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

RECEIVED  
FEB 28 2024  
WARWICK  
ZONING BOARD OF REVIEW

PETITION NO. 10969

City of Warwick  
ZONING BOARD OF REVIEW

Application for Special Use Permit, Variance, or Appeal

Date 2/14 20 24

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: Gold Coast Properties RI 1, LLC Address: 16115 SW 117th Avenue, Unit A7  
c/o Aaron Packard - SVP & Dir of Development Miami, FL 33177

Owner: Gold Coast Properties RI 1, LLC Address: 16115 SW 117th Avenue, Unit A7  
c/o Veronica Garcia - President & COO Miami, FL 33177

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

1. Ownership Tenure

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

04-05-2023

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

APPLICANT for developmental purposes? Same entity

2. Location of Premises 2245 Post Road, Warwick, RI

3. Assessor's Plat & Lot 323 008  
Plat No. Lot No.

4. Dimensions of lot 305' 535' Area 105,456  
Frontage Depth Square Feet

5. Zoning District in which premises is located GB - General Business

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) 24'x36'

(2) 1 Story

(3) Office

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

7. State legal use of premises Airport Valet

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 (X)                      No ( )                      Does not apply ( )

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

9. Total number of units, residential/commercial Proposed 124 Room Hotel

10. Type of Sewer System - Public X 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 N/A

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 Parking Lot

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B. Detail of proposed alterations:

Hotel, 4-Story, Type 5A Construction - Proposing a building height increase of 10 feet, from 40 feet maximum to 50 feet.

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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.

Relief of Zoning Section 302 Table 2B Dimensional Regulations - Maximum Structure Height of 40ft & Section 304.9" Height restrictions around airport". Seeking variance to increase Maximum height to 50 ft.

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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.

The variance would allow for the construction of the prototypical, 4-story WopdSpring Suites hotel with 122 guest rooms.

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16. APPEALS N/A

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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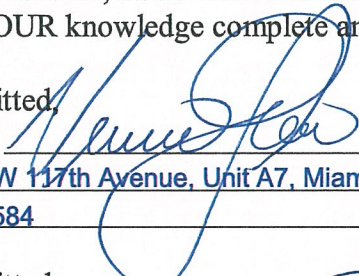
B. Appeal to the Warwick Zoning Board of Appeals from an action of the Warwick Planning Board. (Note: Attach all copies of correspondence, plans and the written decision pertaining to the appeal, including any transcript, audiotapes, constituting the record upon which the action appealed was taken, per Section 906.4 (A) of the Ordinance.

Basis for Appeal (Cite applicable Ordinance provisions)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

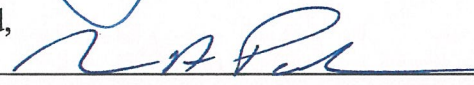
I/We the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY/OUR knowledge complete and correct in every detail.

Respectfully submitted,  
(Owner Signature)



(Address) 16115 SW 117th Avenue, Unit A7, Miami, FL 33177  
(Phone) 786-701-3584 EMAIL: vgarcia@goldcoastpremier.com

Respectfully submitted,  
(Applicant Signature)



(Address) 16115 SW 117th Avenue, Unit A7, Miami, FL 33177  
(Phone) 316-644-0260 EMAIL apackard@goldcoastpremier.com

Attorney:

Name: Joe Shekarchi  
Address: 51 Jefferson Blvd., Suite 400, Warwick, RI 02888  
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**