

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER ARTICLE

APPENDIX A
ZONING

No..... Date.....

Approved.....Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WARWICK
VERACRUZ SHABO, LLC, PETITIONER

Be it ordained by the City of Warwick:

Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from Office to Office with restrictions, conditions and stipulations.

Lot 465 on Assessor’s Plat 349 as said plat appeared in the Tax Assessor’s office on December 31, 2015 is hereby changed from Office to Office with the following restrictions, conditions and stipulations. The Lot is set forth in the legal description and on the map attached hereto as Exhibit A.

The change of zoning is subject to the following conditions and stipulations:

1. The Applicant shall conform with all of the prior stipulations required by the Zoning Board of Review, except that the landscape buffer area along the rear property line shall be reduced to a minimum of 5' instead of a minimum of 10'. (See Appendix A)
2. The side setback shall be no less than 1' from the property line and the rear setback shall be no less than 5' from the rear property line.
3. The Applicant shall provide an as built survey of the property to verify compliance with all stipulations of the Planning Board decision.
4. The Applicant shall pay abutter, Wendy Weiss, of Scally Street, \$1,000.00 for electrical usage and repairs to be made to the electrical service at her home. The Applicant shall also

1 perform landscaping work to repair damage to the abutter's property. The payment and the
2 work must be completed prior to second passage of this ordinance.

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4 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
5 changes to be made on the Zoning Map and the Record Book of Lot Classifications.
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7 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.
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33 SPONSORED BY: COUNCIL PRESIDENT TRAVIS

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36 COMMITTEE: LAND USE
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APPENDIX A

1. The petitioner shall maintain a 6’ stockade fence along the rear property line and west side property line.
2. All lighting shall be contained on the property. All parking lot lighting shall contain light shields and be directed away from all abutting properties.
3. Petitioner shall supply a landscape plan, prepared and stamped by a registered landscape architect, to the City for review and approval. Plan shall include a tight evergreen hedge along the rear portion of the west side property line, which abuts 128 Stetson St.
4. The queuing of vehicles onto Scolly Street and West Shore rd. shall not be allowed at any time for any reason. The queuing of vehicles onto these abutting streets shall be considered a violation of this Zoning Board approval.
5. The car wash shall be of the type that can only operate when the doors are closed.
6. Hours of operation shall be from 8 A.M. until 6:00 P.M. and summer hours are 8:00 A.M. to 8:00 P.M. A 24 hour operation of both the car wash and oil change service is strictly prohibited.
7. The location of the vacuum and trash barrel shall be screened from neighboring properties by a solid 6’ fence and tight evergreen.
8. All drainage from the car wash shall be collected on site and disposed of in a manner approved by the City of Warwick Engineer.
9. The petitioner shall receive approval from the City Engineer for the new curb cut on Scolly Street prior to its installation.
10. A sunset provision to this approval shall require the applicant to appear before the Warwick Zoning Board within 18 months of the date of this approval for review and final approval.
11. That the landscape buffer abutting the rear property line must be increased to 10’.
12. The parking space (#2) on the plan must be removed.
13. Strict compliance with the plans and testimony as presented to the Board.
14. No expansion of the use without prior approval of the Zoning Board.