

OFFICE HOURS: DAILY 9:00 - 5:00

EVENINGS TUES. AND THURS. 7:30 - 9:00
BY APPOINTMENT

WILLIAM A. GOSZ

ATTORNEY AT LAW

*would like to be sent notice
of hearing*

380 BROADWAY
PROVIDENCE, R. I. 02908

OFFICE: 274-7444
HOME: 943-2149

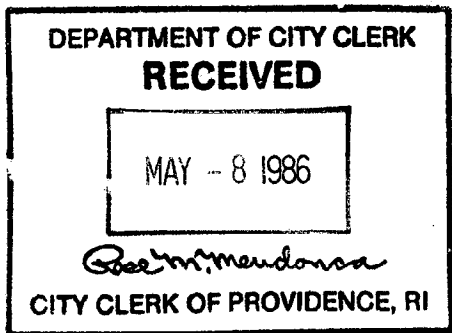
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

that the zoning for Assessor's Plat 43, Lots 880, 881 on Linwood Avenue in the City of Providence, and Assessor's Plat 31, Lots 439, 440, 441, 442 on Althea Street in the City of Providence be changed from R-3 to M-1.

RESPECTFULLY SUBMITTED,
FERA REALTY CORP.
24 Althea Street
Providence, RI



*Pd by Ch # 2725 amt. \$150.00
Signed by William A. Loz*

IN CITY COUNCIL
AUG 10 1989

READ AND DENIED

R. M. Mendonca CLERK

RECEIVED TO COMMISSIONER OF
PUBLIC WORKS
IN CITY COUNCIL

THE CITY CLERK

FILED

MAY 8 1 13 PM '86

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

RECEIVED
OFFICE OF THE CLERK
CITY OF PROVIDENCE
MAY 10 1986

IN CITY COUNCIL
READ AND DEBATED

IN CITY COUNCIL
MAY 15 1986

FIRST READING
REFERRED TO COMMITTEE ON

ORDINANCES

Rosemary Mendonça CLERK

THE COMMITTEE ON
ORDINANCES

Recommends

Be Continued

Michael R. Clement
Clerk

May 15, 1989

June 5, 1989

THE COMMITTEE ON
ORDINANCES

Recommends

Denial

Rosemary Mendonça
Clerk

July 31, 1989

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 16, 1986


TO: *

SUBJECT: ZONING CHANGE - LINWOOD AVENUE & ALTHEA STREET

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject Zoning Change, it is requested that you provide the committee with a list of abutting property owners and tracing of that said area.

Mr. Anthony Stanzione Director of Public Works
Ms. Kathleen D. Field, Associate Planner, Planning & Development


Michael R. Clement,

First Deputy City Clerk

Spring Change List
 Limited & Co.

Ap. 31

1075

436 Gumersindo R. Narvaez & wf. Gloria
 50 Althea St. Prov. R.I. 02907

435 Juan Marrero
 85 Hedden Ave Central Falls, R.I. 02863

434 Medina Associates
 2 Broadway 20th Fl., New York, NY 10004

437 Gerald A. Horke & wf. Lona
 46 Althea St. Prov. R.I. 02907

438 Chue K Hong
 44 Althea St Prov. R.I. 02907

439 Terra Realty Corp.
 24 Althea St. Prov. R.I. 02907

440 Same

441 Same

442 Same

443 425 Dexter Assoc.
 425 Dexter St. Prov. R.I. 02907

382 Luis Alberto Torres
 57 Althea St. Prov. R.I. 02907

381 Medina Assoc.

380 Edwin J. Pogorelec & wf. Loretta
 94 Hilarity St. Prov. R.I. 02909

379 Peter J. McHugh
 Burnt Saw Mill Rd. W. Greenwich, R.I. 02816

378 Same

AP 31.

377 Sammy Sykes & Leonora Bate
39 Althea St. Prov. R.L. 02907

376 Ize Ping Ng
18 Fera St. North Prov. R.L. 02904

375 Palmer Spring Co. Inc.
1 Althea St. Prov. R.L. 02907

369 Same

71 Peter R. Paulding & wf. Ruth
49 River St. Plymouth Ma. 02360

396 Mario Ramos & Anna
42 Waverly St, Prov. R.L. 02907

571 Luis C. Santelise
40 Waverly St, Prov. R.L. 02907

38 Same

536 Roland Marcotte & wf. Margaret
38 Waverly St, Prov. R.L. 02907

555 Martha Anacia & Martha Vanover
24 Waverly St, Prov. R.L. 02907

557 Starbrite Realty Corp.
50 Aleppo St, Prov. R.L. 02909

558 Same

368 Same

AP43

lots

810

Fera Realty Corp

101

Same

882

James F. Buggo

216 Lenwood ave, Prov. R.I. 02907

883

Adasinda Guerrero

22 Lenwood ave, Prov. R.I. 02907

884

Christopher Lepre & wif. Lucy

38 Beacon St, Cranston, R.I. 02910

885

Thomas L. Payne

204 Lenwood ave, Prov. R.I. 02907

880

Francisco A. Rodas & wif. Maria

106 Clary St, Prov. R.I. 02909

881

Angel M. Hernandez

284 Lenwood ave, Prov. R.I. 02907

882

James C. Lassiter & wif. Nancy

211 Lenwood ave, Prov. R.I. 02907

883

Elizabeth A. Foster

213 Lenwood ave, Prov. R.I. 02907

884

Jorge Luis Maza & wif. Blanca

219 Lenwood ave, Prov. R.I. 02907

885

Arribal V. Ruiz & wif. Vilma

223 Lenwood ave, Prov. R.I. 02907

786

425 Hexta Assoc.



The City Plan Commission

55 Eddy Street⁴⁰ FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

June 26, 1986

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

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2188 - Zoning Change from R-3 to M-1 on
Lots 880, 881 on A.P. 43 and on
Lots 439, 440, 441, 442 on A.P. 31
between Linwood Avenue and Althea
Street

Gentlemen:

The City Plan Commission at its June 18, 1986 regular monthly meeting reviewed and evaluated the subject referral from your Committee pertaining to the proposed zoning change from General Residence Zone (R-3) to General Industrial Zone (M-1) on Assessor's Lots 880, 881 on A.P. 43 and on Assessor's Lots 439, 440, 441, 442 on A.P. 31 located between Linwood Avenue and Althea Street in the West End neighborhood.

The petitioner is Victor Fera, President of FERA Realty Corp. of 24 Althea Street, Providence, Rhode Island.

A field inspection revealed that the lots in question are used as a paved and fenced parking lot adjacent directly to the manufacturing complex known as Sage Manufacturing Company situated on Lot 442.

The industrial property is well maintained, does not produce obnoxious odors or noise, and all production is conducted wholly within existing building.

The residential adjacent properties on Linwood Avenue and Althea Street are multi-family structures in fair to good condition.

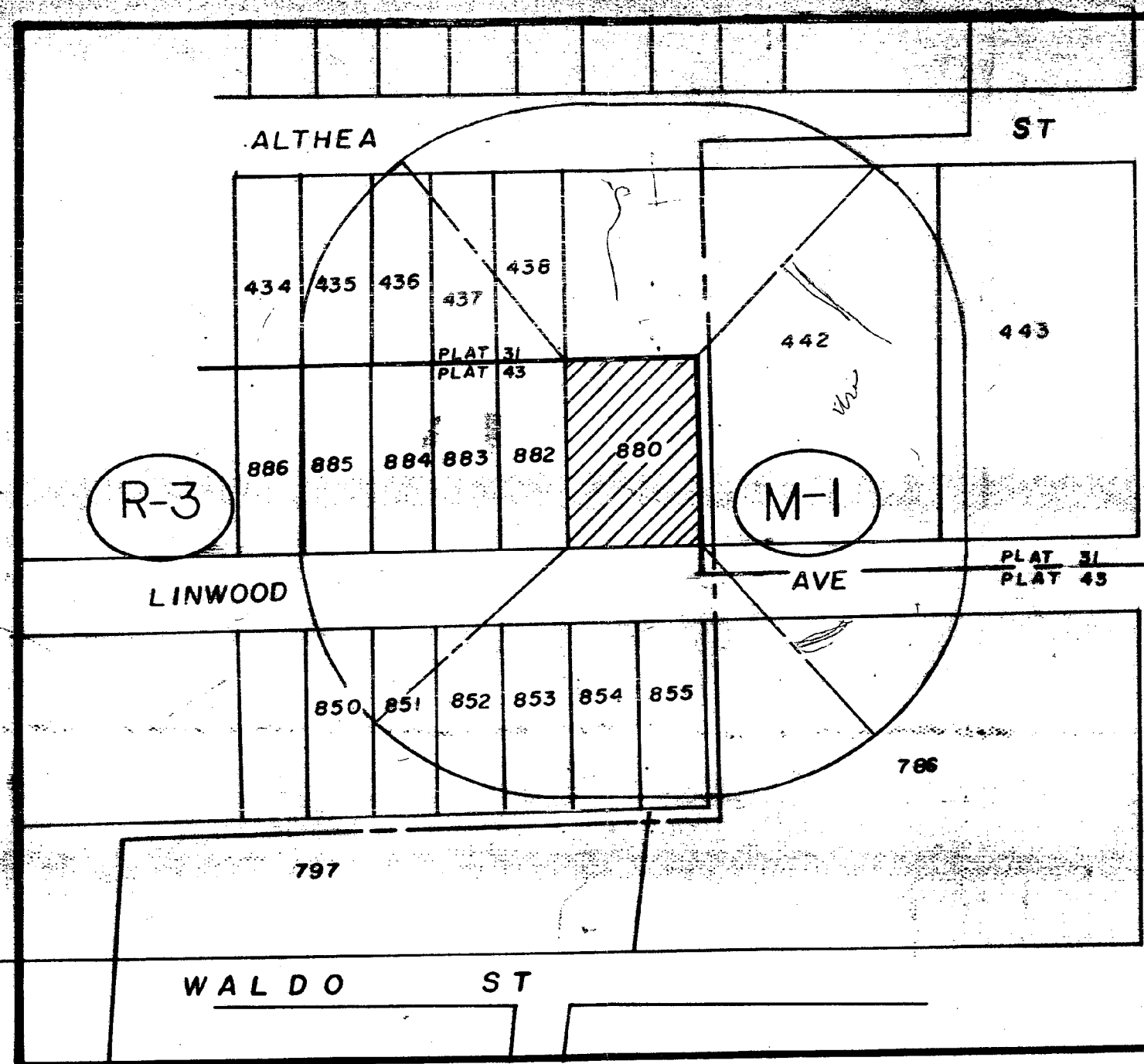
Since the Commission could not find a justification or logical reason to rezone the existing parking lot from residential use to industrial use (existing parking is a nonconforming use subject to Section 24 regulations), the Commission voted: To advise the Committee on Public Works that this petition be denied.

Sincerely yours,

Kathleen D. Field

Associate Director of Planning

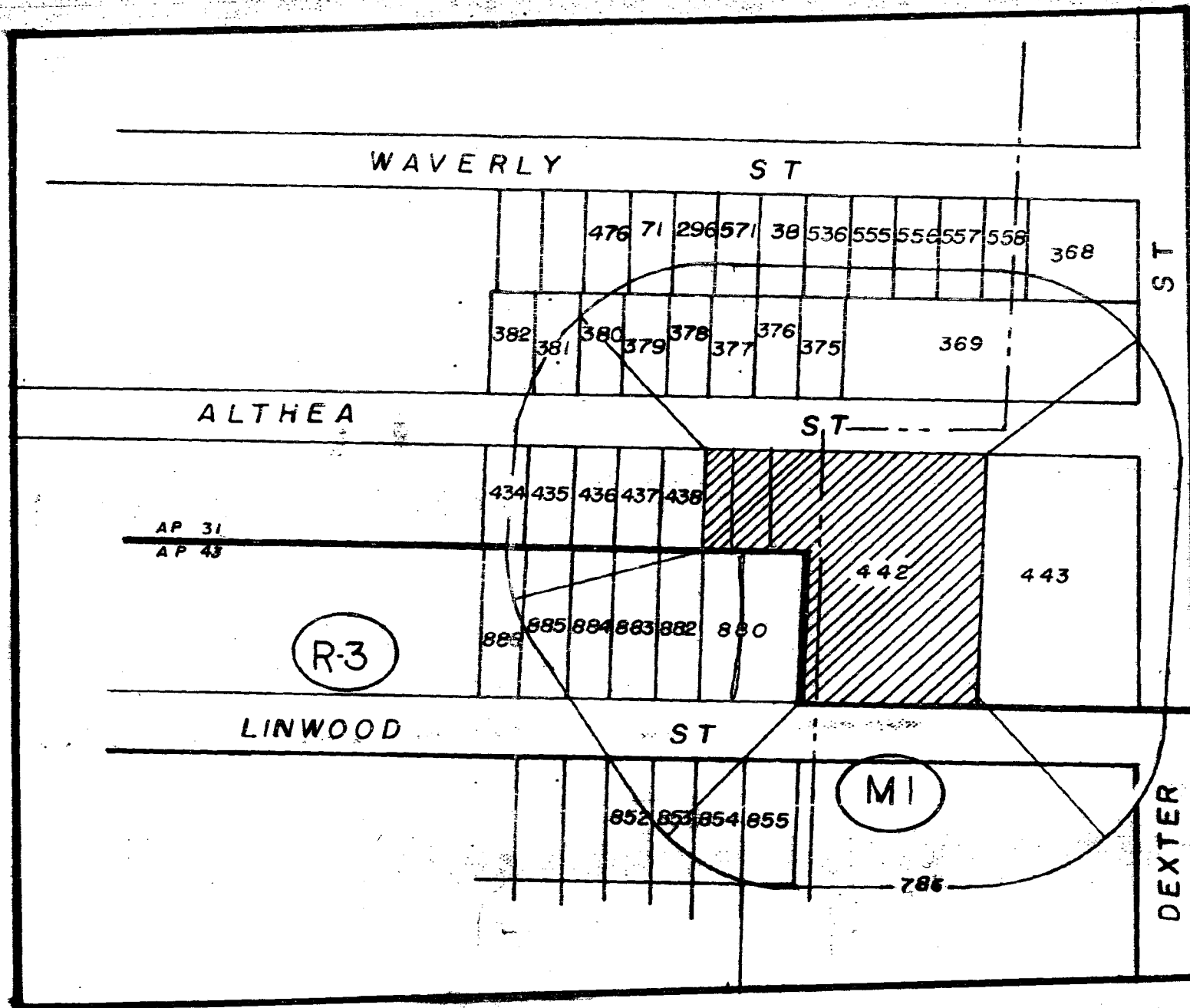
cc: Councilman David G. Dillon



PROVIDENCE
Public Works Dept. Engineering Office
CITY PROPERTY SECTION
Plan No. 064450
Date 4/27/89

NOTE
CROSS HATCHED AREA TO
BE REZONED FROM R3 TO M1

CITY OF PROVIDENCE
Public Works Dept. Engineering Office
Shown: **ZONE CHANGE**
LINWOOD AVE
Drawn by JAJ Checked by RVR
Scale: **NONE** Date: 4-27-89
Corr: *[Signature]* Associate Eng.
Approved: *[Signature]* CHIEF ENGINEER



PROVIDENCE
DEPT. ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. 064449
Date 4/27/89

NOTE:
CROSS HATCHED AREA TO
BE REZONED FROM R-3 TO
M-1



CITY OF PROVIDENCE
Public Works Dept. Engineering Office
Showing ZONE CHANGE
ALTHEA ST.
Drawn by YAJ Checked by RVR
Scale NONE Date 4-27-89
Correc. James T. Monahan Associate Eng.
Approved CHIEF ENGINEER



J. BENJAMIN NEVIN CO.

Realtors

1012 FLEET NATIONAL BANK BUILDING • PROVIDENCE, RHODE ISLAND 02903

J. CLIFDEN O'REILLY, JR.
President

TELEPHONE 331-2740

JAMES M. SLOAN IV
Vice-President

QUALIFICATIONS:

JAMES M. SLOAN IV

BUSINESS ASSOCIATION:

Vice President of J. Benjamin Nevin Company, J. Clifden O'Reilly, Jr., President, associated for the past six years in the general real estate business; selling, leasing and appraising of residential, commercial, industrial and farm properties throughout Rhode Island and nearby Massachusetts.

APPRAISALS:

Have appraised properties for attorneys, financial institutions, United States Government, Small Business Administration, throughout Rhode Island and nearby Massachusetts. Have prepared appraisals for Superior Court and Probate Courts in the State of Rhode Island. A partial list of clients includes Fleet National Bank, Hospital Trust National Bank, Pawtucket Savings and Trust, People's Bank, Greater Providence Deposit and Trust, Centreville Savings Bank.

EXPERT TESTIMONY:

Have qualified and testified as a Real Estate Expert Witness in the cities of Providence, Cranston, East Providence, Pawtucket, Warwick and in the towns of Barrington, Burrillville, Coventry, Cumberland, Foster, Jamestown, Johnston, Lincoln, Middletown, Narragansett, New Shoreham, North Kingstown, North Providence, Portsmouth, Smithfield, South Kingstown, North Providence, Portsmouth, Smithfield, South Kingstown, Tiverton, Warren, West Greenwich, West Warwick and Seekonk, Massachusetts.

Society of Real Estate Appraisers courses successfully completed:

Course 101 - An Introduction to Appraising Real Property

Course 102 - Applied Residential Property Valuation

Licenses Real Estate Broker, State of Rhode Island
Commonwealth of Massachusetts