

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1997-23

No. 110 **AN ORDINANCE** AMENDING THE CITY OF
PROVIDENCE ZONING ORDINANCE CHAPTER 1994-24 No. 365, APPROVED JUNE 27,
1994, AS AMENDED

Approved March 13, 1997

Be it ordained by the City of Providence:

Section 1. The Providence Zoning Ordinance Chapter 1994-24 No. 365, approved June 27, 1994, as amended shall be further amended as follows:

Section 103 A) - Official Zoning Map - Providence Zoning District Map 110, dated October 24, 1991 and amended June 27, 1994, shall be further amended as follows:

Change from R-3 Three Family Residential to C-4 Heavy Commercial: Lots 382 and 261 on Zoning District Map 110.

Section 2 This Ordinance shall take effect upon passage.

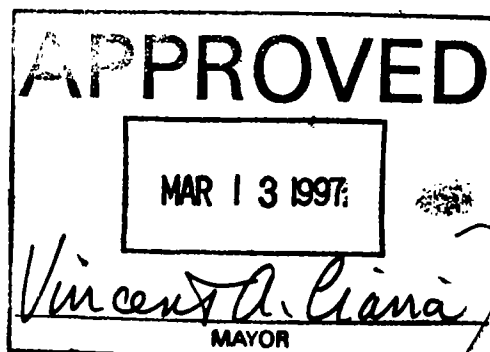
IN CITY COUNCIL
FEB 20 1997
FIRST READING
READ AND PASSED

Michael R. Clement CLERK

IN CITY
COUNCIL

MAR 6 1997
FINAL READING
READ AND PASSED

Evelyn Th. Fargnoli
PRESIDENT
Michael R. Clement
CLERK



No.

CHAPTER
AN ORDINANCE

APR 1996 5:47 PM
CITY OF PROVIDENCE

FILED
APR 1 9 27 AM '96
DEPT. OF CLERK
PROVIDENCE, R.I.

IN CITY COUNCIL
APR 4 1996
FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Michael R. Clement CLERK

Councilman - George

THE COMMITTEE ON

Ordinances
Recommends E.H. scheduled for 6/27/96

Barbara A. Quinn
Clerk

5/30/96

6/27/96 (P.H. Lee)

7/9/96 (Continued)

THE COMMITTEE ON
ORDINANCES
Approves Passage of
The Within Ordinance

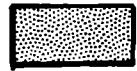
Barbara A. Quinn
7/11/97 Clerk

MEMORANDUM

To : Michael R. Clement, City Clerk
From : Samuel Shamoon, Associate Director of Planning
Re : Proposed Amendment to the Providence Zoning Ordinance
Date : March 29, 1996

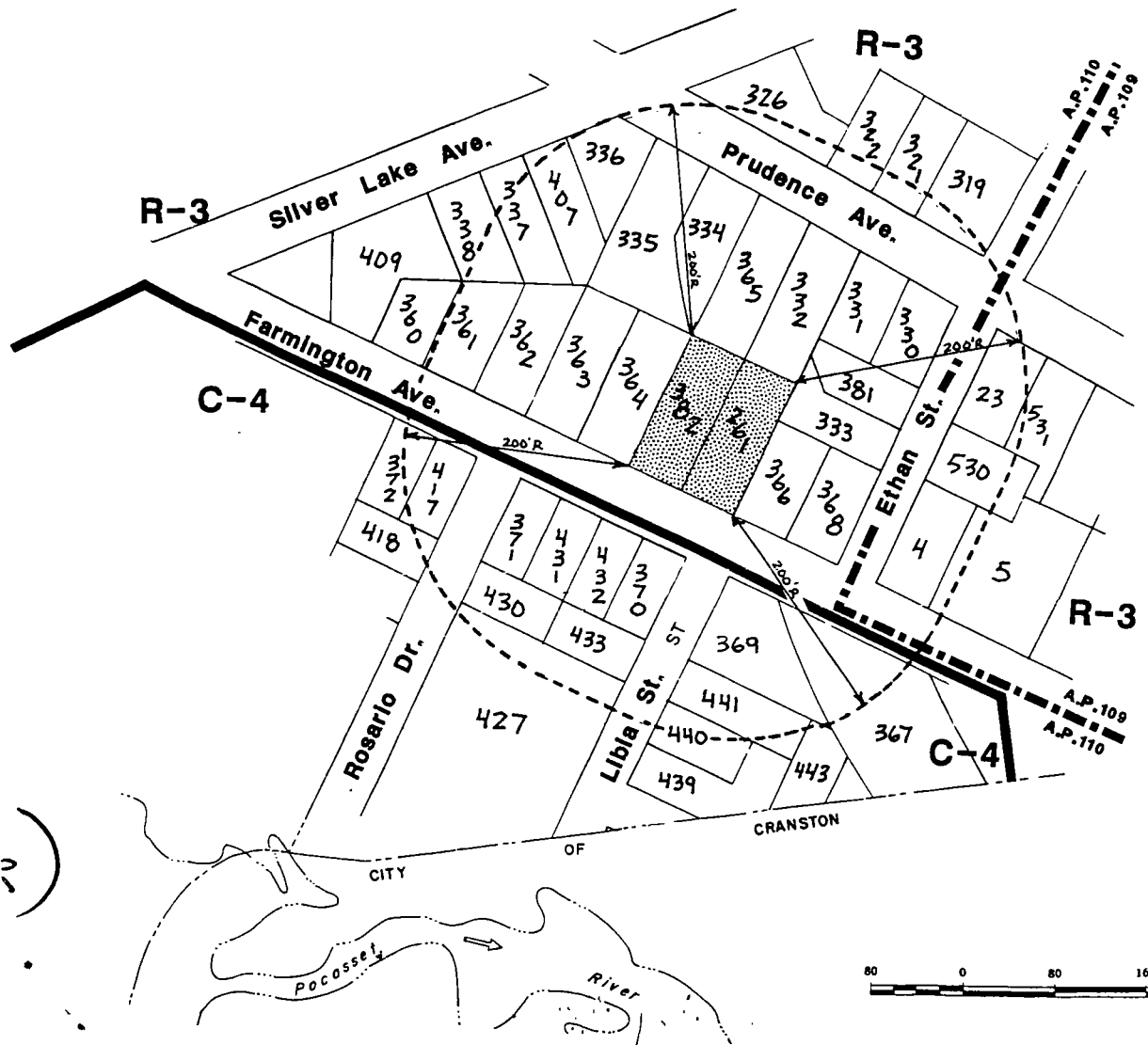
Attached is an original and twenty-two (22) copies of a proposed amendment to the Providence Zoning Ordinance Chapter 1994-24 No. 365.

Sponsored by Councilman Fglizzi



CHANGE FROM R-3 TO C-4

Map #1





GEORGE CALCAGNI

Chair

VINCENT A. CIANCI, JR.

Mayor

PROVIDENCE CITY PLAN COMMISSION

"Planning the Future of Providence"

April 26, 1996

Councilman David Igliozi, Chair
Council Ordinance Committee
City Council Office
City Hall
Providence, Rhode Island 02903

Re: CPC Referral No. 3090 - Zone change from R-3 to C-4: Lots 382 and 261 on Zoning District Map 110 at Farmington Avenue.

Dear Councilman Igliozi:

The City Plan Commission at its April 18, 1996 regular meeting reviewed and evaluated the subject referral from your Committee for the proposed change from R-3 to C-4 on lots 382 and 261 on Assessor's Plat 110 located at 78 Farmington Avenue in the Silver Lake neighborhood.

The purpose of the zone change is to facilitate the legalization of existing heavy commercial uses where contract construction services are performed.

Rhode Island General Law 45-22.2-13 requires that all land use decisions shall be in conformance with the city's comprehensive plan. The Commission found the zone change to be in compliance with *Providence 2000: The Comprehensive Plan*. The Commission would advise the Committee on Ordinances that no objection is offered to the proposed rezoning.

Regards,

A handwritten signature in cursive script, appearing to read "Samuel J. Shamoon".

Samuel J. Shamoon
Associate Director/Planning Division
3090ltr.wpd

Page Two

CPC Referral No. 3090 - Zone change for AP 110, lots 261 and 382.

Councilman David Igliazzi, Chair, Ordinance Committee

cc: Albert P. Soave, property owner
Robert A. Soave, property owner

3090ltr.wpd

CPC REFERRAL NO. 3090 - ZONE CHANGE FROM R-3 TO C-4 : LOTS
382 & 261 ON ZONING DISTRICT MAP
110 AT FARMINGTON AVENUE.

On the request of Councilman David V. Igliazzi this
Department prepared a documentation for the proposed zone
change from R-3 to C-4: lots 382 & 261 on Assessor's Plat
110 located at 78 Farmington Avenue in Silver Lake
Neighborhood.

A field inspection revealed that subject lots contain a
heavy commercial uses: contract construction services.
The adjacent one, two and three family residences are in
good condition. The area across Farmington Avenue is zoned
C-4 and contains heavy commercial uses, two and three family
uses and an apartment complex.

The staff recommends that the Commission advise the
Committee on Ordinances that no objection is offered to the
proposed rezoning.

CITY PLAN COMMISSION PROVIDENCE, R.I.

Ref. No. 3090 Subject: ZONE CHANGE FROM R-3 TO C-4
 Plat No. 17 Lot No. 261 & 382 AT FARMINGTON AVE
 Lot Area: 2645 sq. ft.

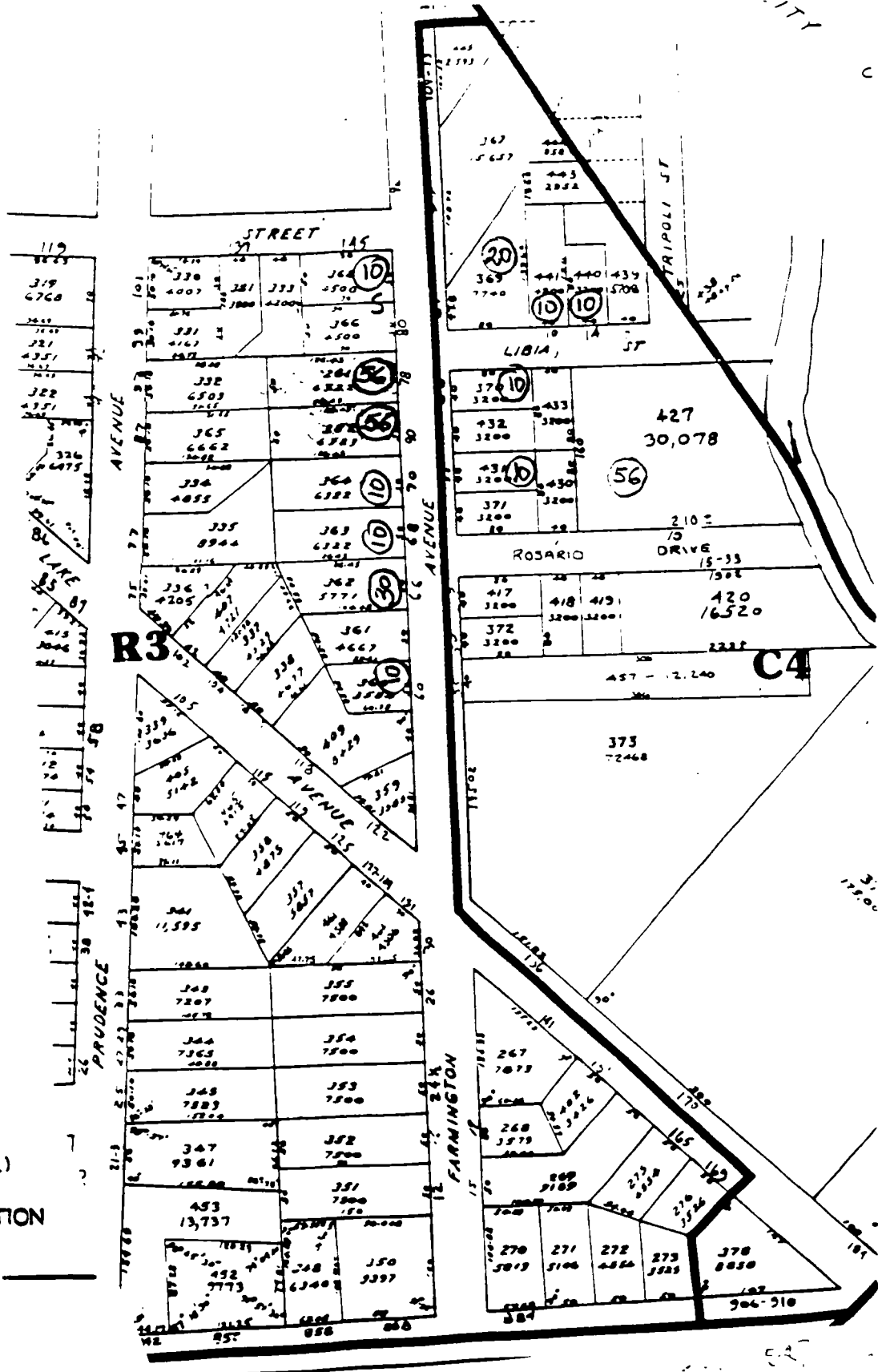
LAND USE LEGEND

- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
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- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
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- 57 Nonstruct. Heavy Comm.
- 58 Auto. Service Sta.
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- 68 Nonstruct. Heavy Ind.
- 71 Utility
- 75 Railroad
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- 82 Parochial School
- 83 Church
- 84 Private School or Coll.
- 85 Cemetery
- 91 Park, Golf Course
- 92 Playground & Playfield
- 95 Public Bldg. (exc. schools)
- 96 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

Date: 4/16/96 By: GT Scale: _____



MEMORANDUM

To : Michael R. Clement, City Clerk
From : Samuel Shamoon, Associate Director of Planning
Re : Proposed Amendment to the Providence Zoning Ordinance
Date : March 29, 1996

Attached is an original and twenty-two copies of a proposed amendment to the Providence Zoning Ordinance Chapter 1994-24 No. 365.

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER

No. **AN ORDINANCE** AMENDING THE CITY OF
PROVIDENCE ZONING ORDINANCE CHAPTER 1994-24 No. 365, APPROVED JUNE 27,
1994, AS AMENDED

Approved

Be it ordained by the City of Providence:

Section 1. The Providence Zoning Ordinance Chapter 1994-24 No. 365, approved June 27, 1994, as amended shall be further amended as follows:

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Section 2 This Ordinance shall take effect upon passage.

farmington avenue

PLAT	LOT	#	STREET	ZIP	CURRNTOWNR	BILL_ADDR	BILL_CITY	BILL_ZIP	
109	23	107	PRUDENCE AVE	02909	CAPOTOSTO, DOMENIC	107 PRUDENCE AVE	PROVIDENCE, RI	02909	P525486415
109	4	96	FARMINGTON AVE	02909	CELANI, LEONARD	138 ETHAN ST	PROVIDENCE, RI	02909	P525486418
109	5	100	FARMINGTON AVE	02909	EKDAHL, JOHN E	100 FARMINGTON AV	PROVIDENCE, RI	02909	P525486417
109	530	138	ETHAN	02909	CELANI, LEONARD	138 ETHAN ST	PROVIDENCE, RI	02909	dup.
109	531	111	PRUDENCE AVE	02909	BARTOLOMUCCI, ROCCO	111 PRUDENCE AVE	PROVIDENCE, RI	02909	P525486419
110	261	78	FARMINGTON AVE	02909	SOAVE, ALBERT P JR	90 FARMINGTON AVE	EAST PROVIDENCE, RI	02914	dup.
110	319	119	ETHAN	02909	PARENTE, LIBERATO	119 ETHAN ST	PROVIDENCE, RI	02909	P525486421
110	321	98	PRUDENCE AVE	02909	ZIENOWICZ, PAUL F	98 PRUDENCE AVE	PROVIDENCE, RI	02909	P525486422
110	322	82	PRUDENCE AVE	02909	MASCARELLI, CHARLES	50 RANDALL ST	CRANSTON, RI	02920	P525486423
110	326	84	SILVER LAKE	02909	FALLONE, JOHN E	35 ORCHARD ST	NORTH PROVIDENCE, RI	02911	P207650886
110	330	101	PRUDENCE AVE	02909	MARTONE, GUIDO V	101 PRUDENCE AVE	PROVIDENCE, RI	02909	P525486425
110	331	99	PRUDENCE AVE	02909	KRUPINSKI, ANTHONY	99 PRUDENCE AVE	PROVIDENCE, RI	02909	P525486426
110	332	93	PRUDENCE AVE	02909	MERO REALTY CORPORAT	PO BOX 3371	PROVIDENCE, RI	02909	P470584315
110	333	141	ETHAN	02909	VELOSO, DAVID JR	137 ETHAN ST	PROVIDENCE, RI	02909	P525486430
110	334	81	PRUDENCE AVE	02909	WINDSOR POLISHING CO	77 PRUDENCE AVE	PROVIDENCE, RI	02909	P470584306
110	335	77	PRUDENCE AVE	02909	WINDSOR POLISHING CO	77 PRUDENCE AVE	PROVIDENCE, RI	02909	dup
110	336	75	PRUDENCE AVE	02909	SARANDREA, JOSEPH MA	75 PRUDENCE AVE	PROVIDENCE, RI	02909	P207650913
110	337	104	SILVER LAKE	02909	ROSSI, ANTONETTA	104 SILVER LAKE AVE	PROVIDENCE, RI	02909	P470584308
110	338	108	SILVER LAKE	02909	PIRRI, STEVEN D	48 AMY DRIVE	CRANSTON, RI	02920	P470584309
110	360	60	FARMINGTON AVE	02909	CAIRONE, PAOLO	60 FARMINGTON AVE	PROVIDENCE, RI	02909	P470584310
110	361	62	FARMINGTON AVE	02909	CAIRONE, PAOLO	60 FARMINGTON AVE	PROVIDENCE, RI	02909	dup 310
110	362	66	FARMINGTON AVE	02909	SCUNGIO, AMELIA	66 FARMINGTON AVE	PROVIDENCE, RI	02909	P470584312
110	363	68	FARMINGTON AVE	02909	MADONNA, LYNDAS	32 PECK HILL RD	JOHNSTON, RI	02919	P470584313
110	364	70	FARMINGTON AVE	02909	DAY, MARY A	70 FARMINGTON AV	PROVIDENCE, RI	02909	P470584314
110	365	87	PRUDENCE AVE	02909	MERO REALTY CORPORAT	PO BOX 3371	PROVIDENCE, RI	02909	dup

farmington avenue



PLAT	LOT	#	STREET	ZIP	CURRNTOWNR	BILL_ADDR	BILL_CITY	BILL_ZIP	
110	366	80	FARMINGTON AVE	02909	PESCATORE, JOSEPH	145 ETHAN ST	PROVIDENCE, RI	02909	P470584318
110	367	97	FARMINGTON AVE	02909	E J G REALTY CORPORA	35 TRIPOLI ST	CRANSTON, RI	02910	470584317
110	368	145	ETHAN	02909	PESCATORE, JOSEPH	145 ETHAN ST	PROVIDENCE, RI	02909	P470584318
110	369	87	FARMINGTON AVE	02909	BIROS, VIOLA C	87 FARMINGTON AVE	PROVIDENCE, RI	02909	P470584319
110	370	83	FARMINGTON AVE	02909	CALICCHIA, MAFALDA	83 FARMINGTON AVE	PROVIDENCE, RI	02909	P440633031
110	371	69	FARMINGTON AVE	02909	CATALLOZZI, FRANK	165 ROME STREET	PAWTUCKET, RI	02860	P440633030
110	372	59	FARMINGTON AVE	02909	CALISE AND SONS BAKE	10 ROSARIO DR	PROVIDENCE, RI	02909	P440633026
110	381	137	ETHAN	02909	GEORGE, ALBERT J	137 ETHAN ST	PROVIDENCE, RI	02909	P470584323
110	382	90	FARMINGTON AVE	02909	SOAVE, ALBERT P JR	90 FARMINGTON AVE	PROVIDENCE, RI	02909	P595486420
110	407	102	SILVER LAKE	02909	HINES, JAMES V JR 0	44 OLNEY AVE	LINCOLN, RI	02865	P470584325
110	409	118	SILVER LAKE	02909	MCKENDALL, THOMAS J	118 SILVER LAKE AVE	PROVIDENCE, RI	02909	P470584326
110	417	63	FARMINGTON AVE	02909	CALISE AND SONS BAKE	10 ROSARIO DR	PROVIDENCE, RI	02909	Dup
110	418	5	ROSARIO DR	02909	CALISE AND SONS BAKE	10 ROSARIO DR	PROVIDENCE, RI	02909	Dup
110	427	10	ROSARIO DR	02909	CALISE AND SONS BAKE	10 ROSARIO DR	PROVIDENCE, RI	02909	Dup
110	43	32	MERCY	02909	LANCELLOTTA, LORETTA	33 DANIEL AVE	PROVIDENCE, RI	02909	P440633028
110	430	6	ROSARIO DR	02909	CATALLOZZI, FRANK	165 ROME STREET	PAWTUCKET, RI	02860	Dup
110	431	71	FARMINGTON AVE	02909	CATALLOZZI, FRANK	165 ROME STREET	PAWTUCKET, RI	02860	Dup
110	432	75	FARMINGTON AVE	02909	CALICCHIA, MAFALDA	83 FARMINGTON AVE	PROVIDENCE, RI	02909	1 Dup
110	433	9	LIBIA	02909	CALICCHIA, ELISA EST	83 FARMINGTON AVE	PROVIDENCE, RI	02909	P440633032
110	439	18	LIBIA	02909	EDILLA, PHILLIP R	25 TRIPOLI ST	CRANSTON, RI	02909	P440633034
110	440	14	LIBIA	02909	EDILLA, PHILLIP R	25 TRIPOLI ST	CRANSTON, RI	02909	Dup
110	441	10	LIBIA	02909	CICERONE, NICANDRO	10 LIBIA ST	PROVIDENCE, RI	02909	P440633035
110	443	83	FARMINGTON AVE (REAR)	02909	E J G REALTY CORPORA	35 TRIPOLI ST	CRANSTON, RI	02910	Dup

GEORGE CALCAGNI
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE CITY PLAN COMMISSION

"Planning the Future of Providence"

June 12, 1996

Councilman David Iglioizzi, Chair
Council Ordinance Committee
City Council Office
City Hall
Providence, Rhode Island 02903

Re: CPC Referral No. 3090 - Zone change from R-3 to C-4: Lots 382 and 261 on Zoning District Map 110 at Farmington Avenue.

Dear Councilman Iglioizzi:

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Regards,



Thomas E. Deller, AICP
Deputy Director

CPC Referral No. 3090 - Zone change for AP 110, lots 261 and 382.
Councilman David Igliozi, Chair, Ordinance Committee
Page Two

cc: Albert P. Soave, property owner
Robert A. Soave, property owner
G. Calcagni, Chair, City Plan Commission

3090ltr.wpd

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A field inspection revealed that subject lots contain a heavy commercial uses: contract construction services. The adjacent one, two and three family residences are in good condition. The area across Farmington Avenue is zoned C-4 and contains heavy commercial uses, two and three family uses and an apartment complex.

The City's Comprehensive Plan designated the commercial areas along Farmington Avenue for general commercial uses, the proposed rezoning is in general conformance with the City's Comprehensive Plan.

The staff recommends that the Commission advise the Committee on Ordinances that no objection is offered to the proposed rezoning.

CITY PLAN COMMISSION PROVIDENCE, R. I.

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Plat No. 110 Lot No. 261 & 382 AT FARMINGTON AVE
Lot Area: 2645 sq. ft.

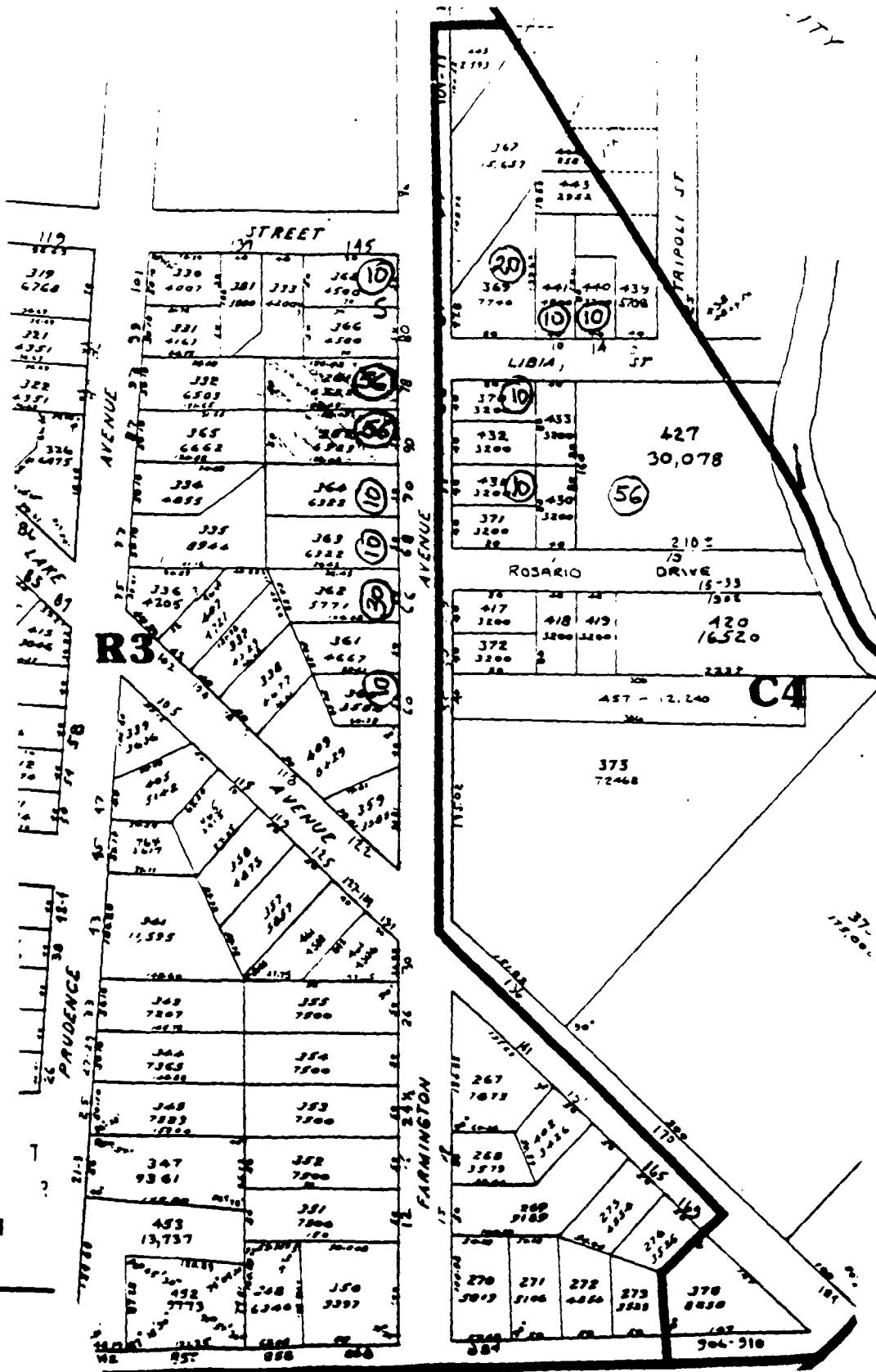
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