

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) 313 SF, x'-x" from El. 11, Single-family Residence

(2) _____

(3) _____

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

7. Present use of premises: Single-family Residence

Proposed use of premises: Single-family Residence

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 (X)

Does not apply ()

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

10. Type of Sewer System - Public X Private _____

Septic _____ Cesspool _____ Sewers _____

11. Is the subject property located in a flood zone? Yes

If so, what flood zone? Shaded X / VE 13

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 n/a

B. Proposed use of the property in detail n/a

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

n/a

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

n/a

15. VARIANCES – (USE OR DIMENSIONAL)

A. State existing use of premises Single-family Residence

B. Proposed use of the property in detail _____

See attached

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

See attached

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_____

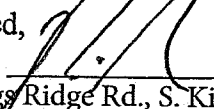
2. Basis of Appeal (Cite applicable provisions of the Ordinance).

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) 
(Address) 149 Kings Ridge Rd., S. Kingstown, RI 02879
(Phone) 401-999-0349, 401-602-8413 EMAIL: brookwr@gmail.com,
dewichristina@gmail.com

Respectfully submitted,
(Applicant Signature) 
(Address) 149 Kings Ridge Rd., S. Kingstown, RI 02879
(Phone) 401-999-0349, 401-602-8413 EMAIL: brookwr@gmail.com,
dewichristina@gmail.com

Attorney:
Name: Joseph Brennan, Esq.
Address: 51 Jefferson Blvd., Suite 400, Warwick, RI 02888
Phone: 401-827-0100 EMAIL: jbbrennan810@gmail.com

*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**

15. VARIANCES – (USE OR DIMENSIONAL)

B. Proposed use of the property in detail.

Demolition of existing Single-Family Residence and construct proposed, new Single-Family Residence.

The relief requested:

1. Frontage: Existing to remain- 41.95', Requirement is 125 feet.
2. Lot Width: Existing to remain – 41.95', Requirement is 125 feet.
3. Lot Size: Existing to remain- 3,913 SF, Requirement is 15,000 SF.
4. Setbacks:
 - a. Front: Proposed - 6.0' to house structure, 0.0' to deck due to the sloped site, existing retaining wall, Requirement is 30'.
 - b. Side: North, Proposed – 5.5', Requirement is 20'.
 - c. Corner Side: South, Proposed- 8.9' to house structure, 1.7' to stairs, Requirement is 30'.

C. List the 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. Identify grounds for the proposed VARIANCE. As required in Section 906.3 (A) and 906.3 (B) of the Zoning Ordinance.

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 and does not result primarily from the desire of the applicant to realize greater financial gain;

The hardship is not the result of any prior action by the applicant, and the applicant is only looking to use his property in the least intensive use possible.

(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 purposed of the zoning ordinance or the comprehensive plan of the City.

(4) That the relief requested is the least relief necessary.

The relief requested is the least relief necessary.

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

The hardship would amount to more than a mere inconvenience.

Photos – Existing Conditions



View Herbert Street- Exterior



View from Greenwich Bay/ Louise Street



First Floor- Interior



Lower Level - Interior