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

RECEIVED
MAR 07 2024
WARWICK
ZONING BOARD OF REVIEW

PETITION # 10971

Date February 26 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: Forge Road Caterers, Inc. Address: 195 Old Forge Road
East Greenwich, RI 02818
Owner: Forge Road Realty, LLC Address: 195 Old Forge Road
East Greenwich, RI 02818
Lessee: _____ Address: _____

1. Ownership Tenure

DATE OF PURCHASE of the above stated property by the CURRENT OWNER:
2004

Will ownership of said property be transferred by the CURRENT OWNER TO THE APPLICANT for developmental purposes? No

2. Street Address of Premises 195 Old Forge Road
3. Assessor's Plat & Lot 209 04
Plat No. Lot No.
4. Dimensions of lot 338.58ft 268ft 49,877 sf
Frontage Depth Area Square Feet
5. Zoning District in which premises is located GB

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) _____

(2) _____

(3) _____

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

7. Present use of premises: restaurant with liquor license

Proposed use of premises: nightclub - in restaurant with liquor license

8. Total number of RESIDENTIAL UNITS _____

Total number of COMMERCIAL UNITS 2

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 (x)

10. Type of Sewer System - Public _____ Private _____
Septic x 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 restaurant with liquor license (501)

B. Extent of proposed alterations in detail none

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 501.1 Nightclubs in GB

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

15. VARIANCES – (USE OR DIMENSIONAL)

A. State existing use of premises _____

B. Extent of proposed alterations in detail _____

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

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

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_____

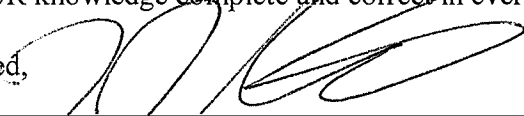
2. Basis of Appeal (Cite applicable provisions of the Ordinance).

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.

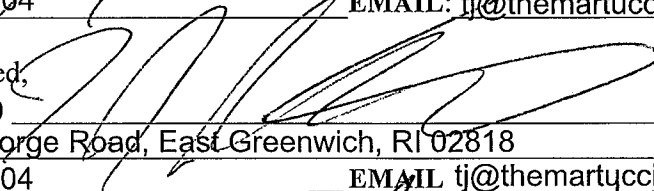
Basis for Appeal (Cite applicable Ordinance provisions)

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.

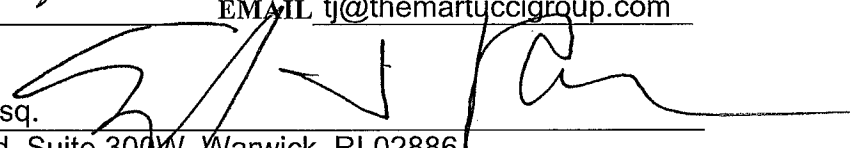
Respectfully submitted,
(Owner Signature)


(Address) 195 Old Forge Road, East Greenwich, RI 02818
(Phone) 401-316-1004 EMAIL: tj@themartuccigroup.com

Respectfully submitted,
(Applicant Signature)


(Address) 195 Old Forge Road, East Greenwich, RI 02818
(Phone) 401-316-1004 EMAIL: tj@themartuccigroup.com

Attorney:

Name: Sanford J. Resnick, Esq.
Address: 300 Centerville Road, Suite 300W, Warwick, RI 02886
Phone: 401-738-4500 EMAIL: sresnick@resnickandcaffrey.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*****

EXHIBIT A to Zoning Application

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

1. The Special Use is specifically authorized by this Ordinance (501.1).
2. The Special Use meets all the criteria set forth in the subsection of this ordinance authorizing such special use.
3. The granting of the special use permit will not alter the general character of the surrounding area.
4. The intended use does not create a degradation in the level of service with respect to traffic circulation.
5. The intended use respects and enhances the architectural character of the surrounding area.
6. The intended use minimizes light pollution using dark sky techniques.
7. The intended use minimizes stormwater impacts through utilization of vegetative swales and/or similar bio-retention methods.
8. The intended use will not exceed local noise regulations.