

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1990 - 30

No. 610 **AN ORDINANCE** in amendment of and in addition to Chapter 1983-19 of the Ordinance of the City of Providence approved May 3, 1983 and entitled "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Trinity Gateway Revitalization Project" for additional acquisition and development controls.

*Approved* December 26, 1990

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

1. That Chapter 1983-19 of the Ordinance of the City of Providence, approved May 3, 1983, and entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Trinity Gateway Revitalization Project" as amended by Chapter 1988-44 of the Ordinance of the City of Providence, approved November 23, 1988, be and the same is hereby further amended as follows:

- A. Add the following properties to the acquisition list in Section E-2 entitled "Proposed Acquisition" as contained in and set forth on Page 19 of the certain booklet entitled, "Trinity Gateway Revitalization Project" which is part of the aforementioned Ordinance.

<u>Assessor's</u>		<u>Address</u>
<u>Plat</u>	<u>Lot</u>	
44	332	64 Dartmouth Avenue
44	333	62 Dartmouth Avenue
44	334	56 Dartmouth Avenue
44	335	54 Dartmouth Avenue
44	336	48 Dartmouth Avenue
44	314	122 Wesleyan Avenue
24	202 *	298 Friendship Street

- B. Add the following Section under Section F.1 entitled "Standards and Controls for Land Development" as contained and set forth on Page 20 of the certain booklet entitled "Trinity Gateway Revitalization Project" prior to the section entitled "R-4 Multiple Residential Zone".

#### R-3 General Residence Zone

##### 1) Permitted Uses

- (a) R-3 Residential dwelling uses of the City of Providence Zoning Ordinance shall be permitted within the area except for:  
Apartment Hotel or Hotel, Fraternity or Sorority House, or Rooming House.

\* Property to be acquired by purchase from the Rhode Island Department of Transportation, Division of Administration and Financial Real Estate.

No.

**CHAPTER**  
**AN ORDINANCE**

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2) Development Controls for Permitted R-3 Uses:

- (a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks, and Building Heights - Shall be governed by applicable provisions of the Zoning Ordinance as amended to date.
- (b) Building Construction - The construction of buildings shall conform to the regulations set forth in the State Building Code, as amended to date.
- (c) Dwelling Accommodations - All living units shall be full-family dwelling accommodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of Chapter 1040, Ordinance of the City of Providence, entitled: "The Ordinance Providing Minimum Standards for Housing," as approved July 19, 1956 and as amended to date.
- (d) Name Plate or Sign - For each dwelling unit, one name plate not exceeding 1/2 square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted occupation, and shall be suitably integrated with the architectural design of the structural design of the structure which it identifies. The size, design, placement and number of signs must be specified in all redevelopment proposals. The replacement or addition of any sign during the duration of the plan must be approved by the Agency. The Agency, in its sole and absolute discretion, shall have the final right of approval.
- (e) Off-Street Parking - Two off-street parking spaces for each dwelling unit shall be provided. The Agency, in its sole and absolute discretion, shall have the final right of approval.
- (f) Paving for Accessory Parking - Paving on residential lots shall be limited to the following:
  - (1) The front yard may be used only for a driveway to access a garage or parking area located on the side or rear yard. Parking is not permitted in the front yard.
  - (2) Only one side of the yard shall be paved for parking.
  - (3) Only forty percent (40%) of the rear yard area shall be permitted to be paved for parking.

The Agency, in its sole and absolute discretion, shall have the final right of approval.

- (g) Overnight Off-Street Parking - In residential zones, overnight off-street outside parking shall be specifically prohibited for pleasure vehicles, including: campers, recreational vehicles, boats and the like. Pleasure vehicles shall be parked overnight in a garage or in the rear yard.
- (h) Landscaping, On-Site Improvements and Maintenance - All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drives. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass, shrubs, and trees; except where the Agency approves, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes, or a garden only. Outdoor parking areas shall be effectively landscaped with trees and shrubs to reduce the visual impact of glare, headlights and parking lot lights from the public right-of-way and from adjoining properties and to enhance the aesthetic quality of the area.

After fully developed, the land, building and other improvements within the area shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities including structural enclosures, where appropriate, shall be provided and properly maintained. The Agency, in its sole and absolute discretion, shall have the final right of approval.

- (i) Design Review Criteria - All plans for proposed buildings or rehabilitation of existing buildings shall be reviewed for sensitivity of design to the architectural character of the neighboring area. The Agency shall review all plans and shall have the final right of approval. Issues in design to be considered shall include:
- (1) Roofline and building heights.
  - (2) Exterior sheathing materials such as clapboard, wood shingles, or brick materials; no vinyl siding.
  - (3) Distance from legal sidewalk line.
  - (4) Ingress/egress.
  - (5) Parking areas.
  - (6) Fencing /landscaping.
- (j) Additional Applicable Controls are Listed Below Under the Headings:
- (1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements" (See Page 30).
  - (2) "Miscellaneous Provisions" (See Page 32).

- C. Add the following Section under Section F.1 entitled "Standards and Controls for Land Development" as contained and set forth on Page 20 of the certain booklet entitled "Trinity Gateway Revitalization Project" prior to the Section entitled "C-4 Heavy Commercial Zone".

C-1 Limited Commercial Zone

1) Permitted Uses

- (a) C-1 Limited Commercial Uses of the City of Providence Zoning Ordinance shall be permitted within the Area, except for the following uses: Club, Lodge (non-profit) or Fraternal Association, Package Liquor Store.

2) Development Controls for Permitted C-1 Uses

- (a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks, and Building Height:

Shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.

- (b) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance of the City of Providence, as amended to date.

(c) Permitted Signs:

(1) Number of Signs Permitted: A maximum of two (2) signs shall be permitted, including any plaques, and signs which are integrated into the building's architecture. This limitation shall not include directional signs for multiple unit buildings where the same number of signs will be allowed for each business.

(2) Subject Matter: Signs shall pertain only to the identification of the business conducted within the building to the product sold, or to the direction or visitors. No pictures or samples shall be permitted on a sign except as a part of a trademark. No flashing or animated signs shall be permitted.

(3) Type of Signs Permitted: Horizontal or vertical wall signs, otherwise known as belt or face signs. Signs painted on the wall shall not be allowed. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name and/or trademark of the firm will be permitted. All necessary directional signs on the lot occupied by the building to which the signs pertain will also be permitted. Additional signs permitted shall include: canopy signs, freestanding signs, projecting signs, roof signs, and window signs.

(4) Permitted Sign Location: No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon, or be painted on the roof or canopy. No free standing signs shall be permitted other than for visitor directional signs.

(5) Sign Dimensions: No signs shall exceed a maximum surface area of one and one half (1.5) square feet for each linear foot of that face of the building displaying such signs. No sign shall project more than twelve (12) inches from the face of the building on which such sign is displayed. No plaques shall exceed eight (8) square feet in surface area. In the event that the Zoning Ordinance is amended in 1990 with more stringent sign requirements, the amended requirements shall apply.

(6) Sign Illumination: Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent right-of-way or from any adjacent properties.

(7) Additional Regulations: In addition to the above sign controls, signs of an individual unit (within a multiple unit building) shall not extend beyond that portion of the face of the building which directly encloses that unit. The Agency, in its sole and absolute discretion, shall have the final right of approval.

(d) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.

(e) Off-Street Loading: Shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.

(f) Parking Space Construction: All off-street parking and loading areas, including drives and other accessways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as stated in paragraph (i). The parking area shall be landscaped such that for every 2,000 square feet of gross parking area over 4,000 square feet of lot area there shall be at least one (1) live tree which shall be at least fifteen (15) feet high at the time of planting and which will attain a height of at least twenty (20) feet, and there shall be an area of at least two hundred (200) square feet which shall be planted and permanently maintained in grass.

Illumination shall be so arranged as to shield the light source from the view of all adjoining lots and from all abutting streets.

In the event that the Zoning Ordinance is amended in 1990 with more stringent requirements, the amended regulations shall apply. The Agency, in its sole and absolute discretion, shall have the final right of approval.

- (g) Screening: Except for that portion of a driveway or accessway which opens directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent streets by means of a uniform growth of evergreen plant materials at least four (4) feet wide and at least four and one half (4 1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in case of parking areas located at or below the street grade; and measured at the edge of the parking area pavement, in the case of parking areas located above the street grade) and which is of a variety that will attain a height of at least six (6) feet. With the approval of the Agency, the following types of screening may also be permitted, namely: (1) masonry wall, which shall not be greater in height than (4 1/2) feet nor less than four (4) feet, measured as cited above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the proposed buildings as well as with the architecture(s) of adjacent, existing buildings. However, neither rough, unfinished cinder block, nor rough, unfinished concrete shall be permitted. (2) continuous wooden fence, which shall not be greater in height than four and one half (4 1/2) feet not less than four (4) feet, measured as above for evergreens, and which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building, as well as with the architecture(s) of adjacent, existing buildings. A uniform appearing, adequate, year-around screen shall be approved by the Agency. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than one hundred thirty five (135) degrees and a line joining points on such lines fifteen (15) feet distant from their point of intersection, screening shall be provided at a height of three and one half (3 1/2) feet.

In the event that the Zoning Ordinance is amended in 1990 with more stringent requirements, the amended regulations shall apply. The Agency, in its sole and absolute discretion, shall have the final right of approval.

- (h) Landscaping and On-Site Improvements and Maintenance: The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs and trees, except that subject to review and approval by the Agency, an area not in excess of 20% of the unbuilt and unpaved portion of the site, may be maintained in a landscaping material other than grass, shrubs and trees.

After fully developed, the land, buildings, and other improvements to all sites in the project area shall be maintained in good repair and in clean and sanitary conditions. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency, in its sole and absolute discretion, shall have the final right of approval.

- (1) Land and Improvements (See Page 30)
- (2) Miscellaneous Provisions (See Page 32)

D. The following maps of the aforementioned Official Redevelopment Plan which is a part of the aforementioned ordinance, hereinafter identified are deleted:

- 1) Map No. 1, "Existing Land Use and Zoning", Sheet 1 of 2 and Sheet 2 of 2, Trinity Gateway Revitalization Project, dated October, 1988.
- 2) Map No. 2, "Proposed General Land Use and Zoning", Sheet 1 of 2 and Sheet 2 of 2, Trinity Gateway Revitalization Project, dated October, 1988.
- 3) Map No. 3, "Proposed Zoning Changes", Trinity Gateway Revitalization Project, dated October, 1988.
- 4) Map No. 4, "Proposed Acquisition", Trinity Gateway Revitalization Project, dated October, 1988.
- 5) Map No. 5, "Disposition Map", Sheet 1 of 2 and Sheet 2 of 2, Trinity Gateway Revitalization Project, dated October, 1988.
- 6) Map No. 6, "Proposed Site Improvements", Trinity Gateway Revitalization Project, dated October, 1988.
- 7) Map No. 7, "Right-of-Way Adjustments", Trinity Gateway Revitalization Project, dated October, 1988.

- G. Paragraph numbered 7 entitled "Estimated Cost of Redevelopment and Proposed Method of Financing" as contained in and set forth on Page 34 of that certain booklet entitled "Upper South Providence Official Redevelopment Plan, 1984", which is a part of the aforementioned ordinance need not be amended. All new expenditures shall be paid through available bond funds.
  - H. The Agency shall take into consideration the needs of parking in the area and where consistent with the plan, shall dispose of property in accordance with the provisions of the Special Vacant Lot Program.
  - I. Where lots to be acquired have residences located on them, and all other conditions are equal, the Agency shall take into consideration the wishes of the property owners to remain.
- 2. That said Chapter 1984-17 of the Ordinance of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.
  - 3. That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

A true copy,  
Attest:

Rose M. Mendonca  
City Clerk

IN CITY COUNCIL

OCT 18 1987

First Reading Read and Passed  
Referred to Committee on  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

*Rose M. Mendonca*  
CLERK

IN CITY  
COUNCIL

DEC 20 1990

FINAL READING  
READ AND PASSED

*Richard W. Ertter*  
PRESIDENT  
*Rose M. Mendonca*  
CLERK

APPROVED

DEC 26 1990

*[Signature]*  
MAYOR

THE COMMITTEE ON  
URBAN REDEVELOPMENT  
~~RENEWAL & PLANNING~~  
RECOMMENDS

Clerk:

Dec. 10, 1990

THE COMMITTEE ON  
URBAN REDEVELOPMENT  
~~RENEWAL & PLANNING~~  
Approves Passage of  
The Within Ordinance

*Rosemaria Loren*  
~~Chair~~ Chairman

Dec. 14, 1990

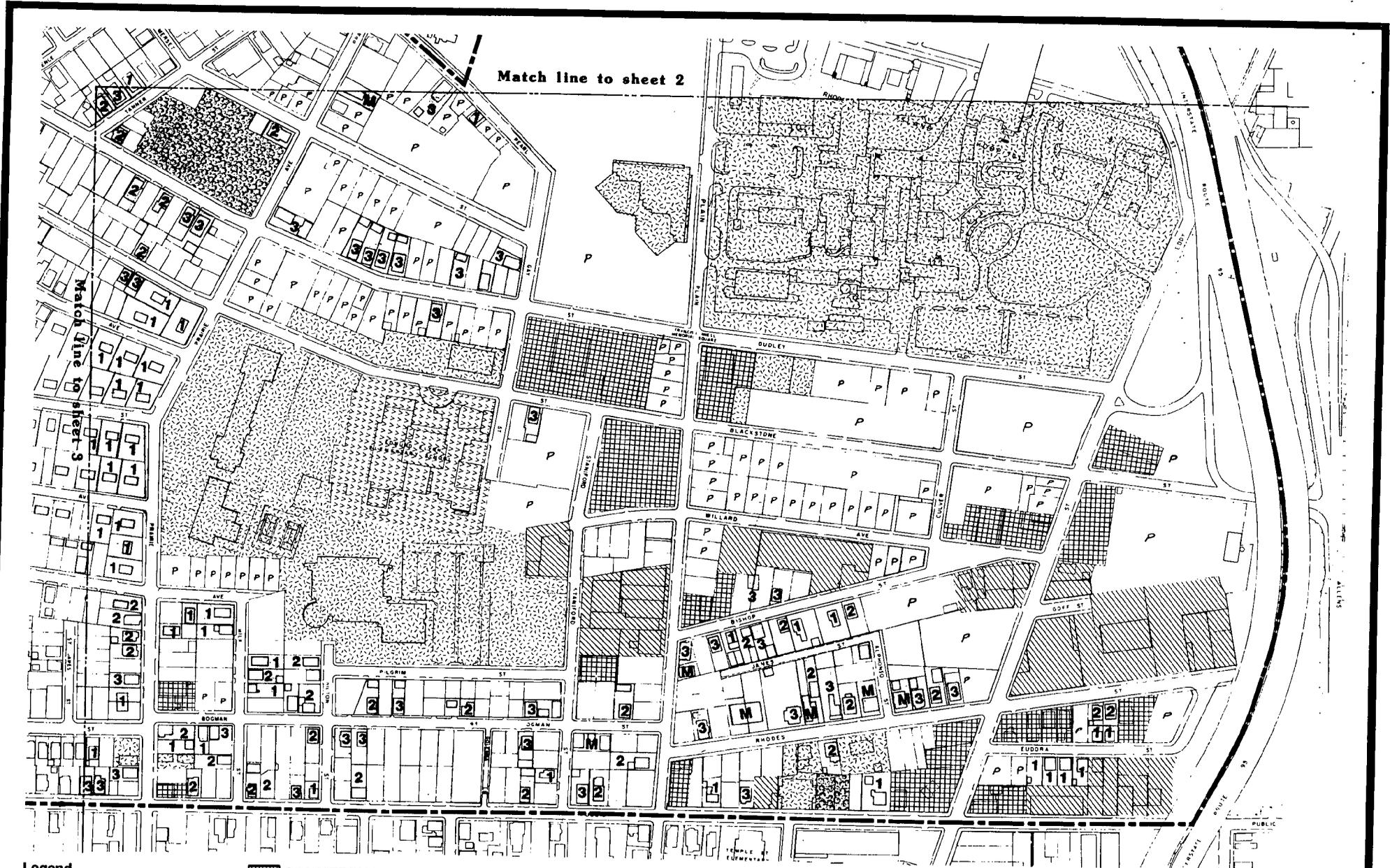
COMMITTEE  
ON  
URBAN REDEVELOPMENT

RECOMMENDS

Concurrence on January (By Request)







Match line to sheet 2

**Legend**

- |                    |              |                                  |
|--------------------|--------------|----------------------------------|
| <b>RESIDENTIAL</b> |              | <b>COMMERCIAL</b>                |
| 1                  | One Family   | <b>INDUSTRIAL</b>                |
| 2                  | Two Family   | <b>GENERAL INSTITUTIONAL</b>     |
| 3                  | Three Family | <b>EDUCATIONAL</b>               |
| M                  | Multi-Family | <b>RECREATION AND OPEN SPACE</b> |
|                    |              | <b>PARKING</b>                   |

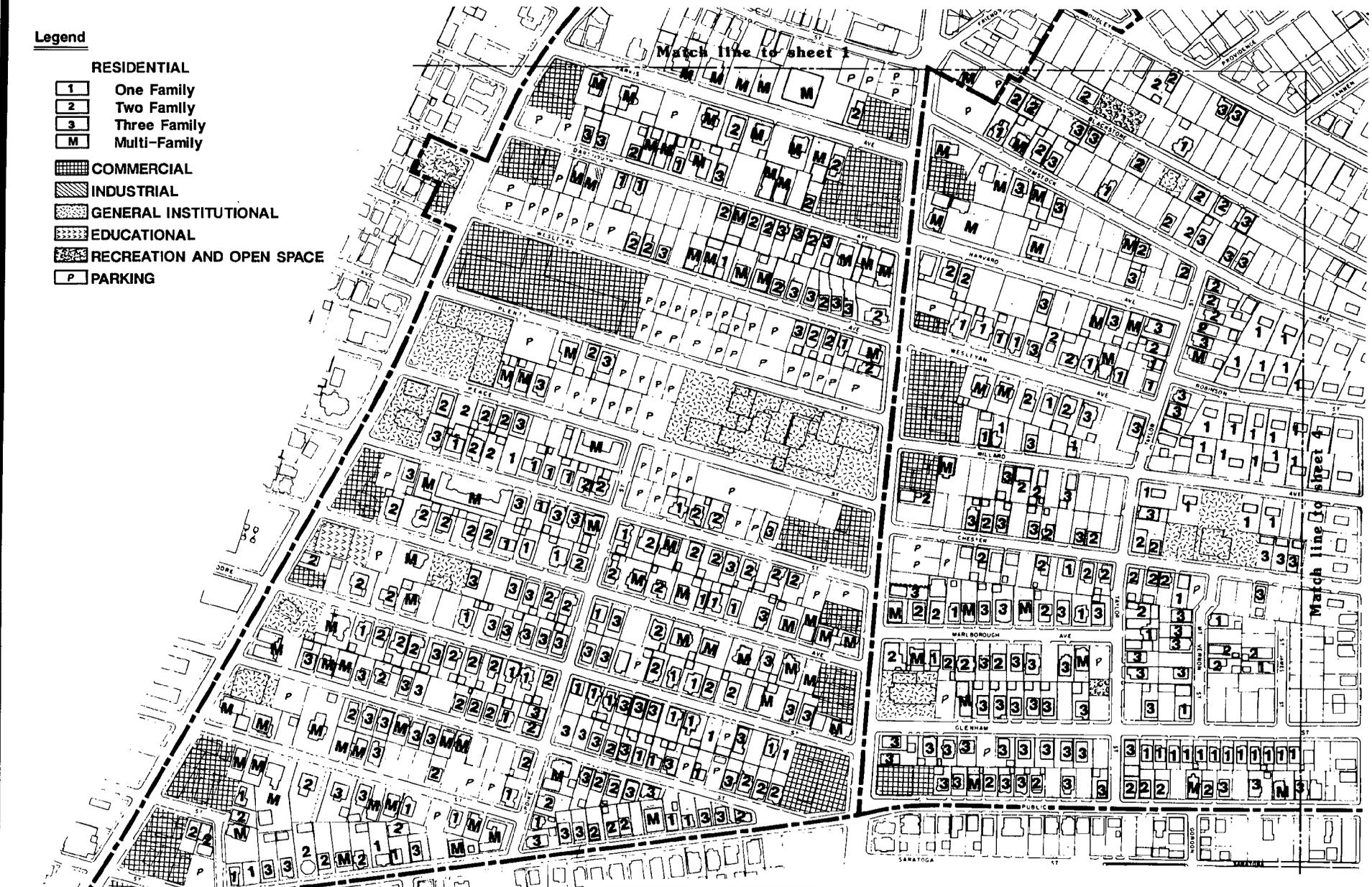
PROVIDENCE REDEVELOPMENT AGENCY  
 Upper South Providence /  
 Trinity Gateway Project

LAND USE  
  
 SHEET 4 OF 4

DEPARTMENT of PLANNING  
 and DEVELOPMENT  
 Date: 9/90 Revisions: \_\_\_\_\_

**Legend**

- RESIDENTIAL**
- 1 One Family
- 2 Two Family
- 3 Three Family
- M Multi-Family
- COMMERCIAL
- INDUSTRIAL
- GENERAL INSTITUTIONAL
- EDUCATIONAL
- RECREATION AND OPEN SPACE
- P PARKING

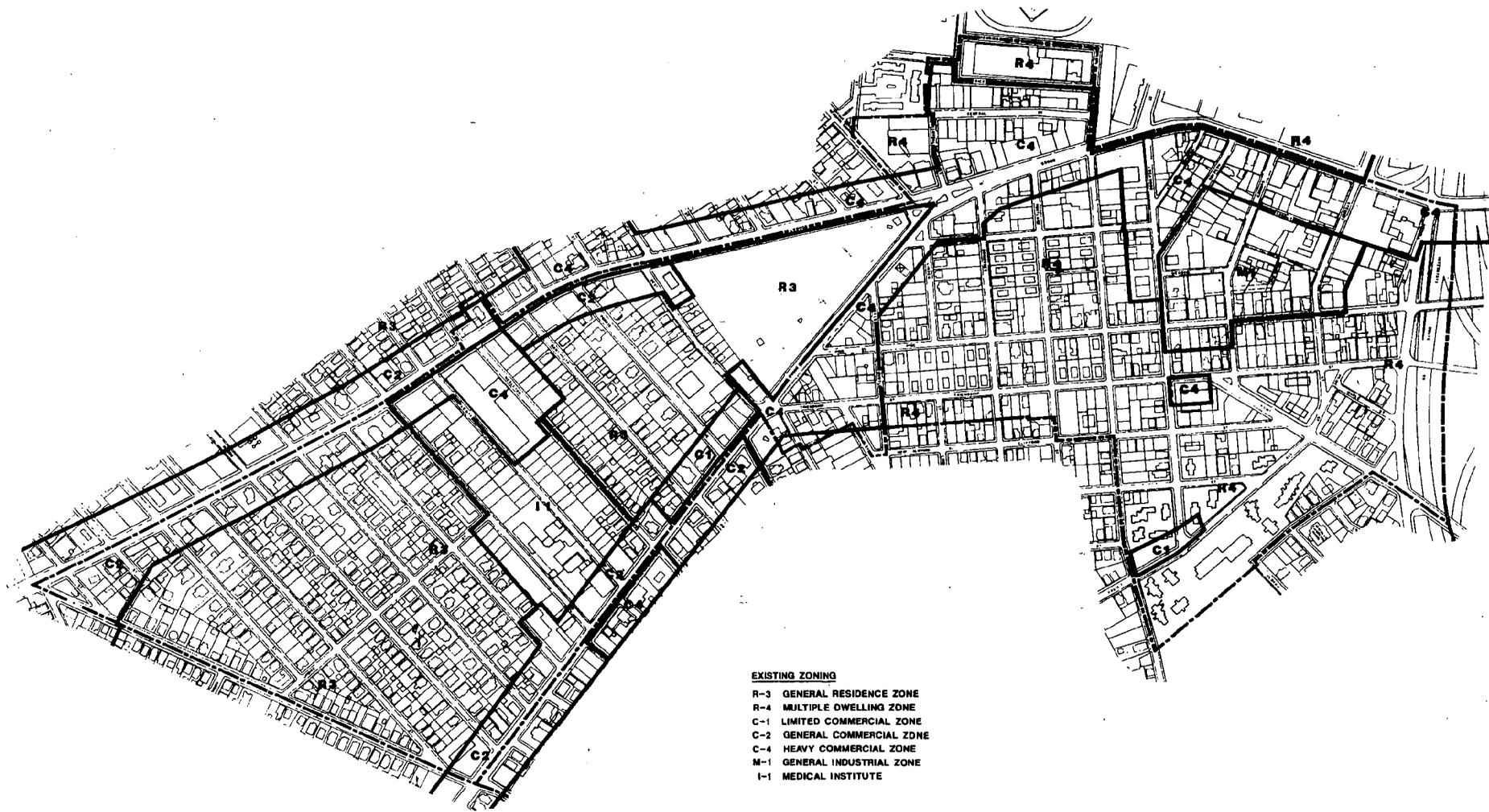


PROVIDENCE REDEVELOPMENT AGENCY  
Upper South Providence /  
Trinity Gateway Project

LAND USE  
  
SHEET 3 OF 4

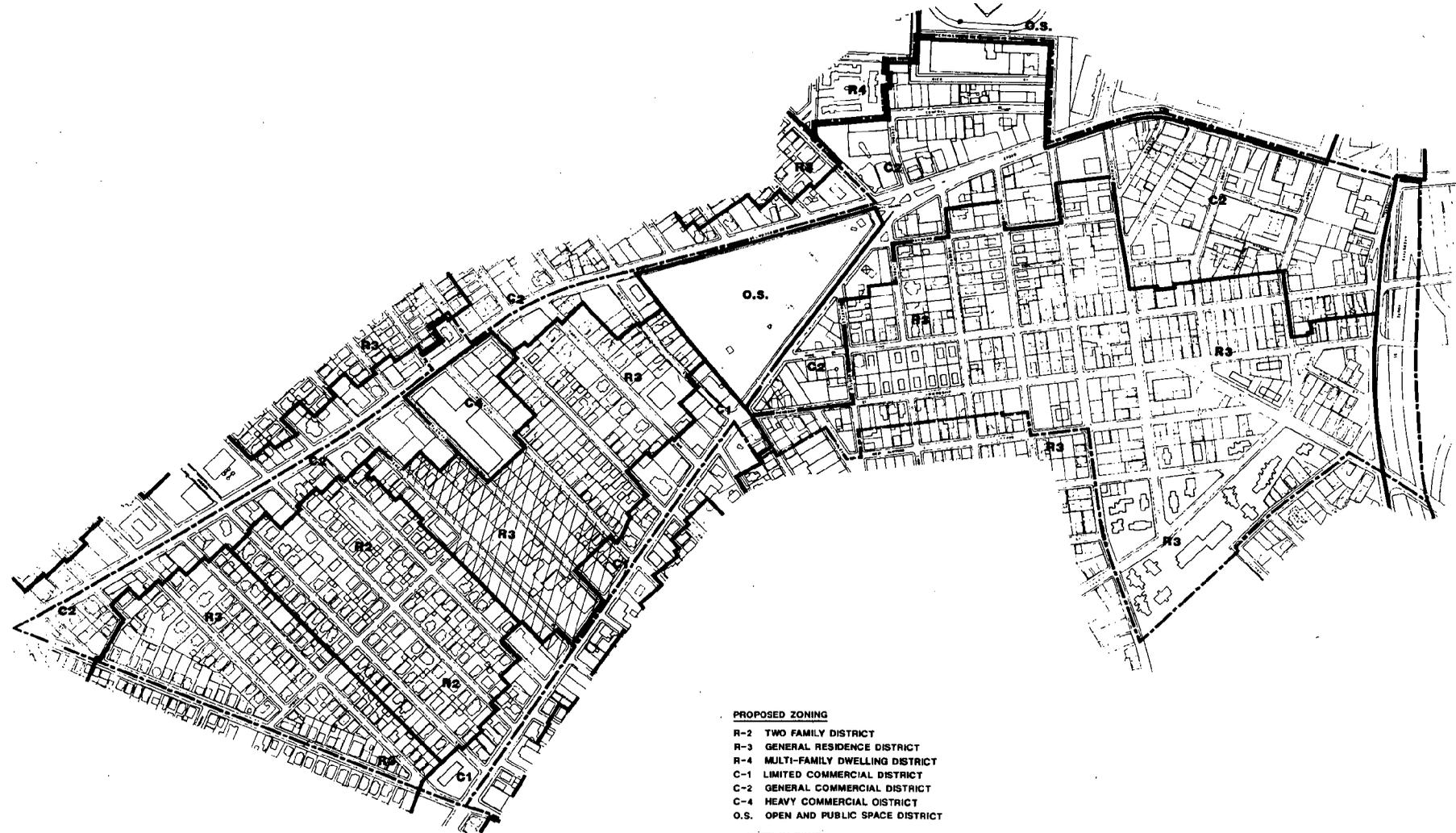
DEPARTMENT of PLANNING  
and DEVELOPMENT  
Date: 9/90 Revisions:





- EXISTING ZONING**
- R-3 GENERAL RESIDENCE ZONE
  - R-4 MULTIPLE DWELLING ZONE
  - C-1 LIMITED COMMERCIAL ZONE
  - C-2 GENERAL COMMERCIAL ZONE
  - C-3 HEAVY COMMERCIAL ZONE
  - C-4 HEAVY COMMERCIAL ZONE
  - M-1 GENERAL INDUSTRIAL ZONE
  - I-1 MEDICAL INSTITUTE

EXISTING ZONING			
TRINITY GATEWAY			
REVITALIZATION PROJECT			
DEPARTMENT OF PLANNING AND DEVELOPMENT			
CITY OF PROVIDENCE			
DATE: JANUARY 1983	SCALE: 1"=150'	FILE NO.	
REVISIONS: 2/28/83		MAP NO.	2
		STATUS	



**PROPOSED ZONING**  
 R-2 TWO FAMILY DISTRICT  
 R-3 GENERAL RESIDENCE DISTRICT  
 R-4 MULTI-FAMILY DWELLING DISTRICT  
 C-1 LIMITED COMMERCIAL DISTRICT  
 C-2 GENERAL COMMERCIAL DISTRICT  
 C-3 HEAVY COMMERCIAL DISTRICT  
 C-4 HEAVY COMMERCIAL DISTRICT  
 O.S. OPEN AND PUBLIC SPACE DISTRICT

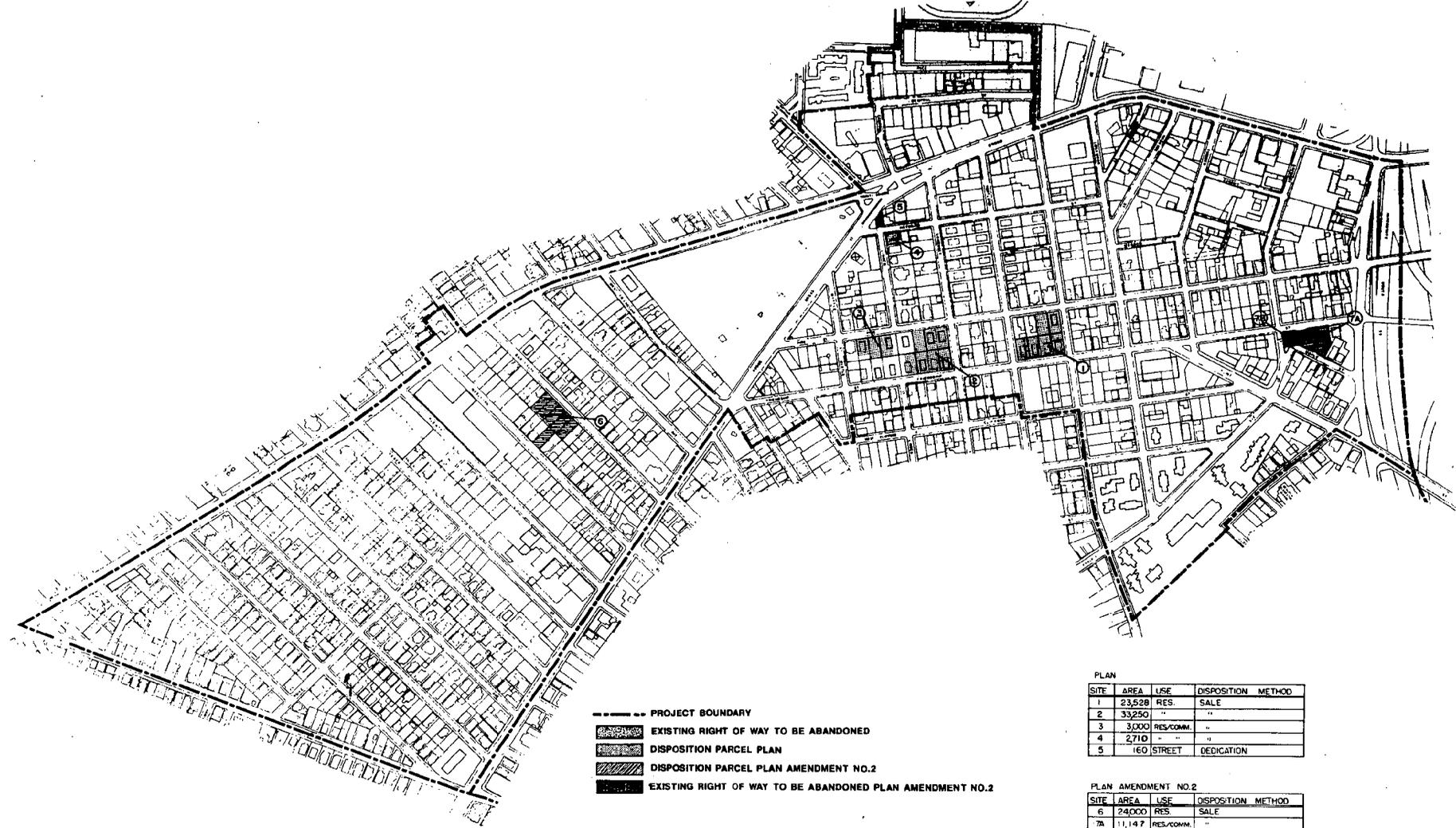
**OVERLAY ZONE**  
 I-1 HEALTH CARE INSTITUTION OVERLAY ZONE

<b>PROPOSED ZONING</b>			
<b>TRINITY GATEWAY</b>			
REVITALIZATION PROJECT			
DEPARTMENT OF PLANNING AND DEVELOPMENT			
CITY OF PROVIDENCE			
DATE: JANUARY 1983	SCALE: 1"=100'	FILE NO.	
REVISIONS: 0000, 1983		MAP NO.	STATUS
		3	



- PROJECT BOUNDARY
- ▨ PROPERTY ACQUIRED THROUGH ORIGINAL PLAN
- ▩ PROPERTY TO BE ACQUIRED THROUGH PLAN AMENDMENT #2
- PROPERTY NOT TO BE ACQUIRED

<b>PROPOSED ACQUISITION</b>		
<b>TRINITY GATEWAY</b>		
REVITALIZATION PROJECT		
DEPARTMENT OF PLANNING AND DEVELOPMENT		
CITY OF PROVIDENCE		
DATE: JANUARY 1983	SCALE: 1"=150'	FILE NO.
REVISIONS :		MAP NO. STATUS
SEPT. 1990		4



- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY TO BE ABANDONED
- DISPOSITION PARCEL PLAN
- DISPOSITION PARCEL PLAN AMENDMENT NO.2
- EXISTING RIGHT OF WAY TO BE ABANDONED PLAN AMENDMENT NO.2

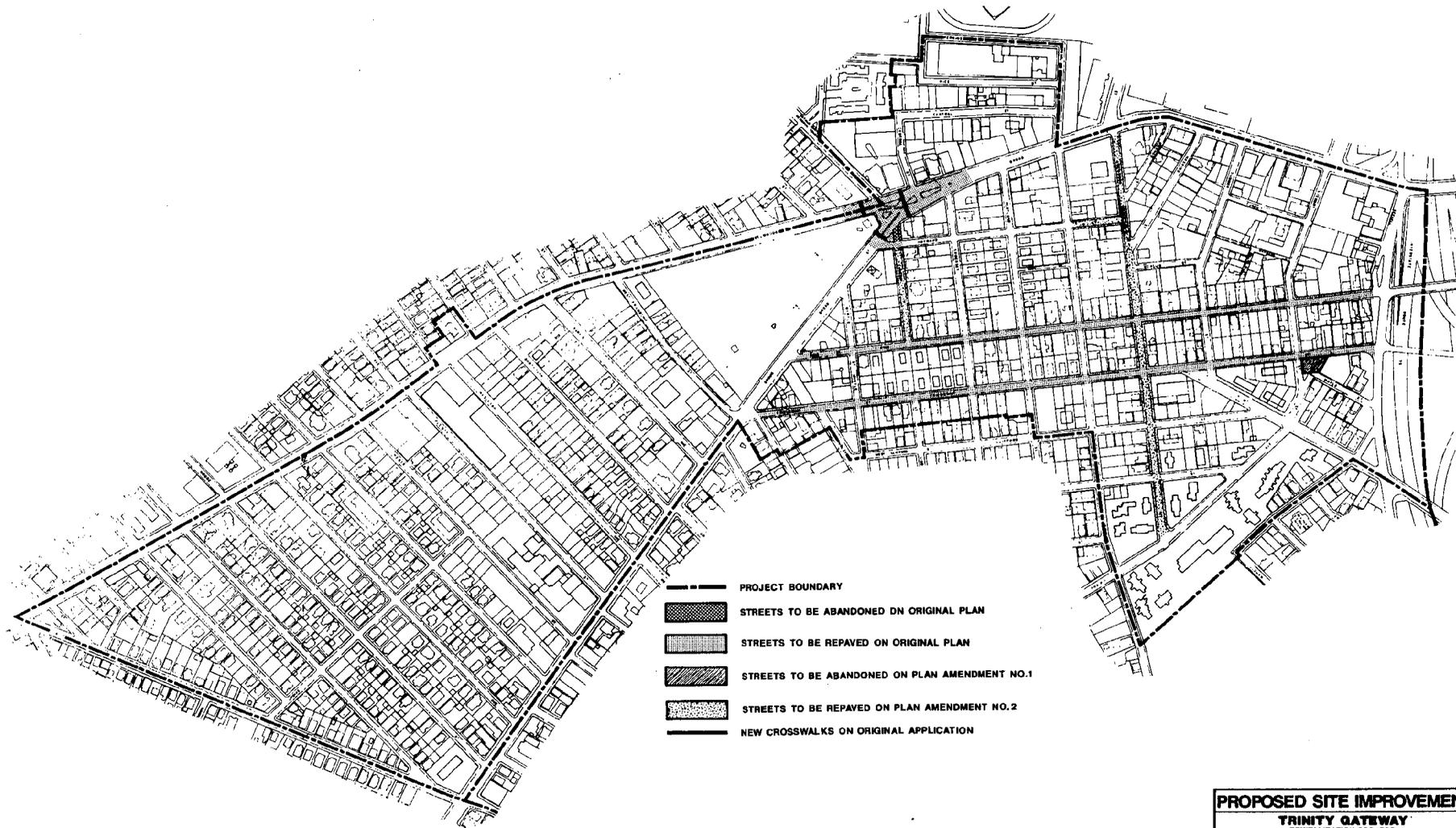
PLAN

SITE	AREA	USE	DISPOSITION METHOD
1	23,528	RES.	SALE
2	33,250	"	"
3	3,000	RES/COMM.	"
4	2,710	"	"
5	160 STREET		DEDICATION

PLAN AMENDMENT NO.2

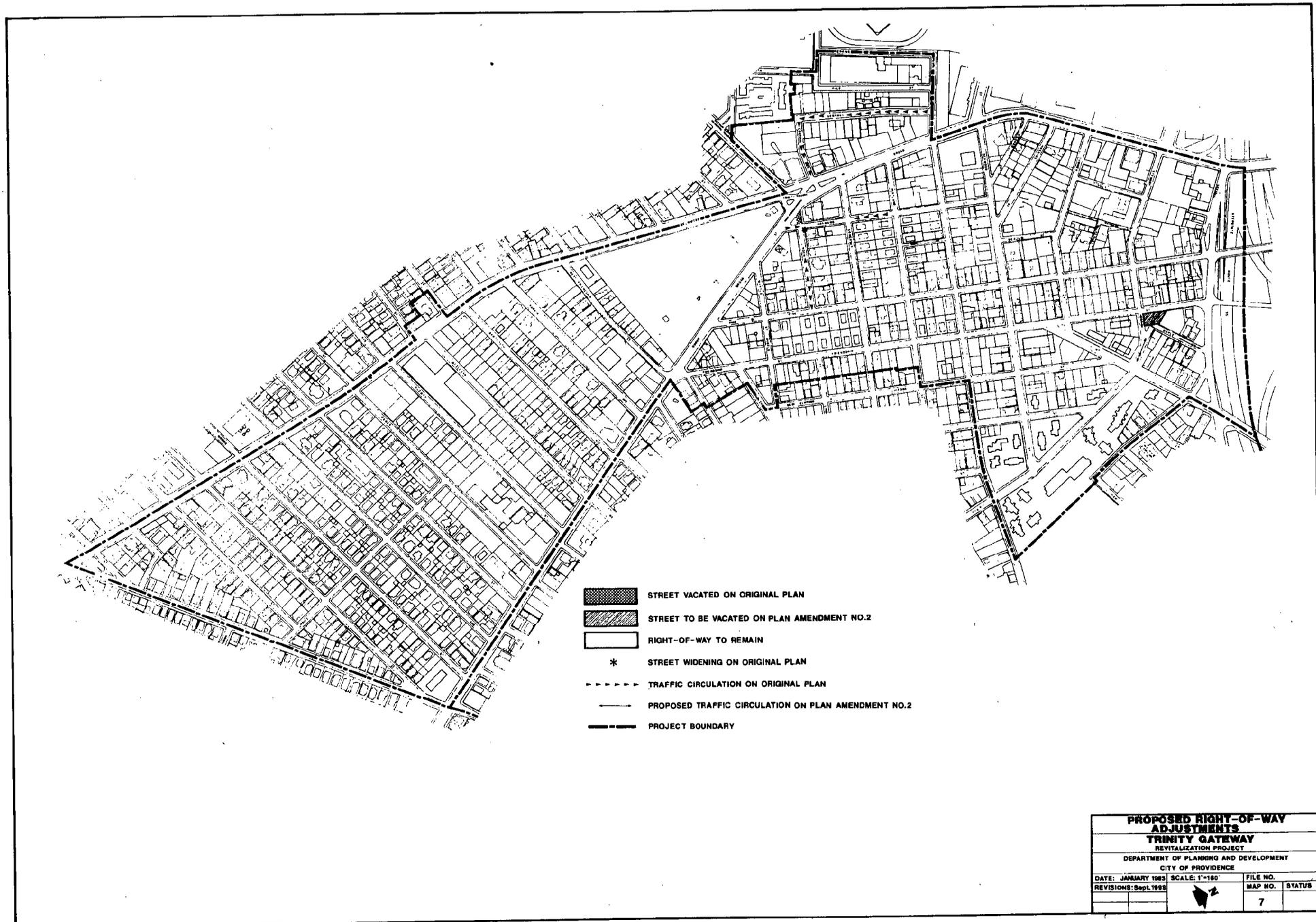
SITE	AREA	USE	DISPOSITION METHOD
6	24,000	RES.	SALE
7A	11,147	RES/COMM.	"
7B	5,760	"	"

<b>DISPOSITION MAP</b>			
<b>TRINITY GATEWAY</b>			
REVITALIZATION PROJECT			
DEPARTMENT OF PLANNING AND DEVELOPMENT			
CITY OF PROVIDENCE			
DATE: JANUARY 1993	SCALE: 1"=100'	FILE NO.	
REVISIONS: 8/21/1990		MAP NO.	5
		STATUS	



- PROJECT BOUNDARY
- ▨ STREETS TO BE ABANDONED ON ORIGINAL PLAN
- ▧ STREETS TO BE REPAVED ON ORIGINAL PLAN
- ▩ STREETS TO BE ABANDONED ON PLAN AMENDMENT NO.1
- ▦ STREETS TO BE REPAVED ON PLAN AMENDMENT NO.2
- NEW CROSSWALKS ON ORIGINAL APPLICATION

PROPOSED SITE IMPROVEMENTS			
<b>TRINITY GATEWAY</b>			
REVITALIZATION PROJECT			
DEPARTMENT OF PLANNING AND DEVELOPMENT			
CITY OF PROVIDENCE			
DATE: JANUARY 1983	SCALE: 1"=100'	FILE NO.	
REVISIONS: Sept. 1980		MAP NO.	6
		STATUS	



- STREET VACATED ON ORIGINAL PLAN
- ▨ STREET TO BE VACATED ON PLAN AMENDMENT NO.2
- RIGHT-OF-WAY TO REMAIN
- \* STREET WIDENING ON ORIGINAL PLAN
- - - - - TRAFFIC CIRCULATION ON ORIGINAL PLAN
- PROPOSED TRAFFIC CIRCULATION ON PLAN AMENDMENT NO.2
- — — — — PROJECT BOUNDARY

<b>PROPOSED RIGHT-OF-WAY ADJUSTMENTS</b>			
<b>TRINITY GATEWAY</b>			
REVITALIZATION PROJECT			
DEPARTMENT OF PLANNING AND DEVELOPMENT			
CITY OF PROVIDENCE			
DATE: JANUARY 1989	SCALE: 1"=160'	FILE NO.	
REVISIONS: Sept. 1988		MAP NO.	7
		STATUS	

EDMUND M. MAURO, JR.  
*Chairman*

JOSEPH R. ESPOSITO, JR.  
*Vice Chairman*

LESLIE A. GARDNER

STEPHEN R. LEWINSTEIN

ALBERT E. CARRINGTON

JOHN H. ROLLINS

DAVID G. DILLON

THOMAS V. MOSES, ESQ.  
*Executive Director*

JOHN F. PALMIERI  
*Secretary*

MAYOR JOSEPH R. PAOLINO, JR.  
*Ex-Officio*



PROVIDENCE REDEVELOPMENT AGENCY

October 11, 1990

Mrs. Rose Mendonca  
City Clerk  
City Clerk's Office  
City Hall  
Providence, Rhode Island 02903

Re: Ordinance in Amendment of the  
Official Redevelopment Plan  
for the Trinity Gateway  
Revitalization Project

Dear Mrs. Mendonca:

Enclosed is an original and fifteen (15) copies of an Ordinance in Amendment of the Official Redevelopment Plan for the Trinity Gateway Project.

This Ordinance constitutes Amendment #2 to the Official Redevelopment Plan and provides for the acquisition of seven (7) lots. Since these underutilized lots present negative impact to the area, it is proposed that the land be acquired and advertised for residential development to be offered for sale with the requirement of owner occupancy. The primary recommendation includes the development of new housing and the rehabilitation of existing housing. In addition, the plan amendment provides for changes in traffic circulation and zoning and infrastructure improvements.

Financing for the proposed revitalization activities proposed in this amendment is being provided through available bond funds issued for the original project plan.

Since this amendment provides for the acquisition of property, the enabling legislation requires that a public hearing be held. A notice of said public hearing must be published not less than once

400 Westminster Street

~~XXXXXXXXXXXXXXXXXXXX~~ • PROVIDENCE • RHODE ISLAND • 02903 • TELEPHONE 401-351-4300

Mrs. Rose M. Mendonca  
October 11, 1990  
Page 2

a week for three (3) consecutive weeks. Please notify me of the scheduled date so that we may insert public notices in the Providence Journal and Evening Bulletin.

It is respectfully requested that this Ordinance be placed on the Agenda for the City Council as soon as possible.

Sincerely,

  
John F. Palmieri  
Secretary

cc: Thomas V. Moses, Esq.  
Thomas E. Deller, AICP  
Linda DeCiccio  
Councilwoman Balbina Young

Enclosures