

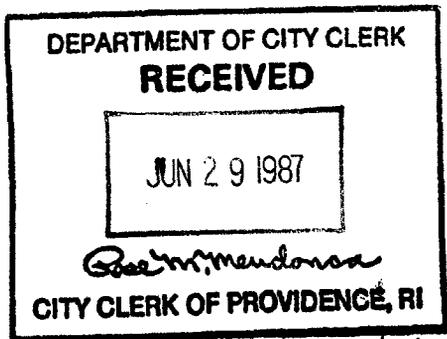
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

RECEIVED
CITY CLERK'S
OFFICE

I would like to petition for a zoning
change on property located at 19 Elmwood Avenue
and Arch Street. The lot numbers are 525 and
528 Plat 30. Lot 525 is R4 zoned
528 is Commercial C-4 zone. I would like
to change ^{lot #} 525 to C4 zone and 528
to M1 zone.



Pd by Ch # 1657 amt \$150.00

Sincerely,

Steve Maiorisi

STEVE MAIORISI
19 ELMWOOD AVENUE
PROV., RI 02907

421-4246

IN CITY COUNCIL

JUN 1 1989

ORDERED THAT PETITIONER
HAVE LEAVE TO WITHDRAW

Rose M. Mendonca CLERK

FILED

JUN 29 10 09 AM '87

DEPT. OF C. & CLERK
PROVIDENCE, R. I.

CLERK OF PROBATE
PROBATE COURT
PROVIDENCE, R. I.

IN CITY COUNCIL

FIRST READING
REFERRED TO COMMITTEE ON

ORDINANCES

Bob Menlove CLERK

THE COMMITTEE ON
ORDINANCES

May 1, 1989

Recommends Be Continued

Michael R. Clement
Clerk

THE COMMITTEE ON
ORDINANCES

Recommends

Bob Menlove Clerk
Petitioner Granted
leave to Withdraw
May 15, 1989

From the Clerk's Desk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: August 11, 1987

TO: Kathleen D. Field, Associate Director of Planning

SUBJECT: ZONING CHANGE - ELMWOOD AVENUE & ARCH STREET

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject petition, for your study and report back in writing to the above named committee.

First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: August 11, 1987
TO: Rocco A. DeLuca, Director of Public Works
SUBJECT: ZONING CHANGES - ELMWOOD AVENUE & ARCH STREET
CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject petition, for your study and report back in writing to the above named committee.

It is also requested that you forward to the Committee a list of abutting property owners and tracing of the area.

First Deputy City Clerk



The City Plan Commission

44 WASHINGTON STREET

PROVIDENCE, RHODE ISLAND 02903

October 23, 1987

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

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2230 - Zone Change from R-4 to C-4 lot 525 on
A.P. 30 and from C-4 to M-1 lot 528 on
A.P. 30 located at 19 Elmwood Avenue

Gentlemen:

The City Plan Commission, at its October 21, 1987 regular monthly meeting, reviewed and evaluated the subject referral from your Committee on the proposed zone change from R-4 to C-4 on lot 525 on A.P. 30 and from C-4 to M-1 on lot 528 on A.P. 30 located on the corner of Arch Street and Elmwood Avenue.

The petitioner is Mr. Steve Maiorisi of 19 Elmwood Avenue, Providence, Rhode Island, owner of lots 528 and 525 on A.P. 30.

An office research revealed that the petitioner's identification of the above lots in relation to their zoning designation was erroneous: lot 525 is located in a C-4 zone and lot 528 is located within an R-4 zone.

A similar petition from Mr. Steven Maiorisi representing Trinity Square Auto Inc. of 19 Elmwood Avenue, received in December, 1985 was a subject of the City Plan Commission review and evaluation at its January 7, 1986 meeting (see attached letter to the City Clerk - CPC Referral No. 2175).

A current field inspection revealed that no changes in land use occurred since the 1985 inspection. The only improvement was an erection of an eight foot high stockade fence between lots 530 and 528.

The proposed zoning change would have an adverse impact on the surrounding historic residential neighborhood. The Arch Street area is being currently surveyed, evaluated and prepared for nomination to the National Register of Historic Places as an historic district.

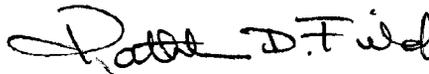
A strong opposition to a similar zoning change was expressed previously by the Rhode Island Historical Preservation Commission.

Committee on Ordinances
Page 2
October 23, 1987

Referral No. 2230

✓ The Commission voted to advise the Committee on Ordinances that this petition be denied.

Sincerely yours,



Kathleen D. Field
Associate Director of Planning

KDF/jp
cc: Councilman Thomas F. O'Connor, Jr.



The City Plan Commission

55 Eddy ~~XXXXXX~~ STREET

PROVIDENCE, RHODE ISLAND 02903

January 13, 1986

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

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2175 - Proposed Zone Change from R-4 to C-4
for Lot 528 on A.P. 30 located at
9 Arch Street.

Gentlemen:

The City Plan Commission at its January 7, 1986 regular monthly meeting reviewed and evaluated the subject referral from your committee.

The petitioner is the Trinity Square Auto, Inc. of 19 Elmwood Avenue, Providence, Rhode Island, occupant of lots 525 and 528 on A.P. 30. Lot 525 is owned by the Crown Realty Co., Inc., of 19 Elmwood Avenue, c/o Max Golden; lot 528 is owned by Mr. James F. Gallogly of 148 Bellevue Avenue, Providence, Rhode Island. Lot 525 is located within zone C-4; Lot 528 is zoned R-4 except for a small area located within the southern corner of aforesaid lot, which is zoned C-4.

A field inspection revealed that lots 525 and 528 are used for automobile storage by the used car dealer, who wants to expand his business by constructing a 1500 sq. ft. commercial building on lot 528.

The proliferation and expansion of commercial uses along Elmwood Avenue have historically had an adverse impact on the surrounding residential neighborhood.

Both sides of Arch Street have historically and architecturally significant buildings some of which were recently renovated and restored, such as 15 and 17 Arch Street.

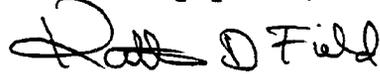
Committee on Ordinances
Page 2
January 13, 1985

Referral No. 2175

The proposed expansion of the used car dealership would have an adverse impact on the existing residential uses and therefore the Commission voted:

to advise the Committee on Ordinances that his petition be denied.

Sincerely yours,



Kathleen D. Field
Associate Director of
Planning

KDF/jp

cc: Councilman Thomas F. O'Connor, Jr.
Wendy Nicholas, Prov. Preservation Society
Edward Sanderson, R.I. Historical Preservation Commission

zoning change
9 Arch St. (A.P., lot 528)

To be changed from an R-4 Multiple Dwelling Zone to
a C-4 Heavy Commercial Zone

Clat 30

Lot 643 Trustees of Trinity Union Methodist Church

✓ 505 Same ~~St~~

✓ 452 Grace Church Cemetery ✓

✓ 379 Shell Oil Co. ✓

P.O. Box 2099, Houston, Tx 77001

✓ 566 Operations Realty Inc.,
19 Elmwood Avenue, Prov. R.S. 02907

✓ 563 Same

✓ 562 Capital Center Associates Three
292 Friendship Street, Prov. R.S. 02907

✓ 561 Theodore Ferrara
37 Marlborough Ave, Prov. R.S. 02907

✓ 533 Charles LaBroscia
17 Arch Street, Prov. R.S. 02907

✓ 532 Same

✓ 531 Lawrence H. Cole

✓ 530 Lawrence H. Cole
15 Arch Street
Prov. R.S. 02907

over

Plat 30

- Lot 528 Operations Realty Inc.,
19 Elmwood Avenue, Providence, R.I. 02909
- ✓ 525 Same
C/o Max Golden, 49 Laurel Ave, Prov. R.I. 02906
- ✓ 569 Elwin M. Rosenbaum
29 Elmwood Ave, Prov. R.I. 02907
- ✓ 570 Charles Petilli
37 Elmwood Avenue, Prov. R.I. 02907
- ✓ 571 Felicia D. Diaz + William Lunapiera
10 Arch Street, Prov. R.I. 02907
- ✓ 572 Alfred A. Adjahoe Et al ✓
16 Arch Street, Providence, R.I. 02907
- ✓ 573 Franco + Lucio + Beneduce
16 Arch Street, Providence, R.I. 02907
- ✓ 574 Peter Carnevale
18 Arch Street, Providence, R.I. 02907
- ✓ 575 Ronald Szys ✓
33 Salem Ave, Cranston, R.I. 02920
- ✓ 416 Franco A. + Lucio Beneduce



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION COMMISSION

Old State House
150 Benefit Street
Providence, R.I. 02903
(401) 277-2678

January 31, 1986

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

Gentlemen:

The City Plan Commission has informed this office that Trinity Square Auto Incorporated seeks a zoning change from R-4 to C-4 for lot 528, AP30, at 9 Arch Street.

The Historical Preservation Commission has identified the Arch Street-Bridgham Street area as a potential candidate for the National Register of Historic Places. Most of the houses in the Arch-Street-Bridgham Street area date from the 1860s and 1870s and represent an unusually well preserved group of houses built for Providence's expanding middle class in the mid-nineteenth century. Fine examples of the Italianate and Second Empire styles are located here in a dense concentration, documenting in a significant fashion the development of Elmwood as one of the city's most appealing neighborhoods.

Especially important is the row of houses on the north side of Arch Street between Elmwood Avenue and Junction Street. For example, the Anthony House (c.1900) at 15 Arch Street, is a handsome Colonial Revival dwelling designed by Stone, Carpenter & Willson, one of Providence's most important architectural firms in the late nineteenth and early twentieth centuries. The Sprague House (c.1874), at 17 Arch Street, was designed by Alpheus Morse and is a fine and rare (for Providence) example of the French Academic phase of the Second Empire style.

The Historical Preservation Commission is concerned that such historic areas as the Bridgham Street-Arch Street district be preserved for future use and enjoyment.

It is clear that the houses of this district now have problems of maintenance and disrepair, but they also offer a good opportunity for neighborhood improvement. I am sure you share the Historical Preservation Commission's conviction that expansion of commercial uses into such historic residential areas should not be allowed to diminish the potential for continued improvement.

Recent efforts by some property owners on Arch Street to repair and restore their houses indicate a level of interest in this historic area which should be actively encouraged. We request that you consider the special character of this area before making your decision about the proposed zoning change.

Yours very truly,


Edward F. Sanderson
Executive Director
Deputy State Historic
Preservation Officer

/db

cc: Russell Gower
Kathleen Field
Wendy Nicholas
Councilman Thomas F. O'Connor, Jr.

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

FEB 3 9 57 AM '86

FILED

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION COMMISSION
Old State House
150 Benefit Street
Providence, R.I. 02903



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



FILED

FEB 3 9 45 AM '86

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

April 25, 1989

City Clerk
Providence City Hall
Providence, R.I. 02903
Atten: Mike

Dear Mike:

This letter will serve as notice of withdrawal of my petition, before the Zoning Board of Review, scheduled for May 1, 1989. This petition will be rescheduled at a later date that is convenient to the Board.

If you have any questions, please feel free to call at 421-4246. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "S. Maiorisi".

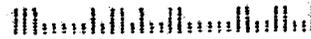
Steven Maiorisi
Trinity Square Auto

Steven Maiorisi
Trinity Square Auto
19 Elmwood Avenue
Providence, R.I. 02907



CITY CLERK
PROVIDENCE CITY HALL
PROVIDENCE, R.I. 02903

ATTEN: MIKE

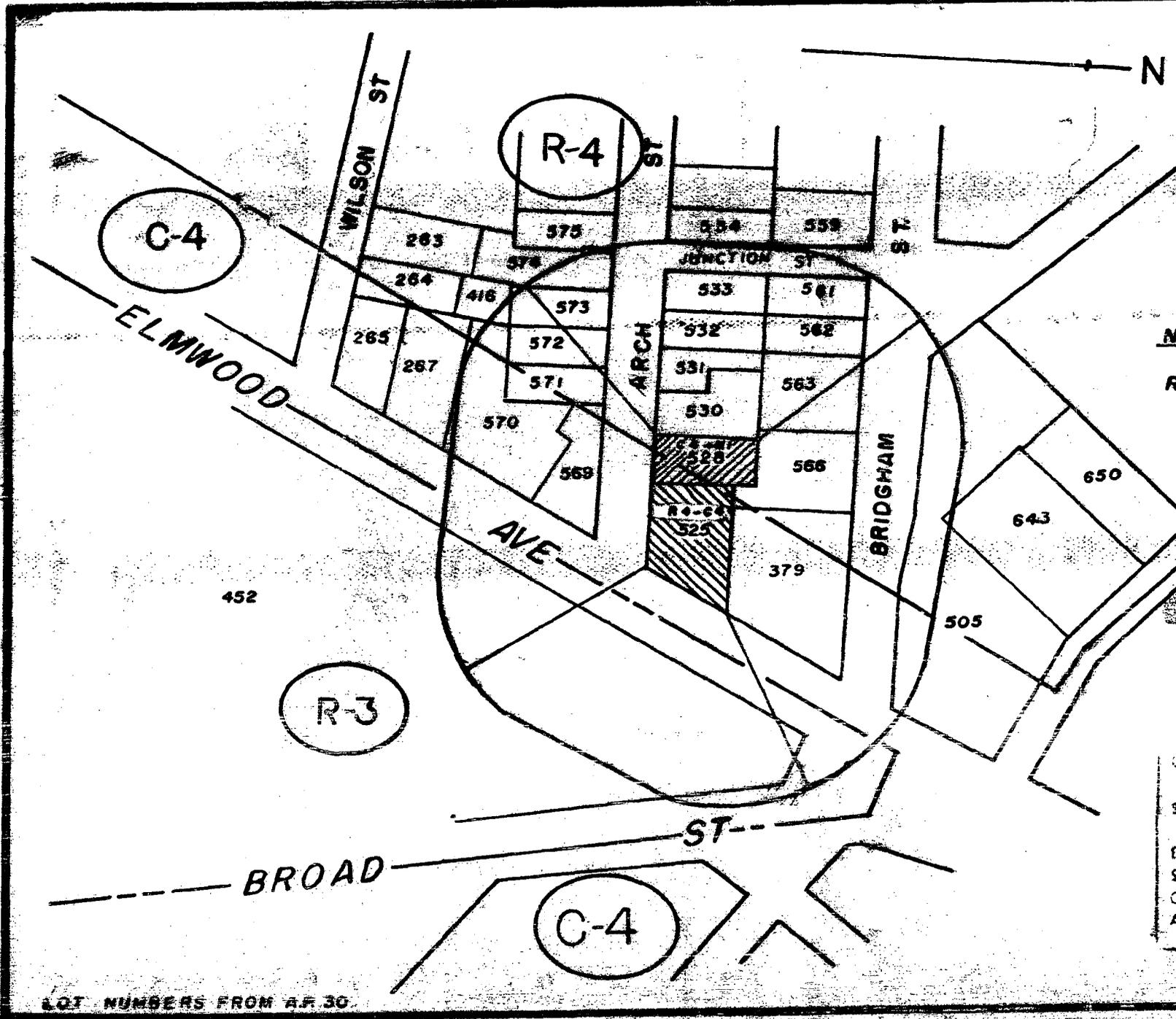


51

DEPT. OF PROBATION
PROVIDENCE, R.I.

APR 27 9 37 AM '89

RECEIVED



PROVIDENCE R.I.
 CITY DEPT. ENGINEERING OFFICE
 CITY PROPERTY SECTION
 Plan No. 064451
 Date 4/27/89

NOTE:
 CROSS HATCHED AREA TO BE
 REZONED FROM R-4 TO C-4
 AND.. FROM C-4 TO M-1
 AS INDICATED.

CITY OF PROVIDENCE R.I.
 Public Works Dept. Engineering Office
 Showing ZONE CHANGE: ELMWOOD AVE.
 Drawn by JA Jeffrey Checked by RVR
 Scale NONE Date 4/27/89
 Correc. James T. Brown Associate Eng.
 Approv. [Signature]

LOT NUMBERS FROM A.F. 30