

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

To the Honorable City Council of Warwick:

Respectfully represent: Sundown Corporation

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

Amendment to the Zoning Law:

- Ownership of Premises: Sundown Corporation
(Name)
55 Friendship Street
(Address)
East Greenwich, RI 02818

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

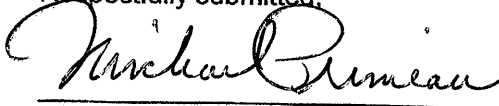
- Description of Premises: Plat No. 350 Lot (s) 585
Street 628 Sandy Lane
Ward 6

(Furnish Address, Assessor's Plat and Lot Numbers, and Ward number that property is in)

- Present Zoning Classification: A-10
- Zoning Change Requested A-10 PDR
- Reasons for Proposed Change: Proposed 8 unit condominium planned development

WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing the Zoning Classification of the above-described premises from A-10

to A-10 PDR

Respectfully submitted,

 (Signature of Owner and Petitioner)

CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 28, 2014, AS FOLLOWS:

COLLATERAL BOUNDARY SURVEY CLASS III
 DATA ACCUMULATION SURVEY CLASS III
 THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF THE CREATION OF A DEVELOPMENT REVIEW PLAN.
 LOTS DERIVED ON THIS PLAT SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM INCLUDING THE ENLARGEMENT OR LOSS OF ANY LOT LINE FOR ANY PURPOSE APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1996 (AS AMENDED).
 I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE PREMISES AND ACCORDING TO THE STANDARD AND US CUSTOMS AND PRACTICES OF THE SURVEYING PROFESSION IN THE STATE OF RHODE ISLAND AS SHOWN.

HARRY A. MILLER, P.E. P.S. No. 1987
 RI COA LS-4101

SOCIAL DRIVE

MARKED 3
 MARKED 5

SANDY LANE
 60' PUBLIC WIDTH
 S.H.L. 1256

ZONE A-7
 ZONE A-10

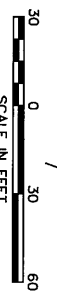
PARCEL OWNER / APPLICANT:
 MICHAEL PRIMEAU / SUNDOWN CORPORATION
 55 FRIENDSHIP STREET
 EAST GREENWICH, RI 02818
 T: 401.241.2030

PROJECT SUBRECTOR:
 HARRY MILLER
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T: 401.884.8506 / F: 401.884.7747
 ALPHA.SURVEY@AOL.COM

PARCEL ZONING:
 ZONE A10 (EXISTING)

MIN. AREA	REQUIRED	PROVIDED
MIN. FRONTAGE	10,000 S.F.	51,925 S.F.
FRONT YARD	100'	137'
SIDE YARD	25'	35'
REAR YARD	15'	25'
	20'	80'

FLOOD NOTE:
 ENTIRE PARCEL FALLS WITHIN ZONE 'X' (SHADED) PER FEMA MAP NUMBER 4403C01344, EFFECTIVE 9/18/13

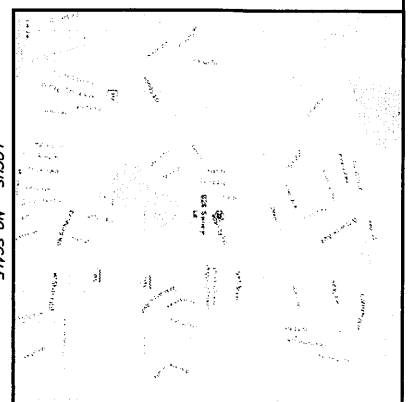


MAJOR DEVELOPMENT PLAN
LIBRARY CONDOMINIUMS
EXISTING CONDITIONS
 ASSESSORS PLAT 350, LOT 688
 WARWICK, RHODE ISLAND
 PREPARED FOR: SUNDOWN CORPORATION
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 SCALE: 1"=30' OCTOBER 2019 SHEET 1 OF 1

- LEGEND**
- EXISTING RHIB
 - EXISTING GRANITE BOUND
 - EXISTING IRON ROD
 - EXISTING FENCE POST
 - EXISTING CONCRETE CURBING
 - EXISTING EDGE OF PAVEMENT
 - ZONING SETBACK LINE



LOCUS NO SCALE



EXISTING ZONE A-10

ASSESSORS PLAT 350, LOT 604
 N/F
 PHILIP R. &
 HEATHER E. BOWEN
 L.E. 8889, PG. 338

ASSESSORS PLAT 350, LOT 605
 N/F
 NORMAN J. &
 KATHY A. CARRERO
 L.E. 8390, PG. 168

ASSESSORS PLAT 350, LOT 606
 N/F
 BARBARA A. HICKEY
 LIFE ESTATE
 L.E. 4788, PG. 172

ASSESSORS PLAT 350, LOT 710
 N/F
 CINDY PIERES
 L.E. 6791, PG. 197

HARRY MILLER
 No. 817
 PROFESSIONAL
 LAND SURVEYOR

GENERAL NOTE:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 28, 2018, AS FOLLOWS:
 COLLENSBURG BOUNDARY SURVEY CLASS III DATA ACCUMULATION SURVEY

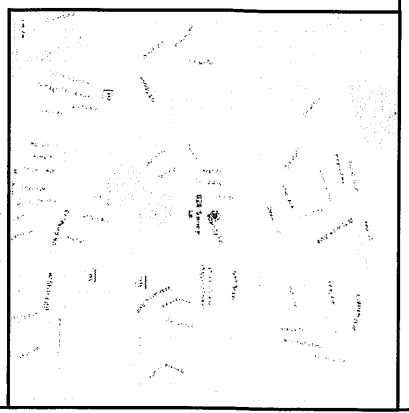
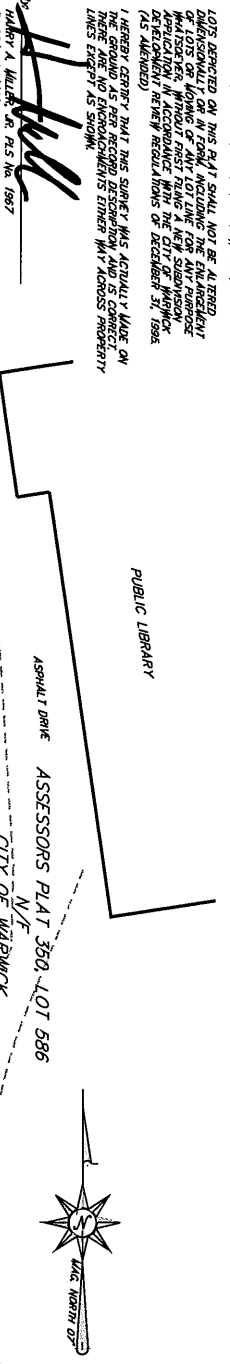
THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF THE CREATION OF A DETACHMENT REVIEW PLAN.
 LOTS DERIVED ON THIS PLAN SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM INCLUDING THE ENTIRETY OF LOTS OR LOTS OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER IN CONNECTION WITH THIS DETACHMENT REVIEW PLAN. ANY DISCREPANCY BETWEEN THE DETACHMENT REVIEW REGULATIONS OF DECEMBER 31, 1996 (AS AMENDED) AND THIS PLAN SHALL BE DEEMED TO BE CORRECTED TO THE DETACHMENT REVIEW REGULATIONS OF DECEMBER 31, 1996 (AS AMENDED).
 I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT TO THE GROUND AS SHOWN.
 THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT TO THE GROUND AS SHOWN.

By: *[Signature]*
 HARRY A. MILLER, P.E. R.I. No. 1987
 RI COAL 15-1101

VARIANCES / WAIVERS REQUESTED:
 MIN. FRONTAGE: 200'
 DISTANCE BETWEEN UNITS FRONT TO SIDE: 40'
 DISTANCE BETWEEN UNITS SIDE TO SIDE: 30'
 MIN. DISTANCE PARKING SPACE TO BUILDING FRONT YARD DISTANCE: 15'
 SIDE YARD DISTANCE: 40'
 SIDE YARD DISTANCE: 30'

REQUIRED	PROPOSED
200'	137.12'
40'	30.00'
30'	16.00'
15'	10'
40'	35'
30'	29'

LEGEND:
 ■ EXISTING RHIB
 □ EXISTING GRANITE BOUND
 ○ EXISTING IRON ROD
 ● EXISTING FENCE POST
 --- EXISTING CONCRETE CURBING
 --- EXISTING EDGE OF PAVEMENT
 --- ZONING SETBACK LINE



PARCEL OWNER / APPLICANT:
 MICHAEL PRIMEAU / SUNDOWN CORPORATION
 55 FRIENDSHIP STREET
 EAST GREENWICH, RI 02818
 T: 401.241.2030

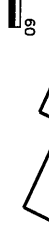
PROJECT SUPERVISOR:
 HARRY MILLER
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T: 401.884.8506 / F: 401.884.7747
 ALPHA@SRVWORLD.COM

ZONE A10 SIDE PROPOSED
 MIN. AREA: 55,000 S.F.
 MIN. FRONTAGE: 200'
 FRONT YARD: 40'
 SIDE YARD: 30'
 REAR YARD: 40'

PROVIDED:
 51,925 S.F.
 137'
 35'
 25'
 80'

AREA ANALYSIS:
 9 ALLOTTED PER ACRE
 1.19 ACRES EXISTING * 9 = 10.7 (8 PROVIDED)
 20 PARKING SPACES REQUIRED, 20 PROVIDED

FLOOD NOTE:
 ENTIRE PARCEL FALLS WITH ZONE 'X' (SHADED) PER FEMA
 MAP NUMBER 44003C0154H, EFFECTIVE 9/18/13



HARRY MILLER
 No. 917
 PROFESSIONAL
 LAND SURVEYOR

MAJOR DEVELOPMENT PLAN
 LIBRARY CONDOMINIUMS
 PROPOSED CONDITIONS PLAN
 ASSESSORS PLAT 350, LOT 586
 WARWICK, RHODE ISLAND
 PREPARED FOR: SUNDOWN CORPORATION
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 SCALE: 1"=30' OCTOBER, 2019 SHEET 1 OF 2

I, **Michael Primeau** of East Greenwich, Rhode Island, for consideration paid in the amount of *One (\$1.00) and 00/100 Dollars*, grants to **Sundown Corporation**, a Rhode Island Corporation having a principle place of business as of 55 Friendship Street, East Greenwich RI 02818, as Sole Owner, with *Quit-Claim COVENANTS*

**SEE EXHIBIT "A:" ATTACHED HERETO AND MADE A PART
HEREOF.**

The Grantor does hereby covenant that he is a resident in compliance with RIGL 44-30-71.3.

The Grantor does hereby covenant that R.I.G.L. 23-28.35-1 et seq has in fact been complied with.

Consideration is such that no transfer stamps are required.

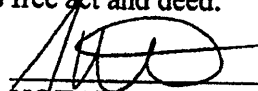
IN WITNESS WHEREOF, I have set my hand on this 16 day of July, 2019.



Michael Primeau

STATE OF RHODE ISLAND
COUNTY OF Kent

In East Greenwich, on this 16 day of July, 2019, in said County, before me personally appeared **Michael Primeau**, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him executed to be his free act and deed.



NOTARY PUBLIC
Commission Expiration:

FABITHA MARTINEAU
NOTARY PUBLIC
State of Rhode Island
My Commission Expires
November 7, 2021

Grantee's Address:
55 Friendship Street
East Greenwich RI 02818

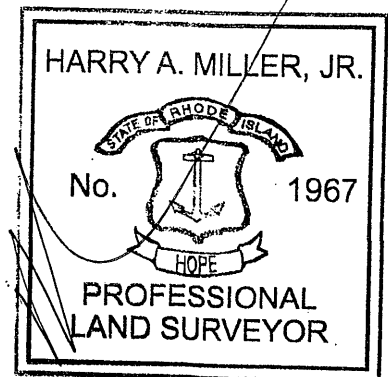


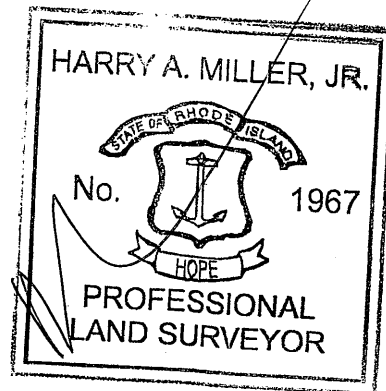
EXHIBIT A

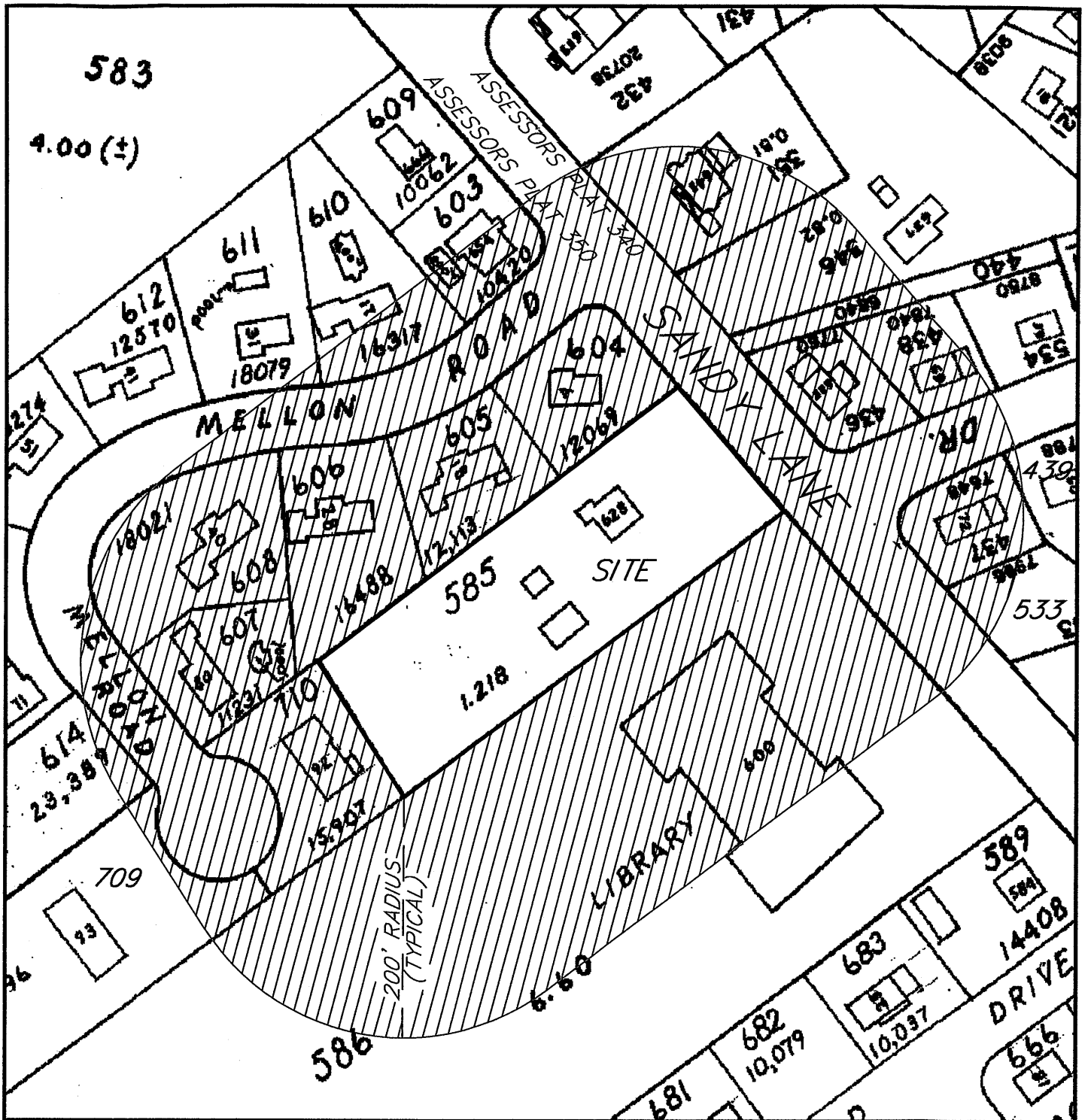
That certain lot or parcel of land with all the buildings and improvements thereon, located on the southerly side of Sandy Lane, in the City of Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at an iron rod set in the ground in the southerly line of Sandy Lane at the northwesterly corner of the parcel herein described and at the northeasterly corner of land now or formerly of William I. Coulter and Melissa K. Brown; thence running southerly bounded westerly in part by land now or formerly of William J. Coulter and Melissa K. Brown, in part by land now or formerly of John B. Hickey and Barbara A. Hickey, a distance of 373.81 feet to an iron rod set in the ground; thence turning an interior angle of $95^{\circ} 32' 49''$ and running easterly, bounded southerly by land now or formerly of Peter R. St. Jean, a distance of 133.54 feet to an iron rod set in the ground; thence turning an interior angle of $85^{\circ} 00' 48''$ and running northerly, bounded easterly by land now or formerly of the City of Warwick, a distance of 396.27 feet to a granite bound set in the southerly line of Sandy Lane; thence turning an interior angle of $85^{\circ} 27' 41''$ and running westerly along the southerly line of Sandy Lane a distance of 137.12 to the point and place of beginning; the last course and the first course create an interior angle of $93^{\circ} 59' 09''$.

PROPERTY ADDRESS:
(FOR REFERENCE PURPOSES ONLY)
628 Sandy Lane
Warwick, RI
AP 350, Lot 585

RECORDED
Jul 18, 2019 12:34P
Lynn D'Abrosca
Deputy City Clerk
City of Warwick, RI





120 0 120 240



SCALE IN FEET

200' RADIUS MAP

*ASSESSORS PLAT 350, LOT 585
WARWICK, RHODE ISLAND*

"LIBRARY CONDOMINIUMS"

PREPARED FOR: SUNDOWN CORPORATION

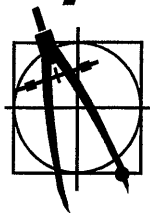
SCALE: 1"=120' SHEET 1 OF 1 OCTOBER, 2019



Alpha Associates, Ltd.

PROFESSIONAL LAND SURVEYORS
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
401.884.8506

Alpha Associates, LTD.



Professional Land Surveyors

35 Rocky Hollow Road
East Greenwich, RI 02818
Phone: 401.884.8506
Fax: 401.884.7747
E-mail: alphasurv@aol.com

200' Radius List of Abutters

Assessors Plat 350, Lot 585
Prepared for: Sundown Corporation
Library Condominiums
October 18, 2019

Assessors Plat 340

<u>Lot</u>	<u>Owner</u>
346	SOSCIA REALTY LLC 90 HILLTOP DR EAST GREENWICH RI 02818
351	VARNUM, PAUL HUNTER, ANTOINETTE CAMPBELL 643 SANDY LN WARWICK RI 02889
432	HH HOLDINGS LLC 659 SANDY LN WARWICK RI 02889
436	ERB REALTY LLC 90 HILLTOP DR EAST GREENWICH RI 02818
437	SUGGS LORI J & LEWIS C T/E 72 SOCIAL DR WARWICK RI 02889
438	DORAZIO, ELAINE M 69 SOCIAL DR WARWICK RI 02886
439	VALLEY, GEORGE A 60 SOCIAL DR WARWICK RI 02889
440	SOSCIA, SALVATORE BENWAY, JOSEPH 90 HILLTOP DR EAST GREENWICH RI 02818
533	KOSEOGLU, KATHLEEN I 591 SANDY LN WARWICK RI 02889

**Library Condominiums
200' Radius Abutter List
Page 2 of 3**

Assessors Plat 350

<u>Lot</u>	<u>Owner</u>
585***	SUNDOWN CORPORATION 55 FRIENDSHIP ST EAST GREENWICH, RI 02818
586	CITY OF WARWICK 3275 POST RD WARWICK RI 02886
603	MOUA, MAIV COOB 654 Sandy Lane WARWICK RI 02889
604	BONIN, PHILIP R & HEATHER E T/E 4 MELLON RD WARWICK RI 02889
605	CARREIRO, NORMAN J CARREIRO, KATHY A 18 MELLON RD WARWICK RI 02889
606	HICKEY BARBARA A LIFE ESTATE BREEN, DIANE E 28 MELLON RD WARWICK RI 02889
607	GALLAGHER, PATRICK GALLAGHER, DONNA 80 MELLON RD WARWICK RI 02889
608	MARLEY, JASON 40 MELLON RD WARWICK RI 02889
610	KERRIGAN, MICHAEL & CATHERINE ROSA, NOREEN KERRIGAN J/T 17 MELLON RD WARWICK RI 02886
611	CHACON, RICARDO G CHACON, WILMA R 31 MELLON RD WARWICK RI 02889

***** Subject Property**

**Library Condominiums
200' Radius Abutter List
Page 3 of 3**

Assessors Plat 350

<u>Lot</u>	<u>Owner</u>
614	ENGLE, CARL & AGOSTA, MINDA TRISHA 81 MELLON RD WARWICK RI 02889
709	RESENDES, EDUARDO M RESENDES, BRENDA 93 MELLON RD WARWICK RI 02889
710	PIRES, CINDY PIRES, JASON S 92 MELLON RD WARWICK RI 02886