lessee: \_\_\_\_\_ Address: \_\_\_\_\_

1. Ownership Tenure

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

December 12, 2019

Will ownership of said property be transferred by the CURRENT OWNER TO THE

APPLICANT for developmental purposes? Yes

2. Location of Premises 139 Gordon Avenue

3. Assessor's Plat & Lot 361 746  
Plat No. Lot No.

4. Dimensions of lot 154.75 and 115.88 Area 16,546  
Frontage Depth Square Feet

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

6. DEVELOPMENTAL STATUS AND PROPOSAL  
Are there any buildings on the premises at present? Yes

If YES, how many buildings? One

Identify the size, height and use of each building:

(1) Single Family Dwelling

(2) \_\_\_\_\_

(3) \_\_\_\_\_

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

7. State legal use of premises \_\_\_\_\_

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 (  ) Does not apply ( )

If yes, has a building permit been refused? Yes ( ) No ( )

9. Total number of units, residential/commercial \_\_\_\_\_

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? Yes  
If so, have you applied and received approval from the Planning Board Yes

14. SPECIAL USE PERMIT

A. State proposed use of premises \_\_\_\_\_  
\_\_\_\_\_

B. Detail 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.

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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**

A. Current use of premises Single Family Dwelling

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B. Detail of proposed alterations:

To create a new single family home

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

Table A-7 Rear yard setback

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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.

906.3 A and B

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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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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)

(Address) 200 Metro Center Blvd. Warwick RI 02886

(Phone) 401.225.6700

EMAIL: johnmulhearn@verizon.net

Respectfully submitted,

(Applicant Signature)

(Address) 400 South County Trail Exeter RI 02822

(Phone) 401.225.6700

EMAIL johnmulhearn@verizon.net

Attorney:

Name: K. Joseph Shekarchi

Address: 51 Jefferson Blvd. Warwick RI

Phone: 401.827.0100

EMAIL joe@shekarchilaw.com

**\*PLEASE BE ADVISED THAT THE STREET NUMBER MUST APPEAR ON ALL STRUCTURES & NEW FREE-STANDING SIGNS**

**\*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 CLASS I SURVEY IS REQUIRED**