

PETITION REQUESTING AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF WARWICK

PCO 16-19
(LW)

To the Honorable City Council of Warwick:

Respectfully represent: Carpionato Group, LLC (a/k/a CGRI West Shore LLC)

who furnishes the following information in connection with (his-her) request for an Amendment to the Zoning Law.

Amendment to the Zoning Law:

1. Ownership of Premises: CGRI West Shore LLC
1414 Atwood Avenue (Name)
Johnston, RI 02919 (Address)

(Furnish name of title owner of property and address of owner)

2. Description of Premises: Plat No. 362 Lot(s) No. 35; 560; & 594
Street 2574 West Shore Road Ward 6

(Furnish Assessor's Plat and Lot numbers and Name of Street and Ward Number)

3. Present Zoning Classification: General Business (GB); Residence A-10; and Residence A-40

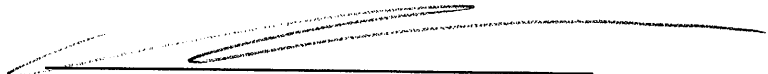
4. Zoning Change Requested General Business (GB) and Open Space (OS) (Lot 35 portion)
See attached ordinance for proposed conditions

5. Reasons for Proposed Change: _____
Proposed new development at the site

WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing the Zoning Classification of the above described premises from _____

General Business (GB); Residence A-10; and Residence A-40 to General Business (GB) and Open Space (OS) (Lot 35 portion)

Respectfully Submitted,



(Signature of Owner and Petitioner)

Moses Ryan Ltd. as attorney for petitioner

**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 OF THE CITY OF WARWICK,
CARPIONATO GROUP, LLC (a/k/a CGRI WEST SHORE 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 General Business (GB) District, Residence A-10 (A-10) District and Residence A-40 (A-40) District to General Business (GB) District and Open Space (OS).

Lot 35 on Assessor's Plat 362 as said plat appeared in the Tax Assessor's office on December 31, 2016 (the "Parcel") is hereby changed from General Business (GB) District, Residence A-10 (A-10) District and Residence A-40 (A-40) District to General Business (GB) District and Open Space (OS). The Parcel 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 for the development (including Lots 560 and 594 on Assessor's Plat 362):

1. The petitioner shall be relieved from the requirements of Section 304.5 of the Zoning Ordinance by permitting multiple nonresidential buildings with separate uses on a single lot in the General Business (GB) District.
2. The petitioner shall be relieved from the landscaping and screening requirements for nonresidential uses of Section 505.1 of the Zoning Ordinance by reducing the minimum landscape border along the frontage from 10 feet to 6 feet.

3. The petitioner shall be relieved from the literal requirements of Section 806.3 of the Zoning Ordinance by increasing the maximum height of a freestanding sign from 15 feet to 30 feet and increasing the maximum area of a freestanding sign from 80 square feet per side to 177 square feet per side.
4. The petitioner shall be relieved from the literal requirements of the Zoning Ordinance by increasing the maximum height of site fencing from six (6) feet to eight (8) feet.
5. The petitioner shall be relieved from the literal requirement of Section 701.4 the Zoning Ordinance by increasing the maximum driveway width from 30 feet to 36 feet.
6. That the access to Spring Grove Avenue on the south east portion of the Parcels shall remain open and used for local access purposes only, excluding trucks.

Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said changes to be made on the Zoning Map and the Record Book of Lot Classifications.

Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.

SPONSORED BY:

COMMITTEE:

Abutter's List
AP 362 Lots 35, 560, 594 & 595
Warwick, RI
Prepared on: 2019-03-06
Verified on:

PARCEL	ABUTTER
348-0664	BATISTA, JOSE C/O MARCOVICH MANSOUR CAMPBIAN 640 GEORGE WASHINGTON HWY C-20 LINCOLN, RI 02865
348-0666, 0672	FOOKS, WILLIAM B 2258 POST RD WARWICK, RI 02886
348-0676, 678, 680, 682, 726	CESARIO DAVID A TRUSTEE CESARIO DAVID A REVOCABLE TRUST 2004 1361 STONY LANE NORTH KINGSTOWN, RI 02852
348-0708-709, 712-714, 716, 718, 720-722	BAY SHORE LLC C/O MARCOVITCH MANSOUR CAPOBIA 640C GEORGE WASHINGTON HWY STE 201 LINCOLN, RI 02865
348-0710	WHALEN SQUARE REALTY LLC 2643 WEST SHORE RD WARWICK, RI 02886
348-0723- 0725	BAY SHORE LLC C/O CYNTHIA CAPOBIANCO 60 QUAKER LANE SUITE 61 WARWICK, RI 02886
348-0895	CNL RETIREMENT HB2 A PACK LP C/O HCP INC PROP TAX DEPT 1920 MAIN ST, STE 1200 IRVINE, CA 92614
348-0995- 0029	GILLIS, DONNA J 70 TURNER ST UNIT D3 WARWICK, RI 02886
348-0995- 0026	DI IORIO, GIUSSEPPE DI IORIO, MARIA 70 TURNER ST UNIT 8C WARWICK, RI 02886
348-0995 0001-16, 18, 20, 24, 28, 30- 36, 38-42	FOREST POND DEVELOPERS LLC C/O RICHARD SCHEMERA 375 COMMERCE PARK RD. NORTH KINGSTOWN, RI 02852

PARCEL	ABUTTER
348-0995-0017	HARRINGTON, TIMOTHY J HARRINGTON, LOIS B 70 TURNER ST UNIT B9 WARWICK, RI 02886
348-0995-0027	KANIS, LEO E KANIS, IRENE J 70 TURNER ST UNIT D1 WARWICK, RI 02886
348-0995-0025	LIDDLE, WILLIAM 70 TURNER ST UNIT C7 WARWICK, RI 02886
348-0995-0019	MATTIACE MARIO TRUSTEE BEELEY ELAINE TRUSTEE 70 TURNER ST UNIT C-1 WARWICK, RI 02886
348-0995-0021	MIRANDA, KRISTEN B 70 TURNER ST UNIT C3 WARWICK, RI 02886
348-0995-0037	REDMAN, ROBERT F III 70 TURNER ST UNIT E7 WARWICK, RI 02886
348-0995-0023	ROGERS, PHILIP W 70 TURNER ST UNIT C5 WARWICK, RI 02886
348-0995-0022	WARE, RONNY B SHERMAN, JENNIFER A 70 TURNER ST C-4 WARWICK, RI 02886
349-0130	MELHEM, IMAD C/O LEEMILTS PETROLEUM INC 2 JERICO PLZ, WING C STE 110 JERICO, NY 11753
349-0147	BABIGIAN STEPHEN R TR BABIGAN STEPHEN R TRUST 2012 661 CHESTNUT HILL RD WAKEFIELD, RI 02879
349-0182	HAJJAR CHARLES C TRUSTEE HAJJAR ANNE TAMER TRUSTEE 30 ADAMS ST MILTON, MA 02186

PARCEL	ABUTTER
349-0205-0003	HAYES, PATRICK A HAYES, MICHELLE L 156 TURNER AVE CRANSTON, RI 02920
349-0205-0004, 0005	P & G ENTERPRISES LLC 6 FREEBORNE ST WARWICK, RI 02889
349-0205-0001,0002	SANAPP PROPERTIES LLC 429 CEDAR STREET EAST GREENWICH, RI 02818
349-0208	THOSVAY, ROTH A 16 FREEBORN ST WARWICK, RI 02889
349-0209	GIGLIOTTI STEPHEN A TRUSTEE GIGLIOTTI DOROTHY TRUSTEE C/O RITE AID CORPORATION P.O. BOX 3165 HARRISBURG, PA 17105
349-0230	FLANAGAN, EDWARD JR FLANAGAN, LORI 32 SALISBURY ST WARWICK, RI 02889
349-0232	TREMBLAY, STEVEN 169 WATERWHEEL LANE NORTH KINGSTOWN, RI 02852
349-0234	AYAZ, SHAZIA M 2563 WEST SHORE RD WARWICK, RI 02886
349-0247	TOURGEE PAUL A 53 TREMONT ST WARWICK, RI 02889
349-0249	NICOLACE, ALFRED 61 TREMONT ST WARWICK, RI 02889
349-0250	TSIMIKAS, GEORGE IRREVOCABLE TRUST TSIMIKAS, JOYCE IRREVOCABLE TRUST 30 ALGONQUIN DR WARWICK, RI 02888
349-0271	DORSEY, WILBERT E JR 62 TREMONT ST WARWICK, RI 02889

PARCEL	ABUTTER
349-0273	WEST STREET REALTY LLC 600 READ ST SEEKONK, MA 02771
349-0275 & 362-0437	CROOK, FRANK C CROOK, ANDREW C 2545 WEST SHORE RD WARWICK, RI 02886
349-0288	JACOB, KERRI L 77 FRAWLEY ST WARWICK, RI 02889
349-0290	PLACENCIA, PATRICIA 89 FRAWLEY ST WARWICK, RI 02889
349-0294	BAY SECURITY LLC 2525 WEST SHORE RD WARWICK, RI 02886
349-0733, 0734	RENAISSANCE DEVELOPMENT CORP 35 SOCKANOSSETT CROSS RD CRANSTON, RI 02920-0819
362-0007- 0001	BLAIS, DANIELLE N 40 COVE AVE UNIT 1 WARWICK, RI 02889
362-0007- 0003	BURNS, AMY L STEIN, NATHAN 319 LANSDOWNE RD WARWICK, RI 02888
362-0007- 0002	KONDVAR, LISA A 40 COVE AVE UNIT 2 WARWICK, RI 02889
362-0007- 0004	VITI, DENISE CARTER, DEBRA 40 COVE AVE UNIT 4 WARWICK, RI 02889
362-0015- 0016	CAMPBELL LORRAINE J LIFE ESTATE CAMPBELL IRREVOCABLE TRUST 2016 66 COVE AVE WARWICK, RI 02889
362-0017, 018	VINGI, CORY J & BIANCO, KRISTEN N J/T 16 MUMFORD AVE WARWICK, RI 02889

PARCEL	ABUTTER
362-0019,020	CITY OF WARWICK 3275 POST RD WARWICK, RI 02886
362-0023	WAKEMAN, MARC P 21 HAWSER AVE WARWICK, RI 02889
362-0025	MONAGHAN, O CHRISTINE LIFE ESTATE MEIZOSO, JAMES M 11 HAWSER AVE WARWICK, RI 02889
362-0031- 0032	COTE, ARTHUR J COTE, EVELYNE J 18 HAWSER AVE WARWICK, RI 02889
362-0033	COTE, ARTHUR J JR COTE, EVELYNE J 18 HAWSER AVE WARWICK, RI 02886
362-0035, 0560 – Subject Properties	CGRI WEST SHORE LLC 1414 ATWOOD AVE JOHNSTON, RI 02919
362-0036	LAPRADE VINCENT G JR 2550 WEST SHORE RD WARWICK, RI 02886
362-0038	STEINBERG, ANGELINA M 2540 WEST SHORE RD WARWICK, RI 02889
362-0040	MILLER, AMY E 27 SPRING GROVE AVE WARWICK, RI 02889
362-0042	MCNAMARA, DAMIAN C SEARS, MAUREEN E 41 SPRING GROVE AVE WARWICK, RI 02889
362-0045, 046	MASCENA, ALLAN F 61 SPRING GROVE AVE WARWICK, RI 02889
362-0047	AGRESTI, JASON 101 CALIFORNIA AVE PROVIDENCE, RI 02905

PARCEL	ABUTTER
362-0049	LEONARD, JAMES A 536 CHURCH AVE WARWICK, RI 02889
362-0051	PLUGOVOY, PAVEL A 83 SPRING GROVE AVE WARWICK, RI 02889
362-0053	BLANCHETTE, DENNIS R BLANCHETTE, LISA M 91 SPRING GROVE AVE WARWICK, RI 02889
362-0054	MARANDOLA, DOUGLAS E MARANDOLA, MICHELLE A 95 SPRING GROVE AVE WARWICK, RI 02889
362-0055	BOCCANFUSO, JOSEPH BOCCANFUSO, ELAINE 99 SPRING GROVE AVE WARWICK, RI 02889
362-0060, 061	MAXWELL, DAVID W SR MAXWELL, JANICE A 125 SPRING GROVE AVE WARWICK, RI 02889
362-0062, 063	LEBEAU, MARGERY E 135 SPRING GROVE AVE WARWICK, RI 02889
362-0065	RANDALL, MARK R RANDALL, TINA L 145 SPRING GROVE AVE WARWICK, RI 02889
362-0067	NEVES, MARK J 155 SPRING GROVE AVE WARWICK, RI 02889
362-0069- 0072	GRANT, JEFFREY & THOMASINA 163 SPRING GROVE AVE WARWICK, RI 02889
362-0074	TURCOTTE, BRENDA 181 SPRING GROVE AVE WARWICK, RI 02889
362-0076, 0125, 0126, 0127	WEST SHORE LLC 20 RABBIT RUN EAST GREENWICH, RI 02818

PARCEL	ABUTTER
362-0079	KENT COUNTY ARC J ARTHUR TRUDEAU MEM CTR 3445 POST RD WARWICK, RI 02886
362-0081	KIDD JOHN E JR & DAWN M T/E 28 SPRING GROVE AVE WARWICK, RI 02889
362-0083	MACCARONE HELENE R LIFE ESTATE MACCARONE GARY TRUSTEE 36 SPRING GROVE AVE WARWICK, RI 02889
362-0087	EGAN, ANGELA TRUSTEE CALICCHIA, BEVERLY IRREVOCABLE TRUST 58 SPRING GROVE AVE WARWICK, RI 02888
362-0088	NOUYI YANG, WILLIAM J NOUYI YANG, PAJFOUA 68 SPRING GROVE AVE WARWICK, RI 02889
362-0090	PETRARCA, DONALD PETRARCA, JANICE L 76 SPRING GROVE AVE WARWICK, RI 02889
362-0092	MELANCON, MICHAEL B MELANCON, ROBIN 80 SPRING GROVE AVE WARWICK, RI 02889
362-0094	HAYES, DOLORES 94 SPRING GROVE AVE WARWICK, RI 02889
362-0095	ERBEN, PATRICIA A 102 SPRING GROVE AVE WARWICK, RI 02889
362-0098	LAFOND, GAYLE GRZYCH, DANIEL J 112 SPRING GROVE AVE WARWICK, RI 02889
362-0100, 0593	LEVINSON, PHILIP R LEVINSON, SANDRA L 122 SPRING GROVE AVE WARWICK, RI 02889

PARCEL	ABUTTER
362-0105	JOHNSTON ANNA L TRUSTEE JOHNSTON ANNA L TRUST 150 SPRING GROVE AVE WARWICK, RI 02889
362-0108	PESKIN, BRIAN S 160 SPRING GROVE AVE WARWICK, RI 02889
362-0110	MOONEY, MARTHA 166 SPRING GROVE AVE WARWICK, RI 02889
362-0112	DOYLE, JOHN D DOYLE, MARIANNE M 174 SPRING GROVE AVE WARWICK, RI 02889
362-0114	COOK, RAYMOND E COOK, BARBARA R 11 SILVER ST WARWICK, RI 02889
362-0116	PETERSON, DORETTE R 190 SPRING GROVE AVE WARWICK, RI 02889
362-0128	FISETTE ROBERT O LIFE ESTATE FISETTE BARBARA A LIFE ESTATE 41 COTTAGE GROVE AVE WARWICK, RI 02889
362-0132	CAHOON, DEBRA J CAHOON, DENISE L 49 COTTAGE GROVE AVE WARWICK, RI 02889
362-0134	CAREY, RICHARD CAREY, CAROLE 61 COTTAGE GROVE AVE WARWICK, RI 02889
362-0138	GALLO, JAMES M JR LESPERANCE, SHANNON L 71 COTTAGE GROVE AVE WARWICK, RI 02886
362-0182	FERREIRA, CHRISTOPHER J 22 COTTAGE GROVE AVE WARWICK, RI 02889
362-0184	MOONEY, PATRICK T 30 COTTAGE GROVE AVE WARWICK, RI 02889

PARCEL	ABUTTER
362-0188	JOHNSON, EDWARD T CAREY, JUDY 38 COTTAGE GROVE AVE WARWICK, RI 02889
362-0194	MARONEY BODKIN LAURIE 50 COTTAGE GROVE AVE WARWICK, RI 02889
362-0200	DELUISE GRACE E TRUSTEE DELUISE GRACE E REVOCABLE LIVING TRUST 70 COTTAGE GROVE AVE WARWICK, RI 02889
362-0435	MUNICIPAL AUTO SALES INC 2628 W SHORE RD WARWICK, RI 02886
362-0436	MELHEM, IMAD E 2672 WEST SHORE RD WARWICK, RI 02889
362-0439, 0587	N E TELEPHONE & TEL CO P O BOX 152206 IRVING, TX 75015-2206
362-0440	FINNIGAN, EDWARD A 17 SPRING GROVE AVE WARWICK, RI 02889
362-0449	TROY REALTY INC 2648 WEST SHORE RD WARWICK, RI 02889
362-0451	MCGEE, LINDA A QUINN, VICTORIA M 5 MOCCASIN DR WARWICK, RI 02889
362-0452	BUTTS, DAVID J BUTTS, ELPIDA 19 COVE AVE WARWICK, RI 02889
362-0514	HABERSHAW, EDWARD R HABERSHAW, LYNNE J 3 HEDLEY DR WARWICK, RI 02889
362-0515	RICHMOND, STEPHEN J RICHMOND, ANGELAMARIA A 46 MOCCASIN DR WARWICK, RI 02889

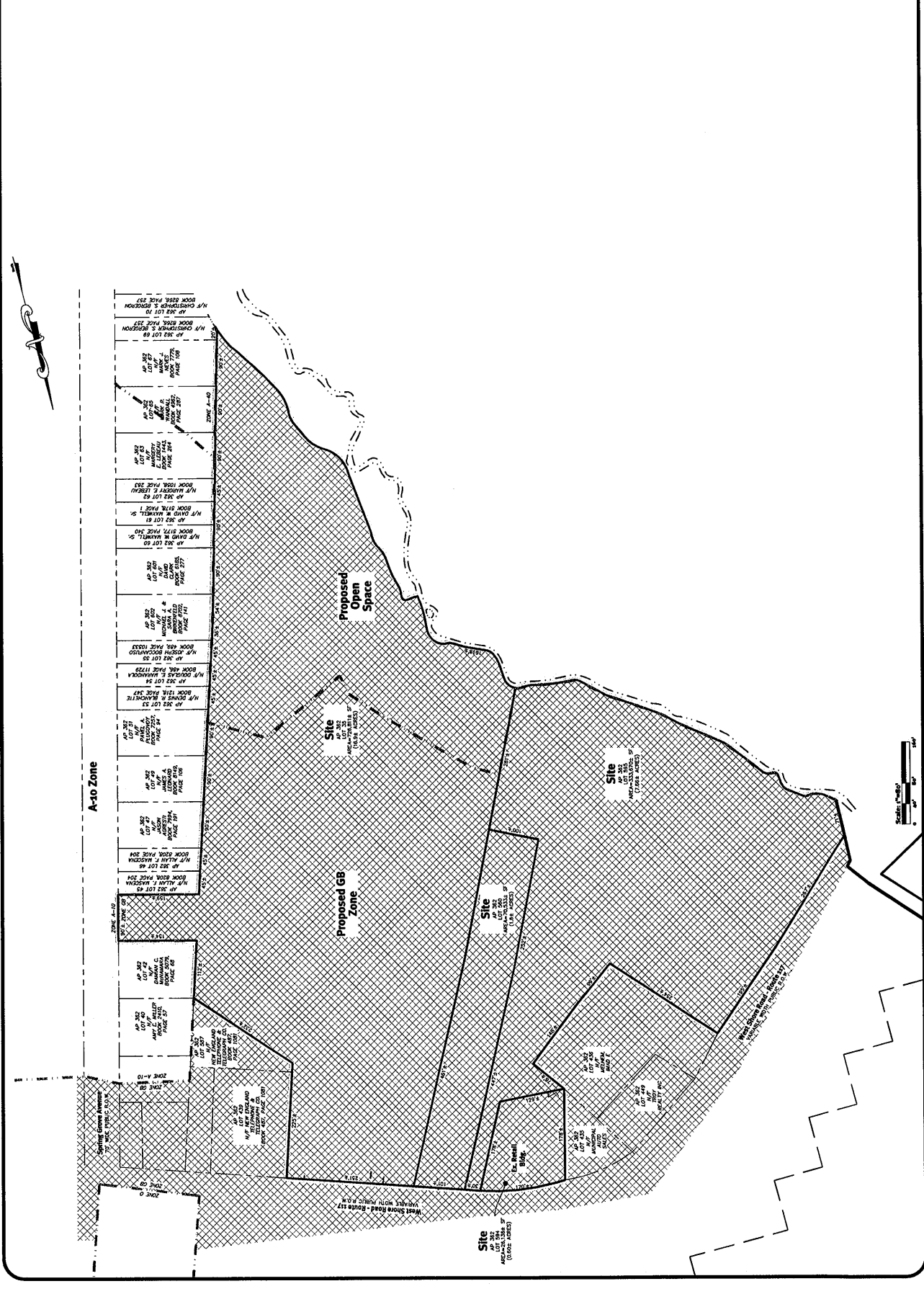
PARCEL	ABUTTER
362-0516	PAUL, COREY J PAUL, THOMAS J 42 MOCCASIN DR WARWICK, RI 02889
362-0517	BIBBY, MARK 38 MOCCASIN DR WARWICK, RI 02889
362-0545	BULGARELLI, CAROLYN A TRUSTEE BULGARELLI, CAROLYN A LIVING TRUST 176 COVE AVE WARWICK, RI 02889
362-0546	POLSELLI, RICHARD L 275 SOUTH MAIN ST COVENTRY, RI 02816
362-0547	CIRELLI, DAVID CIRELLI, PATRICIA 160 COVE AVE WARWICK, RI 02889
362-0548	AUDET MARY L LIFE ESTATE AUDET MARY L TRUSTEE 152 COVE AVE WARWICK, RI 02889
362-0549	THOMPSON, JAMES S THOMPSON, EILEEN F 144 COVE AVE WARWICK, RI 02889
362-0550	KEYES, JAMES CAOUCETTE, VALERIE 6 WASP RD NORTH KINGSTOWN, RI 02852
362-0551	POLSELLI ANTHONY N JR & HELEN M LIFE EST 128 COVE AVE WARWICK, RI 02886
362-0552	MORSE FAMILY LIVING TRUST 120 COVE AVE WARWICK, RI 02889
362-0553	COLANGELO, MICHAEL D 108 COVE AVE WARWICK, RI 02889
362-0554	DIQUINZIO, JOSEPH A & PATRICIA A J/T 104 COVE AVE WARWICK, RI 02889

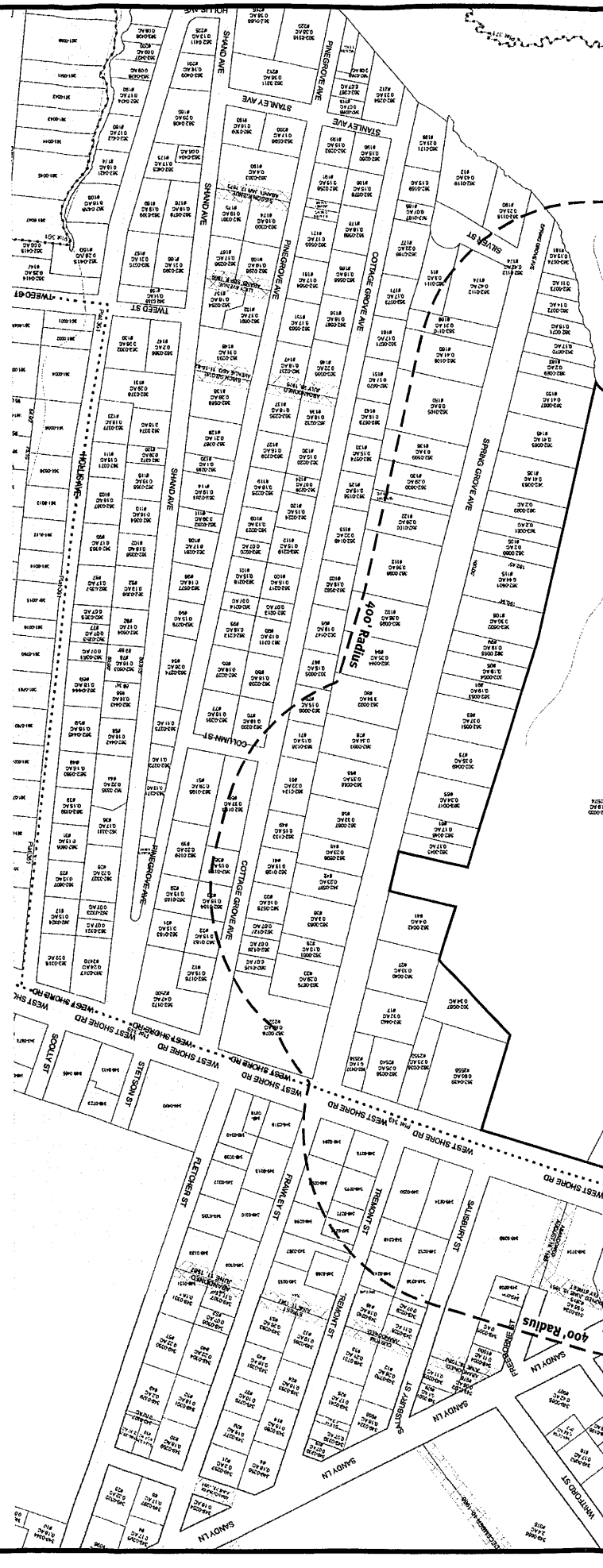
PARCEL	ABUTTER
362-0555	POLLOCK BARBARA A LIFE ESTATE 100 COVE AVE WARWICK, RI 02889
362-0556	SIMMONS, RAYMOND L SIMMONS, LINDA A 92 COVE AVE WARWICK, RI 02889
362-0559	CEMETERY COVE AVE WARWICK, RI 02889
362-0578	LEBLANC, EDWARD A JR LEBLANC, MARGARET M 33 COTTAGE GROVE AVE WARWICK, RI 02889
362-0582	KING, STEPHEN L & ROACH, KIMBERLY A TRUS KING, LAURENCE & HOPE IRREV TRUST 21 MOCCASIN DR WARWICK, RI 02889
362-0583	SZYDLO, GLENN J SZYDLO, FRANCES 22 MOCCASIN DR WARWICK, RI 02889
362-0584	ZAHIDY, MAROUANE ROURI, DALILA 544 RUE ST-SALNS E LAVAL QUEBEC CANADA, H7 H3AS
362-0585	QUINN, ANDREW T 19 LOCUST AVE WARWICK, RI 02886-4732
362-0586	WOLFE MICHAEL P MEDEIROS ASHLEY LYNN F J/T 16 MOCCASIN DR WARWICK, RI 02889
362-0594 – Subject Property	CGRI WEST SHORE LLC 1414 ATWOOD AVE JOHNSTON, RI 02919
362-0595 – Subject Property	2680 WEST SHORE ROAD LLC 144 METRO CTR BLVD UNIT F WARWICK, RI 02886

PARCEL	ABUTTER
362-0597	BOCCANFUSO, LINDA REIS, JOHN R 42 SPRING GROVE AVE WARWICK, RI 02889
362-0598	REIS, JOHN R REIS, PATRICIA B 48 SPRING GROVE AVE WARWICK, RI 02889
362-0599	MARSHALL, PAUL A 138 SPRING GROVE AVE WARWICK, RI 02889
362-0600	MELO, PATRICK 130 SPRING GROVE AVE WARWICK, RI 02889
362-0601	CLARK, DAVID CLARK, HEATHER 115 SPRING GROVE AVE WARWICK, RI 02889
362-0602	BIRKENFELD, MICHAEL J & SARA A BIRKENFELD, KYLE R J/T 105 SPRING GROVE AVE WARWICK, RI 02889
362-0605	WILSON, CAITLIN WILSON, SHAUN 87 COTTAGE GROVE AVE WARWICK, RI 02889
362-0606	GRANT, JESSICA L & LOISEL, DERECK A J/T 79 COTTAGE GROVE AVE WARWICK, RI 02889
362-0609	PERRINO, MATTHEW COSTA, SUSAN 18 COVE AVE WARWICK, RI 02889

No.	Date	Description	Drawn By	Checked By	Design By	Scale
1	08/27/2013	Final Zoning Plan	J.A.C.	J.A.C.	J.A.C.	AS IS

This Zoning Plan is submitted for the purpose of obtaining a zoning change for the proposed development. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The applicant also warrants that the proposed development is not in violation of any applicable laws, codes, or regulations.





Scale: 1"=150'

1 OF 1 SHEET

400' Radius Abutters Map

West Shore Road Redevelopment

2574 West Shore Road
 Warwick, Rhode Island 02889
 Applicant
Carponato Group, LLC
 1414 Amwood Avenue
 Johnston, Rhode Island 02911

No.	Date	Description	By:
0	07-02-2008	400' Radius Abutters Map	J.A.R.
1			
		Drawn By: J.A.R.	

Diprete Engineering

Two Stafford Court Cranston, RI 02910
 Tel: 401-943-1000 Fax: 401-464-6005 www.diprete-eng.com

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