

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

To the Honorable City Council of Warwick:

Respectfully represent: 203 Centerville Road, LLC and Centerville Associates

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: Centerville Associates and CCA Properties LLC
(Name)
164 Centerville Road 11 Silver Maple Drive
(Address)
Warwick, RI 02886 Coventry, RI 02816

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

2. Description of Premises: Plat No. 246 Lot(s) No. 246, 247, 250, 251 & 257 and 254 & 258
Street Centerville Road Ward 8

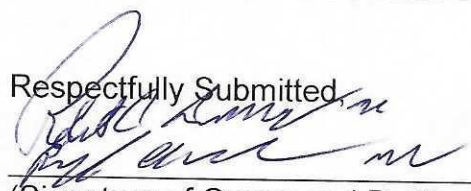
(Furnish Assessor's Plat and Lot numbers and Name of Street and Ward Number)

3. Present Zoning Classification: O (Office)
4. Zoning Change Requested GB (General Business)
5. Reasons for Proposed Change: Commercial development
- _____
- _____

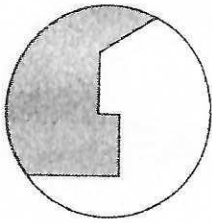
WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing the Zoning Classification of the above described premises from _____

Office to General Business

Respectfully Submitted



(Signature of Owner and Petitioner)



OCEAN STATE PLANNERS, INC.

SURVEYORS · DESIGNERS

1255 Oaklawn Avenue · Cranston, Rhode Island, 02920

Telephone: (401) 463-9696

September 28, 2022

A.P. 246 / Lots 246, 247, 250, 251 & 257
221 Centerville Road, Warwick R.I. 02886
Legal Description

That certain parcel of land, together with all buildings and improvements thereon, situated on Centerville Road, City of Warwick, State of Rhode Island and is bounded and described as follows:

Beginning at a drill hole set on the northerly side of Centerville Road and the most southeasterly corner of land owned, now or formerly, by Old Key West Realty, LLC. (A.P. 246 Lot 245), said point being further described as the most southwesterly point of this herein described parcel;

thence, proceeding northerly, bounded westerly by Old Key West Realty land (A.P. 246 Lot 245), a distance of 404.96' to a granite bound found;

thence, turning an interior angle of $103^{\circ}39'52''$ and proceeding easterly, bounded northerly by land owned, now or formerly, by Maplewood Navcapman, LLC. (A.P. 246 Lot 318), a distance of 126.67' to an iron rod found;

thence, turning an interior angle of $179^{\circ}48'01''$ and proceeding easterly, bounded northerly by said Maplewood Navcapman land (A.P. 246 Lot 318), a distance of 199.23' to a point;

thence, turning an interior angle of $85^{\circ}52'06''$ and proceeding southerly, bounded easterly, in part, by land owned, now or formerly, by Donald G. Morash Jr. Trust (A.P. 246 Lot 332), land owned, now or formerly, by Linda D. McNally (A.P. 246 Lot 242) and land owned, now or formerly, by George W. Pirie (A.P. 246 Lot 248), a distance of 233.46' to an iron rod set;

thence, turning an interior angle of $82^{\circ}49'47''$ and proceeding westerly, bounded southerly by Calef Street, a distance of 10.08' to a point;

thence, turning an interior angle of $277^{\circ}10'14''$ and proceeding southerly, bounded easterly by Calef Street, a distance of 40.32' to a point;

thence, turning an interior angle of $262^{\circ}49'46''$ and proceeding easterly, bounded northerly by Calef Street, a distance of 262.78' to a point;

thence, turning an interior angle of $90^{\circ}00'00''$ and proceeding southerly, bounded easterly by land owned, now or formerly, by Enos Properties (A.P. 246 Lot 252), a distance of 149.83' to a point;

thence, turning an interior angle of $270^{\circ}10'24''$ and proceeding easterly, bounded northerly by Enos Properties land (A.P. 246 Lot 252), a distance of 11.80' to a granite bound found;

thence, turning an interior angle of $78^{\circ}03'09''$ and proceeding southwesterly, bounded easterly by land owned, now or formerly, by CCA Properties, LLC. (A.P. 246 Lot 258), a distance of 158.13' to a drill hole set;

thence, turning an interior angle of $98^{\circ}19'42''$ and proceeding westerly, bounded southerly by Centerville Road, a distance of 7.21' to a highway bound found;

thence, with a curve turning to the right with an arc length of 128.74', with a radius of 993.00', with a delta angle of $07^{\circ}25'41''$, to a point;

thence, with a reverse curve turning to the left with an arc length of 55.79', with a radius of 506.00', with a delta angle of $06^{\circ}19'02''$, to a point;

thence, turning an interior chord angle of $178^{\circ}23'34''$ and proceeding northwesterly, bounded southerly by Centerville Road, a distance of 97.91' to a highway bound found;

thence, with a curve turning to the left with an arc length of 40.18', with a radius of 503.00', with a delta angle of $04^{\circ}34'35''$, to a highway bound found;

thence, turning an interior chord angle of $182^{\circ}16'32''$ and proceeding northwesterly, bounded southerly by Centerville Road, a distance of 154.06' to a drill hole set;

thence, turning an interior angle of $180^{\circ}00'00''$ and proceeding northwesterly, bounded southerly by Centerville Road, a distance of 41.90' to a highway bound found;

thence, turning an interior angle of $88^{\circ}49'52''$ and proceeding northeasterly, bounded westerly by Centerville Road, a distance of 7.74' to a highway bound found;

thence, turning an interior angle of $269^{\circ}06'52''$ and proceeding N $70^{\circ}18'44''$ W, bounded southerly by Centerville Road, a distance of 15.00' to a highway bound found;

thence, turning an interior angle of $271^{\circ}09'51''$ and proceeding S $18^{\circ}31'25''$ W, bounded easterly by Centerville Road, a distance of 8.23' to a highway bound found;

thence, turning an interior angle of $90^{\circ}53'42''$ and proceeding northwesterly, bounded southerly by Centerville Road, a distance of 70.62' to a drill hole set, said point being the point and place of beginning.

The last course forming an interior angle of $97^{\circ}21'57''$ with the first course herein described.

Said parcel contains 237,910 square feet, or 5.46 acres, as surveyed by Ocean State Planners, Inc. Richard T. Bzdyra P.L.S. #1786 August 22, 2018 job #3916A. Meaning and intending to describe the exterior boundary of lots #246, 247, 250, 251 & 257 on assessor's plat #246.

