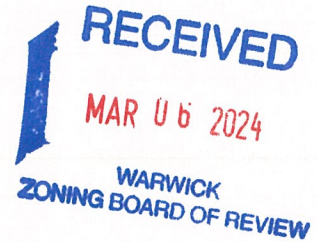


PAUL DEPETRILLO  
CHAIRMAN



FRANK J. PICOZZI  
MAYOR

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



PETITION # 10970

Date March 6, 2024

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: C&H Real State Investment  
and Construction LLC Address: 216 Linwood Ave., Prov., RI 02907

Owner: Same as Applicant Address: \_\_\_\_\_

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

1. Ownership Tenure

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

May, 2021

Will ownership of said property be transferred by the CURRENT OWNER TO THE APPLICANT for developmental purposes? \_\_\_\_\_

2. Street Address of Premises 324 West Shore Road

3. Assessor's Plat & Lot 313 93  
Plat No. Lot No.

4. Dimensions of lot 140' 170' 24,282 sq. ft.  
Frontage Depth Area Square Feet

5. Zoning District in which premises is located A-10

6. DEVELOPMENTAL STATUS AND PROPOSAL

Are there any buildings on the premises at present? Yes

If YES, how many buildings? Two - House & Garage

Identify the size, height and use of each building:

- (1) One Family Dwelling 36' x 33'; 2 1/2 stories in dwelling
- (2) Two Car Garage
- (3) \_\_\_\_\_

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

7. Present use of premises: One Family Dwelling  
 Proposed use of premises: Two Family Dwelling

8. Total number of RESIDENTIAL UNITS Two  
 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? 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? No  
 If so, have you applied and received approval from the Planning Board \_\_\_\_\_

14. SPECIAL USE PERMIT

A. Use of existing structure One Family Dwelling - Presently vacant  
 \_\_\_\_\_  
 \_\_\_\_\_

B. Extent of proposed alterations in detail This house is presently under total renovation. As part of thr renovation, we want to add a second residential unit on the third floor level.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Table 1 - Use Regulations: Section 101.A

Section 906.3

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

All the requirements of the special use permit will be met if the below variance is granted by the Board.

15. VARIANCES – (USE OR DIMENSIONAL)

A. State existing use of premises One-family dwelling

B. Extent of proposed alterations in detail

Add second residential unit on the third floor level

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

906.3

906.3 C.2

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

The use is allowed as a special use permit with a dimensional variance of 10 feet in the rear yard which is less than 50%: 30' to 20'.

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)

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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, *C + H REAL STATE & CONSTRUCTION LLC*  
(Owner Signature) *Lucky C*  
(Address) 216 LINWOOD AV., PROV., R-I. 02907  
(Phone) 401-255-3643 EMAIL: Lucky C @ HITMAIL.COM

Respectfully submitted, *C + H REAL STATE & CONSTRUCTION LLC*  
(Applicant Signature) *Lucky C*  
(Address) 216 LINWOOD AV., PROV., R-I. 02907  
(Phone) 401-255-3643 EMAIL: Lucky C @ HITMAIL.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 ALL PROPOSED FREE-STANDING SIGNS AND ANY EXISTING STRUCTURE

[amy.e.cota@warwickri.com](mailto: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\*\*\*\***