

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 abutters is attached herewith.

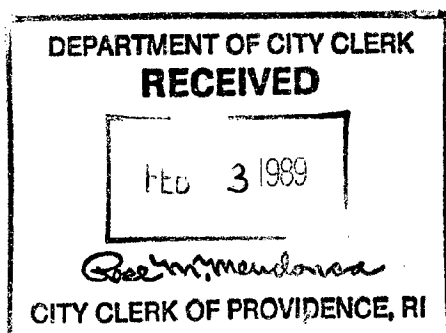
present zoning (C-3) - R3?

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 - *Doreen M. Indurci*
150.00

Rose M. Mendonca CLERK

IN CITY COUNCIL
FEB 16 1989
FIRST READING
REFERRED TO COMMITTEE ON
BEN MANDOR CLERK
ORDINANCES

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

THE COMMITTEE ON
ORDINANCES
Recommends Be Denied
BEN MANDOR Clerk
June 5, 1989
DEPT. OF CLERK
PROVIDENCE, R.I.
FEB 3 12 54 PM '89
FILED

CITY COUNCIL

RECD AND DENIED

From the Clerk's Desk

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 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.

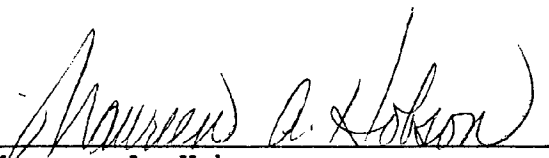
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present zoning (C-3)

Purchaser: Peacedale Associates

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:

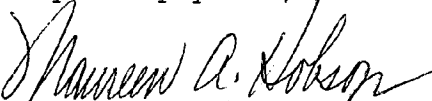
On February 3, 1989, this office filed a petition for change of zone regarding the above property. Since that date it has come to our attention that the property description contained in the petition is erroneous. The correct description is:

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

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Owners: Mark E. Liberati
Robert Peretti

By their Attorney:

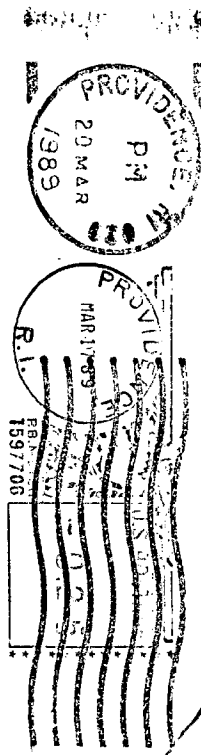
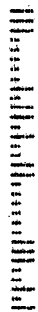


Maureen A. Hobson
72 Orange Street
Providence, Rhode Island 02903

(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.

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 Aline
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 Chin

81 Tap of Mark Aline

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 Ervino 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 Muriol Smith
55 Fillmore Street
Prov. R.I. 02908

PLAT 68

- 174 Ernest and Alice Garnett
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 Esther 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 Cight Street
Prov. R.I. 02906
- 186 SAME AS LOT 184
- 187 John Santos ~~and~~ - 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 Vennorbeck

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 Denderian

218 East Street

Pawtucket, R.I. 02860

252

Jean C. Mello

10 Han 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 Martin Zorn 56 Leann Street Paw. R.I. 02908
257	SAME AS LOT 256
258	Violet Aycohan 200 Walnut Street Paw. R.I. 02908
259	Joseph Shepley 32 Chastelaine Ave Wawick, R.I. 02889
260	Bruce Oreeff Box 31 Weymouth, Ma 02188
261	SAME AS LOT 260
267	Fernando and Rachel Cunha 189 Weymouth Street Paw. R.I. 02903
268	SAME AS LOT 267
269	Robert House Assoc., David M. Ryan 103 Melrose Street Weymouth, R.I. 02835
270	Ho Jo Realty 111 Llewellyn BK B2 Paw. R.I. 02903
271	SARKIS KASARIAN 1967 Elmwood Avenue Wawick, R.I. 02888

PLAT 68

272

Albert And Marie Gemma
22 Paritana 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

275

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,

A handwritten signature in dark ink, appearing to read "John F. Palmieri".

John F. Palmieri
Deputy Director

JFP/bms
GT

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

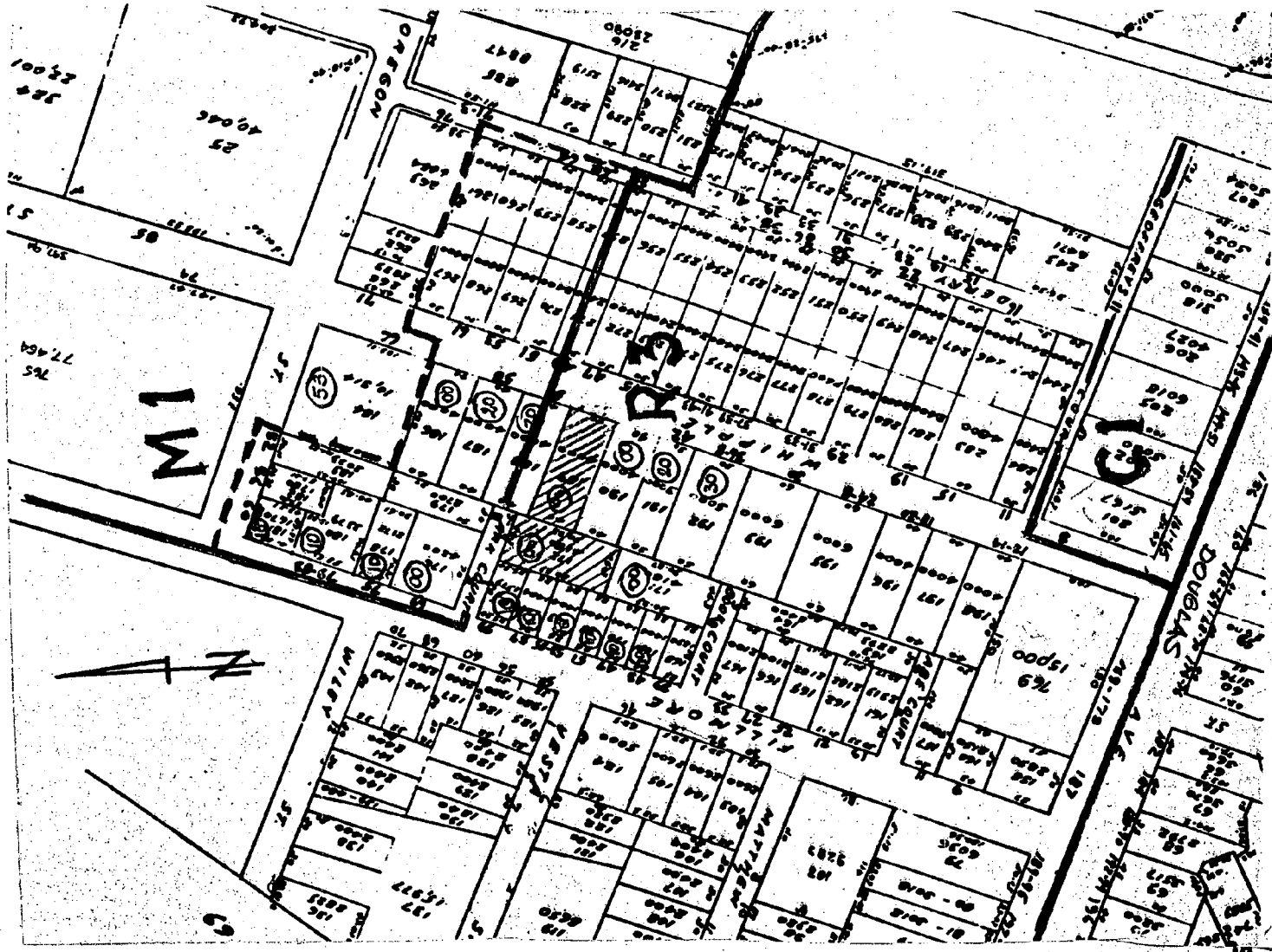
CITY PLAN COMMISSION

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
- 83 Church
- 84 Private School or Coll.
- 85 Cemetery
- 91 Park, Golf Course
- 92 Playground & Playfield
- 95 Public Bldg. (exc. schools)
- 98 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



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

FILED

all Court

Address	YES / NO
Francis D. Rite (Racedale Assoc.) 1228 West 17th St	yes
ALBERT GEMMA 22 KANTARA AVE	NO
Edward & Helen Muldoon 39 Fillmore St	NO
Robert Venerede 30 Whipple Pl	?
JEAN MELLO 38 DEERY ST	NR

6
7
8
9
10



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

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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

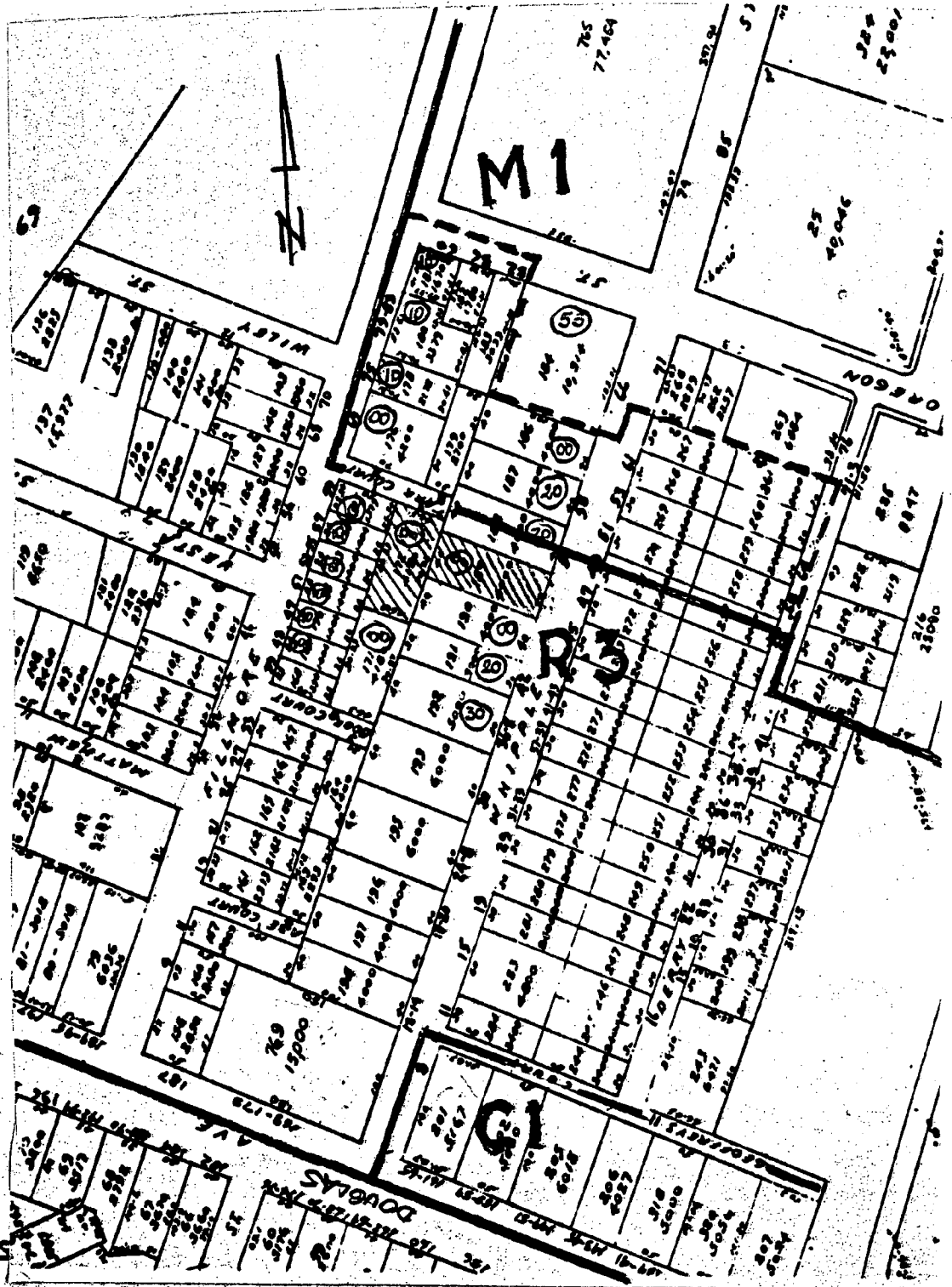
cc: Councilman Thomas M. Glavin
Thomas V. Moses, Esq., Director

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.

LAND USE LEGEND

- 00 Vac. Land
- 10 One Fam.
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- 13 One Fam. & Prof. Off.
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- 20 Two Fam.
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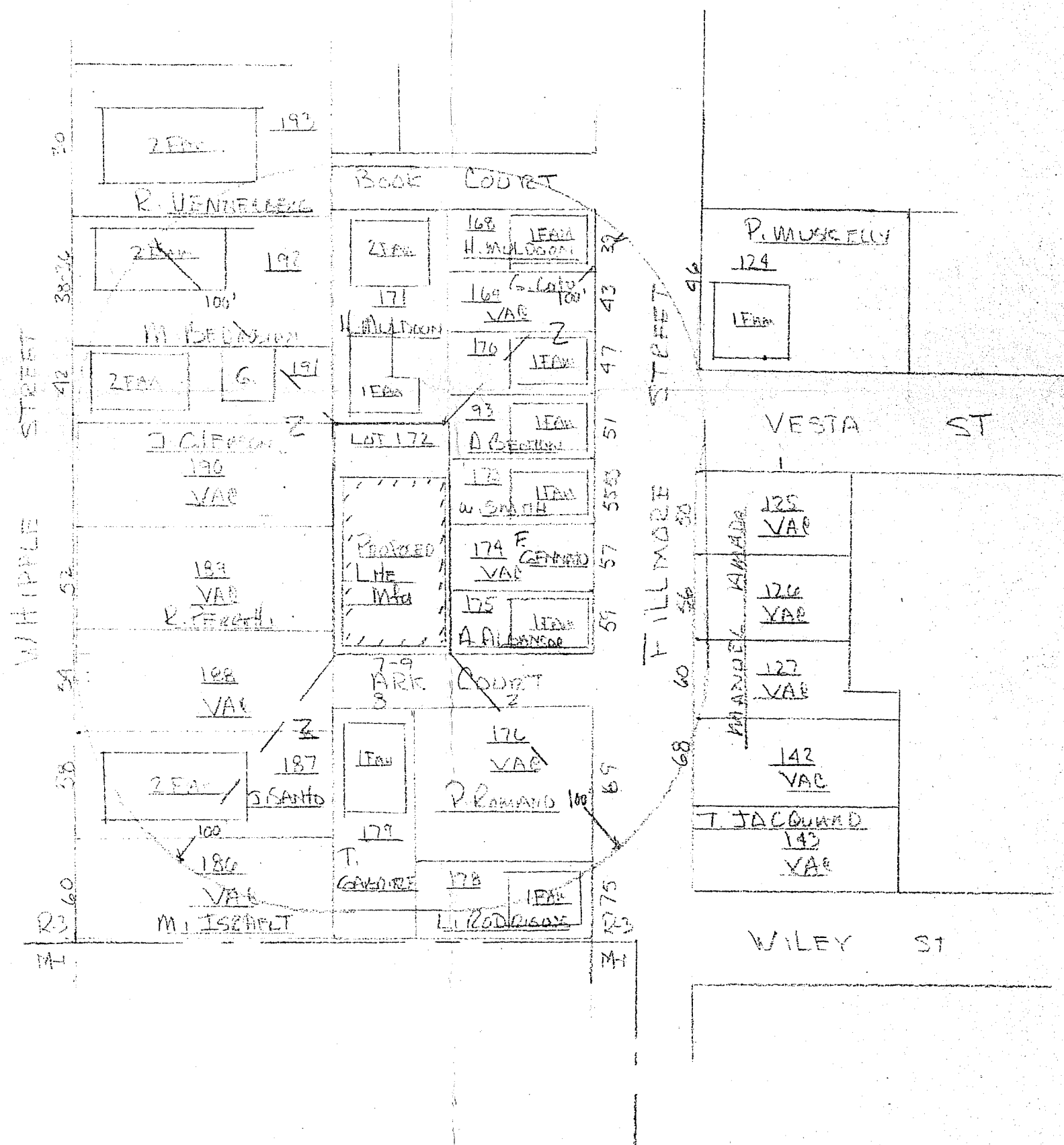
NEW PROPOSED ZONE BOUNDARY

Date 3/21/89 By GT Scale _____

100° RADIUS

WHIPPLE & ARK COURT
PROVIDENCE RI.
PLAT 68 LOT 172

SCALE 1"=50'



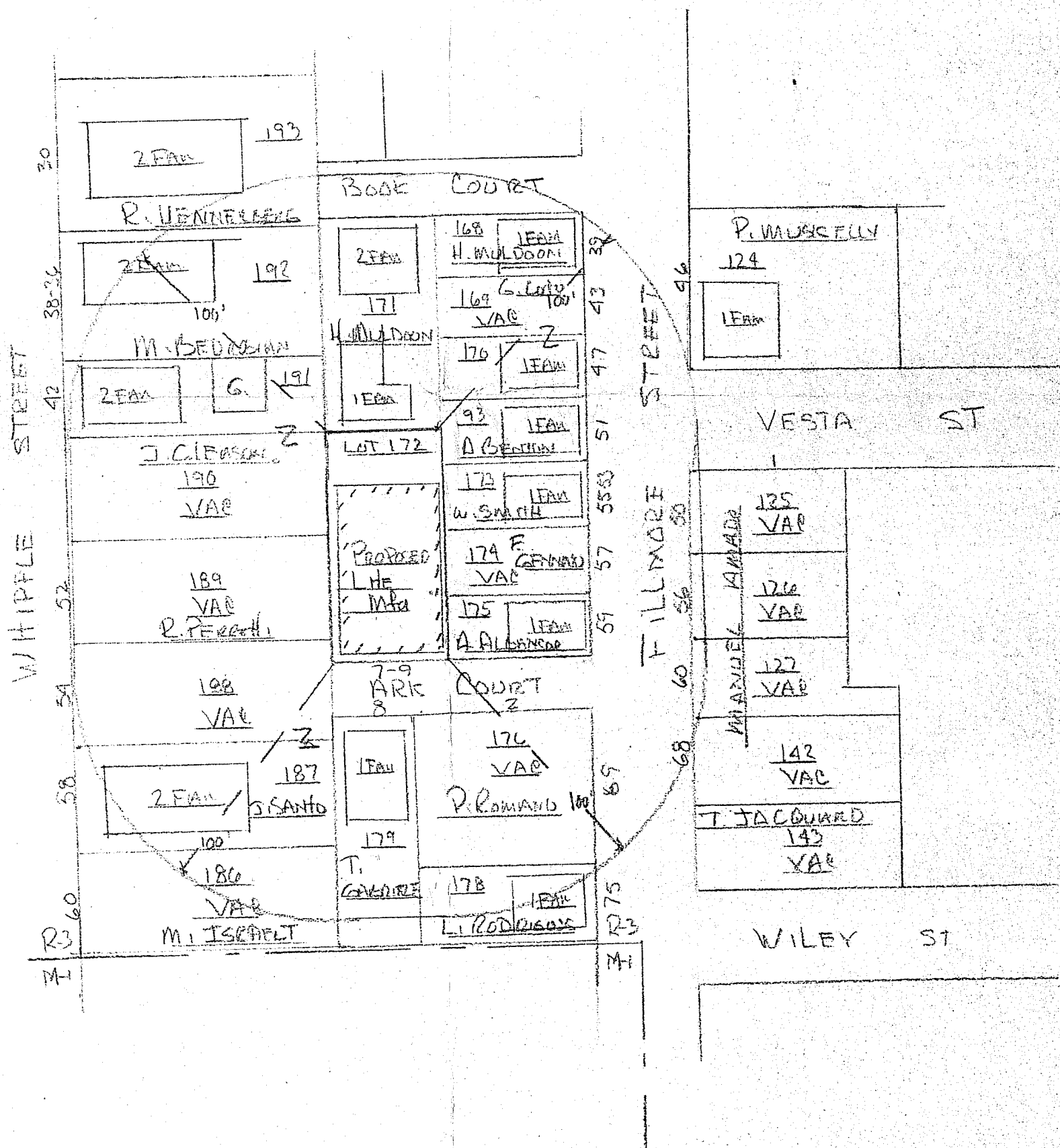
100' RADIUS

WHIPPLE & ARK COURT

PROVIDENCE RI.

PLAT 68 LOT 172

SCALE 1"=50'

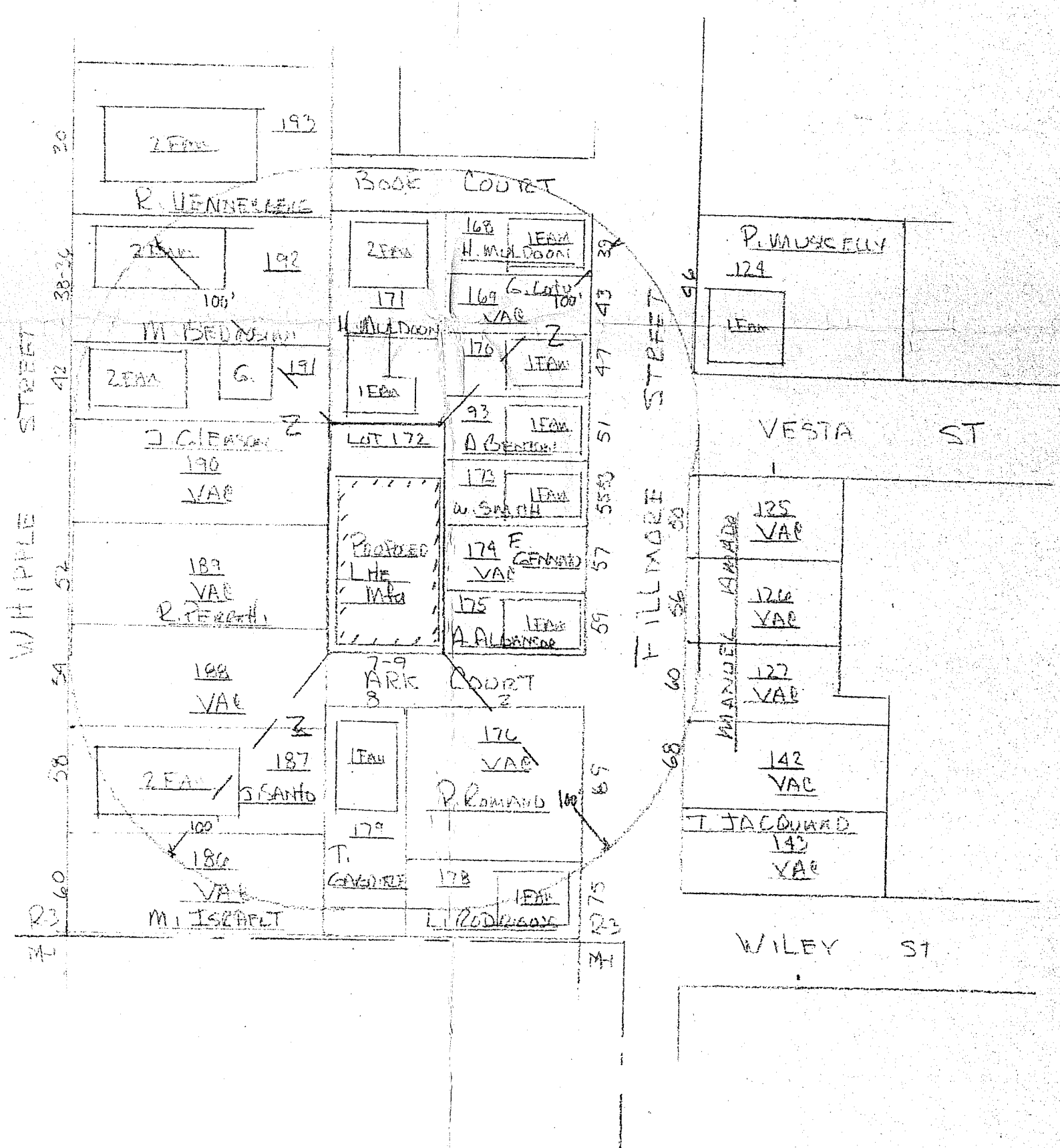


100' RADIUS

WHIPPLE CARK COURT
PROVIDENCE RI.

PLAT 68 LOT 172

SCALE 1"=50'



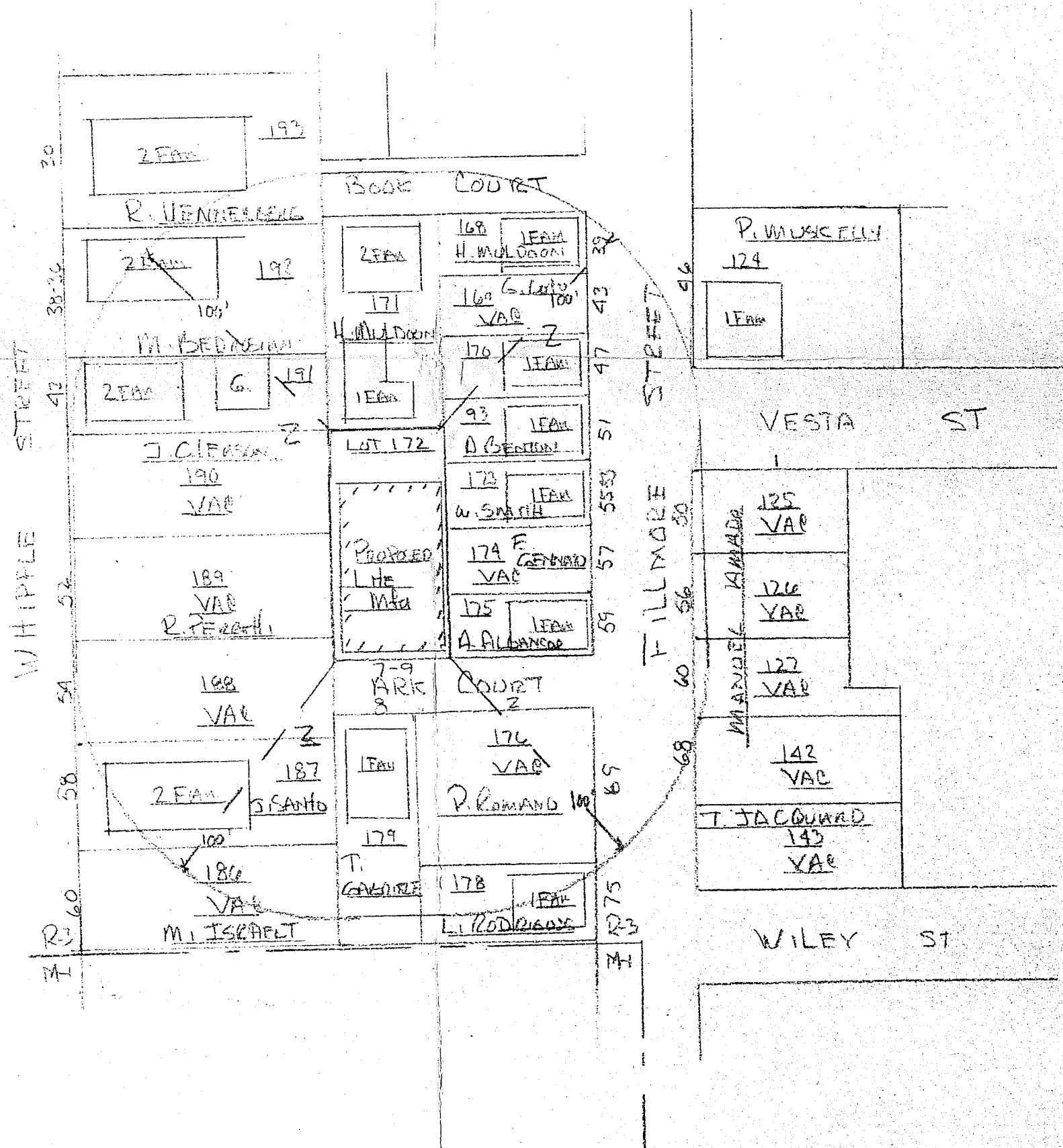
Mr. Harson

100' RADIUS

WHIPPLE & ARK COURT
PROVIDENCE RI.

PLAT 68 LOT 172

SCALE 1"=50'



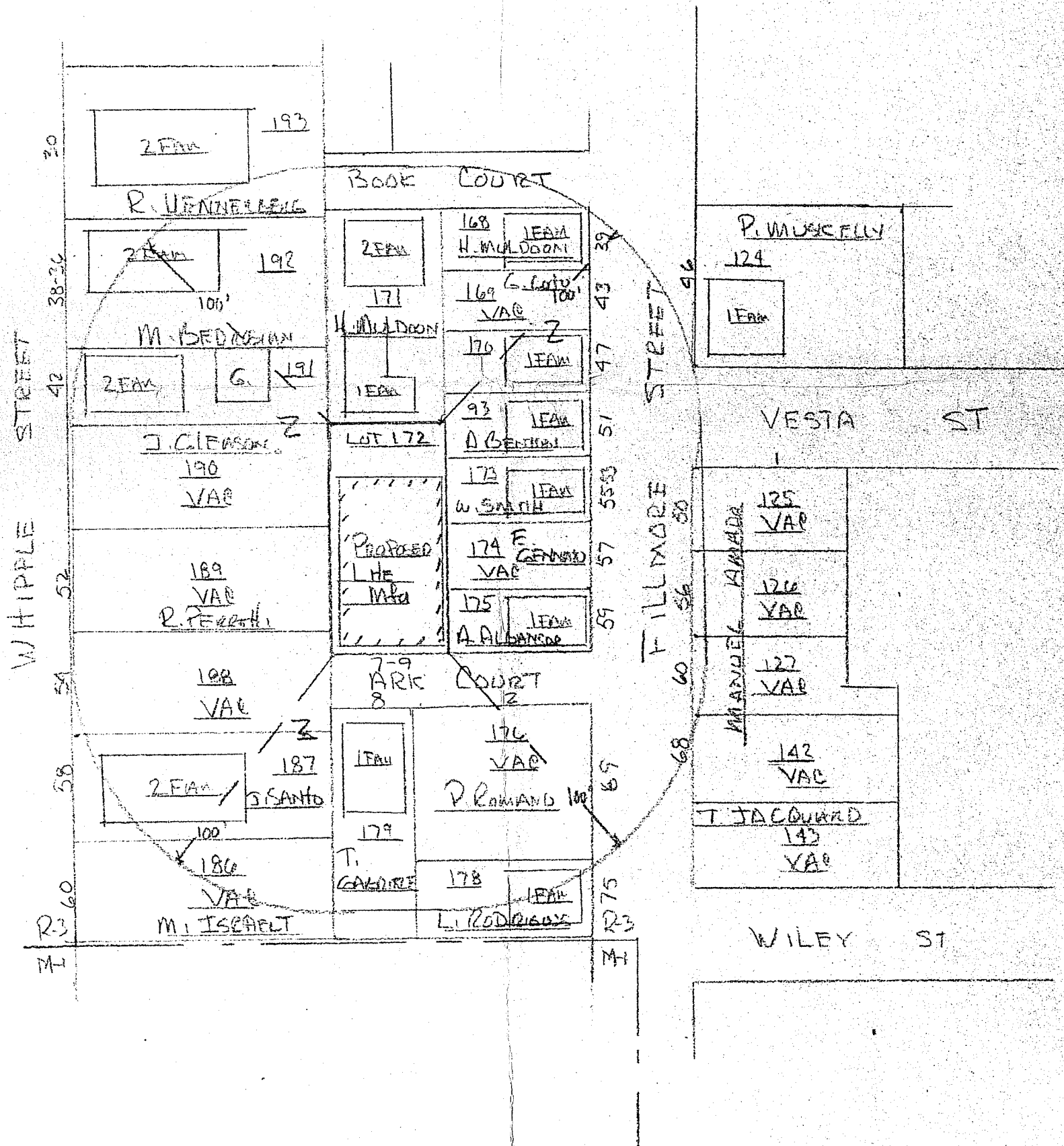
100' RADIUS

WHIPPLE & ARK COURT

PROVIDENCE RI.

PLAT 68 LOT 172

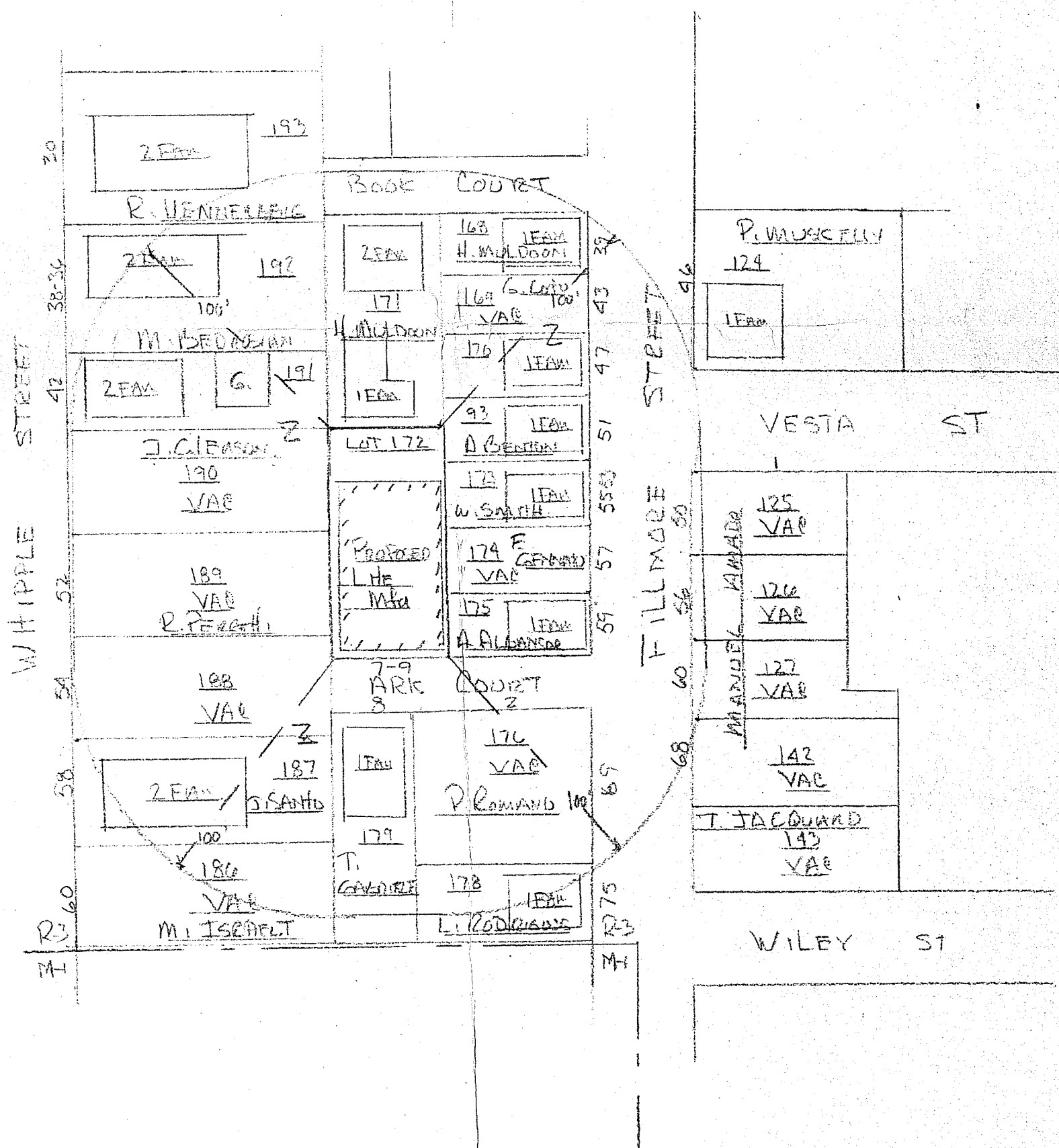
SCALE 1"=50'



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

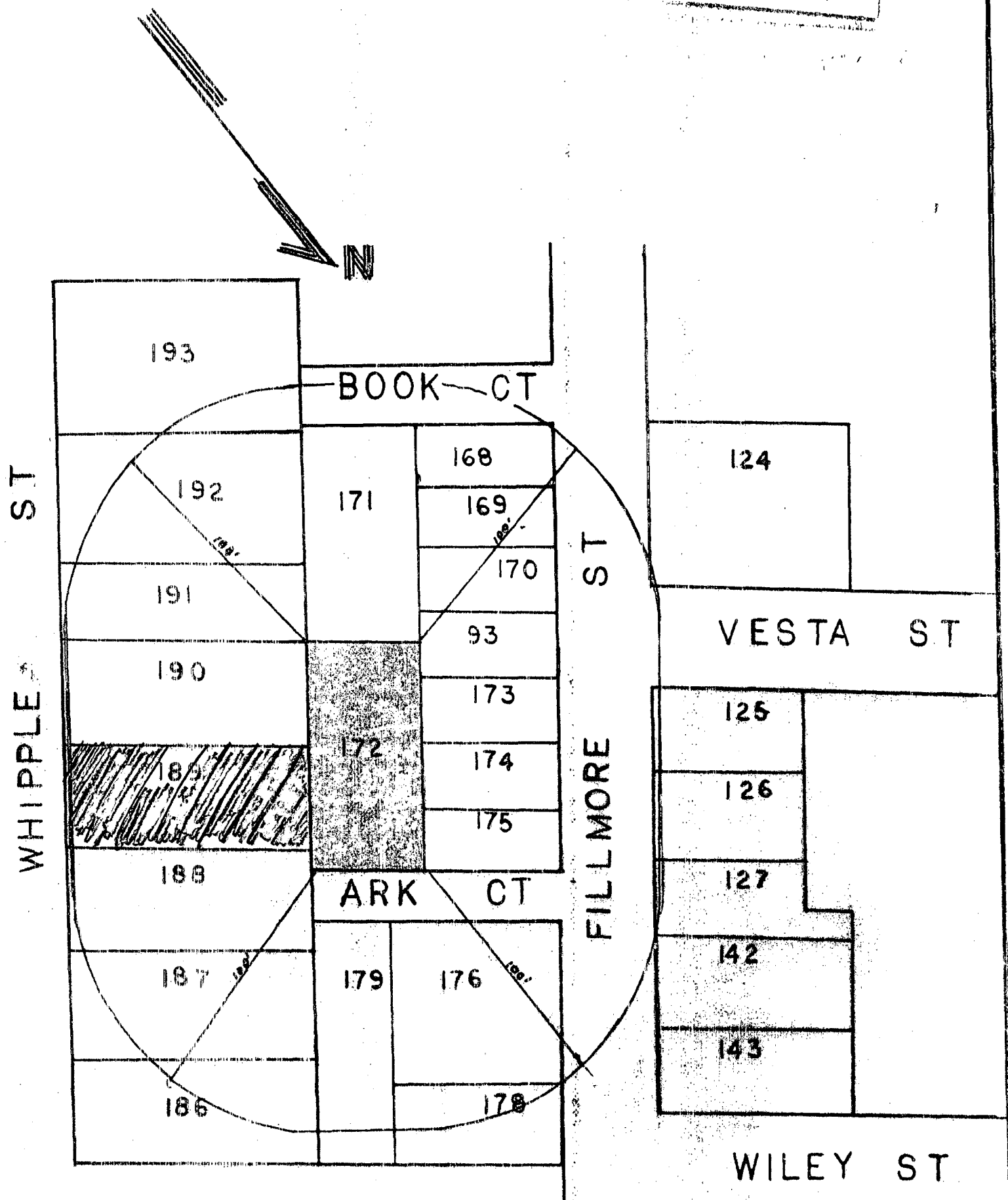


PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300

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

ZONE CHANGE NO.

PROVIDENCE
CITY ENGINEER
CIVIL ENGINEER
064444
3-2-89



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

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

LOT NOS. FROM APR 68

694