

City of Providence

zoning Charge No. 294

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1984-70

No. 572 **AN ORDINANCE** AMENDING CHAPTER 544 OF 1951, BY CHANGING FROM AN R-4 MULTIPLE DWELLING ZONE TO A C-1 LIMITED COMMERCIAL ZONE, LOT 100, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 67; SAID LOT BEING SITUATED ALONG 220 SMITH STREET.

Approved October 23, 1984

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map, accompanying and made 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 herefore amended, is hereby further amended by changing from an R-4 Multiple Dwelling Zone, to a C-1 Limited Commercial Zone, Lot 100, as set out and delineated on City Assessor's Plat 67, said lot being situated along 220 Smith Street, bounded and described as follows:

Beginning at a point on the southerly line of Smith Street, said point being northeasterly corner of Lot 100 on City of Providence Assessor's Plat 67:

Thence in a generally westerly direction along the easterly lot line of Lot 100 to the southeasterly corner of herein described parcel:

Thence in a generally easterly direction along the southerly lot line of Lot 100 to the southwesterly corner of herein described parcel:

Thence in a generally northerly direction along the westerly lot line of Lot 100 to the northwesterly corner of herein described parcel, said point being on the southerly street line of Smith Street:

Thence generally easterly along the southerly street line of Smith Street to the northeasterly corner of herein described parcel and point and place of beginning.

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

IN CITY COUNCIL

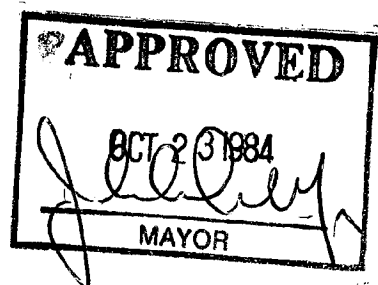
OCT 4 1984
FIRST READING
READ AND PASSED

IN CITY
COUNCIL
OCT 8 1984

FINAL READING
READ AND PASSED

PRESIDENT

CLERK



No.

CHAPTER
AN ORDINANCE

THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

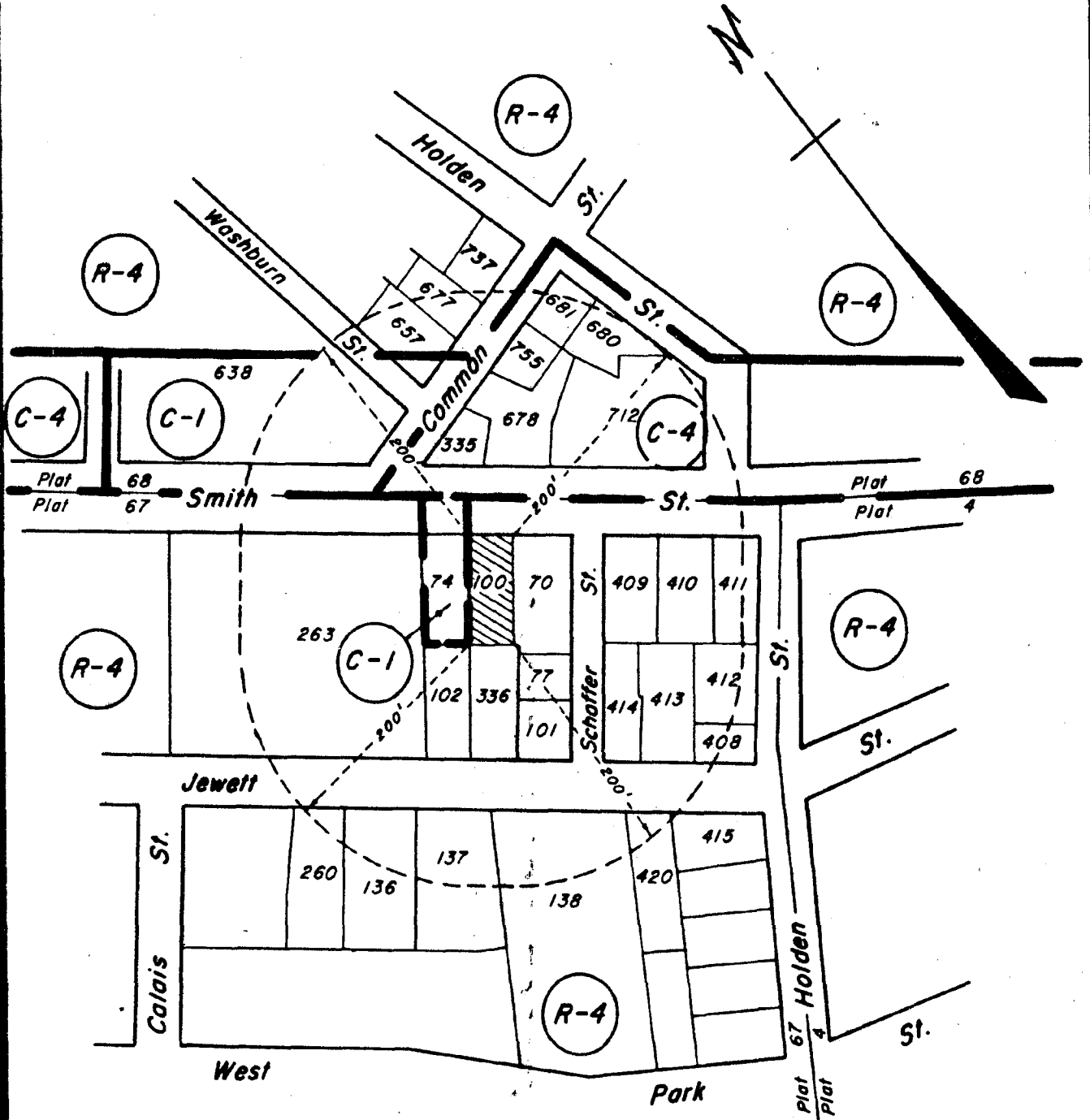
Rosely Mendonca
Chairman
September 25, 1984

100 100

Zoning Change No. 294

**Cross-Hatched Area To Be Changed
From An R-4 Multiple Dwelling Zone
To A C-1 Limited Commercial Zone.**

PROVIDENCE R I
P W DEPT ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No _____
Date July 20, 1984



Lot Numbers From Assessor Plats 67 & 68

CITY OF PROVIDENCE, R I
Public Works Dept Engineering Office
Showing Zoning Change No.
Lot 100, A.P. 67 (Smith St.)
Drawn by Patruska Checked by J.H. O'R
Scale Not To Scale Date July 20, 1984
Corrected by H.O. Burke Associate Eng.
Approved Frank A. Leduc
CHIEF ENGINEER

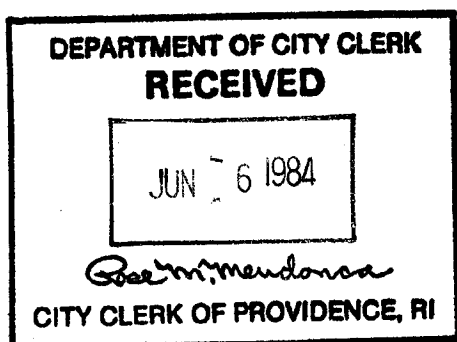
Peru

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

to amend the Zoning Map to change from an R-4 Multiple Dwelling Zone to a C-1 Limited Commercial Zone, Lot 100, on City Assessor's Plat 67, located along Smith Street.

Lawrence & Garbar (owner)
attorney John P. Garbar



Pl by A. #1023 amt. \$50.00
John P. Garan

Pl by Ch # 1236 amt \$100.00
Lawrence J. Carlson

FILED
JUN 6 9 40 AM '84
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

RECEIVED
DEPARTMENT OF CITY CLERK
CITY OF PROVIDENCE, R.I.

IN CITY COUNCIL
JUN 21 1984

FIRST READING
REFERRED TO COMMITTEE ON ORDINANCES

Greenwood
CLERK

From the Clerk's Office

John P. Garan
Attorney at Law
272 Smith Street
Providence, Rhode Island 02908
P.O. Box 2957

861-1287

June 4, 1984

The Honorable Rose Mendonca
City Clerk of Providence
City Hall
Providence, R.I. 02903

RE: Zoning Application for 220 Smith Street

Dear Rose,

Thank you for getting back to me so promptly through Betty.
Enclosed is the additional check in the amount of \$50.00 for
the above-referenced application.

Thank you.

Sincerely,



JOHN P. GARAN

jpg

John P. Garan
Attorney at Law
272 Smith Street
Providence, Rhode Island 02908
P. O. Box 2957
(401) 273-6200
861-1287

May 30, 1984

Rose Mendonca
City Clerk
City Hall
Providence, R.I.

Re: Zoning Application of Carlson (220 Smith Street)

Dear Rose,

Enclosed please find a check for the application fee for the above zoning. If the fee is more than \$100.00, please let me know and I will forward an additional check for the balance.

Hope things are going well. Will see you soon,

Sincerely,


JOHN P. GARAN

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City of Providence




Rhode Island

Department of City Clerk

MEMORANDUM

DATE: June 26, 1984
TO: Frank Tibaldi, Director of Public Works
SUBJECT: ZONING CHANGE - SMITH STREET
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 the area. As soon as practical.


Michael R. Clement
City Clerk
First Deputy

City of Providence



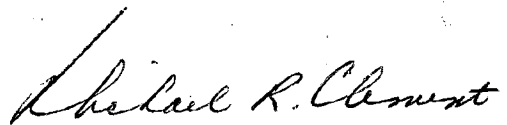
Rhode Island

Department of City Clerk

MEMORANDUM

DATE: June 25, 1984
TO: Stanley Bernstein, Director of Planning and Urban Development
SUBJECT: ZONING CHANGE --SMITH 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 said Committee as soon as practical.


Michael R. Clement
First Deputy City Clerk

Zoning Change
220-222 Smith St.

To be Change from R-4 to a C-1

Plat 67

Lot 263 Saint Patrick's Church

55 Jewett St, Prov. R.L. 02908

74 Lawrence J. Carlson

55 Jewett St, Prov. R.L. 02908

100 Same

70 Solomon Mouradian

171 Jewett St. Prov. R.L. 02908

409 M. Angela McCloy

27 Weymouth St, Prov. R.L. 02906

410 Charles J. Gostian

200 Smith St, Prov. R.L. 02908

411 Anthony C. Pimenta

48 Farnum Pike, Concord, R.L. 02917

412 Nishan Karagozian

Rocky Cliff Road, Lincoln, R.L. 02865

413 Alvin S. Gendreau

50 Maplecrest Ave, North Prov. R.L. 02911

414 Monmat Enterprise

400 Narragansett PKWY, Warwick, R.L. 02886

77 Violet Gostian

101 Victor R. Carlson

49 Jewett St, Prov. R.L. 02908

336 Michael J. Beecher

55 Jewett St, Prov. R.L. 02908

102 Lawrence J. Carlson

415 Eugene R. Craig

3 Butler Ct., Warwick, R.L. 02888

Plat 67
 Lot 420 Nora R. Mulvey
 38 Jewett St, Prov, R.I. 02908
 138 Marion M. Walsh
 44 Jewett St, Prov. R.I. 02908
 137 John F. O'Connor
 436 Pawtucket Ave, East Prov. R.I. 02916
 136 Peter Laapsack
 PO Box 3056 Prov. R.I. 02908
 260 3296 Corporation
 1270 Mineral Spring Ave, Ws. Prov, R.I. 02911

Plat 68
 Lot 638 Housing Authority
 657 Allen A. Gargone
 19 Hoyle St.
 677 Charles Ajostian
 335 Same
 678 Land C Realty Co. Inc.,
 193 Smith St, Prov, R.I. 02908
 755 Same
 681 Same
 680 Same
 712 Statewide Station Inc.,
 PO Box 4582
 Atlanta, Ga 30302



The City Plan Commission

40 FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

August 6, 1984

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

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2131 - Proposed Zone Change from R-4 to C-1
lot 100 on A.P. 67 at 220 Smith Street

Gentlemen:

The subject referral was presented to the City Plan Commission at its August 1, 1984 regular meeting.

The City Plan Commission did not vote on this referral due to the lack of a quorum, however, this Department has reviewed the subject referral.

The petition proposing to rezone lot 100 on A.P. 67 from R-4 Multiple Dwelling Zone to a C-1 Limited Commercial Zone was submitted by Lawrence T. Carlson of 55 Jewett Street, Providence, Rhode Island, owner of the subject lot.

A field inspection revealed that the subject lot is occupied by the "220 Diner", an eating establishment which is a pre-existing non-conforming use in the R-4 zone, but permitted use in a C-1 zone. In 1973 the aforesaid property was granted a variance permitting addition of toilet facilities. The adjacent Lot 74, to the west (Zoned C-1) is used as a parking lot serving the aforesaid diner and Lot 70, to the east, contains "Canal Bait Shop", a non-conforming retail establishment. The adjacent lots to the south: 102 and 336, fronting Jewett Street, contain multi-family residential structures in good condition.

There is an existing trend to convert a remaining residential structure located on the southern side of Smith Street to limited commercial and office use. Lot 409, received a variance permitting conversion of residential structure to office use, and most recently a residential structure on 194 Smith Street was converted to office use. The northern side of Smith Street located across from the subject lot is zoned C-4.


Committee on Ordinances

Page 2

August 6, 1984

The rezoning of the subject lot would not be detrimental to the surrounding area and it would conform to a previous rezoning policies within the Smith Street Redevelopment Project area, which policies encouraged establishment of limited commercial zone all along Smith Street. Therefore, this Department recommends to the Committee on Ordinances that this petition be approved.

Sincerely yours,


Stanley Bernstein
Director

SB/jp

cc: Councilman Thomas M. Glavin.