



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

**REQUIREMENTS FOR DETERMINATION OF A SUBSTANDARD
LOT OF RECORD PURSUANT TO R.I.G.L. 45-24-38(b)**

If you are applying for a Building Permit for a substandard lot of record under R.I.G.L. 45-24-38(b), the following information is required to be submitted as part of your application.

1. A merger analysis by an attorney to confirm all lots immediately abutting the subject lot have never been in common ownership (title cards must be submitted with the merger analysis).
2. Class I Survey of subject lot(s) must show:
 - A. Setbacks – to proposed dwelling
 - B. Frontage
 - C. Lot width
 - D. Table showing normal setbacks, frontage & lot width requirements and proposed requirements under R.I.G.L. 45-24-38(b)
 - E. Professional Land Surveyor must show his/her calculations and backup for the Building/Zoning Office to verify and confirm compliance with R.I.G.L. 45-24-38(b)