

Zoning Change # 293

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1984-47

No. 386

AN ORDINANCE IN AMENDMENT OF CHAPTER 544 OF 1951, BY CHANGING FROM AN R-3 GENERAL RESIDENCE ZONE TO A C-4 HEAVY COMMERCIAL ZONE, LOT 769, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 68, SAID LOT BEING SITUATED ALONG 169 DOUGLAS AVENUE.

FILED
CITY CLERK
JUN 27 1984

Approved June 27, 1984

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map, accompanying and made part of Chapter 544 of the Ordinances of the City of Providence, approved September 21, 1951, entitled: "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", as heretofore amended, is hereby further amended by changing from an R-3 General Residence Zone to a C-4 Heavy Commercial Zone, Lot 769, as set out and delineated on City Assessor's Plat 68; said lot being situated along 169 Douglas Avenue, bounded and described as follows:

Beginning at a point at the northwesterly intersection of Whipple Street and Douglas Avenue, said point being the southeasterly corner of Lot 769;

Thence generally westerly along the northerly line of Douglas Avenue to the southwesterly corner of Lot 769;

Thence northeasterly along the westerly line of Lot 769 to the northwesterly corner of Lot 769;

Thence easterly along the northerly lot line of Lot 769 to the westerly street line of Whipple Street, point being the northeasterly corner of herein described parcel;

Thence generally southwesterly along the easterly street line of Whipple Street to the southeasterly corner of herein described parcel and point and place of beginning.

SECTION 2. This Ordinance shall take effect upon its

Passage.

IN CITY COUNCIL
JUN 7 1984
FIRST READING
READ AND PASSED

Rose M. Mendonca CLERK

IN CITY COUNCIL
JUN 21 1984
FINAL READING
READ AND PASSED

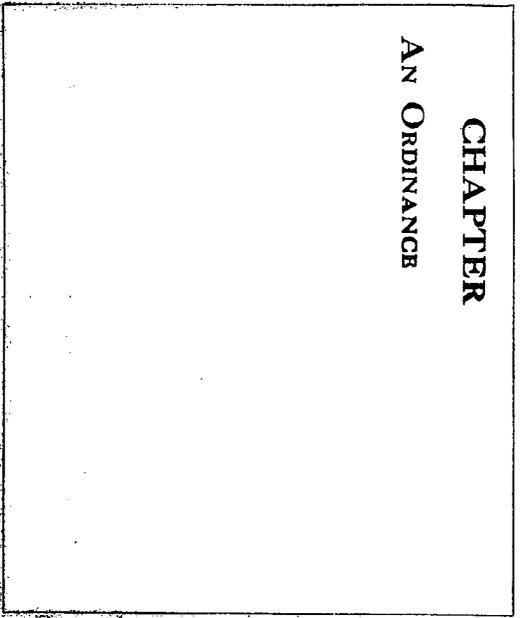
Louis R. Stewart PRESIDENT
Rose M. Mendonca CLERK

APPROVED
JUN 27 1984
[Signature]
MAYOR

No.

CHAPTER

AN ORDINANCE



THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Ernie W. ...
Chairman
Mary ...

Faint, illegible text, possibly a list or schedule.

COUNCIL IN CITY

READ AND PASSED
FIRST READING

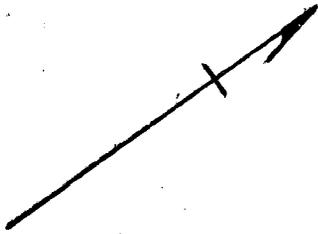
RESOLUTION

IN CITY COUNCIL

SECRET

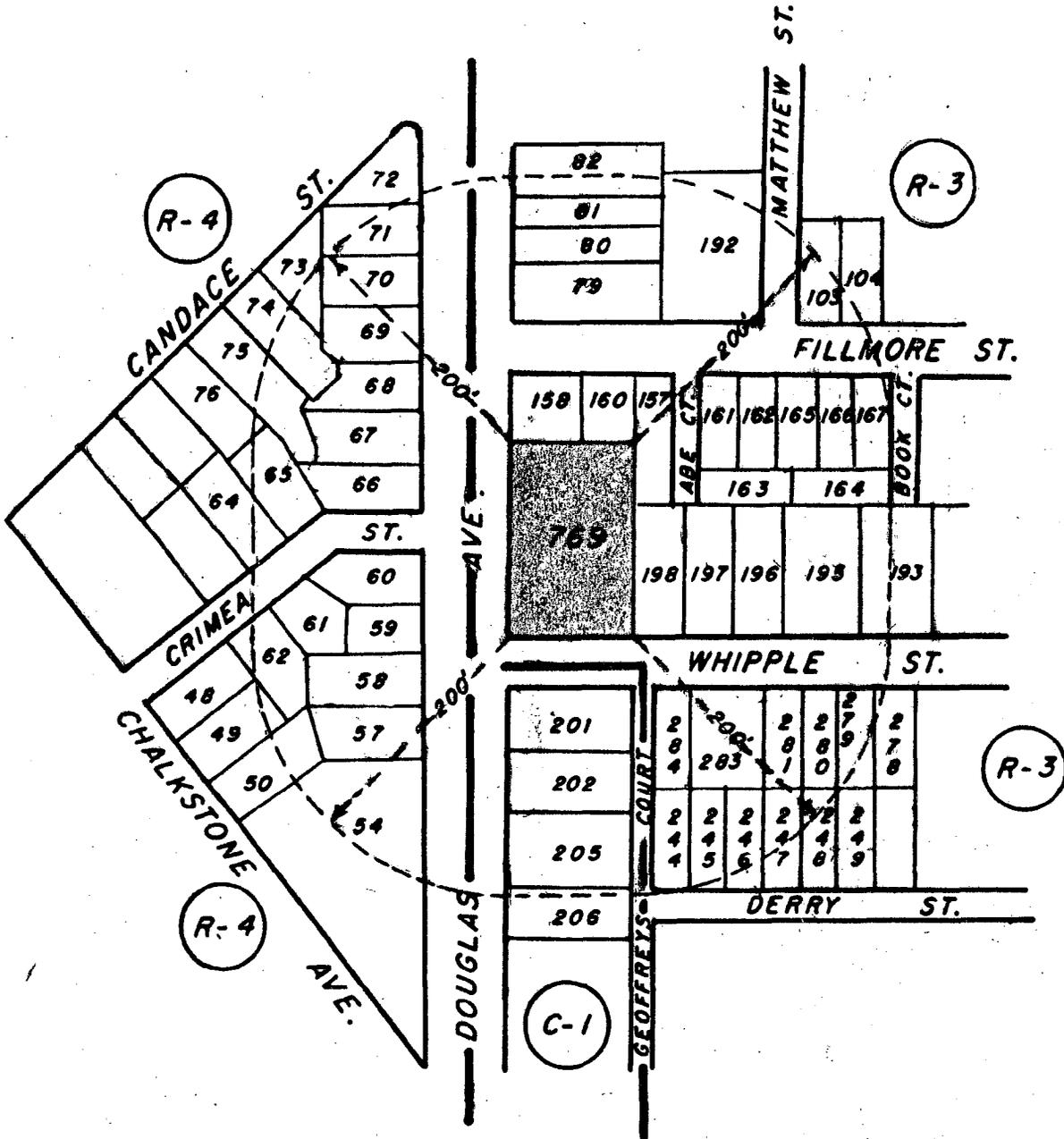
Zoning Change No. 293

Shaded Area to be Changed from an R-3 General Residence Zone to a C-4 Heavy Commercial Zone



PROVIDENCE R I
 P. W. DEPT. ENGINEERING OFFICE
 CITY PROPERTY SERVICE

Plan No. _____
 Date _____



CITY OF PROVIDENCE R I
 Public Works Dept. Engineering Office
 Shows Zoning Change No. _____

Drawn by L.D.A. Checked by R.J.G.
 Scale Not to Scale Date Sept. 27, 1983
 Corrected by [Signature] Associate Engr.
 Approved by [Signature] CHIEF ENGINEER

Lot Numbers from Assessor's Plat 68



CITY OF PROVIDENCE, RHODE ISLAND
MAYOR ~~VINCENT A. CIANCIA JR.~~
JOSEPH R. PAOLINO, JR.

DEPARTMENT OF PUBLIC WORKS . 700 ALLENS AVENUE . 02905

~~Joseph C. DiSanto~~, Director
Frank A. Tibaldi

~~James F. Lembo~~, Deputy Director
Daniel H. MacLellan

June 4, 1984

ZONING CHANGE

Plat 68 - Lot# 769

Area to be changed from an R-3 General Residence Zone to a C-4 Heavy Commercial Zone.

Beginning at a point at the northwesterly intersection of Whipple Street and Douglas Avenue, said point being the southeasterly corner of Lot 769;

Thence generally westerly along the northerly line of Douglas Avenue to the southwesterly corner of Lot 769;

Thence northeasterly along the westerly line of Lot 769 to the northwesterly corner of Lot 769;

Thence easterly along the northerly lot line of Lot 769 to the westerly street line of Whipple Street, point being the northeasterly corner of herein described parcel;

Thence generally southwesterly along the easterly street line of Whipple Street to the southeasterly corner of herein described parcel and point and place of beginning.


Robert J. Quigley
Associate Engineer
Street Line & City Property

RJQ:jlc

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

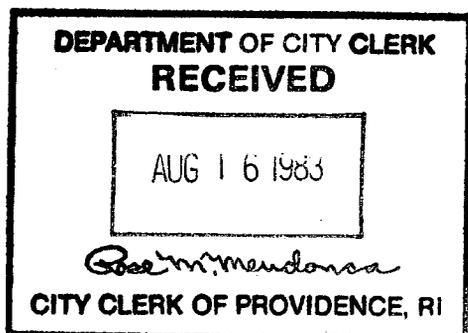
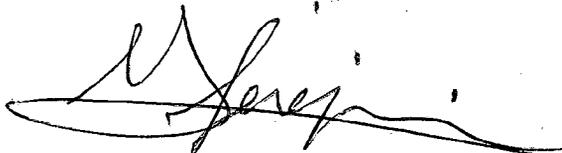
The undersigned respectfully petitions your honorable body

AUGUST 16, 1983

RECEIVED
CITY COUNCIL
IN CHAMBER
AUG 16 1983

I, HARRY JEREJIAN, OWNER OF HARRY'S SERVICE STATION (GULF) LOCATED AT 169 DOUGLAS AVENUE, DO RESPECTFULLY REQUEST A ZONING CHANGE FROM THE EXISTING R-3 (WITH EXCEPTIONS AND VARIANCES) TO C-4, (COMMERCIAL). THIS CHANGE WILL GREATLY FACILITATE ANY FUTURE CHANGES IN CONSTRUCTION OR ADDITIONS WHICH I MIGHT NEED. THIS CHANGE WAS SUGGESTED BY THE BUILDING INSPECTION, MERLIN DECONTI.

HARRY JEREJIAN
227 OAKLAND AVENUE
PROVIDENCE, RHODE ISLAND 02908



*Pd by Ck # 1284 amt. \$150.00
signed by Harry Jerejian*

FILED

AUG 16 12 29 PM '83

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

CITY CLERK OF PROVIDENCE, R. I.
DEPARTMENT . . . CLERK

IN CITY COUNCIL
SEP 15 1983
FIRST READING
REFERRED TO COMMITTEE ON ORDINANCES

Robert M. Mendonca CLERK

THE COMMITTEE ON *Jan. 10, 1984*
ORDINANCES

Recommends Indefinite
Postponement

Michael R. Clement
Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: September 16, 1983

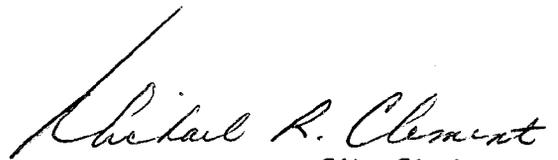
TO: Joseph DiSanto, Director of Public Works

SUBJECT: Zoning Change

CONSIDERED BY: Committee On Ordinances

DISPOSITION:

Attached is a copy of the subject matter, for your study and report, back in writing, along with a list of abutting owners and tracing of the area.


First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: September 16, 1983

TO: Stanley Bernstien, Director Of Planning and Urban Development

SUBJECT: Zoning Change

CONSIDERED BY: Committee On Ordinances

DISPOSITION:

Attached is a Copy of the subject matter for your study and report, back in writing to the said committee, as soon as practical.

Michael R. Clement
First Deputy City Clerk



The City Plan Commission

40 FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

October 7, 1983

Committee on Ordinances
c/o City Clerk
City Hall
Providence, Rhode Island 02903

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2108 - Zone Change from R-3 to C-4 Lot 769
on AP 68 at corner of Douglas Avenue
and Whipple St.

Gentlemen:

The City Plan Commission, at its October 5, 1983 regular monthly meeting, reviewed and evaluated the subject referral. The petition was submitted by Harry Jerejian at 227 Oakland Avenue, Providence, R.I., owner of the subject lot.

The Commission's comments and recommendations are as follows:

A field inspection revealed that the subject lot is paved and contains a well-maintained automobile service station.

Adjacent Lot No. 158, fronting Douglas Avenue, contains a 2-1/2 story structure with a liquor store and residential dwelling.

The commercial strip along the northeastern side of Douglas Avenue from Whipple Street to Bush Street is zoned C-1 and C-2 and includes conforming uses such as a restaurant, club, delicatessen and non-conforming uses such as a machine shop, wholesale operations and the like. Some of those commercial structures are boarded-up and the rest are in fair to poor exterior condition.

The opposite side of Douglas Avenue, Lot No. 54, is presently zoned C-4 and contains an abandoned gasoline station. The rest of the street frontage is zoned R-4 and contains mixed commercial and residential uses, most of them in fair condition.

File research revealed that subject automobile service station was erected about 18 years ago with the consent of the City Plan Commission.

In Zoning Board of Review Referral No. 2245 dated June 11, 1965, the City Plan Commission staff offered no objection to the erection of aforesaid automobile service station on subject lot, justifying its decision conforming to the Master Plan.

The Commission

Voted: To advise the Committee on Ordinance that no objection is offered on this petition.

Sincerely yours,


Stanley Bernstein
Director

SB/cd

cc: Councilman Thomas M. Glavin

FILED

OCT 12 10 35 AM '83

DEPT. OF PUBLIC CLERK
PROVIDENCE, R. I.

Proposed Zoning Change
169 Douglas Avenue
from R-3 General Residence
Zone to a C-4 Heavy Commercial
Zone

Plat 68

Lot 71 Ann Lewis
69 Waverly St
Prv. R. S. 02907

Lot 70 James Jabterakes
196 Douglas Ave
Prv. R. S. 02908

Lot 69 Michael Robeb
194 Douglas Ave
Prv. R. S. 02908

Lot 68 Moorad Mooradian
7717 Cervantes Lane
Springfield, Va 22153

Lot 67 Jasper B. Parnell
184 Douglas Ave
Prv. R. S. 02908

Lot 66 Mary Janigian
182 Douglas Ave
Prv. R. S. 02908

Lot 60 Paul G. Hancock
176 Douglas Ave
Prv. R. S. 02908

Lot 59 Violet Abootian
200 Smith Street
Prv. R. S. 02908

Lot 58 Susan M. Gesualdi
23 Estler Drive
Prv. R. S. 02911

Proposed Zoning Change Cont'd
169 Douglas Avenue

Plat 68

Lot 57 Vartkes Sahagian
108 Waveland Street
Johnston, R.I. 02919

Lot 54 Atlantic Richfield Co.
5794 Wadsworth Pkwy
PO Box 603

Lot 206 Michael Appelbaum
145 Douglas Ave
Prov, R.I. 02908

Lot 205 George Golbaskian
149 Douglas Ave
Prov, R.I. 02908

Lot 202 C and C Engineering Co - Inc.,
155 Douglas Ave
Prov, R.I. 02908

Lot 201 Albi Cafe - Inc.,

Lot 769 Haroutoun Jerejian
227 Oakland Avenue
Prov, R.I. 02908

Lot 158 Carl Agassian

Lot 79 Woodcock Realty Co
PO Box 6231
Prov, R.I. 02940

Lot 80 Manooq Herstepanian
435 Broadway
Lawrence, Mass 0184

169 Douglas Avenue
Proposed zoning change Cont'd

- Plat 68
- Lot 81 James Apatian
200 Smith Street
Prov. R. L. 02908
- Lot 82 Vincente Caprisai
75 Waller Street
Prov. R. L. 02908
- Lot 72 James J. Wright
14 Pekin Street
Prov. R. L. 02908
- Lot 167 Luigi Cerullo
60 Regent Ave
Prov. R. L. 02908
- Lot 166 Ho Jo Realty Inc
c/o John R. Cosentino
111 Industrial Bank Bldg, Prov. R. L.
- Lot 165 Enio Carpentieri
19 Grape Street
Prov. R. L. 02908
- Lot 162 Alice Lam
21 Fillmore Street
Prov. R. L. 02908
- Lot 161 Ronald J. York
19 Fillmore Street
Prov. R. L. 02908
- Lot 157 Victor Coelko
11 Fillmore Street
Prov. R. L. 02908
- Lot 160 Carl Ayrassian
95 Southwick St.
Lincoln, R. L. 02904

169 Douglas Avenue
Proposed Zoning Change Cont'd

Plat 68

Lot 73 Wm H. Brophy
63 Condore Street
Prov, R.I. 02908

Lot 198 Elmast A. Arzumian
c/o Sero Beauty Salon
28 Oakville Sq., Prov, R.I. 02909

Lot 197 John Merisson
20 Whipple Street
Prov, R.I. 02908

Lot 196 Same

Lot 195 Thomas S. Vennert
30 Whipple Street
Prov, R.I. 02908

Lot 193 Same

Lot 278 Juan M. Oliva
31 Whipple Street
Prov, R.I. 02908

Lot 279 Julia Barszcy
29 Whipple Street
Prov, R.I. 02908

Lot 280 Same

Lot 281 Same

Proposed zoning change Cont'd
169 Douglas Avenue

Plot 68

Lot 283 Mary C. Curtin
15 Whipple Street
Prov. R. L. 02908

Lot 284 Alibi Cape Inc
c/o Stone Lion
43 Douglas Ave, Prov, R. L. 02908

Lot 244 Same

Lot 245 Same

Lot 246 Same

Lot 247 Same

Lot 248 Same

Lot 103 Woodcock Realty Inc

Lot 104 Same

Lot 74 Eva Romeoka
61 Concord Street
Prov, R. L. 02908

⑨

Proposed Zoning Change Cont'd
169 Douglas Avenue

Plot 68

Lot 75 Carl Elias

235 Newman Ave
Rumford, R.I. 02916

Lot 76 Ronald Osborne

125 Sackett Street
Prov, R.I. 02907

Lot 65 Mary Janigian

Lot 64 Peter M. Baranian

16 Crimea Street
Prov, R.I. 02908

Lot 61 Joseph V. Labbe

15 Crimea Street
Prov, R.I. 02908

Lot 62 George F. Bradley Jr.,

137 Wallace Street
Prov, R.I. 02909

Lot 49 Same

Lot 50 Riccardo A. Froncillo

271 Strawberry Field Rd
Warwick, R.I. 02886

Lot 249 Albi Cafe Inc.,

(over)

Proposed Zoning Change Cont'd.

⑧

169 Douglas Ave.

Plat 68

Lot 163

Beatrice B. Miller

4 Abe Ct

Prov. R. S. 02908

Lot 164

Mary Harrison

9 Brook Street

Prov. R. S. 02908