



TOWN OF CUMBERLAND

Building and Zoning

AMENDED

Date of Hearing: _____
Planning Board Memo Rec'd: _____
PB mm sent to applicant: _____
APPLICATION COMPLETE _____

Petition for Variance or Special Use Permit

Name The Ronnie C. Ramos and Daniele A. Ramos Family Revocable Living Trust Agreement

Address 204 Leigh Road, Cumberland, RI 02864

Telephone (cell) Ower: Ronnie Ramos 401-265-1050 / Attorney Richard A. Pacia 401-781-1492

Petitioning For (Check one)

Use Variance	Dimensional Variance	Special Use Permit	Proposed Use(s): Commercial, Residential, List
	✓		Accessory Use

Property Owner Information (Required)

Owner's Name The Ronnie C. Ramos and Daniele A. Ramos Family Revocable Living Trust Agreement

Owner's Address 204 Leigh Road, Cumberland, RI 02864

Telephone (cell) 401-265-1050

Ownership Duration 20 years +/-

**If owner and petitioner are not the same, owner must complete authorization on last page of application.*

Property Information

Assessor's Plat 64

Lot(s) 44

Street Address 204 Leigh Road, Cumberland, RI 02864

Property Zone	A1	A2	R1	R2	R3	C1	C2	I1	I2
			✓						

Does Property have public water? Yes or No Yes

Does Property have public sewer? Yes or No No



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<u>Existing Structures(s)</u> Garage	<u>Existing Uses(s) of Property</u> Residential (RI)	
<u>Ground Floor Area:</u> 2,925 sq. ft.	<u>Residential, No of Units:</u> 1	
<u>Total Floor Area:</u> 2,925 sq. ft.	<u>Commercial Type</u> Residential (RI)	
<u>Number of Floors:</u> 1	<u>Industrial Type:</u> n/a	
<u>Structure Height:</u> 20 ft.	<u>Other:</u>	
<u>Dimensions of Structure:</u> 45 ft. x 65 ft. = 2,925 Sq. ft.		
<u>Accessory Uses on Premises</u>	<u>Square Feet</u>	<u>Spaces/Bays</u>
<u>Parking</u> n/a		
<u>Loading</u> n/a		
<u>Do you have another accessory use? Please describe</u>		
No.		

For the following portion of this application, please consult Article 5 of the Zoning Ordinance to complete applicable relief requested (www.cumberlandri.org)

	R1 Required by Ordinance	Proposed Property Dimensions	Requested Relief (if applicable)
Minimum Area (sq ft)	40,000 sq. ft.	No new construction will take place.	Accessory Structure
Minimum Lot Width	¹⁰⁰ ~~40,000~~ sq. ft.	n/a	
Minimum Frontage	100 ft.	~~25 ft.~~ N/A	~~15 ft.~~ 0
Minimum Front Yard	25 ft.	~~35 ft.~~ 38.8 ft	~~15 ft.~~ 0
Minimum Side Yard	10 ft.	<u>17 ft.</u>	<u>13 ft.</u>
Minimum Rear Yard	25 ft.	<u>7 ft.</u> <i>not correct math</i>	<u>23 ft.</u>
Maximum Lot Coverage	20%	<u>n/a</u> <i>should incl this #</i>	
Maximum Height	35 ft.	20 ft.	
Other	n/a	Acc. Use	



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Building and Zoning

Please describe why you are entitled to the relief requested. Please refer to Article 18 of the Zoning Ordinance to respond. Give facts to support your answer. Please do not simply rewrite the standards for relief. Attach additional sheets, if necessary.

1. Applicant seeks a dimensional variance for relief from side setback and rear setback requirements for an existing garage which is constructed within 7 feet of the side and rear corner boundary of the Property.

Applicant seeks relief from the requirements of Section 5-2(b) of the Zoning Ordinance for an R1 Zone.

Applicant avers that the Property on which the garage is built is unusual, in that the Property has two "front yards" - i.e., one on Leigh Street and one on Beach Road.

The property is in an R1 District zone.

The relief requested is pursuant to Article 5 Section 5-2 of the Ordinance.

The applicant suffers a hardship which is more than a mere inconvenience due to the unique

characteristics of the land and relief is necessary for the reasonable use of the land and relief is

necessary for the reasonable use of the Property. Denying the requested relief will create a burden

greater than just a minor inconvenience. The relief requested will not alter the general character

of the surrounding area or impair the intent of the zoning ordinance or the comprehensive plan.

The relief to be granted is the least necessary relief requested. No other reasonable alternative to

enjoy a legally permitted beneficial use of one's property.

2. Applicant seeks a dimensional variance for relief from front yard setback (35 ft. - minimum 50 ft.)

Applicant avers that the Property on which the garage is built is unusual, in that the Property has two "front yards" - i.e., one on Leigh Street and one on Beach Road.

The property is in an R1 District zone.

need Relief for the building location
(can't be in front yard)



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3. Applicant seeks relief under Article XI - Section 6-5(c) of the Ordinance, in order to allow the garage to be treated and appraised as an "accessory use" in an R1 District zone.

The relief requested is permitted pursuant to Article XI - Section 6-5(c). The applicant avers that the accessory structure (1) will not create a nuisance, (2) is on the same lot as the permitted residential structure to which it is an accessory, (3) complies with the standard of the local ordinance, (4) is not the primary use of the land, (5) does not exist independently of the principal use, (6) the structure is a garage, which is customarily incidental and subordinated to the principal use of the land. See R.I.G.L. 45-24-31; and (7) the ownership of the accessory use the residential use is the same person.

4. Applicant will dismantle and remove the pool and deck which presently encroaches within, and violates, the permitted rear and side setbacks.



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Owner's Authorization

If the Applicant is not the Owner, the following must be completed by the Owner of the premises:

I hereby authorize the filing of this Application by the within-named Petitioner:

Owner: [Signature]

Date: 6/10/26

Signed under the pains and penalties of perjury on this 10 day of JUNE, 2026.

Notary Public: [Signature]

My commission expires: 6-11-27

RICHARD A. PACIA, ESQ.
NOTARY PUBLIC
State of Rhode Island

Applicant's Signature

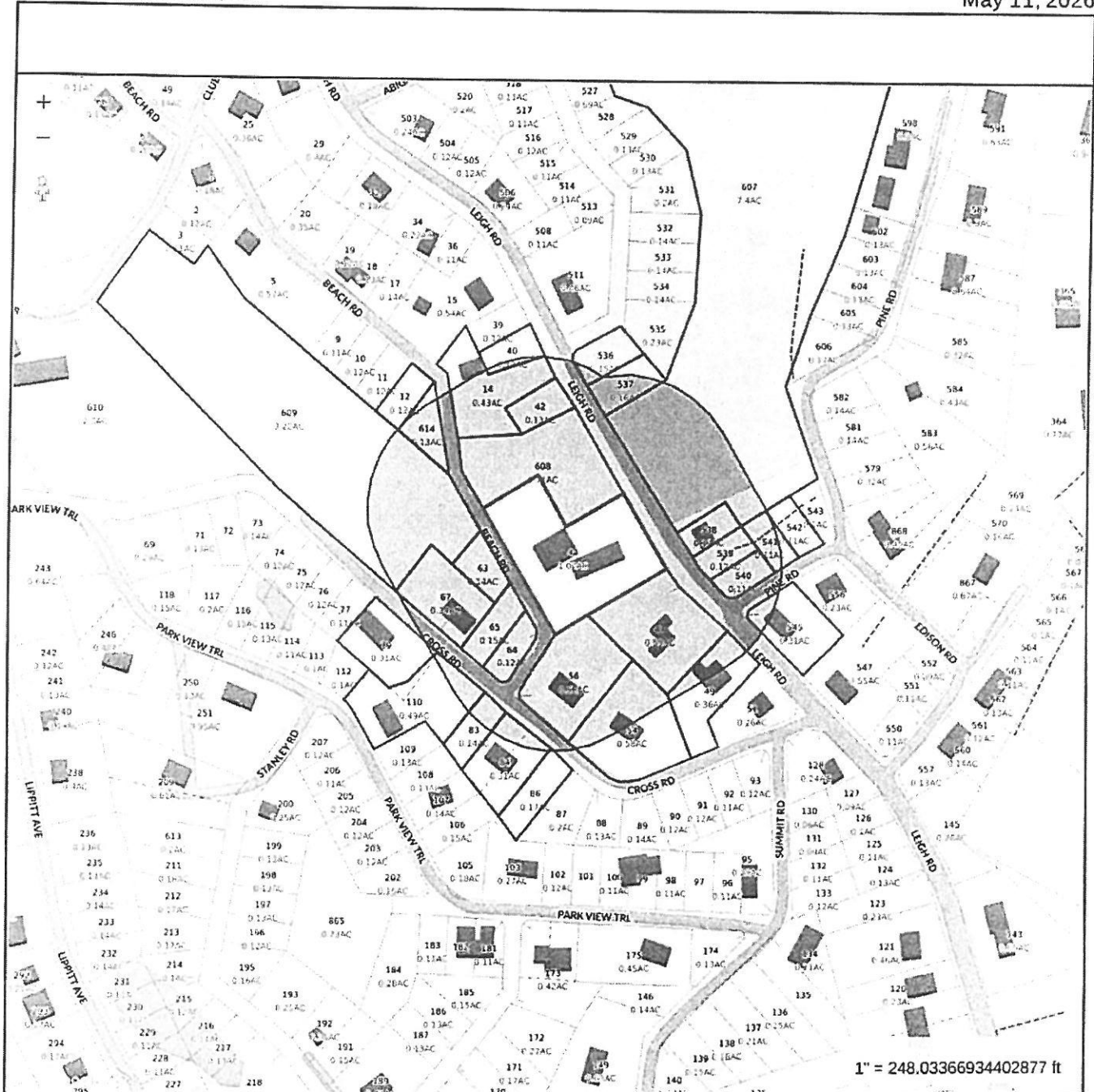
My Commission Expires 6-11-26

The undersigned hereby petitions the Honorable Zoning Board of Review for the relief requested herein.

Applicant: [Signature]

The Ronnie C. Ramos and Daniele A. Ramos Family Revocable Living Trust Agreement

Date: 6/10/26



Property Information

Property ID 064-0044-000
 Location 204 LEIGH RD
 Owner RAMOS RONNIE C ETAL DANIELE A TRUST TRUSTEES



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Town of Cumberland, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/22/2026
 Data updated on a nightly basis

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.