



# Public Information Request Tracking

Search Fields (enter information in one or more fields to search)

Requestor Name: Barbara Request Date:   
Forwarded To:  Due Date:

Public Request ID: 216

Response Due Date: 5/17/2016

Date Of Request: 5/4/2016

Closed Date: 5/9/2016

Requestor Name: Barbara Blanco

Documentation:

Requestor Address: Skyline Lien Search  
12002 SW 128 Ct. #202

Requestor Phone: (305) 553-4627

Requestor E-mail: barbara@skylineliens.com

Notes:

Requested Records: Any code enforcement issues or violations to complete file for a probable real estate transaction - 6 Black Creek Ln. AP306/0153

Response from Fire Dept sent directly to requestor 05-05-2016  
05-09-2016 - Response from Building

Time Period:

Received By: Judy Wild, City Clerk's Office

Costs:

Received Date: 5/4/2016 Received Time: 2:54 PM

Number Of Billable Hours:   
Number Of Pages:   
Cost Due:   
Date Paid:

Forwarded to: Deborah Hafferty, Bldg. Dept & Gail Razza, Fire

Forward Date: 5/4/2016 Forward Time: 3:37 PM

Response From: Gail Razza, FD & Deborah Hafferty, Bldg. Dept

Response Date: 5/9/2016 Response Time: 2:24 PM

# 216

THE CITY OF WARWICK  
Public Records Request Form  
RIGL 38-2-3

Name: Skyline Lien Search-Attn: Barbara

Address: 12002 SW 128 Ct. #202

City: Miami State: Florida Zip Code: 33186

Phone: (optional) 305-553-4627 E-mail address: (optional) barbara@skylinelien.com

Date: 5-4-16

Record (s) Requested: We are in the process of updating a search upon a property located within the boundaries of your municipality and respectfully request if there are any code enforcement issues or violations to complete file for a probable real estate transaction ,

Record(s) Request for Real Property – Please list address along with Assessor's Plat and Lot:  
6 Black Creek Lane Warwick, RI 02888 Mblu: 306/ 0153/ 0000/ /

Time period request covers:  
\_\_\_\_\_

**Please Note: Per section 38-2-3 (d) the policy of the City of Warwick is that this form be filed with the office of the City Clerk. The Clerk's office will then forward the request to the appropriate department for response. Per section 38-2-4 of the Rhode Island General Laws, the City will charge a fee of .15 per page for copies of public documents, unless such documents have a fee structure which is prescribed by state statute. Additionally, if the requested information requires research on the part of City personnel, the City will charge a research fee of \$15.00 per hour and/or the cost of retrieving records from storage where the public body is assessed a retrieval fee. The first hour (1 hour) of research, however, will be provided at no charge. Multiple request from the same entity within (30) day period will be considered as a single request for the total calculation of allowable charges.**  
\*\*Prior to submitting, please visit our Web Site for: Public Request Procedure and Frequently asked Questions at our Web Site, your answer may already be there.  
Appeals are in accordance with RIGL 38-2-8.  
=====

(FOR CITY USE ONLY) Request taken by: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Costs: \_\_\_\_\_ for copies \_\_\_\_\_ for search and retrieval

## WILD JUDY

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**From:** Razza Gail  
**Sent:** Thursday, May 05, 2016 10:31 AM  
**To:** barbara@skylinelien.com  
**Cc:** WILD JUDY  
**Subject:** 6 Black Creek Ln

Barbara:

We do not do regular inspections on residential homes.

The Building Department would have more information regarding inspections.

When a house is sold we are required to go in and check smoke/co detectors

before a closing. Other than that we have no jurisdiction regarding residential homes.

Thank You

Gail Razza

Warwick Fire Department

## WILD JUDY

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**From:** Barbara Blanco <barbara@skylinelien.com>  
**Sent:** Thursday, May 05, 2016 9:43 AM  
**To:** Razza Gail  
**Cc:** WILD JUDY; 'Gladys Milan'  
**Subject:** RE: 6 Black Creek Ln

Good morning Gail,

Thank you for your response. Please advise if this pertains to the code enforcement records portion.

*kindest Regards,*

*Barbara Blanco  
Senior Processor*



**12002 SW 128TH CT. Suite-202 | Miami, Fl | 33186**  
**Phone:** 888.553.4627 Ext. 1119 | **Fax:** 305.553.4626 | **Email:** [barbara@skylinelien.com](mailto:barbara@skylinelien.com)  
**Web:** [www.skylinelien.com](http://www.skylinelien.com)

**How is my service? Please contact my manager, Denys Ferreiro at (305) 553-4627 ext. 1117 or via email at [denys@skylinelien.com](mailto:denys@skylinelien.com) to submit your suggestions, comments, and feedback.**

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**From:** Razza Gail [<mailto:gail.razza@warwickri.com>]  
**Sent:** Thursday, May 5, 2016 9:35 AM  
**To:** [barbara@skylinelien.com](mailto:barbara@skylinelien.com)  
**Cc:** WILD JUDY  
**Subject:** 6 Black Creek Ln

Hi Barbara:

This is regarding 6 Black Creek Ln. I have no records pertaining to that address.

Thank You

Gail Razza

Warwick Fire Department

## WILD JUDY

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**From:** Razza Gail  
**Sent:** Thursday, May 05, 2016 9:35 AM  
**To:** barbara@skylineliem.com  
**Cc:** WILD JUDY  
**Subject:** 6 Black Creek Ln

Hi Barbara:

This is regarding 6 Black Creek Ln. I have no records pertaining to that address.

Thank You

Gail Razza

Warwick Fire Department

## WILD JUDY

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**From:** Hafferty Deborah L  
**Sent:** Monday, May 09, 2016 2:42 PM  
**To:** sfletcher@bockandclark.com  
**Cc:** WILD JUDY  
**Subject:** Public Records request  
**Attachments:** \_0509143229\_001.pdf

Good afternoon Suzanne –

Pursuant to your Public Records request regarding property located at 1050 Bald Hill Road, Warwick, RI, attached is a Zoning Certificate regarding same.

Also, I am also attaching two Certificates of Occupancy for said property.

There are currently no outstanding building or zoning violations.

The site plan that is located within the zoning file, is too large for our machine to copy.

Please advise if you have any further questions.

Debbie

*Deborah L. Hafferty*  
*City of Warwick Building Department*  
*3275 Post Road*  
*Warwick, RI 02886*  
*(401) 738-2000 ext. 6299*  
*Fax: (401) 732-5071*  
*Email: [Deborah.L.hafferty@warwickri.com](mailto:Deborah.L.hafferty@warwickri.com)*

SCOTT AVEDISIAN  
MAYOR



ALFRED T. DeCORTE  
DIRECTOR & BUILDING OFFICIAL

**CITY OF WARWICK**  
BUILDING DEPARTMENT

3275 POST ROAD • WARWICK, RHODE ISLAND • 02886-7152  
Tel (401) 738-2000 (EXT. 6300 or 6314) • Fax (401) 732-5071

May 5, 2016

Suzanne Fletcher, Zoning Analyst  
Bock & Clark Zoning  
3000 S. Berry Road, Ste. 110  
Norman, OK 73072

**RE: 1050 Bald Hill Road**  
**Warwick, RI 02886**  
**Assessor's Plat 260, Lot 73**

Dear Ms. Fletcher:

Please be advised that the above-mentioned property is located in a General Business (GB) Zoning District.

The use of the subject property for a service station with a convenience store and a carwash is a legal use of the subject property. Said use was approved by the Warwick Zoning Board of Review (see attached decision letter, Petition No. 8861 dated December 15, 2003).

Please note that this letter is for zoning purposes only. Please contact the Zoning Office at (401) 738-2000 ext. 6294 if you have any questions.

Sincerely,

Alfred T. DeCorte  
Director & Building Official

ATD/dh



ROBERT E. FRASER  
CHAIRMAN

SCOTT AVEDISIAN  
MAYOR

CITY OF WARWICK  
ZONING BOARD OF REVIEW  
WARWICK, RHODE ISLAND 02886  
(401) 738-2000

December 15, 2003

EXXON/MOBIL CORPORATION  
c/o John C. Revens, Jr., Esq.  
REVENS, REVENS & ST. PIERRE  
946 Centerville Road  
Warwick, RI 02886

RE: BALD HILL/TOLLGATE ROAD  
PETITION NO. 8861



Dear Sir:

The following is the decision of your Petition No. 8861; heard by the Warwick Zoning Board of Review and the decision rendered thereon on October 7, 2003 for a Variance/Special Use Permit to demolish the existing service station and carwash buildings, to construct a new 48' x 85.4' (3,925 sq. ft.) service station building with a convenience store and to construct a new 24' x 48' (1,152 sq. ft.) carwash building with less than required side yard setback and also to construct new signage, higher and larger than allowed on the northeasterly corner on Bald Hill Road (1050) and Tollgate Road. Warwick, Rhode Island, Assessor's Plat 260 Lots 12, 13 & 23, zoned General Business.

After testimony was completed at the public hearing for which due notice was given and a record kept, and after having viewed the premises and the surrounding area, the Zoning Board of Review of the City of Warwick taking into consideration its knowledge and expertise and after taking into consideration all of the testimony at the public hearing, makes the following findings:

1. The subject property is known as Warwick Assessor's Plat 260 Lots 12, 13 & 23.
2. The land is zoned General Business (GB).
3. There is an existing service station and carwash on the property. The combined total area of the lots equals approximately 68,855 sq. ft.

4. The Applicant proposes to raze the existing service station and replace it with a new 3,925 sq. ft. service station.
5. The Applicant proposes to raze the existing carwash and construct a new 1,152 sq. ft. carwash building with less than the required side yard setback.
6. The Applicant proposes to replace the existing signage with new signs including a new freestanding sign. The proposed new freestanding sign will be larger and higher than allowed. The total area will be 165.8 sq. ft. instead of the allowed 160 sq. ft.; the proposed height of the freestanding sign would be 22'2 3/4" instead of the allowed 15.
7. Section 300 Table 1 Use Regulation Subsection 421 authorizes gas stations which may include convenience and/or grocery retail establishments in General Business Districts by the issuance of a Special Use Permit if the subject site contains a minimum of 10,000 sq. ft. with 100' of frontage and 100' of lot width. The subject site meets these criteria.
8. The proposed gas station/convenience store, fuel dispensers and canopy meet all of the required setback requirements.
9. The proposed carwash has less than the required side yard setback. The proposed carwash has a side yard setback of 5' instead of the required 15'. The 5' side yard setback is adjacent to a business parking lot.
10. The Applicant presented testimony from Alan Micale of Ayoub Engineering. Mr. Micale was recognized as a duly qualified engineer. Mr. Micale described the plans and details of the proposed development and rendered his expert opinion that the granting of the requested relief would not have any substantial adverse impact on the health, safety or welfare of the neighborhood and would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the City. Mr. Micale further testified as to the need of the requested signage and setback relief and that the requested relief is the least relief necessary.
11. There were no objectors to the petition.

Based on the foregoing, the Board unanimously granted the Petitioner's application for the requested relief. The members voting in favor of granting Petitioner's application were: Chairman Robert E. Fraser, Frederick Newton, Joseph Connelly, Howard Olsen and Donald Morash.

As to the Special Use Permit requested:

1. The Special Use Permit is specifically authorized by Ordinance in Section 300 Table 1 Use Regulations, Subsection 421;
2. The Special Use meets all of the criteria set forth in the subsection of the Ordinance authorizing such Special Use;
3. The granting of the requested Special Use Permit will not alter the general characteristics of the surrounding area or impair the intent or purpose of said Ordinance or the City's Comprehensive Plan.

As to the Variance requested:

1. The hardship upon which the Petitioner seeks relief is due to the unique characteristics of the subject land and not to the general characteristics of the surrounding area and not due to the physical or economic disability of the Petitioner;
2. The Petitioner's hardship is not the result of any prior action of the Petitioner and does not result primarily from the desire of the Petitioner to realize greater financial gain;
3. The granting of the requested Variance will not alter the general characteristics of the surrounding area, nor impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the City;
4. The relief granted is the least relief necessary to avoid the hardship from which the Petitioner seeks relief;

This Petition is granted by the Board subject to the following stipulations and conditions:

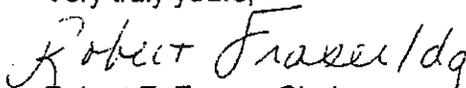
1. The 17" x 5' portion of the freestanding sign that reads "ATM" on both (two) freestanding ID signs depicted as (F) on the plan entitled "Sign and Graphics Plan, Bald Hill Road and Tollgate Road, Warwick, RI" prepared by Micale Engineering dated 6/23/03 shall be removed.
2. The Petitioner shall submit a drainage plan and storm water calculations to the satisfaction of and subject to approval by the City Engineer.
3. The Petitioner shall submit a landscape plan designed and stamped by a registered landscape architect. The plan shall address the comments of the City's Landscape Project Coordinator as contained in the Memorandum dated April 17, 2003, which shall include:
  - a) preservation of as much of the Tollgate Road rock out cropping as possible;
  - b) the retaining wall shall have a façade similar to the brick retaining wall on the Brooks Pharmacy property on Tollgate Road;
  - c) a linear tree planting bed shall be created along the proposed carwash lane.
4. All landscaping shall be irrigated;
5. Landscape Plan shall be subject to the approval of the City of Warwick Landscape Project Coordinator.
6. The final approved landscape screening and drainage plan shall be completed prior to the issuance of a building permit.
7. All landscaping, screening and drainage improvements shall be built in strict compliance with the final approved plans.
8. Failure to install and maintain all landscaping, screening and drainage improvements prior to and during use of the facility shall be considered a direct violation of the zoning approval and subject to enforcement, fines and actions contained within the City of Warwick Zoning Ordinance.
9. The decision must be recorded in the Land Evidence Records in the City Clerk's office before a building permit/certificate of occupancy is issued.

\* Please note that the appeal period (20 days) begins when this decision is posted with the City Clerk's Office.
10. Strict compliance with the plans and testimony presented to the Board.

11. No expansion of this use will be made without approval of the Zoning Board of Review.
12. That this grant be activated with a Building Permit (which must remain active, as required by the State Building Code Section 23-27.3-114.2) Certificate of Occupancy within one (1) year, unless extended by the Board, or it shall become void.
13. Note, this zoning decision expires if a permit is not kept active as required by the State Building Code Section 23-17.3-114.2.

Present this letter to the Building Inspector when applying for the necessary permits.

Very truly yours,

  
Robert E. Fraser, Chairman

Recorded  
12/18/2003 10:47:18AM  
Marie T. Bennett, City Clerk  
City of Warwick, RI  
Rec Fee: 14.00  
Hist Fee: 1.00      Loc Fee: 1.00

Warwick  
MUNICIPALITY

# CERTIFICATE OF USE AND OCCUPANCY

No. 498-04

THIS IS TO CERTIFY that the Exxon Mobile Corp.

New car wash building, including utility work.

erected on Map: 260 Block:          Parcel: 12, 23, 13

Street and No.: 1050 Bald Hill Road

Owner: Exxon Mobile Corp. Use Zone: GB

Architect or Engineer: Ayoub Engineering

Contractor: CYN Environmental Service Builders Reg. No.:         

Building Permit No.: 498-04 Plan No.:         

has been inspected and the following occupancy thereof  
is hereby authorized: Use Group: Car Wash

Construction Type: 2C

Occupancies: Max. Allowable floor  
live loads per sq. ft.

Occupancy  
Load

Basement:         

1st Floor:         

2nd Floor:         

3rd Floor:         

Other:         

Remarks:         

This Certificate must be posted where required by the State Building Code, and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

November 16 20 04  
Building Official: [Signature]  
Expiration Date:

Warwick  
MUNICIPALITY

# CERTIFICATE OF USE AND OCCUPANCY

No. 942-04

THIS IS TO CERTIFY that the Exxon  
Mobile Oil Corp.

New food mart building, island dispensers, new  
storage tanks and utility work.

erected on Map: 260 Block: \_\_\_\_\_ Parcel: 23

Street and No.: 1050 Bald Hill Road

Owner: Exxon Mobile Corp. Use Zone: GB

Architect or Engineer: Ayoub Engineering

Contractor: CYN Environmental Service Builders Reg. No.: \_\_\_\_\_

Building Permit No.: 942-04 Plan No.: \_\_\_\_\_

has been inspected and the following occupancy thereof  
is hereby authorized. Use Group: Business

Construction Type: 2C

Occupancies: Max. Allowable floor  
live loads per sq. ft.

Occupancy  
Load

Basement: \_\_\_\_\_

1st Floor: \_\_\_\_\_

2nd Floor: \_\_\_\_\_

3rd Floor: \_\_\_\_\_

Other: \_\_\_\_\_

Remarks: \_\_\_\_\_

This Certificate must be posted where required by the State Building  
Code, and permanently maintained in a conspicuous place at or  
close to the entrance of the building or structure referred to above.

November 16 20 04  
Building Official [Signature]  
Expiration Date [Signature]