



CITY OF WARWICK
OFFICE OF THE CITY CLERK
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL. (401) 738-2006
FAX (401) 732-7640

Frank J. Picozzi
MAYOR

Lynn D'Abrosca
CITY CLERK

TO: BettyAnne Rogers – Sewer
Neal Dupuis - Tax Assessor
Eric Hindinger – Engineer
Fire Chief – Peter McMichael
Historic District Commission – Lidia Cruz-Abreu
Land Trust/Wildlife Cons/ Historical Cemeteries– Sue Cabeceiras
Kyla Jones - Tax Collector
Chief Brad Connor – Police
Building Official – Al DeCorte
Water – Terry DiPetrillo

FROM: Lynn D'Abrosca, City Clerk
Date: June 28, 2022

Subject: Zone Change

Applicant: 1119 Division Site, LLC
Assessor's Plat: 215
Assessor's Lots: 7
Location: 1119 Division Street – Ward 9

Present Classification: General Business District (GB)

Zone Change Requested: General Business, with authorization for Use Code 420. Carwash, with dimensional waivers from Warwick Zoning Ordinance, with exceptions from: Section 301 Table 1 Use Regulations Footnote 7; Section 301 Table 2B Dimensional Regulations, Footnote 2; Section 505.1 Minimum Landscape Buffer; Section 505.6(B) Parking Lot Interior Landscaping; Section 702 Loading Requirements.

Reason for Proposed Change: To support the construction of a 4,739+/- s.f. drive-thru carwash with associated parking and site improvements, with exemptions from the Warwick Zoning Ordinance.

Please review and comment on the attached application and return to the Clerk's office no later than **July 5, 2022**. Your comments are required so that the City Council may consider this application on **July 18, 2022**. Should you have "no comment" on the attached plan, you are still required to sign off on this memo with a notation that your department does not have any concerns with the application.

Comments: The Warwick Sewer Authority has no objection to this application.

The property does not have access to sewers. If sewer is extended in order to connect applicant would be responsible for West Warwick lien agreement (completed and filed with Warwick Clerk's Office and copy to Warwick Sewer Authority), a sewer access charge of \$6,480 paid over 20 years at 1.25% interest and all applicable sewer permit fees including plan review, road extension and connection.

Date: 7/15/2022

Director's signature: Bethanne Rogers

For use by Tax Assessor/Collector and Planning Director only (if applicable):

Assessed value of property: _____ Annual taxes: _____



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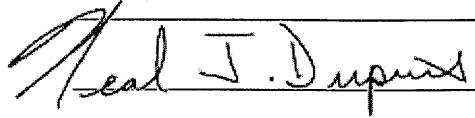
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Comments: No concerns with proposed zone change

Date: June 30, 2022

Director's signature: 

For use by Tax Assessor/Collector and Planning Director only (if applicable):

Assessed value of property: \$227,600 Annual taxes: \$6,395.56

Appraised value of property: N/A



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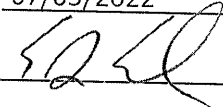
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Comments: DPW has no objections.

Date: 07/05/2022

Director's signature:  _____

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Comments: NONE

Date: 7/15/22

Director's signature: Peter L. M. Mihal, Fire Chief

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Comments: area does not fall within a Historic District, therefore
the commission has no comment.

Date: 6/28/2022

Director's signature: *Archa Cruz*
Staff

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Comments:

no objection wildlife cons/ historical
Cemeteries

Date:

6/28/22

Director's signature:

Susan Lakee

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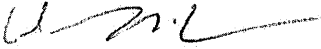
Comments:

NO ISSUES OR CONCERNS

Date:

6/29/2022

Director's signature:


Col BRADFORD E CONNOR

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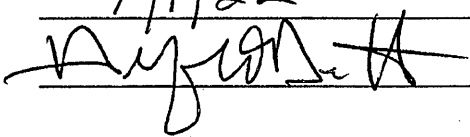
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Comments: No Comments

Date: 7/1/22

Director's signature: 

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