



Town of Foster

Est. 1781

MODIFICATION – APPLICATION

DATE: _____ PHONE #: _____

PLAT: _____ LOT: _____

APPLICANT NAME:

ADDRESS:

OWNER NAME (IF DIFFERENT):

ADDRESS (IF DIFFERENT):

Applications must include the following requested information:

- Site Plan based on a Class I Boundary Survey on State Plane Coordinates. The Zoning Enforcement Officer assumes no responsibility for the location of structures shown on submitted site plans.
- Drawings of all Existing Buildings on Property to scale with Dimensions when required
- Complete abutters 200' radius map
- When the deed/sales agreement is in more than one name, signatures of all parties are required. All signatures on the application **must** be notarized.
- Copy of Proof of Ownership i.e.; deed, a notarized letter of authorization or a copy of the sales agreement.
- Application Fee: \$100.00

APPLICANT SIGNATURE: _____ DATE: _____

OWNER SIGNATURE: _____ DATE: _____

Sworn to and subscribed before me on this _____ day of _____, _____

Notary Public _____

Commission Expires _____

MODIFICATION – APPLICATION

Application Fee: \$100.00

Definitions:

Modification. Permission granted and administered by the zoning enforcement officer of the town, and pursuant to the provisions of (RIGL) Chapter 24 of Title 45 to grant a dimensional variance other than lot area requirements from the zoning ordinance to a limited degree not exceeding twenty-five percent (25%) of each of the applicable dimensional requirements.

Modifications permitted: Modifications from the literal dimensional requirements of the zoning ordinance in the instance of the construction, alteration, or structural modification of a structure or lot of record are permitted pursuant to Foster Code of Ordinances Sec. 38-321 and RIGL 45-24-46. The Zoning Enforcement Officer is authorized to grant modification permits. The zoning ordinance shall permit modifications that are fifteen percent (15%) or less of the dimensional requirements specified in the zoning ordinance but may permit modification up to twenty-five percent (25%). A modification does not permit moving of lot lines.

Decision: Within ten (10) days of the receipt of a request for a modification, the zoning enforcement officer shall make a decision as to the suitability of the requested modification based on the following determinations:

- (1) The modification requested is reasonably necessary for the full enjoyment of the permitted use;
- (2) If the modification is granted, neighboring property will neither be substantially injured nor its appropriate use substantially impaired;
- (3) The modification requested does not require a variance of a flood hazard requirement, unless the building is built in accordance with applicable regulations; and
- (4) The modification requested does not violate any rules or regulations with respect to freshwater or coastal wetlands.

Procedure following affirmative determination: Upon an affirmative determination, in the case of a modification of five percent (5%) or less, the zoning enforcement officer shall have the authority to issue a permit approving the modification, without any public notice requirements. In the case of a modification of greater than five percent (5%), the zoning enforcement officer shall notify, by first class mail, all property owners abutting the property which is the subject of the modification request, and shall indicate the street address of the subject property in the notice, and shall publish in a newspaper of local circulation within the city or town that the modification will be granted unless written objection is received within fourteen (14) days of the public notice. If written objection is received within fourteen (14) days, the request for a modification shall be scheduled for the next available hearing before the zoning board of review as an application for a dimensional variance following the standard procedures for such variances, including notice requirements provided for under this chapter. If no written objections are received within fourteen (14) days, the zoning enforcement officer shall grant the modification. The zoning enforcement officer may apply any special conditions to the permit as may, in

the opinion of the officer, be required to conform to the intent and purposes of the zoning ordinance. The zoning enforcement officer shall keep public records of all requests for modifications, and of findings, determinations, special conditions, and any objections received. **Costs of any notice required under this subsection shall be borne by the applicant requesting the modification.**

ONLY TO BE FILLED OUT IF THE MODIFICATION APPLICATION IS DENIED OR WRITTEN OBJECTION IS RECEIVED WITHIN 14 DAYS OF PUBLIC NOTICE:

ZONING RELIEF - AFFIDAVIT OF NOTICE

The undersigned, under the penalties of perjury, hereby certifies that I have caused the hearing notification, provided by the Town of Foster Planning Department and scheduled for the Zoning Board of Review/Planning Board on _____, to be mailed to the individuals and entities on the attached list who reside or own real property located within a 200 foot radius of the subject property (as directed by R.I.G.L. § 45-24-53) and to the Planning Department, in addition to being published in the newspaper of general circulation. The notice requirement is evidenced by the attached certified mail receipts and by a copy of the newspaper ad.

Print Name: _____

Signature: _____

Sworn to and subscribed before me on:

Date: _____

Notary Public: _____

Commission Expires: _____

Phone: (401) 392-9200 – Fax: (401) 702-5010

DATE: _____ CONTACT NUMBER(S) _____
 APPLICANT: _____ OWNERS NAME: _____ PLAT _____ LOT _____
 (If Different than Applicant)
 PROPERTY ADDRESS: _____

[illegible]

APPLICANT INITIALS _____



Town of Foster

Est. 1781

181 Howard Hill Road · Foster, RI 02825
Phone: (401)392-9200 · Fax: (401)702-5010

ZONING RELIEF - APPLICATION

DATE: _____ PHONE #: _____

HEARING DATE SET FOR: _____ PLAT: _____ LOT: _____

APPLICANT NAME: _____

ADDRESS: _____

OWNER NAME (IF DIFFERENT): _____

ADDRESS (IF DIFFERENT): _____

Appeal # _____ Hearing # _____

FOR INTERNAL USE ONLY

WAS THE APPLICATION FEE OF \$ 100.00 PAID?	YES	NO
WERE THE ABBUTTERS NOTIFIED BY CERTIFIED MAIL?	YES	NO
WERE CERTIFIED RECEIPTS RETURNED?	YES	NO

(For official use only)

VOTING MEMBERS

_____	APPROVE	REJECT
(printed name)		
_____	APPROVE	REJECT
(printed name)		
_____	APPROVE	REJECT
(printed name)		
_____	APPROVE	REJECT
(printed name)		
_____	APPROVE	REJECT
(printed name)		



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ZONING RELIEF – APPLICATION

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF
REVIEW/PLANNING BOARD FOR A:

SPECIAL USE PERMIT _____ VARIANCE _____ APPEAL _____

LOCATION OF PREMISES:

PLAT: _____ LOT _____ ROAD ADDRESS _____ POLE # _____

DIMENSIONS OF LOT: _____ AREA OF LOT: _____

IS THIS A SUBSTANDARD LOT OF RECORD? YES NO

• *If yes, please attach certificate*

ZONING DISTRICT IN WHICH PREMISES IS LOCATED:

AR _____ **GB** _____ **HC2** _____ **M** _____
Agricultural/Residential General Business Highway Commercial Municipal

WATERSHED IN WHICH PREMISES IS LOCATED: _____

(SCITUATE, HEADWATERS SOUTH BRANCH PAWTUXET RIVER, UPPER MOOSUP RIVER, BARDEN
RESERVOIR/PONAGANSET RIVER, LOWER FIVEMILE RIVER, or QUADUCK BROOK)

HAS THERE BEEN AN OFFICIAL DEM WETLANDS DETERMINATION? YES NO

• *If yes, please attach certificate*

ANY PREVIOUS ZONING HEARINGS ON THIS PROPERTY? YES NO

• *If yes, please give date(s) _____ Hearing number(s) _____*

• **Please attach Zoning Decison**

ANY UNRESOLVED ZONING VIOLATIONS ON THIS PROPERTY? YES NO

• *If yes, please explain*

(Please use the back of this application if more room is needed)

WERE THERE ANY PREVIOUS ZONING VIOLATIONS ON THIS PROPERTY? YES NO

• *If yes, please attach notice of violation*

APPLICANT INITIALS_____



Town of Foster

Est. 1781

ZONING RELIEF - APPLICATION

PLEASE FILL OUT THIS SECTION FOR SEPTIC SYSTEMS!!!

**YOU MUST ALSO ATTACH A COPY OF THE APPROVED ISDS FROM THE
STATE OF RHODE ISLAND.**

ISDS APPLICATION NUMBER: _____ APPLICATION DATE: _____

HOW LONG HAVE YOU OWNED/LEASED PREMISES: _____

IS THERE A BUILDING ON THE PREMISES AT PRESENT? YES NO

• If yes, please give dimensions _____

GIVE DIMENSIONS OF PROPOSED BUILDING:

Height _____ Width _____ Length _____

PRESENT USE OF PREMISES: _____

HOW LONG USED FOR PRESENT USE: _____

PROPOSED USE OF PREMISES: _____

DIMENSIONS OF PROPOSED ALTERATIONS:

Height _____ Width _____ Length _____

DESCRIPTION OF ALTERATIONS: _____

NUMBER OF NEW BEDROOMS: _____

ZONING ORDINANCE PROVISION OF APPLICATION : _____

STATE GROUNDS FOR SPECIAL USE, VARIANCE OR APPEAL:

APPLICANT INITIALS_____