

**City of Providence**

*Zoning Change #288*

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**CHAPTER** 1983-26

No. 374

**AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF 1951 BY CHANGING FROM AN R-4 MULTIPLE DWELLING ZONE TO A C-2 GENERAL COMMERCIAL ZONE, LOT 184, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 16, SAID LOT BEING SITUATED ALONG SOUTH MAIN STREET, AT THE CORNER OF TRANSIT STREET.

*Approved* May 3, 1983

***Be it ordained by the City of Providence:***

SECTION 1. The Zoning Map, accompanying and made a 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-4 Multiple Dwelling Zone to a C-2 General Commercial Zone, Lot 184 as set out and delineated on City Assessor's Plat 16, said lot being situated along South Main Street, at the corner of Transit Street, bounded and described as follows:

Beginning at a point on the easterly side of South Main Street said point being the northeasterly intersection of South Main Street and Transit Street; thence northwesterly along the easterly line of South Main Street to the northwesterly corner of herein described parcel; thence generally easterly to the northeasterly corner of herein described parcel; thence southerly to the northerly line of Transit Street and the southeasterly corner of herein described parcel; thence westerly along the northerly line of Transit Street to the easterly line of South Main Street, said point being point and place of beginning.

SECTION 2. This Ordinance shall take effect upon its Passage.

**IN CITY COUNCIL**

**APR 21 1983**

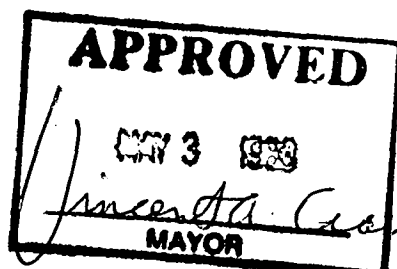
**FIRST READING  
READ AND PASSED**

*Rose M. Mandore* CLERK

**IN CITY  
COUNCIL**  
MAY 2 1983

**FINAL READING  
READ AND PASSED**

*[Signature]*  
**PRESIDENT**  
*Rose M. Mandore*  
**CLERK**



No.

**CHAPTER**

**AN ORDINANCE**

**THE COMMITTEE ON**

**ORDINANCES**

**Approves Passage of  
The Within Ordinance**

*Rose M. Mendonca*  
Clerk Chairman

April 11, 1983

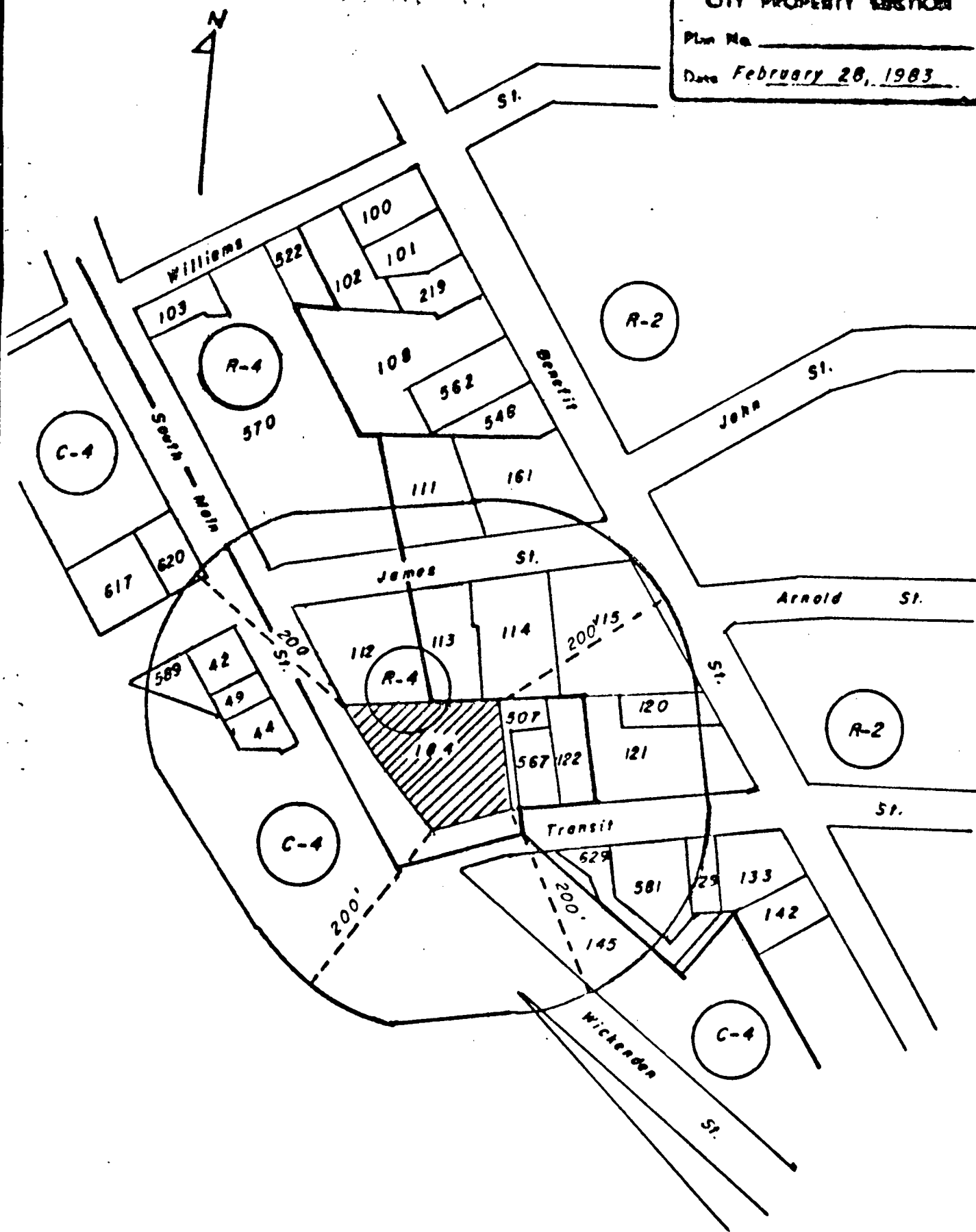
APR 11 1983

CLERK

APR 11 1983

Zoning Change No. 288  
Crossed-Hatched Area to be Changed From an  
R-4 Multiple Dwelling Zone to a C-2 General  
Commercial Zone.

PROVIDENCE  
P. W. DEPT. ENGINEERING  
CITY PROPERTY SECTION  
Plan No. \_\_\_\_\_  
Date February 28, 1983



CITY OF PROVIDENCE, R. I.  
Public Works Dept. Engineering Office  
Showing Zoning Change No. \_\_\_\_\_  
Drawn by J.A.C. Checked by R.J.Q.  
Scale Not to Scale Date 2-28-83  
Corrected by J. J. Ziegler, Associate Eng.  
Approved [Signature] P.E.  
CITY ENGINEER

Lot Numbers From Assessor's Plot 16

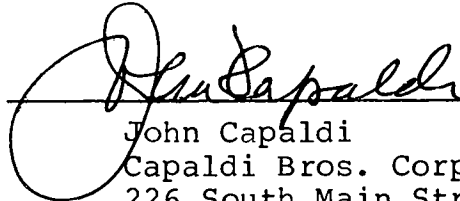
**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

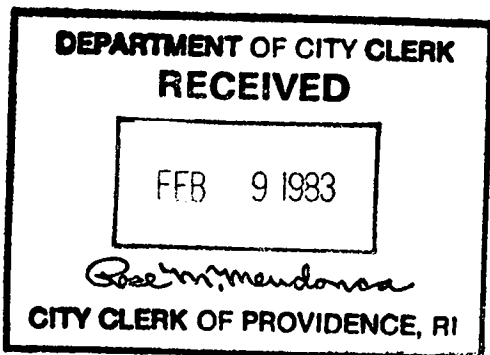
**PETITION TO THE CITY COUNCIL**

**TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:**

*The undersigned respectfully petitions your honorable body*

To change from an R-4 Multiple Dwelling Zone to a C-2 General Commercial Zone, Lot 184, as set out and delineated on City Assessor's Plat 16, said Lot being located along South Main Street, at the corner of Transit Street.

  
John Capaldi  
Capaldi Bros. Corp.  
226 South Main Street  
Providence, R.I. 02903



*Pd by Ck # 08849 amt. \$150.00  
signed by John Capaldi*

FEB 9 8 43 AM '83

DEPUTY CITY CLERK  
PROVIDENCE, R.I.

CLERK  
TENTATIVE  
CLERK

IN CITY COUNCIL  
FEB 17 1983

FIRST READING  
REFERRED TO COMMITTEE ON ORDINANCES

*Susan Menlove* CLERK

*Councilwoman Bessie (By Request)*

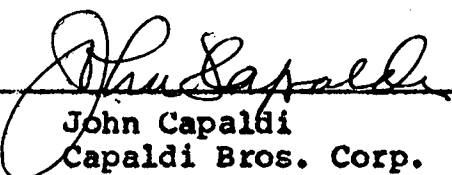
**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

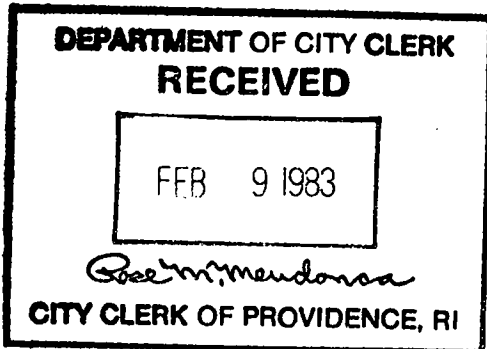
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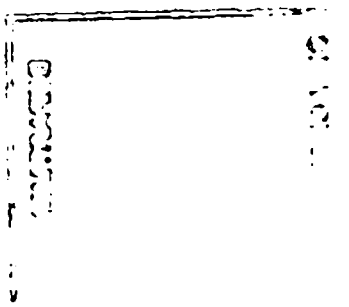
  
John Capaldi  
Capaldi Bros. Corp.  
226 South Main Street  
Providence, R.I. 02903



*Pl by Ck # 08849 amt. \$150.00  
signed by John Capaldi*

FEB 9 3 43 PM '83

DEPT. OF JUSTICE  
PROVIDENCE, R.I.



City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: February 22, 1983

TO: Joseph C. DiSanto, Director of Public Works

SUBJECT: PETITION OF CAPALDI BROTHERS CORP. - ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

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

**FIRST DEPUTY** City Clerk



City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: February 22, 1983

TO: Stanley Bernstein, Director of Planning and Urban Development

SUBJECT: PETITION OF CAPALDI BROTHERS CORP. - ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

Attached is a copy of the subject Petition, for your study and report back in writing to the said Committee.

City Clerk



# The City Plan Commission

40 FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

April 11, 1983

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

Attention: Michael Clement

Subject: Referral No. 2079 - Proposed Zone Change from R-4 to C-2 for Lot 184  
on A.P. 16 at the Corner of South Main and Transit Sts.

Gentlemen:

The City Plan Commission, at its April 5, 1983 regular monthly meeting, reviewed and evaluated the subject referral which contained a request by John Capaldi for the rezoning of the subject lot from R-4 Multiple Dwelling Zone to C-2 General Commercial Zone.

The subject lot contains 14,198 sq. ft. of land and is located at the north-easterly corner of South Main and Transit Streets with a 150 ft. frontage on So. Main Street and a 80 ft. frontage on Transit Street.

A field inspection revealed that the subject lot is a paved parking lot screened by low evergreen shrubs along South Main and Transit Streets. It is located within the R-4 residential strip along the easterly side of South Main Street and within the East Side Renewal Project. It was one of the redevelopment parcels disposed by the Providence Redevelopment Agency according to the Official Redevelopment Plan of the East Side Renewal Project.

Rezoning the subject lot to C-2 will violate the Official Redevelopment Plan of the East Side Project and will create a spot R-4 Zone at its adjoining property on Transit Street. Many of the permitted uses in the C-2 zone such as bar, turkish bath, pawnshop, second hand store and etc. are not compatible to the residential uses. Therefore, there could be an adverse effect on adjacent properties.

The Commission

Voted: To recommend to the Committee on Ordinances that this petition be approved subject to restrictions on C-2 uses imposed by the East Side Urban Redevelopment plan and further subject to voluntary compliance by the petitioner to a single office use.

Sincerely yours,

  
Stanley Bernstein  
Director

SB/gl

cc: Councilwoman Carolyn F. Brassil

Zoning Change  
Lot 184 Plot 16

From R-4 to C-2

Lot 620 L & L Perite Assoc.  
385 S. Main Street  
Providence, R.I. 02903

Lot 589 State of Rhode Island

Lot 42 Straus, Foster, Chernick  
403 S. Main  
Providence, R.I. 02903

Lot 49 Shopped to North-South Freeway

Lot 44 Same

Lot 570 Helen L. Prosdok  
372-374 S. Main St  
Providence, R.I. 02903

Lot 111 Sally C. Lapidus  
21 James St  
Providence, R.I. 02903

Lot 161 Lingo  
738 Hospital Trust Bldg.  
Providence, R.I. 02903

Set 112 - Bureau Chemist 1 qtz ilmenite  
12 grains - ilmenite  
R.I. 00903

Set 113 - Bureau Chemist 1 qtz, 4 qtz. ilmenite.  
18 grains - ilmenite  
R.I. 00903

Set 114 - Bureau Chemist 1 qtz  
875 ilmenite grains  
Date to the City, Utah 84108  
115 - Bureau Chemist 1 qtz  
392 grains - ilmenite  
R.I. 00903

Set 120 - Bureau Chemist 1 qtz  
R.I. 00903

Set 121 - Bureau Chemist 1 qtz  
R.I. 00903

Set 122 - Bureau Chemist 1 qtz  
R.I. 00903

Set 567 - Bureau Chemist 1 qtz  
R.I. 00903

Lot 507 Albert Visla  
26 Hanson St  
Providence, R.I. 02911

Lot 184 Capaldi Bros Corp.  
Geo Washington Highway  
P.O. Box 5897  
Cranston, R.I. 02917

Lot 145 William C. Martin & Frank M. Halasani

Lot 629 P. R. A  
40 Fountain St  
Providence, R.I. 02903

Lot 581 Richard L. Simons  
163 Worcester St  
Providence, R.I. 02906

Lot 129 Joseph R. Salmon & w. Janice  
410 Benefit St  
Providence, R.I. 02903

LEVY. GOODMAN, SEMONOFF & GORIN  
ATTORNEYS AT LAW

PARK ROW

PROVIDENCE, RHODE ISLAND 02903

TELEPHONE (401) 421-8030 CABLE: LEVGO PVD

TELEX - 927814

JACOB GOODMAN  
JEREMIAH J. GORIN  
RALPH P. SEMONOFF  
MELVIN L. ZURIER  
RICHARD J. ISRAEL  
BRUCE R. RUTTENBERG  
NORMAN G. ORODENKER  
NATHAN W. CHACE  
STEPHEN F. MULLEN  
MICHAEL R. GOLDENBERG  
WILLIAM H. COTTER, III  
ANTHONY F. MURI  
ROBERT A. PITASSI  
ROBERT B. BERKELHAMMER  
SETH K. GIFFORD  
WILLIAM GRANFIELD BRODY  
VICTORIA LEDERBERG  
PATRICIA J. IGOE  
CARL I. FREEDMAN  
SUSAN M. HUNTLEY  
MARY E. FOLEY  
BARBARA S. COHEN

JUDAH C. SEMONOFF 1914-1960  
ARTHUR J. LEVY 1920-1972  
JORDAN TANENBAUM 1954-1969

April 6, 1983

Re: Petition of Capaldi Brothers Corp., 226 South  
Main Street, to change form an R-4 Multiple  
Dwelling Zone to a C-2 General Commercial Zone

Dear Committee on Ordinances:

The Petition proposing an amendment to the Zoning Ordinance and Zoning Map of the City of Providence identified above is scheduled to be heard at a Public Hearing on April 11, 1982. On behalf of our client, Eunice Shatz, a resident of 22 James Street, Providence, we present the following statement for your consideration.

As a homeowner in this area, our client is concerned that such encroaching commercialism will disrupt, if not destroy, a fine residential community. By necessity, commercialism brings with it increased traffic congestion. The area in question is unprepared for such traffic influx, not to mention the fact that such traffic will present an added threat to the lives and quietude of area residents. Given such a change in the neighborhood, it is reasonable to

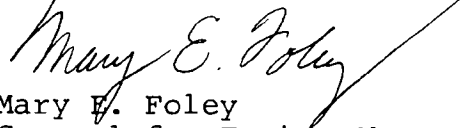
Committee on Ordinances  
April 6, 1983

-2-

assume that property values will decline. Residents desirous of peace and safety will flee the area. A breakdown of the community will result.

An affirmative vote by the Committee on the above-identified petition must be interpreted by all neighborhood residents and property owners alike as a sign that you have little or no regard for their concerns. Our client asks that you keep these concerns in the forefront of your deliberations.

Very truly yours,

A handwritten signature in cursive script, reading "Mary E. Foley", with a long diagonal flourish extending from the end of the name.

Mary E. Foley  
Counsel for Eunice Shatz

MEF:kas

FRANK J. WILLIAMS, LTD.

ATTORNEYS AT LAW

FRANK J. WILLIAMS  
CHARLES M. KOUTSOGLIANE

2 WILLIAMS STREET  
(AT SOUTH MAIN STREET)  
PROVIDENCE, RHODE ISLAND 02903

TELEPHONE: (401) 331-2222  
CABLE ADDRESS: LINCOLN

April 13, 1983

Mr. Michael R. Clement  
Deputy Clerk  
City of Providence  
City Hall  
Providence, Rhode Island, 02903

Re: Petition for Change of Zone (Referral No. 2079) for  
Lot 184 on A.P. 16 at the Corner of South Main and  
Transit Streets Filed on Behalf of Capaldi Bros.  
Corporation to Change the Zone from R-4 to C-2

Dear Mr. Clement:

This will confirm that I am the attorney for Capaldi Bros. Corporation who has requested the above referenced change in zoning. As indicated before the City Council Subcommittee on Zoning at its hearing on April 11, 1983, Capaldi Bros. Corporation did agree to a change to C-2 with a restriction that the use would be for offices and the construction of an office building.

I understand that the Zoning Subcommittee voted to recommend this change with the above referenced restriction to the full Council at its meeting on April 21, 1983. I further understand that first passage is scheduled for April 21, 1983, with the second passage scheduled by the City Council at its meeting on May 5, 1983.

Thank you.

Yours sincerely,



Frank J. Williams

FJW/cbn

cc: Mr. John F. Capaldi, President, Capaldi Bros. Corporation  
Mr. Stanley Bernstein, Director, The City Plan Commission



DEPT. OF CORRECTIONS  
PROVIDENCE, R.I.

APR 14 3 51 PM '83

[11]



CITY OF PROVIDENCE, RHODE ISLAND  
MAYOR VINCENT A. CIANCI, JR.

---

DEPARTMENT OF PUBLIC WORKS . 700 ALLENS AVENUE . 02905  
Joseph C. DiSanto, Director James F. Lembo, Deputy Director

PROPOSED ZONING CHANGE  
LOT 184 ON CITY OF PROVIDENCE  
ASSESSOR'S PLAT 16

CHANGE FROM R-4 MULTIPLE DWELLING ZONE TO A - C - 2 GENERAL COMMERCIAL ZONE

Beginning at a point on the easterly side of South Main Street said point being the northeasterly intersection of South Main Street and Transit Street;

Thence northwesterly along the easterly line of South Main Street to the northwesterly corner of herein described parcel;

Thence generally easterly to the northeasterly corner of herein described parcel;

Thence southerly to the northerly line of Transit Street and the southeasterly corner of herein described parcel;

Thence westerly along the northerly line of Transit Street to the easterly line of South Main Street, said point being point and place of beginning.