

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 755

*zoning
Change # 28*

No. **543** **AN ORDINANCE** IN AMENDMENT 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."

Approved August 7, 1953

Be it ordained by the City of Providence:

Section 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951 entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" is hereby amended by changing from a Commercial C-4 Zone and Residential R-3 Zone to an Industrial M-1 Zone, Lot 182 as set out and delineated on City Assessor's Plat 70, said lot being located on the easterly side of Coggeshall Street and designated as 79-93 Coggeshall Street.

Beginning at a point in the northerly line of Coggeshall Street at the southeasterly corner of Lot 182 on Assessor's Plat 70; thence westerly along the said northerly line of Coggeshall Street to the southwesterly corner of said Lot 182; thence northerly along the easterly line of Lot 185 to the northwesterly corner of said Lot 182; thence easterly along the southerly line of Lot 135 and the range thereof and the southerly line of Lot 136 to the southwesterly corner of Lot 137; thence southerly along the westerly line of Lot 58 to the southwesterly corner of Lot 58; thence easterly along the southerly line of Lot 58 to the northeasterly corner of Lot 182; thence southerly along the westerly line of Lot 180 to Coggeshall Street and the point and place of beginning.

Section 2. This Ordinance shall take effect upon its passage.

**IN CITY
COUNCIL**

JUL 16 1953

READ AND PASSED

Robert Whelan
CLERK

APPROVED

AUG 7 1953

Walter H. Reynolds
MAYOR

**IN CITY
COUNCIL**

AUG 6 - 1953

**FINAL READING
READ AND PASSED**

Thomas J. Laing
PRESIDENT
Robert Whelan
CLERK

No.

CHAPTER
AN ORDINANCE

32 ORDINANCE

4301 10/14

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 petition your honorable body

to amend the zoning map, which is a part of the zoning ordinance of the City of Providence, by changing from a Commercial C-4 Zone and Residence R-3 Zone, lot 182 on assessor's plat 70 to an Industrial M-1 Zone, said lot being located on the easterly side of Coggeshall Street, (79-93 Coggeshall Street.)

Brownie Bottling Co. Inc.

*79-93 Coggeshall St
M. L. Laluna Pres-Treas*

**IN CITY
COUNCIL**

SEP 18 1952

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Devereux Hudson (1952)

September 16

19 52

Received of

Brownie Bottling Co. Inc.

Ten and.... 0/100

100

Dollars

Fee for petition to the City Council for a change in zoning of Lot 182 on Plat
70 (79-93 Coggeshall St.)

\$10.00

Gibsons 704

SEP-16-52

135

9

8342

10.00

The City of Providence — Legislative Department
CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

Providence, R. I., Sept. 18, 1952.

TO: City Plan Commission

SUBJECT: Zoning change- Coggeshall St.

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: Referred to City Plan Commission for study, report and recommendation, if deemed advisable, zoning change -

79-93 Coggeshall St.

Devereux Kelam

City Clerk



City Plan Commission

GEORGE HURLEY, *Chairman*
HECTOR D. LAUDATI JERRY V. LORENZO

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUCL, *Vice Chairman*
HARRY PINKERSON EDWARD WINSON

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

October 15, 1952

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: REFERRAL NO. 455 - ZONING CHANGE ON COGGESHALL STREET

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, October 14, 1952.


This referral is a request for a change in zoning from an R-3, C-2 and C-4 Zone to an M-1 Zone Lot 182 on Assessor's Plat 70, located on the easterly side of Coggeshall Street, running through to Admiral Street. The property in question contains 15,922 square feet of land and is presently occupied by a bottling company, a printing establishment, and a one-family dwelling. The area is predominantly surrounded by one and two-family dwellings.

Due to the characteristics of this neighborhood and to avoid a case of spot zoning,

The Commission

VOTED: To recommend to the Committee on Ordinances that this petition be denied.

Very truly yours,


FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

cc: Councilman Angelo Aiello
Councilman Valentine H. Mariani

more
well

Brownie Bottling Co., Inc. - designated as
79-93 Coggeshall St.

Plat 70

Lots

182

Brownie Bottling Co.
79 Coggeshall St.

14

Carlo Dolse, for life
363 Admiral St.

16

Admiral Land Co., Inc.
13 Hawkins St.

17

Patrick F. Moran & wife Catherine
Est.
345 Admiral St.

45

Patrick F. Moran & wife Catherine Est.
(done)

194

Richard Verona & wife Verizio
327 Admiral St.

132

Nicholas Lilla & wife Helen & T.
255 Admiral St.

133

Carolina Crupnole
354 Admiral St.

134

11

135

"

"

137

Domenica Sorrentino wif Concetta
342 Admiral St

138

"

"

139

Angelantonio Piccolo wif Vincenza
334 Admiral St

140

"

"

141

Vincenzo Vano & wif Benedetta T.I.
328 Admiral St

178

"

"

179

Armando Tessaglia & wif Annina
69 Coggeshall St

180

Same as 182

185

Giovanna Falcone
97 Coggeshall St

186

Constantino Falcone & wif
 Giovannina IT.

97 Coggeshall St.

187

Eugenia D'Amico

567 Douglas Ave.

189

Angelo D. Budano & Henrietta
 Budano IT.

555 Douglas Ave.

190

Peter DeMarco & wif Elvira I.T.

547 Douglas Ave.

215

"

"

216

Sammas 182

218

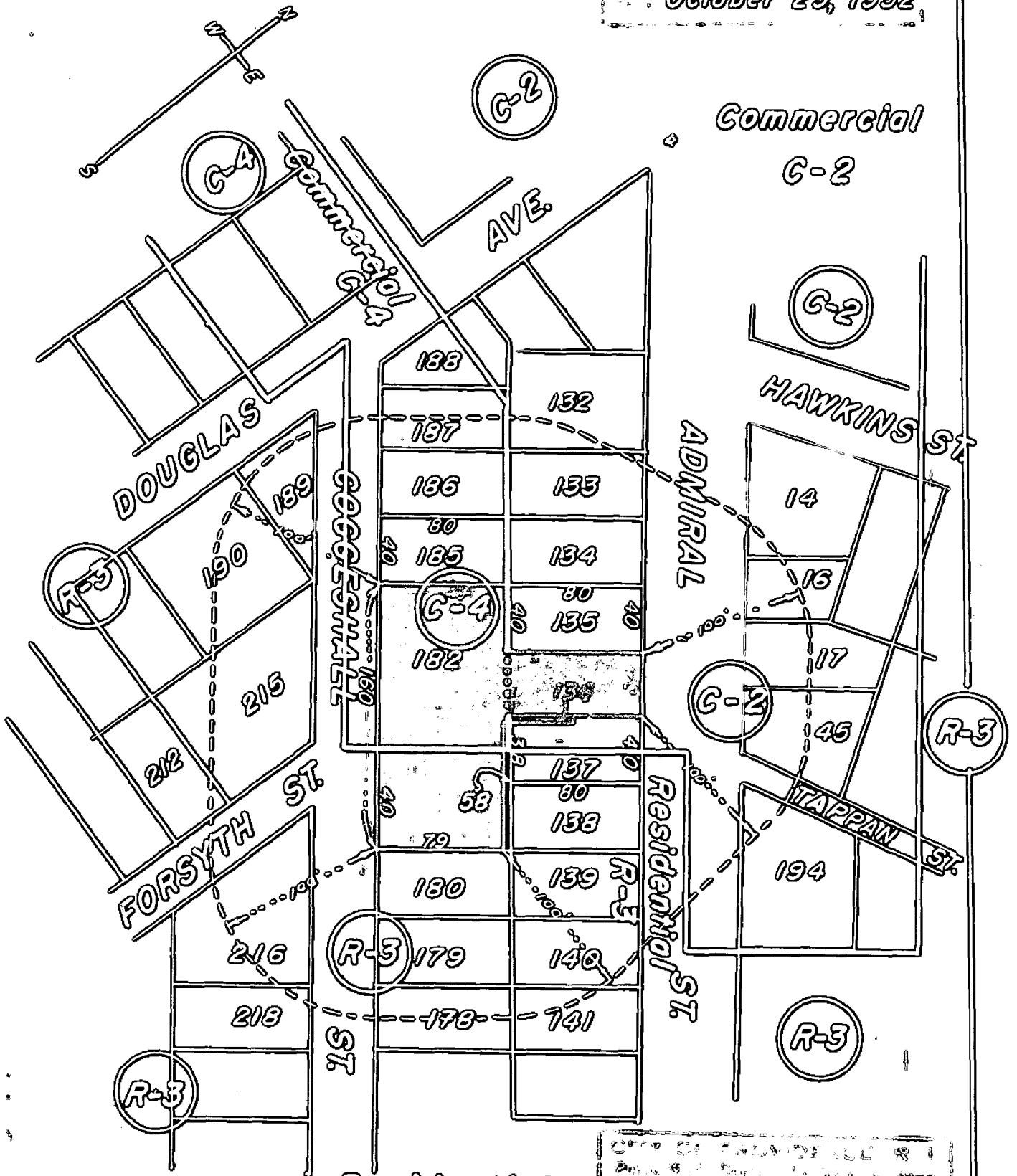
Giosaffatto Di Michele & wif
 Antionette IT.

66 Coggeshall St.

Zoning Change No.

Shaded Area To Be Changed
From A Commercial C-4 Zone
And A Residential R-3 Zone To
An Industrial M-1 Zone.

October 29, 1952



Residential
R-3

Assessor's Plot 70

Copy of Zoning Change No. 10-29-52

E. R. Toppi

W. L. B.

10-29-52

William F. Toppi

John W. Toppi

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 756

*zoning change
29*

No. 544 AN ORDINANCE IN AMENDMENT 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."

Approved August 7, 1953

Be it ordained by the City of Providence:

Section 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951 entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" is hereby amended by changing from a Residential R-4 Zone to an Industrial M-1 Zone Lots 101, 119 and 240 as set out and delineated on City Assessor's Plat 96, said lots being located on the northwesterly corner of King and Dearborn Streets.

Beginning at the northwesterly corner of King and Dearborn Streets; thence westerly along the northerly line of King Street to the northeasterly corner of King and Salmon Streets; thence northerly along the easterly line of Salmon Street to the northwesterly corner of Lot 119 on Assessor's Plat 96; thence easterly along the southerly lines of Lots 242, 272, 264 and 263 to the westerly line of Dearborn Street; thence southerly along the said westerly line of Dearborn Street to the northwesterly corner of King and Dearborn Streets and the point and place of beginning.

Section 2. This Ordinance shall take effect upon its passage.

IN CITY
COUNCIL

JUL 16 1953

FIRST READING
READ AND PASSED

Waverett Whelan
CLERK

IN CITY
COUNCIL

AUG 6 - 1953

FINAL READING
READ AND PASSED

Thomas A. Punge
PRESIDENT
Waverett Whelan
CLERK

APPROVED

AUG 7 1953

Walter H. Reynolds
MAYOR

No.

CHAPTER
AN ORDINANCE

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 petition your honorable body

to amend the zoning map, which is a part of the zoning ordinance of the City of Providence, by changing, from a Residence R-4 Zone to an Industrial M-1 Zone, ~~lot 240~~ ^{*Lots 101, 119 and 240*} on assessor's plat 96, the ~~lot~~ ^{*Lots*} in question ~~is~~ ^{*being*} located ^{*at*} on the northwesterly corner of King and Dearborn Streets,

*Mr. Pleasant Sewer Inc.
Michael C. Tullio
Pres.*

APR--7-53 406 --BN1 0.00

** Amended per direction of petitioner
D.D.*

IN CITY
COUNCIL

APR 16 1953

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES
Haverstick
Clerk

William J. Ward

April 7

19 53

Received of

Mt. Pleasant Dairy

Ten and 90/100

Dollars

100

Fee for Petition to the City Council for a change in the zoning of Lot 240

on Assessor's Plat 96, the lot in question is located on the northwesterly
Corner of King and Dearborn Streets.

100-7-54

406

9-EC1S

10.00

\$ 10.00

The City of Providence — Legislative Department
CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

Providence, R. I., April 17, 1953

TO: City Plan Commission

SUBJECT: CHANGE ZONING AT CORNER OF KING AND DEARBORN STREETS.

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: VOTED: To refer to City Plan Commission for study, report and recommendation attached petition to change from a Residential R-4 zone to an Industrial I-1 zone, Lots 101, 119 and 240 on assessor's plat 96 located at the northwesterly corner of King and Dearborn Streets.

[Signature]
City Clerk



City Plan Commission

GEORGE HURLEY, *Chairman*
JERRY V. LORENZO RALPH MATERA

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUCI, *Vice Chairman*
HARRY PINKERSON EDWARD WINSOR

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

April 29, 1953

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: Referral No. 499 - ZONING CHANGE AT THE CORNER OF KING AND
DEARBORN STREETS

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, April 28, 1953.

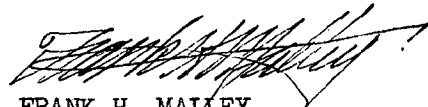
This referral is a request for a change in zoning from an R-4 Zone to an M-1 Zone, Lots 101, 119, and 240 on Assessor's Plat 96, containing a total area of 49,900 square feet and located at the northwesterly corner of King and Dearborn Streets.

Since the Zoning Map was submitted to the City Council, and prior to its adoption, Lot 119 has been developed with an industrial use. Lot 101 is also occupied by an industrial use (jewelry manufacture), both now non-conforming. Lot 240 is therefore surrounded on three sides by industrial uses, making it unsuitable for residential use. In view of the above,

The Commission

VOTED: To recommend to the Committee on Ordinances no objection to the granting of this petition.

Very truly yours,


FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM/veb

c.c. Councilman John F. Brock
Councilman William D'Abate

Mount Pleasant Dairy, Inc. —

5

located at northerly corner of King &
Dearborn Sts.

Plot 56

lots

101

Curtis Jewelry Mfg. Co. Inc.
~~Mount Pleasant Dairy, Inc.~~

11 Dearborn St.

119

Louis J. Sasso & Oronato Marzani
34 Sisson St.

240

Mt. Pleasant Dairy, Inc.
21 Dover St.

271

Nicholas Di Filippo & Wm. Di Filippo
Box 56, Old Colony Rd, Esmond,

286

* Helas Dionne & wif. Robert St. ten.
73 Curtis St.

282

Marie Heintz widow George
422 Manton Ave.

272

Jennie Oudis for life
418 Manton Ave.

268

Alderic Gentes & wif. Ernestine St. ten. 1/2
& Edgar E. Gentes & wif. Doris St. ten. 1/2
406 Manton Ave.

263

* Fernand E. Boucher & wif. Armande A. St. ten.
408 Manton Ave.

Plot 96

lots
268

King & Dearborn Bldg
(cont'd)

Bliss Bros Garage
390 Manton Ave.

265 Albert Doyle & wif. Alvina H. ten.
13 Bosworth St.

20 John Maksymowicz & wif. Rosalia H. ten.
37 Riverdale St.

132 Rochambeau Worsted Co.
60 King St.

247

"

"

"

117

"

"

"

277

Ferraris Provisions Inc.
72 King St.

276

"

"

"

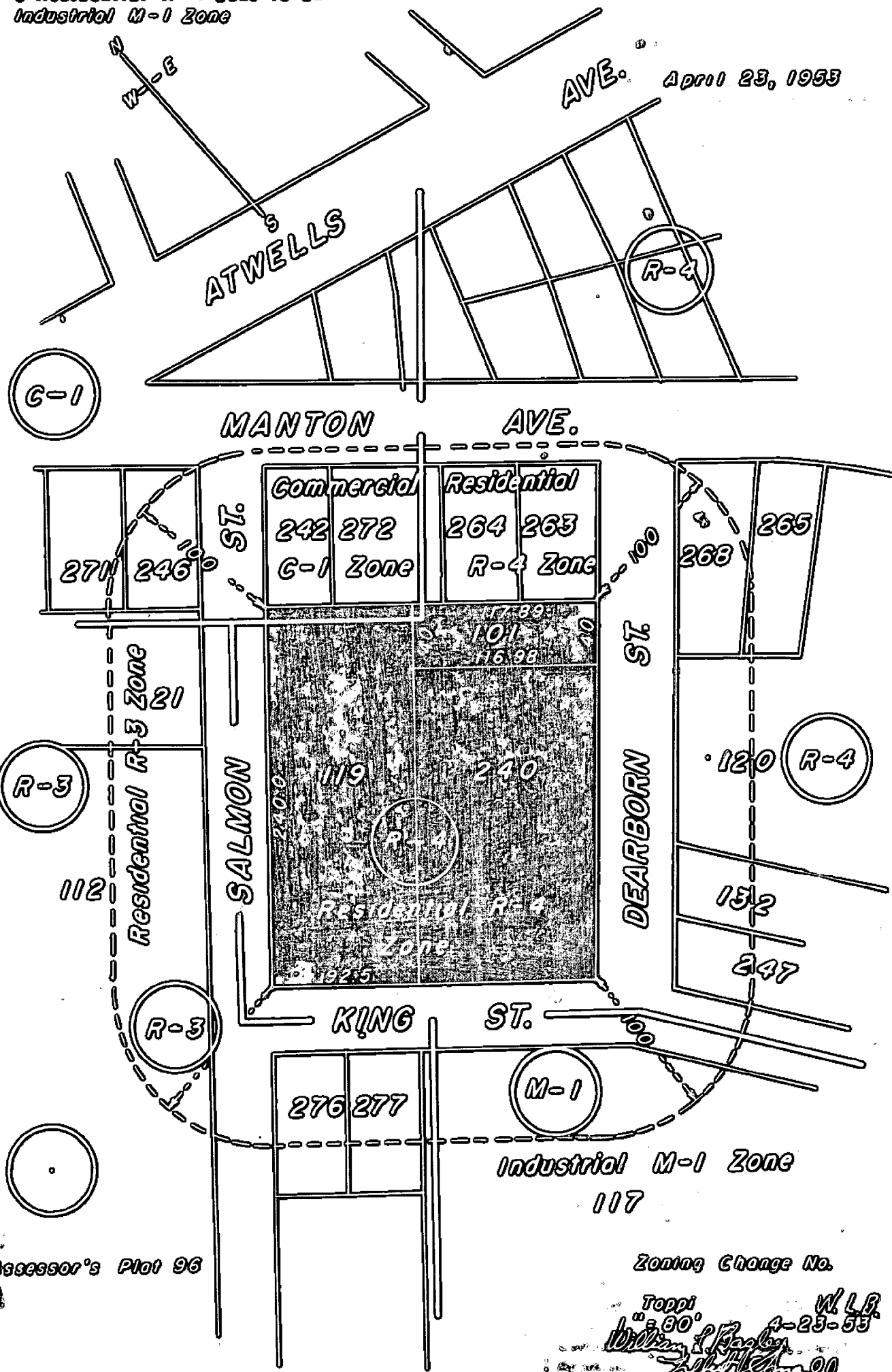
112

The Housing Authority of the City of Prov.
263 Chad Brown

21

Societa Santa Lucia Muto Soccorso
15 Salmon St.

Zoning Change No:
 Shaded area to be changed from
 a Residential R-4 Zone to an
 Industrial M-1 Zone



Assessor's Plot 96

Zoning Change No.

Toppi
 "80"
 W.L.R.
 4-23-53
[Handwritten signatures and initials]

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 757

*Zoning Change
30*

No. 545 AN ORDINANCE IN AMENDMENT 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."

Approved August 7, 1953

Be it ordained by the City of Providence:

Section 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951 entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" is hereby amended by changing from a Residential R-2 Zone to a Commercial C-1 Zone Lots 478 and 508 as set out and delineated on City Assessor's Plat 95, said lots being located on the northerly side of Atwells Avenue and designated as 1049-1055 Atwells Avenue.

Beginning at a point in the northerly line of Atwells Avenue at the southeasterly corner of Lot 508 on Assessor's Plat 95; thence westerly along the northerly line of Atwells Avenue to the southwesterly corner of Lot 478; thence northerly along the easterly line of Lot 510 to the northwesterly corner of said Lot 478; thence easterly along the southerly line of Lot 509 to the north-easterly corner of Lot 508; thence southerly along the westerly lines of Lots 269 and 270 to Atwells Avenue and the point and place of beginning.

Section 2. This Ordinance shall take effect upon its passage.

IN CITY
COUNCIL

JUL 16 1953

FIRST READING

READ AND PASSED

Robert Whelan
CLERK

IN CITY
COUNCIL

AUG 6 - 1953

FINAL READING

READ AND PASSED

Thomas A. George
PRESIDENT
Robert Whelan
CLERK

APPROVED

AUG 7 1953

Walter H. Reynolds
MAYOR

No.

• CHAPTER
AN ORDINANCE

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 petition your honorable body
to amend the zoning map, which is a part of the Zoning Ordinance of
the City of Providence, by changing from a Residence R-2 Zone to a
Commercial C-1 Zone lots 478 and 508 on assessor's plat 95, the lots
in question are located on the northerly side of Atwells Avenue,
(1049 to 1055 Atwells Avenue.)

*Albert J. Buglio
29 Imperial Ave
Cranston, R.I.*

FILED

JAN 12 3 34 PM '53

CITY CLERK'S OFFICE
PROVIDENCE, R.I.

IN CITY
COUNCIL

JAN 15 1953

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Dever

Mr. Dever

Very respectfully

V-12-53

304

105

10.00

PAID BY City of Providence, James M. Gordon, City Collector

January 12th

19 53

Received of

Albert J. Buglio

Ten 00/100

100

Dollars

Fee for Petition to City Council for change in Zoning of Lots 478-508
on Flat 95. (1049 to 1055 Atwells Avenue.)

\$ 10.00

Gibsons 704

The City of Providence — Legislative Department
CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

Providence, R. I., January 15, 1953

TO: City Plan Commission

SUBJECT: ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: VOTED: To change from a Residence R-2 Zone to a Commercial C-1 Zone lots 478 and 508 on assessor's plat 95, located at 1049 to 1055 Atwells Avenue and to refer same to City Plan Commission for study, report and recommendation.

Devereux Wilson

City Clerk



City Plan Commission

GEORGE HURLEY, *Chairman*
HECTOR D. LAUDATI JERRY V. LORENZO

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUCI, *Vice Chairman*
HARRY PINKERSON EDWARD WINSOR

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

February 3, 1953

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: REFERRAL NO. 469 - ZONING CHANGE LOCATED AT 1049 TO 1055 ATWELLS AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Friday, January 30, 1953.

This referral is a request for a change in zoning from an R-2 Zone to a C-1 Zone, Lots 478 (3,900 sq. ft.) and 508 (3,834 sq. ft.) on Assessor's Plat 95, located on the northerly side of Atwells Avenue between Dutton and Lynch Streets. The properties in question contain a total of 7,734 square feet of land area.

On the field trip and from city records it was found that these properties are occupied by a building 20' x 30' in which there is a store and luncheonette. The building was built under a permit issued in February, 1950 and was completed in September of the same year. It became a nonconforming use in September of 1951 when the new zoning law was enacted. There is an appreciable amount of unoccupied land on these two lots, and it is understood the petitioner wishes to use the land for off-street parking. Being in a residential zone, there is a question as to whether the petitioner has a prior right to use this property for parking his own vehicles and those of his customers.

While it is highly desirable that off-street parking be provided in this, as in other business locations, the proper remedy lies in the Board of Review. The approval of this petition for a change in zoning would be both spot zoning and highly undesirable

February 3, 1953

as it would allow a considerable expansion of a commercial building in a residential zone. Therefore,

The Commission

VOTED: To recommend to the Committee on Ordinances that this petition be denied without prejudice and that the petitioner be referred to the Zoning Board of Review.

Very truly yours,



FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

cc: Councilman John F. Brock
Councilman William D'Abate

Albany, N.Y.

1049 Atwells Ave.

Plot 95

lots

478

Albert J. Buglio & wf. Jennie J. J.
151 Barbara St.

508

"

"

268

Antonio Ciampanelli & wf. Carmela
10 Lynch St

269

Francois F. Conde & wf. Anna J. J.
1041 Atwells Ave

270

"

"

271

"

"

241

Luigi Finelli & wf. Lucia
11 Gray St.

509

"

"

239

Agostino Antonucci & wf. Angelina J. J.
14 Gray St.

475

"

"

476

"

"

477

Teresina Finelli

1063 Attwells Ave.

240

"

"

510

Luigi Finelli & w/ Lucia

11 Gray St.

664

Paul Fera & w/ Carmela J. J.

14 Blutton St.

Plat 63

Lots

372

Jeremie Boucher & w/ Lucie

1054 Attwells Ave.

373

Orville Arpin & w/ Laura

925 Attwells Ave.

Plat 96

Lots

137

James Hackett & w/ Mary J. J.

1064 Attwells Ave

138

Pasquale Carcone & w. Angela J. 7.
1058 Atwell's Ave

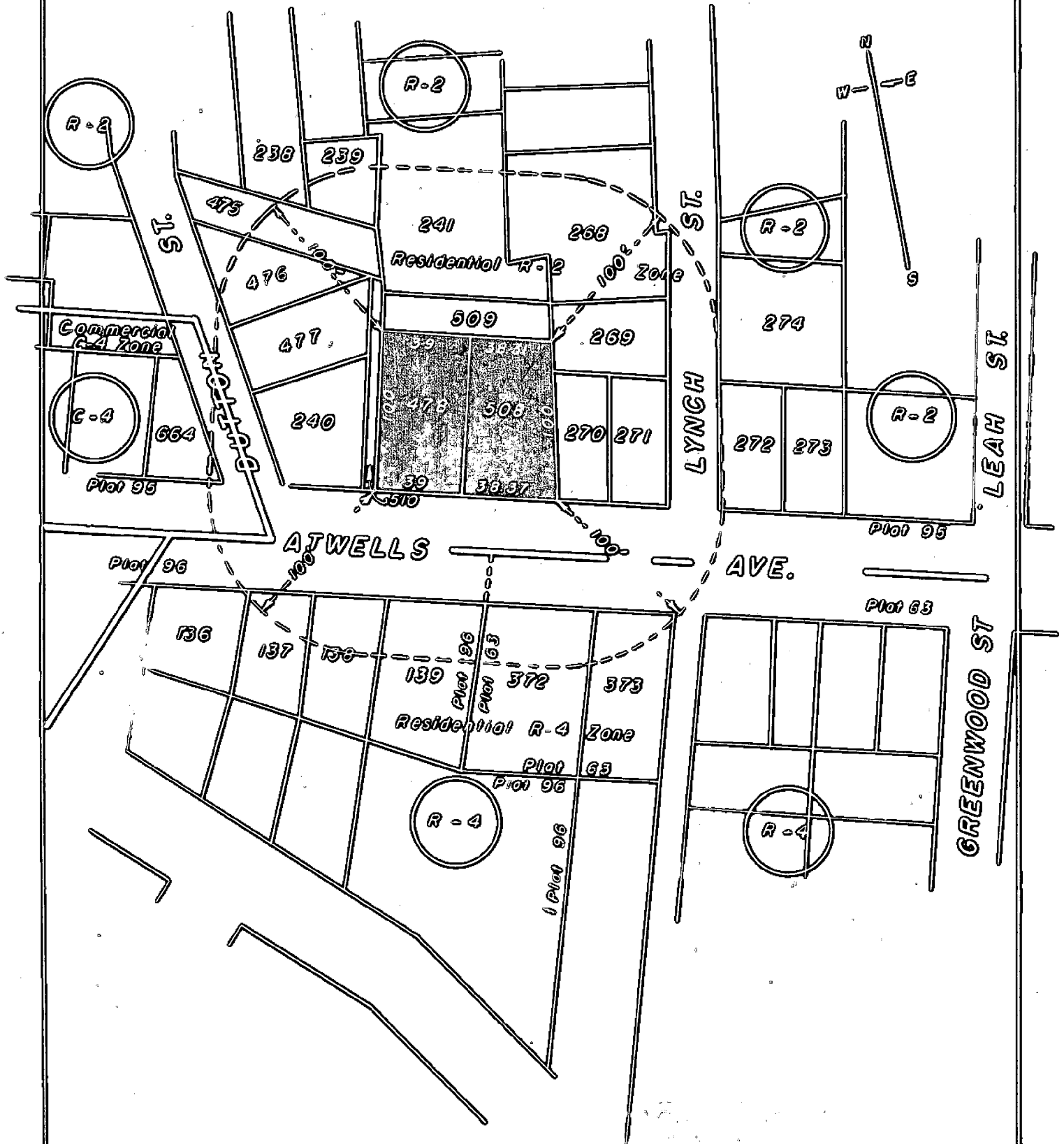
139

Same as P. 63-4372

ZONING CHANGE NO.

Shaded area to be changed from a Residential R-2 Zone to a Commercial C-1 Zone

February 2, 1953



ZONING CHANGE NO.

TOPPI
FMD
2-2-53
William L. Borden
John H. Smith

Assessor's Plots 63, 95, & 96

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 758

*zoning change
#31*

No. 546 AN ORDINANCE IN AMENDMENT 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."

Approved August 7, 1953

Be it ordained by the City of Providence:

Section 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951 entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" is hereby amended by changing from a Commercial C-4 Zone and a Residential R-2 Zone to an Industrial M-1 Zone Lots 274 and 275 as set out and delineated on City Assessor's Plat 114, said lots being located at Hartford Avenue and Kinfield Street.

Beginning at the northwesterly corner of Hartford Avenue and Kinfield Street; thence westerly along the northerly line of said Hartford Avenue to the southwesterly corner of Lot 275 on Assessor's Plat 114; thence northerly along the easterly line of Lot 273 to the northeasterly corner of said Lot 273; thence easterly along the southerly line of Lot 271 to the southeasterly corner of said Lot 271; thence northerly along the easterly lines of Lots 271 and 270 to the northwesterly corner of Lot 274; thence easterly along the southerly line of Lot 277 to the westerly line of Kinfield Street; thence southerly along the said westerly line of Kinfield Street to the northwesterly corner of Hartford Avenue and Kinfield Street and the point and place of beginning.

Section 2. This Ordinance shall take effect upon its passage.

IN CITY
COUNCIL

JUL 16 1953

FIRST READING
READ AND PASSED

W. Everett Whelan
CLERK

IN CITY
COUNCIL

AUG 6 - 1953

FINAL READING
READ AND PASSED

Thomas A. Froye
PRESIDENT
W. Everett Whelan
CLERK

APPROVED

AUG 7 1953

Walter H. Reynolds
MAYOR

No.

CHAPTER
AN ORDINANCE

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 petition your honorable body

To amend the Zoning map which is a part of the Zoning Ordinance of the City of Providence by changing from a Commercial *and Residential R-2* *and 275* ¹ C-4 Zone ¹ to a Manufacturing M-1 Zone, Lot 274 ¹ on Assessor's Plat *Hartford Avenue at* 114, said lot being located on ~~the~~ Kinfield Street.

Vito Di Spigno

IN CITY
COUNCIL

APR 16 1953

FIRST MEETING
REFERRED TO COMMITTEE ON
ORDINANCES

Devereaux Hallam Clerk

Mr. J. J. Hallam
(Key request-1)

Received of

April 13

19 53

Vito PASpigno

Ten and...00/100

100

Dollars

Fee for petition to the City Council for a change in the zoning of Lots

274 and 275 on Plat 114 (Hartford Ave at Winfield St.)

APR-13-53

376

9-EK1S

10.00

\$10.00

Gibsons 704

The City of Providence — Legislative Department
CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

Providence, R. I., April 17, 1953

TO: City Plan Commission

SUBJECT: CHANGE OF ZONING ON HARTFORD AVENUE AT KINFIELD STREET.

CONSIDERED BY: Committee on Ordinances.

ACTION TAKEN: VOTED: To refer to City Plan Commission attached petition to change from a Commercial C-1 and Residential R-2 to a Manufacturing M-1 Zone, Lot 271 and 275 on Assessor's Plot 114, located on Hartford Avenue at Kinfield Street, for study, report and recommendation.

W. W. Sullivan
City Clerk



City Plan Commission

GEORGE HURLEY, *Chairman*
JERRY V. LORENZO RALPH MATERA

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUZI, *Vice Chairman*
HARRY PINKERSON EDWARD WINSON

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

April 29, 1953

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: Referral No. 498 - ZONING CHANGE ON HARTFORD AVENUE AND KINFIELD STREET

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, April 28, 1953.

This referral is a request for a change in zoning from a C-4 Zone and an R-2 Zone to an M-1 Zone, Lots 274 and 275 on Assessor's Plat 114, located on the northerly side of Hartford Avenue at Kinfield Street. The total land area is 17,000 square feet.

On the field trip it was found that the area under consideration is presently occupied by a service station and an automobile assembling shop, of which the latter extends into an R-2 Zone.

Since the surrounding area is predominantly in residential and commercial use, it is felt that the area in question should be held in a commercial zone rather than an industrial zone, and also to avoid a case of spot zoning,

The Commission

VOTED: To recommend to the Committee on Ordinances that this petition be denied.

Very truly yours,



FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM/veb

c.c. Councilman Andrew F. Egan
Councilman Hector D. Laudati

Vito Di Spigno —

(14)

Hartford Ave. & Kingfield St.

Plat. 114

lots

274

Vito Di Spigno

613 Hartford Ave.

275

" " "

277

Peter Bartholotta

81 Putnam St.

278

Bernardo Codroni & wif. Restituta H. ten.
482 Atwells Ave.

279

" " "

268

Joseph A. Rasmuni & wif. Corinna H. ^{H. ten.}
25 King Phillip St.

305

Fred Scarmuzzelli & wif. Antonella H. ten.
31 Penn St.

270

Vito Di Spigno & wif. Mary H. ten.
613 Hartford Ave

271

Vito Di Spigno

612 Hartford Ave

Hartford Ave. & Kingfield St.
(cont'd.)

Plot 114

lots
272

Angelina Maceruso
617 Hartford Ave.

273

" "

Plot 113

lots

47

Royal Realty Co. Inc.
240 Pine St

48

Theodore Di Lucia & wif. Filomena H. ten.
140 toll St.

49

Giscomo Di Bona & wif. Filomena H. ten.
" Kingfield St.

50

Ilario L. Caruolo & wif. Laura H. H. ten.
267 Greenville Ave., Johnston.

51

Salvatore Di Spirito & wif. Nicolina H. ten.
599 Hartford Ave.

Plot 115

lots

284

Thomas Ferro & Albert De Angelis (40 bcs
emerged)
542 Plainfield St.

285

" "

Hartford Ave. & Kingfield St

(cont'd)

Plot 115

Lots

286

James Hoskote & wif. Annie E. & Bertha
H. Barton. H. Ten.

4 Whittier Drive, Johnston

287

Mary DiTommaso

598 Hartford Ave

197

Thomas Tarro & Albert De Angelis
542 Plainfield St.

198

~~dropped~~ Thomas Tarro & Albert
De Angelis (to be merged (27))

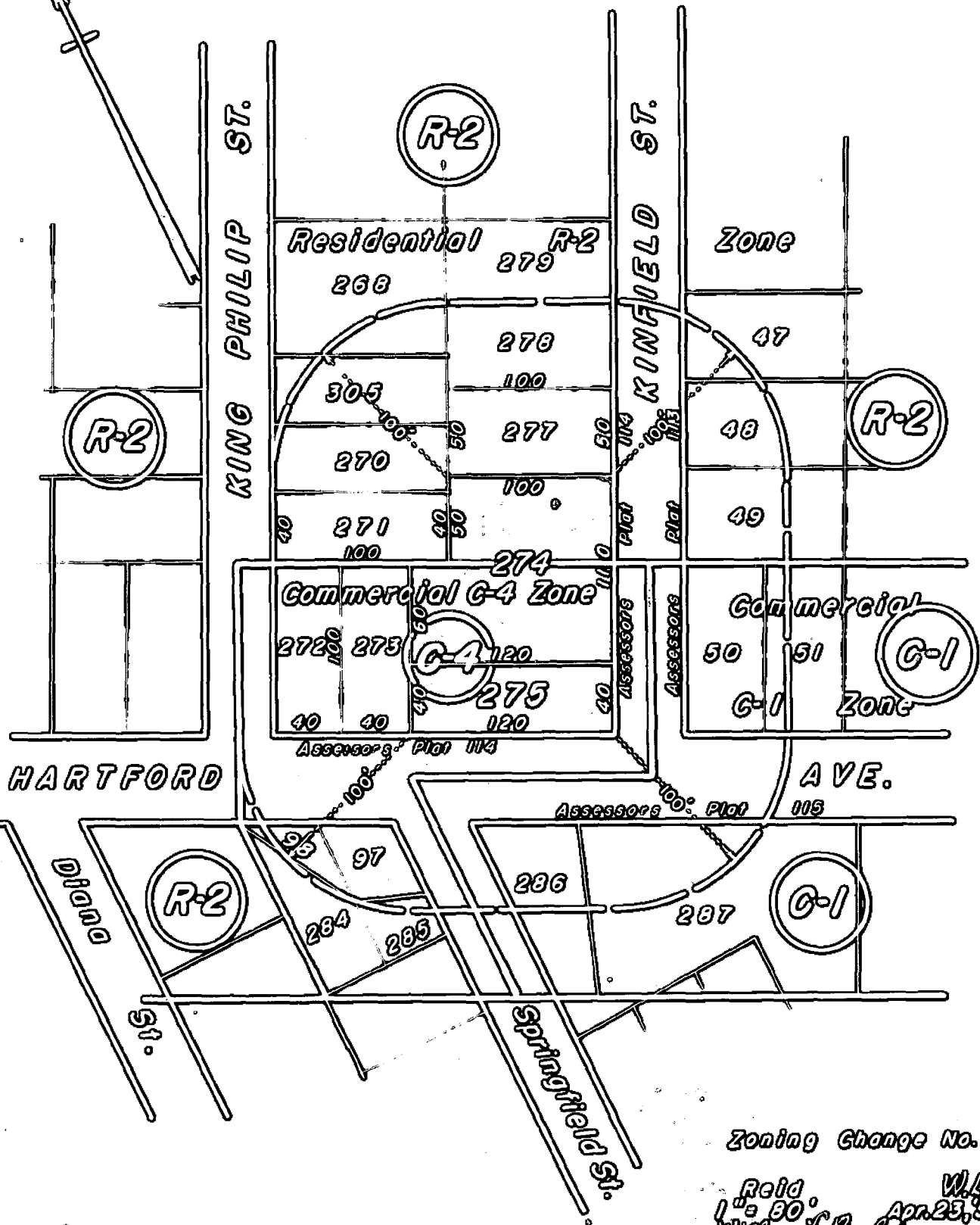
"

"

Zoning Change No.

Shaded Area To Be Changed From
A Commercial C-4 Zone And A Res-
idential R-2 Zone To An Industrial M-1 Zone

April 23, 1953.



Zoning Change No.

Reid. WLB.
1" = 80' Apr. 23, 53
William C. Baggett
City Engineer

Assessors Plots 113, 114, 115.

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 759

*zoning change
32*

No. 547 AN ORDINANCE IN AMENDMENT 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."

Approved August 7, 1953

Be it ordained by the City of Providence:

Section 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951 entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" is hereby amended by changing from a Residential R-2 Zone to an Industrial M-1 Zone a portion of Lot 397 as set out and delineated on City Assessor's Plat 77, for a distance of one hundred (100) feet back from the street line of Smithfield Avenue, said lot being located on the northwesterly corner of Smithfield Avenue and Nellie Street and designated as 436-452 Smithfield Avenue.

Beginning at the northwesterly corner of Smithfield Avenue and Nellie Street; thence westerly along the northerly line of said Nellie Street to the intersection of said line and a line one hundred (100) feet westerly from and parallel with the westerly line of Smithfield Avenue; thence northerly along said last described line, crossing Lot 397 on Assessor's Plat 77 to the southerly line of Lot 400; thence easterly along the said southerly line of Lot 400 to the westerly line of Smithfield Avenue; thence southerly along the said westerly line of Smithfield Avenue to the northwesterly corner of Smithfield Avenue and Nellie Street and the point and place of beginning.

Section 2. This Ordinance shall take effect upon its passage.

IN CITY
COUNCIL

JUL 16 1953

FIRST READING
READ AND PASSED

W. Everett Whelan
CLERK

APPROVED

AUG 7 1953

Walter H. Reynolds
MAYOR

IN CITY
COUNCIL

AUG 6 - 1953

FINAL READING
READ AND PASSED

Thomas J. Hughes
PRESIDENT
W. Everett Whelan
CLERK

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 petition your honorable body
to amend the Zoning Map, which is a part of the Zoning Ordinance of the
the City of Providence by changing from a Residence R-2 Zone to an In-
dustrial M-1 Zone a part of lot 397 on assessor's plat 77, i.e., for
a distance of one hundred (100) feet back from the street line of Smith-
field Avenue, the lot in question is located on the northwesterly corner
of Smithfield Avenue and Nellie Street, (436-452 Smithfield Avenue.)

Vincenzo Petella
Marionna Steele

APR-15-53 050

FILED

APR 15 9 41 AM '53

CITY CLERK'S OFFICE
PROVIDENCE, R.I.

IN CITY
COUNCIL

MAY 7 - 1953

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

W. W. Warrick, Mayor

*Mrs. A. L. & P. L.
(day request)*

Received of

Vincenzo Stella

Ten and .00/100

Dollars

Fee for petition to the City Council for a change in the zoning of Lot

397 on Plat 77 (436-452 Smithfield Ave.)

\$ 10.00

Gibsons 709

PAID - City of Providence - James M. Gordon, City Collector

10.00

April 15

1953

100-1

658

R-15-53

The City of Providence — Legislative Department
CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

Providence, R. I., May 8, 1953

TO: City Plan Commission

SUBJECT: ZONING PETITION-436-452 Smithfield Avenue.

CONSIDERED BY: Committee on Ordinances.

ACTION TAKEN: VOTED: To refer to City Plan Commission for study,
report and recommendation petition of Vincenzo Atella
for change in zoning at the above address.

City Clerk

Vincenzo Della

North westerly corner Smithfield
Ave. + Nellie St. + Dorsey St.

Plot 77 436-52 Smithfield Ave.

Lots

397

Vincenzo Della & wf Rosina St.
440 Smithfield Ave.

351

Rosa Suter widow Emil
422 Smithfield Ave.

352

"

"

353

Bruno Damiani & wf Jennie I. St.
63 Francis Ave., Pawtucket, R.I.

354

"

"

355

"

"

356

"

"

357

Christine Caromante & wf Daniel
36 Nellie St.

359

"

"

385

Nicandro Della & wf Bossie St.
353 Charles St.

117

384

Edina Palmieri Esteta (D. Doc)
40 Lodge St.

383

Bernardino Jannitti & wif Carmela^{Jr.}
95 Argol St.

382

"

"

381

"

"

401

Joseph E. Mello & wif Georgianna Jr.
28 Edgeworth Ave.

400

Michaela Carrone & wif Flavia Jr.
35 Batcheller Ave.

Flat 1.

lots

65

Michaela Carrone & wif Flavia Jr.

"

"

120/100



City Plan Commission

GEORGE HURLEY, *Chairman*
JERRY V. LORENZO RALPH MATERA

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUCI, *Vice Chairman*
HARRY PINKERSON EDWARD WINSON

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

June 10, 1953

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: Referral No. 503 - ZONING CHANGE AT 436-452 SMITHFIELD AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, June 9, 1953.

This referral is a request for a change in zoning from an R-2 Zone to an M-1 Zone part of Lot 397 on Assessor's Plat 77, for a distance of 100 feet back from the street line of Smithfield Avenue, located on the northwesterly corner of Smithfield Avenue and Nellie Street (436-452 Smithfield Avenue) and containing 58,047 square feet of land.


On the field trip it was found that the area in question is at present occupied by a one-family dwelling. To the north and adjacent to the property lies a bowling alley. To the south lies a one-family dwelling, and vacant land, which it is believed is now in the process of being developed for the construction of new homes. The land to the northeast and directly across the street is vacant, except for a small stand used for the sale of flowers.

The portion of Smithfield Avenue which lies within the City is designed for light traffic. If this change in zoning were to be granted it would further contribute to the traffic congestion on Smithfield Avenue, which is already overloaded. In view of this fact, and in order to protect the residential characteristics of the neighborhood,

The Commission

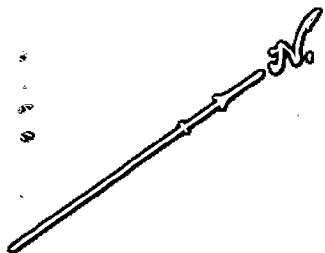
VOTED: To recommend to the Committee on Ordinances that this petition be denied.

Very truly yours,


FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

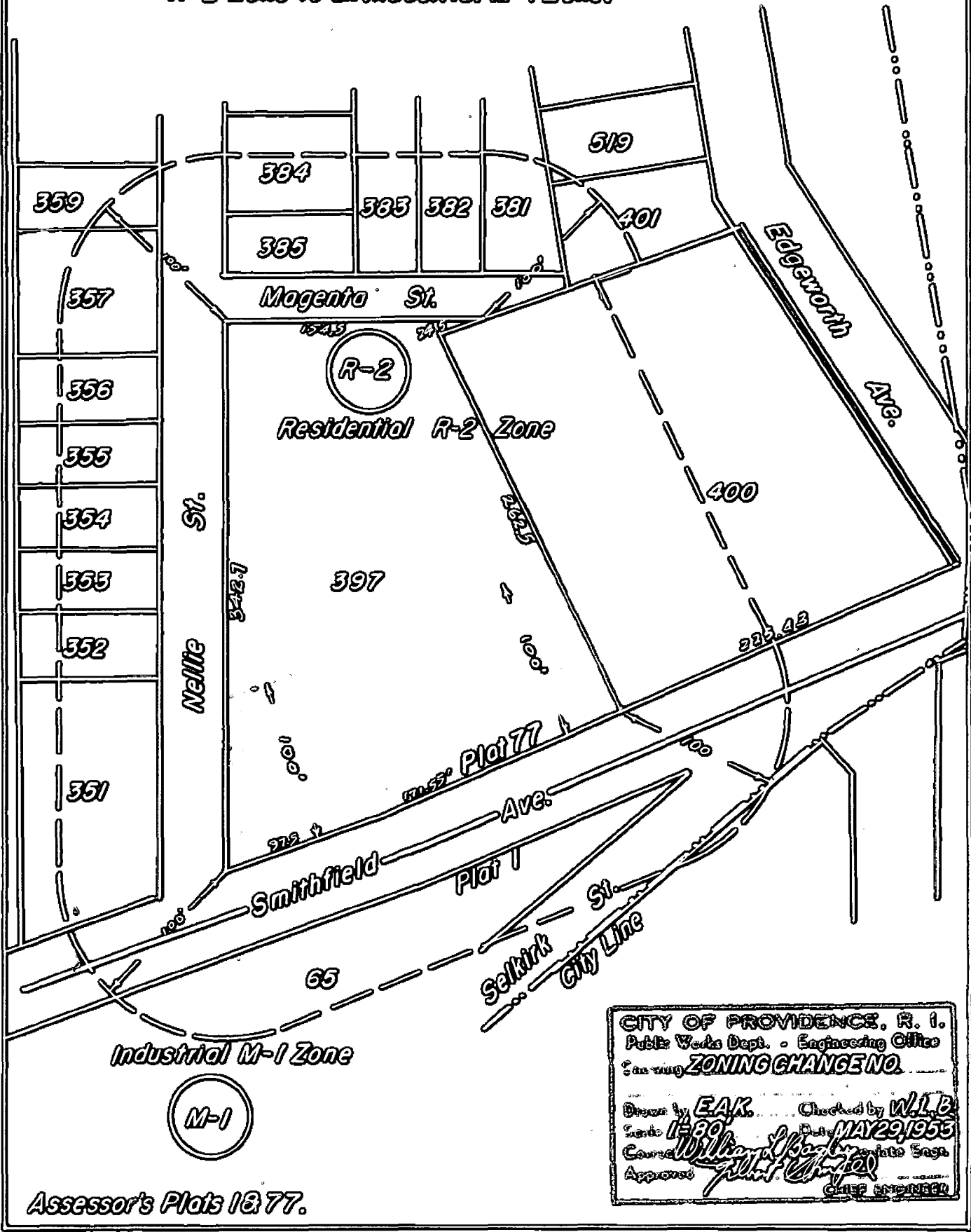
FHM/veb

c.c. Councilman Angelo Aiello
Councilman Joseph F. Prete



PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date MAY 28, 1953

ZONING CHANGE No.
*Shaded area to be changed from a Residential
R-2 Zone to an Industrial M-1 Zone.*



CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Can vary **ZONING CHANGE NO.** _____
Drawn by EAK Checked by W.L.B.
Scale 1"=30' Date MAY 29, 1953
Course William J. [Signature] State Eng.
Approved [Signature]
CHIEF ENGINEER