

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

for a change of zoning use for property located at Ark Court, in the City of Providence. The property is further described as assessor's Plat 68 Lots 172 and 190. Said property is vacant and is best suited for light manufacturing use. The undersigned therefore seeks to have the property rezoned to M-1 General Industry. As reason therefor the undersigned states that the area in which said property is located is predominantly used for industrial purposes. The location is not suitable for residential or commercial use. The highest and best use for the property is light industry/manufacturing. Rezoning the property in accordance with the applicant's request is in the welfare and convenience of the public and is in conformance with the comprehensive zoning plan. Rezoning said property will not adversely affect neighboring properties or neighboring property values. Rezoning will not result in spot zoning since there are other industrial uses in the neighborhood. Nor will rezoning result in any adverse impact with respect to traffic in the area. The undersigned states that it is the prospective purchaser under a valid Purchase and Sales Agreement, and that the owners of said property join in this Petition.

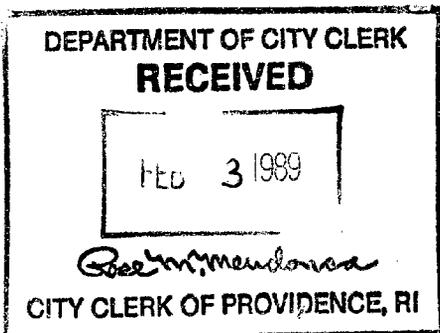
The radius plan and list of abbutters in attached herewith.

*present zoning (C-3) - R3?*

Purchaser: Peacedale Associates  
Owners: Mark E. Liberati  
Robert Peretti

By their Attorney:

*Maureen A. Hobson*  
Maureen A. Hobson  
72 Orange Street  
Providence, Rhode Island 02903  
(401) 751-6900



IN CITY COUNCIL  
JUN 15 1989  
READ AND DENIED

*Paid by check*

# 1580 - \$125.00 - *Maureen A. Hobson*  
314 - \$25.00 - *Rose M. Mendonca*  
150.00

*Rose M. Mendonca* CLERK

IN CITY COUNCIL  
FEB 16 1989  
FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES  
Ben Mendonca CLERK

**THE COMMITTEE ON**  
ORDINANCES  
May 15, 1989  
**Recommends Be Continued**  
Michael R. Clement  
Clerk

**THE COMMITTEE ON**  
ORDINANCES  
**Recommends Be Denied**  
Ben Mendonca  
Clerk  
June 5, 1989

DEPT. OF CLERK  
PROVIDENCE, R.I.  
FEB 3 12 54 PM '89  
FILED

REC'D  
CITY CLERK  
REC'D  
MAY DENIED

From the Clerk's Desk

## PETITION TO THE CITY COUNCIL

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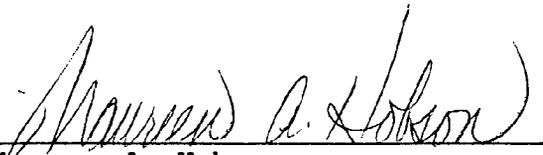
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*present zoning (C-3)*

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Owners: Mark E. Liberati  
Robert Peretti

By their Attorney:

  
Maureen A. Hobson  
72 Orange Street  
Providence, Rhode Island 02903

(401) 751-6900

MAUREEN A. HOBSON  
ATTORNEY AND COUNSELOR AT LAW

72 ORANGE STREET  
PROVIDENCE, RHODE ISLAND 02903  
(401) 751-6900

March 17, 1989

Office of the Clerk  
Providence City Hall  
Providence, RI 02901

Re: Petition for change of zone  
Plat 68 Lots 172 and 190

Dear Sir or Madam:

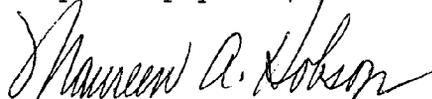
On February 3, 1989, this office filed a petition for change of zone regarding the above property. Since that date it has come to our attention that the property description contained in the petition is erroneous. The correct description is:

Plat 68 Lots 172 and 189

Prior to giving notice of the pendency of any hearing, please make the correction. A corrected copy of the petition is enclosed.

Thank you for your assistance in this matter.

Very truly yours,

  
Maureen A. Hobson

MAH/lm

Enclosure

## PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

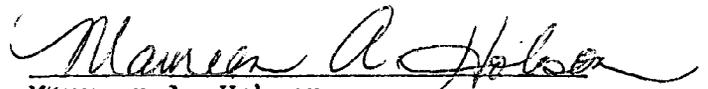
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Owners: Mark E. Liberati  
Robert Peretti

By their Attorney:

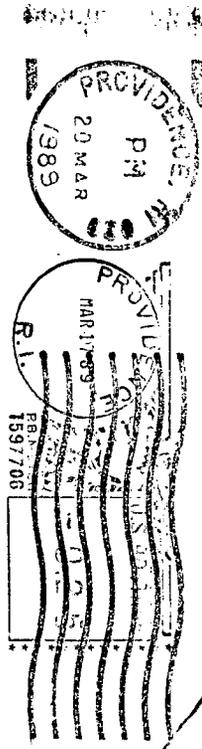


Maureen A. Hobson  
72 Orange Street  
Providence, Rhode Island 02903

(401) 751-6900

MAUREEN A. HOBSON — ATTORNEY AT LAW  
72 ORANGE STREET, PROVIDENCE, RI 02903

Office of the Clerk  
Providence City Hall  
Providence, RI 02901



**FILED**

MAR 22 9 32 AM '89

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

12  
1989  
12

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

**DATE:** February 21, 1989  
**TO:** B. James Suzman, Director of Public Works  
**SUBJECT:** Change of Zone - Ark Court  
**CONSIDERED BY:** Committee on Ordinances  
**DISPOSITION:**

Attached are copies of the subject petition for your study and report back in writing to the above named committee, as soon as practical.

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

First Deputy

City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

**DATE:** February 21, 1989

**TO:** Kathleen D. Field, Associate Director of Planning

**SUBJECT:** Change of Zone - Ark Court

**CONSIDERED BY:** Committee on Ordinances

**DISPOSITION:**

Attached are copies of the subject petition for your study and report back in writing to the above named committee as soon as practical.

First Deputy

City Clerk

PLAT 68

"Ark Court"

93

Annie Benton  
51 Fillmore Street  
Prov. R.I. 02908

104

RAYMOND Woodcock  
7 Pinewood Drive  
Cranston, R.I. 02920

105

SAME AS LOT 104  
Same

122

MARY Muckelly  
6 Vesta Street  
Prov. R.I. 02908

124

Albert Schlink  
P.O. Box 444  
Jamestown, R.I. 02835

125

MANUEL AND SANDRA AMADO  
31 Coleman Street  
Pawtucket, R.I. 02860

126

SAME AS LOT 125  
Same

127

SAME AS LOT 125  
Same

128

Calia Villegas  
117 Cadorna Street  
East Prov. R.I. 02914

129

SAME AS LOT 128  
Same

141

THOMAS JACQUARD AND ROBERT CHIU  
81 Top of Mark Drive  
Jamestown, R.I. 02835

142

SAME AS LOT ~~141~~ 125

143

SAME AS LOT 141

PLAT 68

161

Hill Realty Trust  
7 Washington PK  
Newton, Ma 02165

162

Alice Isom  
21 Fillmore Street  
Prov. R.I. 02908

163

John Mangelli  
87 Alverson Street  
Prov. R.I. 02909

164

Mary Harrison  
9 Broad Street  
Prov. R.I. 02908

165

Ernie Carpenteri  
19 Grape Street  
Prov. R.I. 02908

166

Isaul Pinto  
PO Box 28725  
Prov. R.I. 02908

167

Luigi Cerullo  
60 Regent Avenue  
Prov. R.I. 02908

168

Helen Muldoon  
39 Fillmore Street  
Prov. R.I. 02908

169

Gerald Couto  
390 Broadway  
Prov. R.I. 02909

170

SAME AS LOT 169

171

SAME AS LOT 168

173

William and Muriel Smith  
55 Fillmore Street  
Prov. R.I. 02908

PLAT 68

- 174 Ernest and Alice Garnette  
57 Fillmore Street  
Prov. R.I. 02908
- 175 Arbitano Albanese  
125 Eagle Road  
Cranston, R.I. 02920
- 176 Peter S Romano  
1 Quarry Street  
Prov. R.I. 02904
- 178 Louis Rodrigues  
75 Fillmore Street  
Prov. R.I. 02908
- 179 Estate of Theresa Gabrielle  
8 Oak Court  
Prov. R.I. 02908
- 180 Esthen Rodrigues  
456 Chalkstone Ave  
Prov. R.I. 02908
- 181 Ida Montezzo  
60 Oregon Street  
Prov. R.I. 02908
- 182 Robin and Evelyn Royster  
56 Oregon Street  
Prov. R.I. 02908
- 183 Johnny and Joanne Ashley  
52 Oregon Street  
Prov. R.I. 02908
- 184 Martin and Betty Ann Israelit  
149 Cright Street  
Prov. R.I. 02906
- 186 SAME AS LOT 184
- 187 John Santos ~~Inc~~ - Ray Reed Inc.  
79 Coolidge Road  
Greenville, R.I. 02828

PIAT 68

188

DAN-RAY INC.  
155 South Main Street  
PRIV. R.I. 02903

189

Robert Perreth  
1536 Westminster Street  
PRIV. R.I. 02909

190

James G Gleason  
44 Whipple Street  
PRIV. R.I. 02908

191

SAME AS LOT 190

192

MARION BEDROSIAN  
18 Wayne Street  
PRIV. R.I. 02908

193

Robert Vennerbeck  
30 Whipple Street  
PRIV. R.I. 02908

195

SAME AS LOT 163

250

Estate of Soukias Setian  
218 East Street  
Pawtucket, R.I. 02860

251

Seravoush Woods and Armen Derderian  
218 East Street  
Pawtucket, R.I. 02860

252

Jean C Mello  
10 Dan Street  
PRIV. R.I. 02908

253

SAME AS LOT 252

254

Americo and Carmen Vargas  
32 Hamilton Street  
PRIV. R.I. 02907

- 255 SAME AS LOT 254
- 256 Peter and Marian Zorn  
56 Klean Street  
P.M. R.I. 02908
- 257 SAME AS LOT 256
- 258 Violet Ayoohan  
200 Amistad Street  
P.M. R.I. 02908
- 259 Joseph Shepley  
32 Christopher Ave  
Warrick, R.I. 02889
- 260 Bruce Oreff  
Box 31  
Weymouth, Ma 02188
- 261 SAME AS LOT 260
- 267 Fernando and Rachel Cunha  
189 Wickhamer Street  
P.M. R.I. 02903
- 268 SAME AS LOT 267
- 269 Rother House Assoc., David M. Ryan  
103 McLeod Street  
Providence, R.I. 02835
- 270 Ho Jo Realty  
111 Endicott BK B2  
P.M. R.I. 02903
- 271 SARKIS KASARIAN  
1967 Elmwood Avenue  
Warrick, R.I. 02888

PLAT 68

272

Albert And Marie Gemma  
22 Paritax Ave  
Prov. R.I. 02909

273

Frederick And MARY FUNARI  
11 Essex Street  
Mansfield, Ma 02048

274

SAME AS LOT 273

275

Louis ZAMORA And Joaquin Rodriguez  
41 Whipple Street  
Prov. R.I. 02908

276

KATHERINE LEE Bishop  
202 Jewett Street  
Prov. R.I. 02908

277

SAME AS LOT 276

278

Romona Nieves  
33 Whipple Street  
Prov. R.I. 02908

285

BLACKSTONE Supply Co  
100 Whipple Street  
Prov. R.I. 02908

PLAT 69

383

Providence Housing Authority  
100 Broad Street  
Prov. R.I. 02903



## Department of Planning and Development

*"Building Pride In Providence"*

April 3, 1989

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

Attention: Rose M. Mendonca, City Clerk

RE: Referral No. 2287 - Zone change from R-3 to M-1  
Assessor's Plat 68, Lots 172  
and 189 at Ark Court

Gentlemen:

The City Plan Commission, at its March 28, 1989 regular monthly meeting, reviewed and evaluated the proposed zone change from R-3 to M-1 on Lots 172 and 189 on Assessor's Plat 68, located at Ark Court.

The petitioners are: Mark E. Liberati and Robert Peretti, owners of the subject lot, and Peacedale Associates, the prospective purchaser. The petitioners are represented by their attorney Maureen A. Hobson of 72 Orange Street, Providence, Rhode Island.

A field inspection revealed that the subject lots are currently vacant and located in a residential area. The area is surrounded by Filmore, Oregon, and Whipple Streets and Douglas Avenue, which contain single family and two-family structures in good-to-fair condition. The entire block is in residential use except Lot #184 on Oregon Street, and a small commercial block on Douglas Avenue.

The proposed Comprehensive Plan and Zoning Map designate this area for residential use, excluding the existing commercial lot on the corner of Oregon and Whipple Streets. The introduction of an M-1 use would be detrimental to the surrounding residential area, and would not conform with the Comprehensive Plan and zoning proposed for the area.

PAGE 2  
COMMITTEE ON ORDINANCES  
REFERRAL NO. 2287

The Commission voted:

To advise the Committee on Ordinances that this petition be denied.

Sincerely yours,



John F. Palmieri  
Deputy Director

JFP/bms  
GT

cc: Councilman Thomas M. Glavin  
Thomas V. Moses, Esq., Director

CITY PLAN COMMISSION

PROVIDENCE, R. I.

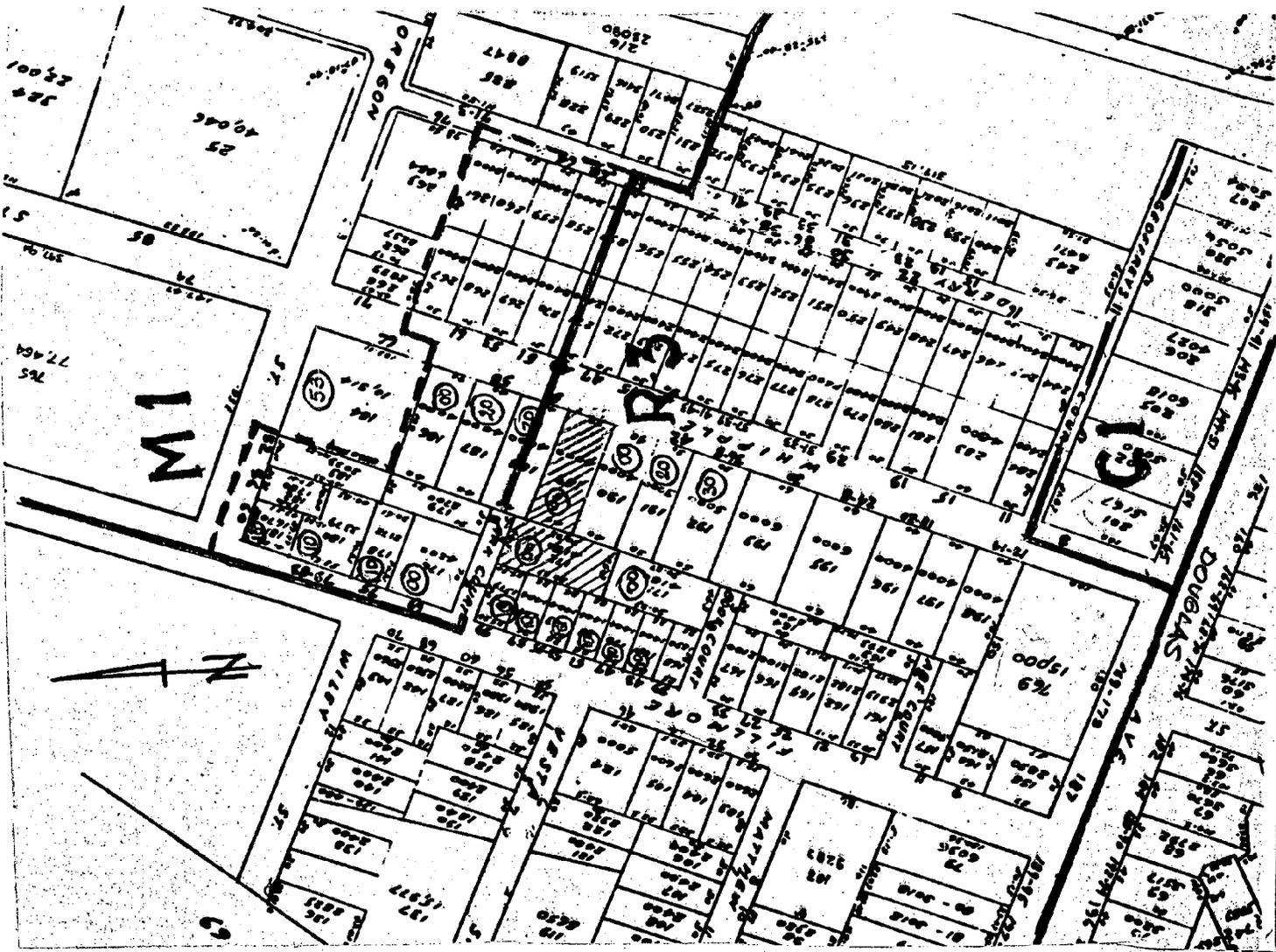
Ref. No. 2287 Subject: ZONE CHANGE FROM R-3 TO M-1 AT ARK COURT

Plat No.: 68 Lot No. 172 of 189

Lot Area: 4180 of 4000 sq. ft.

LAND USE LEGEND

- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & Home Occ.
- 33 Three Fam. & Prof. Off.
- 35 Three Fam. & One Fam.
- 38 Three Fam. & Two Fam.
- 40 Apt. 4 Fam. or More
- 41 Apt. & Nonres.
- 42 Apt. & Home Occ.
- 43 Apt. & Prof. Off.
- 45 Apt. & One Fam.
- 46 Apt. & Two Fam.
- 47 Apt. & Three Fam.
- 48 Lodging House
- 49 Fraternity
- 51 Limited Comm.
- 52 Parking Lot
- 53 Gen. Comm.
- 54 Nonstruct. Gen. Comm.
- 55 Parking Gar.
- 56 Heavy Comm.
- 57 Nonstruct. Heavy Comm.
- 58 Auto. Service Sta.
- 59 Stor. Gar. for Comm. Veh.
- 64 Gen. Ind.
- 65 Nonstruct. Gen. Ind.
- 67 Heavy Ind.
- 68 Nonstruct. Heavy Ind.
- 71 Utility
- 75 Railroad
- 81 Instit. (not elsewhere class.)
- 82 Parochial School
- 93 Church
- 94 Private School or Coll.
- 95 Cemetery
- 97 Park, Golf Course
- 98 Playground & Playfield
- 99 Public Bldg. (exc. schools)
- 05 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

— EXISTING ZONE BOUNDARY  
 - - - NEW PROPOSED ZONE BOUNDARY

Date 3/2/89 By GT Scale \_\_\_\_\_

Department of Planning and Development  
44 Washington Street  
Providence, Rhode Island 02903

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

Attention: Rose M. Mendonca, City Clerk



DEPT. OF CITY CLERK  
PROVIDENCE, R.I.  
APR 4 2 57 PM '89

FILED

Call Court

Name	Address	YES / NO
✓ Francis D. Feste (Raciale Assoc.)	1228 Westminister St	yes
✓ ALBERT GEMMA	22 PARTRAY AVE	NO
✓ Edward & Helen Muldoon	39 FILLMORE ST	NO
✓ Robert Venetucci	30 Whipple Row RI	?
✓ JEAN MELLO	38 DEERY ST	NR

10

9

8

7

6

5

4

3

2

1



## Department of Planning and Development

*"Building Pride In Providence"*

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City Hall  
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COMMITTEE ON ORDINANCES  
REFERRAL NO. 2287

The Commission voted:

To advise the Committee on Ordinances that this petition be denied.

Sincerely yours,



John F. Palmieri  
Deputy Director

JFP/bms  
GT

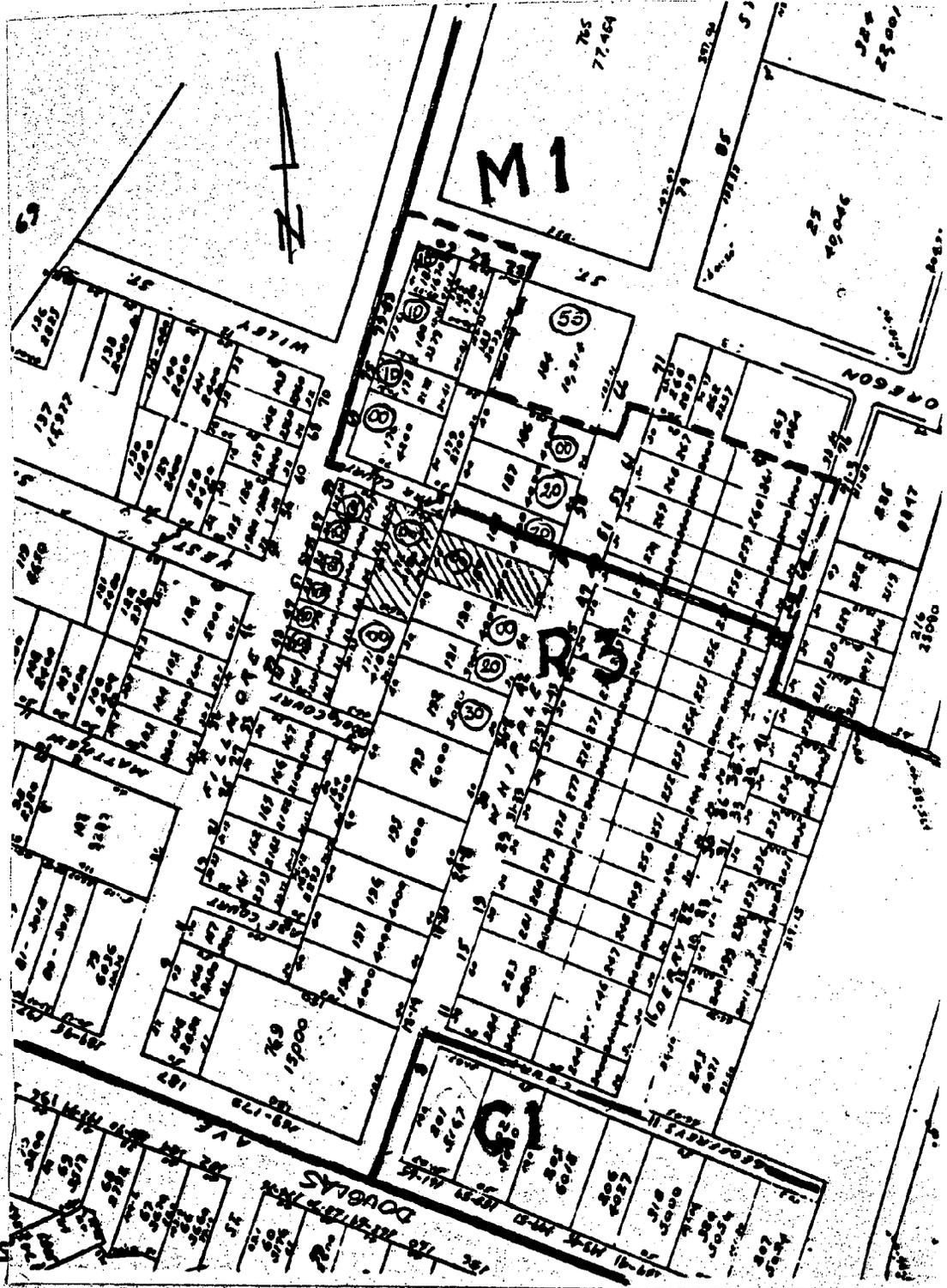
cc: Councilman Thomas M. Glavin  
Thomas V. Moses, Esq., Director

CITY PLAN COMMISSION  
PROVIDENCE, R. I.

Ref. No. 2287 Subject: ZONE CHANGE FROM R-3 TO M-1 AT ARK COURT  
 Plat No.: 68 Lot No. 172 & 189  
 Lot Area: 4180 & 4000 sq. ft.

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- 92 Playground & Playfield
- 93 Public Bldg. (exc. schools)
- 95 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

— EXISTING ZONE BOUNDARY

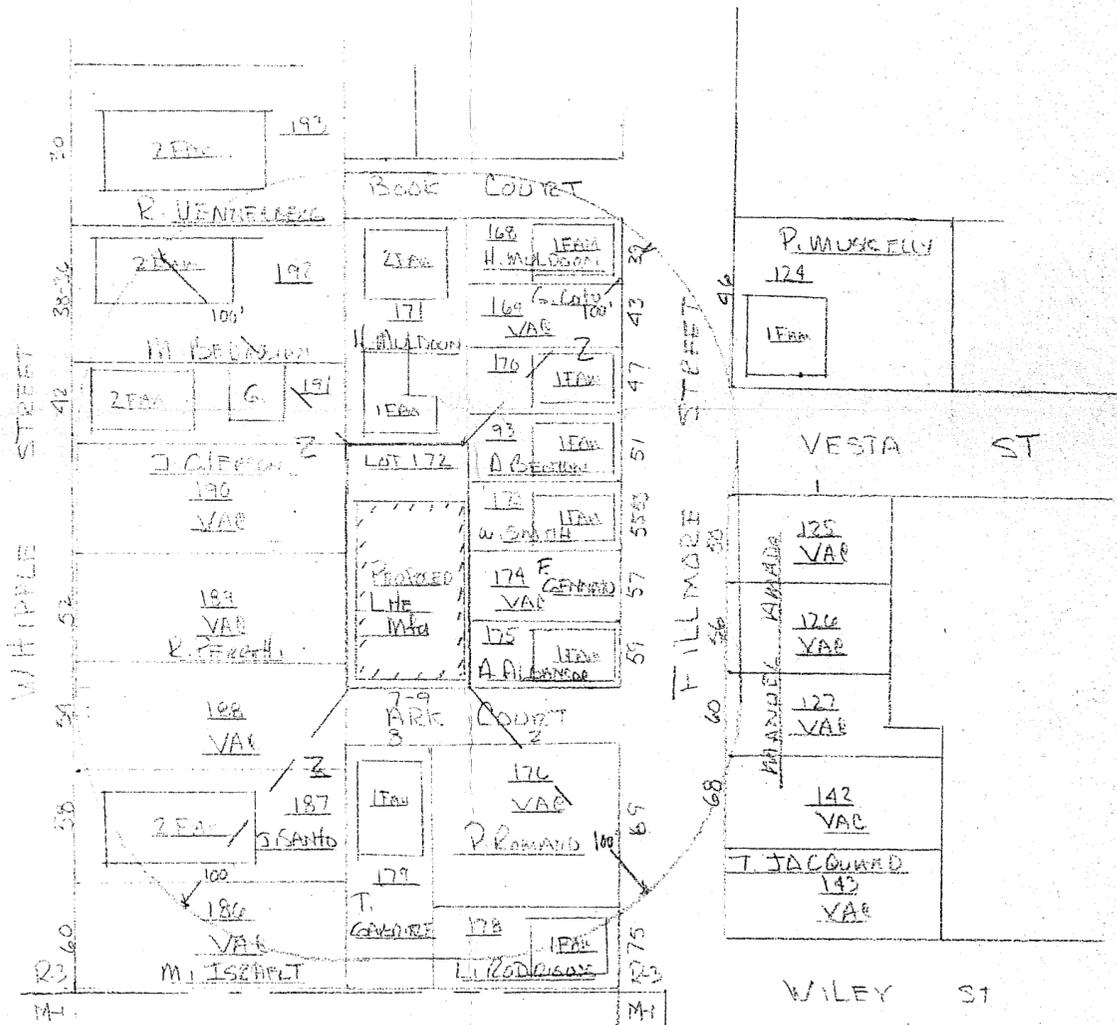
- - - NEW PROPOSED ZONE BOUNDARY

Date: 3/21/89 By: GT Scale: \_\_\_\_\_

# 100' RADIUS

WHIPPLE & ARK COURT  
PROVIDENCE RI,  
PLAT 68 LOT 172

SCALE 1"=50'

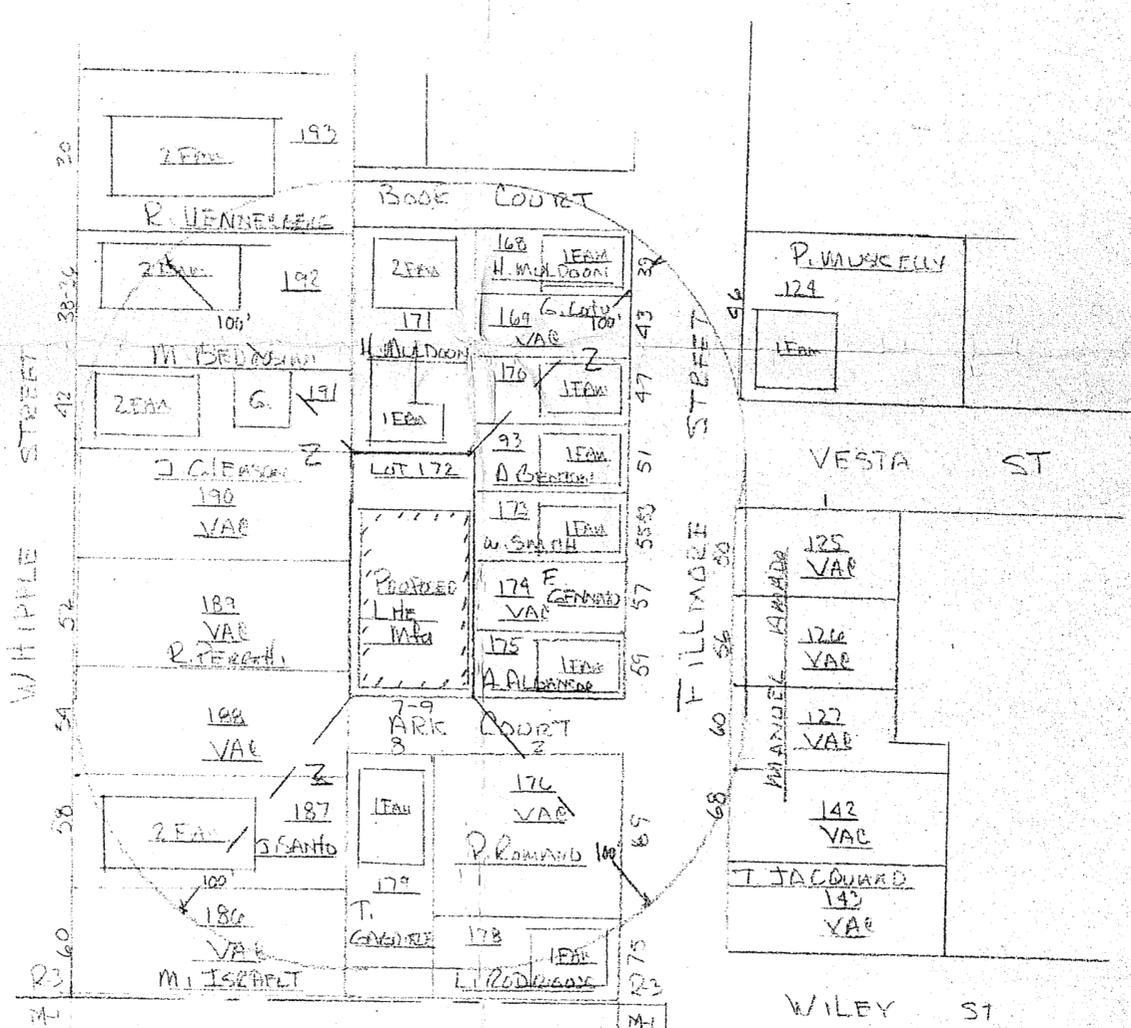




# 100' RADIUS

WHIPPLE CARK COURT  
PROVIDENCE RI.  
PLAT 68 LOT 172

SCALE 1"=50'



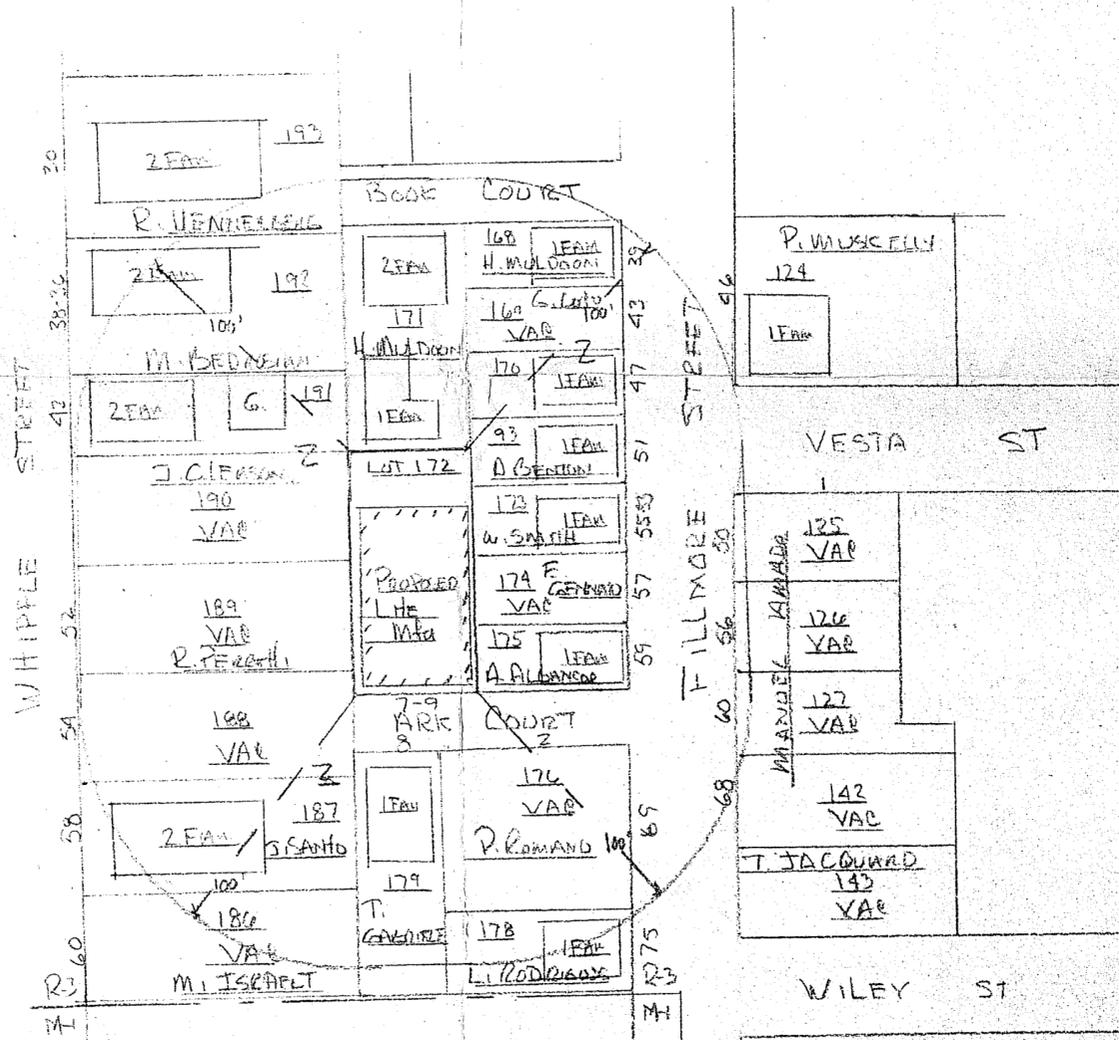
Mr. HASSON

# 100' RADIUS

WHIPPLE & ARK COURT  
PROVIDENCE RI.

PLAT 68 LOT 172

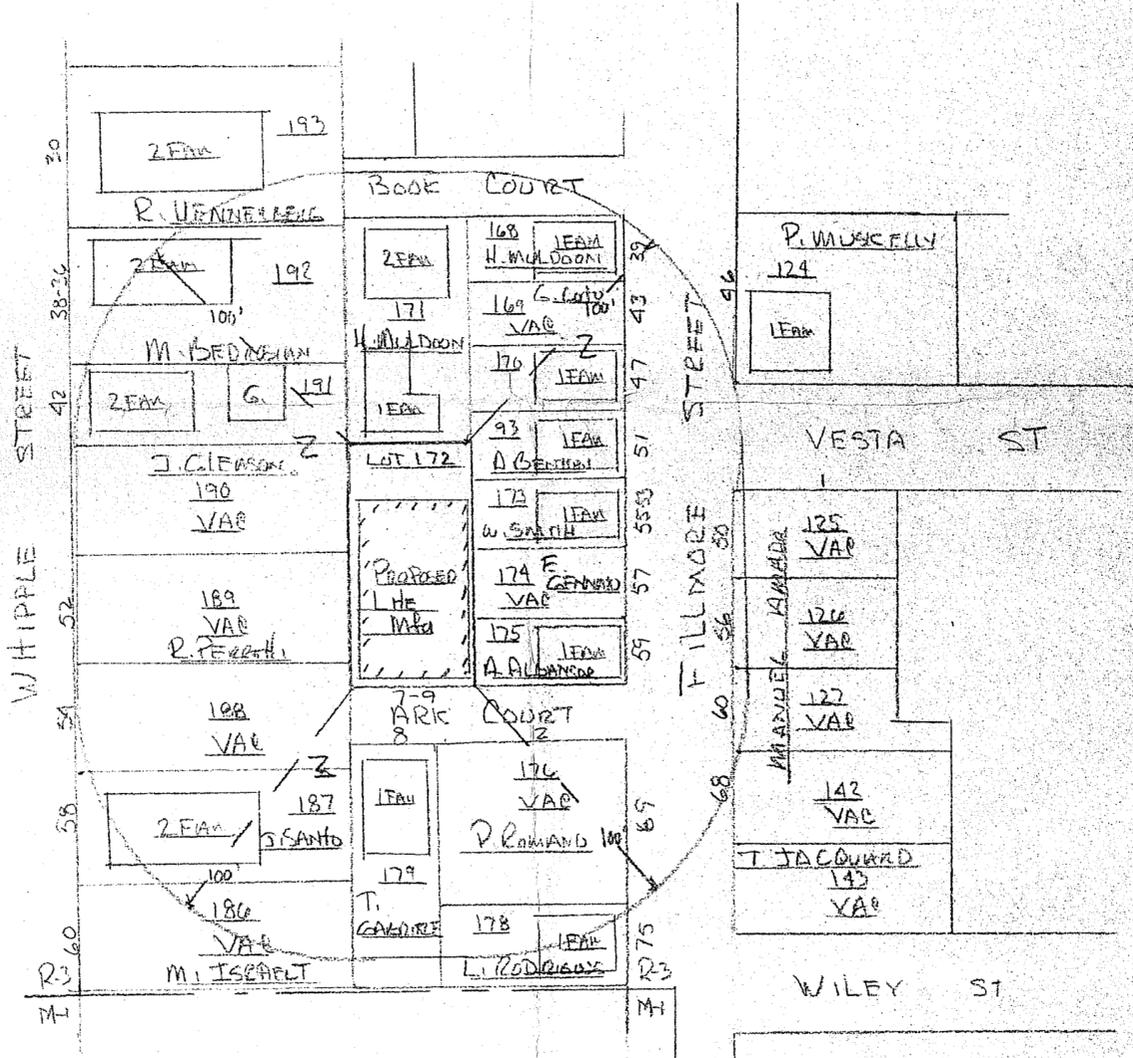
SCALE 1"=50'



# 100' RADIUS

WHIPPLE & ARK COURT  
PROVIDENCE RI.  
PLAT 68 LOT 172

SCALE 1"=50'





U.S. POSTAL SERVICE  
**MAIL RETURNED**

DATE

IN REPLY REFER TO

**FROM:** (Specify Address and ZIP Code)  
**Postmaster**

**TO:** **Postmaster**

The attached mail is returned for the reason checked below. Please give it your prompt attention.

- |   |  |
|---|--|
| <input type="checkbox"/> BETTER ADDRESS   | <input type="checkbox"/> MISSENT   |
| <input type="checkbox"/> INSUFFICIENT ADDRESS   | <input type="checkbox"/> UNMAILABLE  |
| <input type="checkbox"/> ILLEGIBLE  | <input type="checkbox"/> NO SUCH P.O. BOX NUMBER   |
| <input type="checkbox"/> ATTEMPTED NOT KNOWN  | <input type="checkbox"/> NO SUCH HOTEL   |
| <input checked="" type="checkbox"/> NO SUCH STREET  | <input type="checkbox"/> HOTEL LETTER, NOT RETURNABLE (DMM 159.522k)                                 |
| <input type="checkbox"/> NO SUCH NUMBER   | <input type="checkbox"/> VERIFY FORWARDING ADDRESS   |
| <input type="checkbox"/> PROPER ENDORSEMENT, INCLUDING APPROPRIATE ZIP CODE               | <input type="checkbox"/> NO SUCH P.O. IN STATE   |
| <input type="checkbox"/> NOT FORWARDABLE  | <input type="checkbox"/> SECURE SIGNATURE ON ATTACHED  |
| <input type="checkbox"/> NOT RETURNABLE   | <input type="checkbox"/> PROPER TREATMENT  |
| <input type="checkbox"/> MAIL OF OBVIOUS VALUE SHOULD BE FORWARDED (DMM 159.23)           | <input type="checkbox"/> THIRD-CLASS MATTER HANDLED AS SECOND-CLASS MATTER                           |
| <input type="checkbox"/> MAIL OF OBVIOUS VALUE SHOULD BE TRANSFERRED TO NEW LOCAL ADDRESS | <input type="checkbox"/> MAILER STATES THAT ADDRESS SHOWN IS CORRECT. PLEASE INVESTIGATE AND ADVISE. |
| <input type="checkbox"/> DMM 159.23 INCLUDES THIS MATTER AS BEING OF OBVIOUS VALUE        | <input type="checkbox"/> ORDER EXPIRED   |

OTHER (Specify)

*Street taken by state for highway or buildings  
Forwarding order has expired or person was unknown*



POSTMASTER

BY (Signature)

*BS*

UNITED STATES POST OFFICE

02908

OFFICIAL BUSINESS

EP194

Attn. Rose Mendonca

Dept of City Clerk  
City Hall  
Prov. R.I. 02903

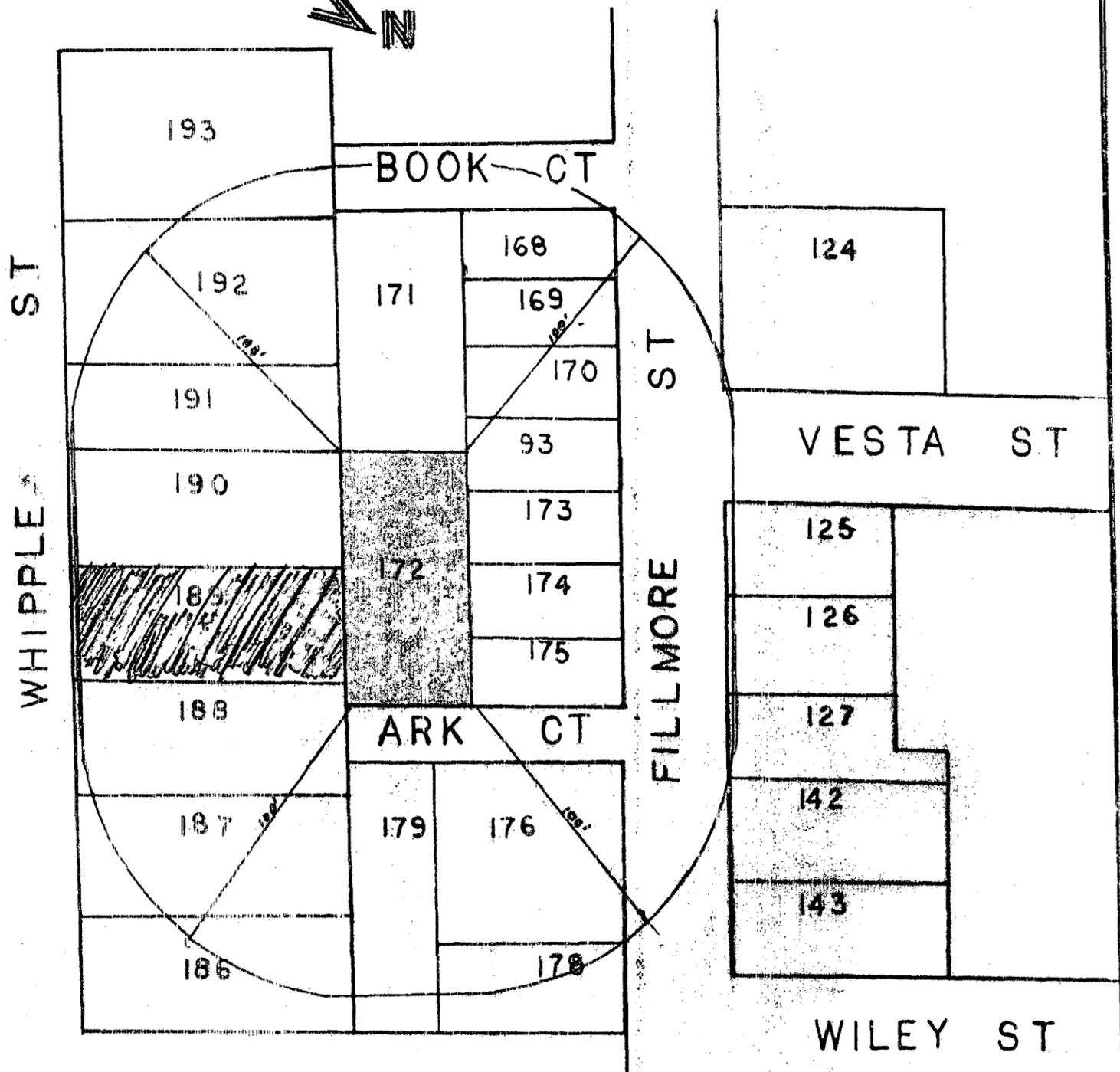
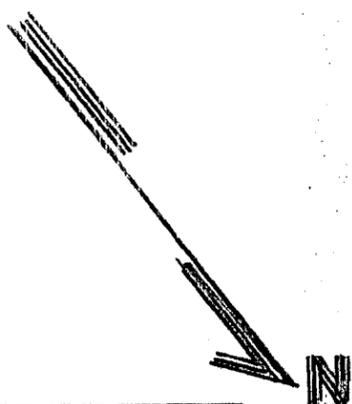


PENALTY FOR PRIVATE  
USE TO AVOID PAYMENT  
OF POSTAGE, \$300

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.  
APR 11 9 36 AM '89  
FILED

ZONE CHANGE NO.

PROVIDENCE  
CITY ENGINEER  
PROPERTY SECTION  
064444  
3-2-89



SHADED AREA INDICATES ZONE CHANGE FROM C-3 (COMMERCIAL) TO M-1 (GENERAL INDUSTRY)

PROPOSED ZONE CHANGE  
JAJ JAM  
1" = 50' 3-2-89

LOT NOS. FROM APR 68

694