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

RECEIVED
WARWICK ZONING BOARD OF REVIEW

AUG 07 2023

PETITION # 10924

Date August 7, 2023

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: Holly Ewald Address: 127 Post Road, Warwick

Unit 2 Owner: Holly Ewald Address: 127 Post Road, Warwick

Unit 1 Owner ~~xxxx~~: Lauren E. Thibeault Address: 131 Post Road, Warwick

1. Ownership Tenure

DATE OF PURCHASE of the above stated property by the CURRENT OWNER:
5/23/2019

Will ownership of said property be transferred by the CURRENT OWNER TO THE APPLICANT for developmental purposes? N/A

2. Street Address of Premises 127 Post Road

3. Assessor's Plat & Lot 291 0021-0002
Plat No. Lot No.

4. Dimensions of lot 106.03 407.73 Area 46,300
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? 3

Identify the size, height and use of each building:

- (1) Unit 1 - Single Family Dwelling
- (2) Unit 2 - Single Family Dwelling
- (3) Shed

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

7. Present use of premises: Residential (2 condominium units)
 Proposed use of premises: Art Studio as accessory use for Unit 2

8. Total number of RESIDENTIAL UNITS 2
 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 ()

10. Type of Sewer System - Public Private _____
 Septic _____ Cesspool _____ Sewers _____

11. Is the subject property located in a flood zone? See attachment.
 If so, what flood zone? _____

12. Is the subject property located in a Historic District? Yes
 If so, have you received approval from the Historic District Commission? An HDC application was filed on 4/24/23 and has not been acted upon.

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 _____

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 _____
The property contains two single-family dwellings.

B. Proposed use of the property in detail The owner of Unit 2 proposes to construct an art studio as accessory structure to condominium unit 2 on the property.

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

Section 405.4 - Residential Use of non-conforming lots

Section 601.1 - Accessory building and uses

Section 304.4 - One dwelling unit and its accessory buildings.

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

The hardship of having two buildings on one lot is not the result of the applicant's actions and the granting of the requested variance will not alter the general character of the surrounding area.

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 Unit 1
(Owner Signature) Lauren E. Thibeault Lauren E. Thibeault
(Address) 131 Post Road, Warwick, Rhode Island
(Phone) 401-465-4888 EMAIL: lauren.ohearne@gmail.com

Respectfully submitted, Owner Unit 2/Applicant
(Applicant Signature) Holly Ewald Holly Ewald
(Address) 127 Post Road, Warwick, Rhode Island
(Phone) 401 862-4229 EMAIL hewald@me.com

Attorney:
Name: John J. Garrahy
Address: 2088 Broad Street, Cranston, Rhode Island 02905
Phone: (401) 439-8270 EMAIL jgarrahy@garrahylaw.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******

ATTACHMENT A

1. The vast majority of the property is not in a flood zone. The line between Zone X and Zone AE (elevation 12-13) is at the northerly edge of the property adjacent to the Pawtuxet River. The proposed structure is approximately 200' south of the AE Zone and is at elevation 35.5.