

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2006-15

Need Ordinance
+
Comp Plan
from P+D (Bole)

Also must amend
petition to
read "Lot 370"

(A)
(B)
59

No. 37

AN ORDINANCE

AN ORDINANCE AMENDING THE CITY OF PROVIDENCE ZONING ORDINANCE CHAPTER 1994-24 No. 365, APPROVED JUNE 27, 1994, AS AMENDED, AND THE COMPREHENSIVE PLAN, APPROVED DECEMBER 1994, AS AMENDED

Approved February 10, 2006

Be it ordained by the City of Providence:

SECTION 1. That the Zoning Map accompanying and made a part of Chapter 27 of the Code of Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance", as adopted June 27, 1994, as amended, is hereby further amended as follows:

The Zoning District designation for Lot 370 of Tax Assessor's Plat 15 located at 61-77 South Angell Street/178 Butler Avenue shall be changed from a RESIDENTIAL R-3 DISTRICT to a RESIDENTIAL R-M DISTRICT.

SECTION 2. That the following conditions be imposed upon Lot 370 of Tax Assessor's Plat 15 located at 61-77 South Angell Street/178 Butler Avenue in connection with the proposed future use of multifamily residential; shall be recorded by the petitioner, Angell Way LLC, in the land evidence records; and shall appear as a footnote upon the official zoning map:

- a. No more than 11 residential units.
- b. Height no more than forty-seven (47') feet above the average grade.
- c. Front Yard Setback no less than 8' 0" along South Angell Street and 14' 0" along Butler Avenue.
- d. Rear Yard Setback of no less than 20' 0" and 17' 6".
- e. The buildings located on the subject property will rise 3 stories on the south side facing Medway Manor, with a height of not more than 37 feet

No.

CHAPTER
AN ORDINANCE

IN CITY COUNCIL
OCT 20 2005
FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES
Clare Bestwick Acting
CLERK

THE COMMITTEE ON
Ordinances
Recommends
Ann M. Steh
11-10-05 - CLERK
12-8-05 P. Ung ^{Con't} held
12-21-05 Con't

THE COMMITTEE ON
ORDINANCES
Approves Passage of
The Within Resolution *As Amended*
Ann M. Steh
1-9-06
Clerk

From the Clerk's desk

above the underground garage, and will have 4 stories on the South Angell Street side with a height of not more than 47 feet above the top of the underground garage.

- f. The site will provide at grade parking for at least 2 cars (for guest parking and for deliveries).
- g. The west end of the building will be located not less than 42 feet from the west property line.
- h. The buildings will be set back at least 17.6 feet from the property line with Medway Manor.
- i. The owners of the subject property will re-landscape the "rear yard" area on the north side of Medway Manor in accordance with a landscaping plan prepared in cooperation with and approved by the residents of Medway Manor.
- j. The HVAC condenser units will be located in the center of the roof in an area not visible from the ground. Any condenser units located at ground level will not be near the driveway.
- k. The exterior lighting on the south side of the buildings (the side facing Medway Manor) will be directed downward so as to light the driveway, not upward, and will be located below the level of the top of the existing fence such the source of the light will not be visible from the north facing windows of the residences in Medway Manor.
- l. The first three floors of the buildings will have a brick exterior; the buildings will be trimmed and finished with high quality materials, as determined by the Building Inspector of the City of Providence.
- m. Trees planted off-site to meet the requirements of Section 425 of the Zoning Ordinance shall, to the extent possible, and with the concurrence of the City Forester, be planted within 200 feet of the subject lot.
- n. Prior to and during construction, the owner of the subject lot shall maintain the property in conformance with all city ordinances, including minimum building codes and sidewalk clearing.

- o. The fourth floor of the building shall be set back no less than 3 feet from the cornice line of the façade facing South Angell Street.
- p. Lighting for the driveway shall not exceed a luminosity of 0.5 foot-candles
- q. The massing of the building shall be broken up to achieve the appearance of it being two buildings. This shall be accomplished by setting back the face of the lobby/elevator core not less than 6 feet from the face of the bays on the South Angell Street façade and by utilizing floor to ceiling glass windows and doors on both sides of the lobby to achieve maximum transparency.
- r. Within 30 feet of the sidewalk, all paving shall be of the decorative type, consisting of stamped concrete, cobblestones, or brick pavers.

SECTION 3. That the Comprehensive Plan of the City of Providence, approved December, 1994, as amended, is hereby further amended by deleting therefrom the designation "Single Family Residential" on the plan entitled "Proposed Land Use: Residential" from the area of said map including and surrounding the location of that real property located located at 61-77 South Angell Street/178 Butler Avenue on Tax Assessor's Plat 15, Lot 370, and by adding thereto the designation "High Density Residential."

SECTION 4. This Ordinance shall take effect upon passage and publication as prescribed by law.

IN CITY COUNCIL
JAN 19 2006
FIRST READING
READ AND PASSED

George D. Burtich

 Clerk

IN CITY COUNCIL
FEB 2 2006
FINAL READING
READ AND PASSED

[Signature]

 PRESIDENT

[Signature]

 CLERK

APPROVED
[Signature]
 2/10/06

MAYOR



Providence City Plan Commission

DAVID N. CICILLINE
Mayor

November 29, 2005

Honorable Rita Williams, Chair
Ordinance Committee
Providence City Hall
25 Dorrance Street
Providence, RI 09203

Attn: Anna Stetson, Second Deputy City Clerk

Re: Petition by Angell Way, LLC to change the zoning of the property located at 61-77 South Angell Street/178 Butler Avenue (AP 15, Lot 305) from R3 (three-family residential) to RM (multi-family residential).

Dear Councilwoman Williams:

At a regular meeting of the City Plan Commission (CPC) on November 15, 2005, and pursuant to Section 1100 of the City of Providence Zoning Ordinance Chapter 1994-24, No. 365, as amended, the Commission reviewed a proposal for the above-captioned amendment to the Ordinance. The Commission voted unanimously as described below to make certain findings of fact and to recommend that the petition be approved with conditions.

Findings of Fact

Article XI of the Zoning Ordinance requires that in order for the CPC to make a positive recommendation on amendments to the Ordinance, it must demonstrate consistency with the Comprehensive Plan and with the purposes of zoning as listed in Section 100 of the Ordinance.

Comprehensive Plan

The Comprehensive Plan map designates this area for single-family residential uses. Based on the foregoing analysis, the designation of this area on the Comprehensive Plan's Proposed Residential Land Use Map should be changed to High Density Residential, which allows for multifamily residential uses of up to 1,200 sq. ft. of land area per dwelling unit.

Zoning

The proposed zoning amendment is consistent with the purposes of zoning as listed in Section 100 of the Ordinance based on the foregoing analysis and the recommended change to the Comprehensive Plan.

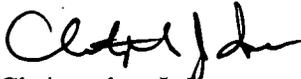
Recommendation

The CPC recommends to the Committee on Ordinances the adoption of an ordinance that both amends the Comprehensive Plan map to designate this area for high-density housing and amends the Zoning Map to change the zoning of the subject lot from R3 to RM, and subject to the following list of proposed conditions submitted by the Petitioner:

1. No more than 11 residential units.
2. Height no more than 47 feet above the average grade.
3. Front Yard Setback no less than 8'-0" along South Angell Street and 14'-0" along Butler Avenue (R-M Requirements are 13'-6" and 20'-0", respectively).
4. Rear Yard Setback of no less than 20'-0" and 17'-6" (Rear Yard steps back) (R-M Requirement is 22'-6" and 21'-10½", respectively).
5. The buildings will rise 3 stories on the south side facing Medway Manor, with a height of not more than 37 feet above the underground garage, and will have 4 stories on the South Angell Street side with a height of not more than 47 feet above the top of the underground garage.
6. The site will provide at grade parking for at least 2 cars (for guest parking and for deliveries).
7. The west end of the building will be located not less than 42 feet from the west property line, as shown on the attached site plan.
8. The buildings will be set back at least 18 feet from the property line with Medway Manor.
9. The partnership will re-landscape the "rear yard" area on the north side of Medway Manor in accordance with a landscaping plan prepared in cooperation with and approved by the residents of Medway Manor.
10. The HVAC condenser units will be located in the center of the roof in an area not visible from the ground. Any condenser units located at ground level will not be near the driveway.

11. The exterior lighting on the south side of the buildings (the side facing Medway Manor) will be directed downward so as to light the driveway, not upward, and will be located below the level of the top of the existing fence such the source of the light will not be visible from the north facing windows of the residences in Medway Manor.
12. The first three floors of the buildings will have a brick exterior; the buildings will be trimmed and finished with high quality materials.

Sincerely,



Christopher J. Ise
Administrative Officer

cc: Angell Way, LLC, Petitioner
Rhode Island Philharmonic Orchestra, Owner

PROVIDENCE CITY CLERK

10-13-2005

#0

ZONECHNG

150.00

TOTAL

150.00

CHECK

150.00

CHANGE

0.00

9470 11:59AM

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petition your honorable body

Angell Way, LLC, applicant and the Rhode Island Philharmonic Orchestra, as owner of that property located at 61-77 South Angell Street/178 Butler Avenue, and found on the City Tax Assessor Map under Plat 15, Lot 305 and Deed Book 6292 Page 226 in the City of Providence Land Evidence Records, requests that the Providence City Council amend the City of Providence Zoning Ordinance Chapter 1994-24 No. 365, approved June 27, 1994, as amended, by changing the zoning designation of the above-referenced property from R-3 to R-M, with conditions.

Respectfully Submitted:

Owner:

Rhode Island Philharmonic Orchestra

By: Lisa Churchville

Name: Lisa Churchville

Title: President, RI Philharmonic

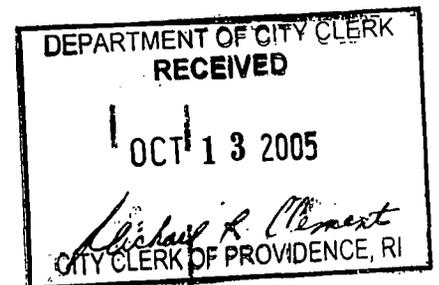
Petitioner:

Angell Way, LLC

By: [Signature]

Name: [Signature]

Title: [Signature]



IN CITY COUNCIL
OCT. 20 2005
FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES
Cais. E. Burtner Acting
CLERK

THE COMMITTEE ON
Ordinances
Recommends
Ann M. Allen
CLERK
12-8-05 P. H. H. H. H.

THE COMMITTEE ON
Ordinances
Recommends Selected
Cais. E. Burtner
CLERK
Nov. 14, 2005
Nov. 21, 2005

From the Clerk's desk

Angell Way LLC
1570 Westminster Street
Providence, RI 02906

October 12, 2005

To the City Clerk
City Of Providence
City Hall
Providence RI 02903

Dear Sir,

Enclosed please find our petition to the City Council for a change in zone. As can be seen from the petition, the applicant is willing to accept certain conditions in connection with the Council's consent to this change in zone. The conditions include but are not limited to the following:

To permit not more than eleven (11) residential units to be built on the parcel
To limit the allowable height to not more than 47 feet above average grade

We look forward to meeting and working with the council on this important project for our City.

Respectfully submitted,

Owner:

Rhode Island Philharmonic Orchestra

By: Lisa Churchill
Name: Lisa Churchill
Title: President of RI Philharmonic

Petitioner:

Angell Way LLC
By The Armory Revival Company, Member

By: [Signature]
Name: [Signature]
Title: Person

**Petition for Amendment to Zoning Ordinance - 1994, 24, #365,
Approved June 27, 2004**

Subject Property: 61-77 South Angell Street & 178 Butler Street
Assessor's Plat: 15
Lot: 370
Zoning District: R3

Request for Zoning District Change from R3 to RM

On Tuesday September 13th, 2005, the Armory Revival Company's (TARC) proposal to demolish the existing 2-story, 10,080 sf school building at 61-77 South Angell Street / 178 Butler Street in order to construct a 27,214 sf, 4-story brick building plus 8,330 sf of basement level parking was turned down by the City of Providence Zoning Board of Review.

This petition is being filed in order to request a change in zoning at 61-77 South Angell Street / 178 Butler Street from the current R3 zoning which restricts use to no greater than a three-family dwelling per lot to RM which allows multifamily dwelling per lot. Note that although TARC is applying for a change from R3 to RM, we plan to switch to the proposed RG zoning once the City's proposed zoning ordinance is in place. Under the proposed RG zoning, TARC's intended development for South Angell Street will be compliant in terms of use also and will only require dimensional variances.

Angell Way Condominiums - Zoning					
	Current Zoning R-3	R-M Zoning	Proposed Zoning R-G	TARC Proposal	Section in Ordinance
# of Units	8.8	14.6	11.0	11	101
Height	3 stories; 40'	6 stories; 75'	3 stories; 45'	46' 11.5" (ave)	304
Setback-Butler	20'	20'	20'	14'	304, 414.3
Setback-S. Angell	13' 6"	13' 6"	13' 6"	8'	304, 414.4
Rear Setback	22' 6" / 21' 10.5"	22' 6" / 21' 10.5"	22' 6" / 21' 10.5"	20' / 17' 6"	304, 304.1
Lot Coverage	45%; 7910 sf	45%; 7910 sf	45%	47%; 8,330 sf garage, 7,910 sf building	304, 304.2

101 – The Armory Revival Company is proposing to build 11 condominiums at South Angell and Butler Streets in Providence. Under current R3 zoning, the minimum lot area per unit is 2,000 sf. Based on the lot size of 17, 577, this would allow us to construct 8.8 dwelling units. Minimum lot area per unit under requested RM zoning is 1,200 sf, which would allow for the construction of 14.6 units on site.

Under the proposed RG zoning for this area, the minimum lot area per unit is 1,600 sq ft, which would allow for the construction of the 11 units we are proposing.

304 – The building proposed for South Angell / Butler Streets has an average height of 46'-11.5". Current R3 zoning allows for 3 stories or a building height of 40'. Under the requested RM zoning, a building height of 75' or 6 stories high is permitted. No variance for height would be required with a change of zoning to RM. Under the proposed RG zoning for this area, a building consisting of 3 stories or 45' is permitted. TARC's proposed development is almost 2 inches beyond this limit and a variance would be required.



The Rhode Island Philharmonic
222 Richmond Street
Providence RI 02903

Marilyn S. Katz
164 Butler Ave., Unit M
Providence RI 02906-5330

Judith L. Koffler
C/o Judith L. Koffer Trust
164 Butler Ave., Unit E
Providence RI 02906-5330

Howard S. Gold
8 Robbins Drive
Barrington RI 02806-2612

Wilma Sylvia Rosen
164 Butler Ave., Unit L
Providence RI 02906-5330

Terrence G. Sullivan
Katherine S. Sullivan
164 Butler Ave., Unit F
Providence RI 02906-5330

RJT Rental Properties LLC
158 Medway Street
Providence RI 02906-5223

James K. Mahoney
164 Butler Ave., Unit K
Providence RI 02906-5330

Robert D. Taylor
175 Medway Street
Providence RI 02906-5223

RJT Rental Properties LLC
158 Medway Street
Providence RI 02906-5223

Nancy A. Winokoor
164 Butler Ave., Unit J
Providence RI 02906-5330

Robert D. Taylor
175 Medway Street
Providence RI 02906-5223

RJT Rental Properties LLC
158 Medway Street
Providence RI 02906-5223

Miriam B. McRobb
C/o Miriam B. McRobb Trust
164 Butler Ave., Unit G
Providence RI 02906-5330

Donald T. Welsh
179 Medway Street
Providence RI 02906-5201

Robert D. Taylor
175 Medway Street
Providence RI 02906-5223

Nancy A. Winokoor
164 Butler Ave., Unit J
Providence RI 02906-5330

Craig A. Baker
183 Medway Street
Providence RI 02906-5201

William R. Taylor
158 Medway Street
Providence RI 02906-5223

Bert Ancowitz
164 Butler Ave., Unit A
Providence RI 02906-5330

Barbara M. Leonard
191 Medway Street
Providence RI 02906-5201

Medway Properties LLC
158 Medway Street
Providence RI 02906-5223

Janet A. Bordages
164 Butler Ave., Unit B
Providence RI 02906-5330

Harold R. Ward Trustee
195 Medway Street
Providence RI 02906-5201

Grover O. Knight
180 Medway Street
Providence RI 02906-5205

Mary Bergstein & Noberto Nassi
164 Butler Ave., Unit C
Providence RI 02906-5330

Mariela I. Vargas-Irwin
150 Butler Street
Providence RI 02906-5302

Michael S. Beecher
64 Butler Avenue, Unit N
Providence RI 02906-5330

Alan P. Maynard
164 Butler Ave., Unit B3/D
Providence RI 02906-5330

Margaret Taylor Brennan Co., Trustee
145 Butler Avenue
Providence RI 02906-5308

Kimlin Okeefe
163 Butler Avenue
Providence RI 02906-5308

Michael G. Fox
188 Butler Avenue
Providence RI 02906-5311

George Kaprielian
216 Medway Street
Providence RI 02906-5306

Annette L. Angelli
182 Butler Avenue
Providence RI 02906-5317

Bruce R. Ruttenberg, Trustee
81 South Angell Street
Providence RI 02906-5309

Joseph R. Casale
7 Calef Avenue
Narragansett RI 02882-6201

J & W Associates
1165 North Main Street
Providence RI 02904-5740

Francis Innis, Trustee
7 Moses Brown Street
Providence RI 02906

Max White Realty LLC
203 Angell Street
Providence RI 02906

Kate M. Mamane Living Trust
39 Willow Avenue
Middletown RI 02842

East Side Investors
75 Lambert Lind Hwy
Warwick RI 02886-1131

George W. Williams
C/o Stephen c. Williams
408 Seaview Avenue
Warren RI 02885

Robert J. Mendelsohn
206 Elmgrove Avenue
Providence RI 02906

Bromley Real Estate Corp.
111 Medway Street
Providence RI 02906-4435

James Edwards
205 Butler Avenue
Providence RI 02906-5310

Michael M. Larkin
10 Moses Brown Street
Providence RI 02906-4411

Helen Meier
196 Butler Avenue
Providence RI 02906-5311

J & W Associates
1165 North Main Street
Providence RI 02904-5470

10K:JC

4298

BOOK 1203 PAGE 153

POSTERIAN, INC., a Rhode Island corporation, for consideration paid, grant to THE DIOCESE OF RHODE ISLAND, a religious charitable corporation duly organized under the laws of the state of Rhode Island, with QUIT-CLAIM COVENANTS.

That certain lot or parcel of land with all buildings and improvements thereon situated at the southwesterly corner of Butler Avenue and South Angell Streets in the City of Providence, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at the point of intersection of the southerly line of South Angell Street with the westerly line of Butler Avenue, thence northerly at a right angle with the southerly line of South Angell Street and bounded easterly on Butler Avenue, a distance of 90 feet to land now or lately of Edith A. Phillips, thence turning a right angle and running westerly and bounding southerly on said Phillips land a distance of 80 feet to a corner; thence turning and running northerly bounding westerly still on said Phillips land a distance of 2.5 feet to a corner; thence turning and running westerly bounding southerly still on said Phillips land a distance of 109 332/1000 feet to land now or lately of Fred W. Perkins estate; thence turning a right angle and running northerly bounding westerly on last named land a distance of 87.50 feet to South Angell Street; thence turning a right angle and running easterly bounding northerly on said South Angell Street a distance of 108.332 feet to Butler Avenue and the point or place of beginning.

Being the same premises conveyed to the Grantor by deed of Butler Realty Corp. dated October 26, 1963 and recorded in the records of land evidence of the City of Providence in Book 1122, Page 713.

Subject to existing mortgage of record.

Consideration is such that no revenue stamps are required.

IN WITNESS WHEREOF POSTERIAN, INC. has caused its corporate seal to be

*better
deed
p83*

NOV 12 2003 PAGE 154

affirmed and this deed signed, acknowledged and delivered in its name and on its behalf by its duly authorized officer on this 29th day of December 1977.

POSTERIAN, INC.

By Frederick H. Belden
President

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence on the 29th day of December, 1977 before me personally appeared Frederick H. Belden, President of Postarian, Inc., to me known and known by me to be the party executing the foregoing instrument on behalf of the said Postarian, Inc. and he acknowledged said instrument by him executed to be his free act and deed and the free act and deed of said Postarian, Inc.

James B. Belden
Notary Public

DEC 8 9 1977
received for record at 2 o'clock 22 min. At
Loanna B. Belden Recorder of Deeds

JOHN D. NICKELSON, P. E.
Director



DAVID N. CICILLINE
Mayor

Department of Public Works
Division of Traffic Engineering
"Building Pride in Providence"

June 16, 2005

City of Providence
Zoning Board of Review
Attn: Sandra L. Carlson, Chairwoman
190 Dyer St.
Providence, RI

Re: **Parking Lot Approval – 61-77 South Angell Street**

Owners: The Armory Revival Co.
1570 Westminister St.
Providence, RI 02909

Ref #: 5023

Dear Chairwoman Carlson:

The Department of Traffic Engineering has reviewed the parking plans for the above referenced project.

The parking plans, as submitted, meet the requirement of this department. However, the Zoning Board shall make the final approval.

Sincerely,

E. Bernard Lebbly
Traffic Engineer

NOTICE OF HEARING

Angell Way, LLC
1570 Westminster Street
Providence, Rhode Island 02909

Date: November 23, 2005

To the Honorable City Council for the City of Providence
City Hall, Room 310
25 Dorrance Street
Providence, Rhode Island 02903-3215

Re: 61-77 South Angell Street/178 Butler Avenue, Providence, Rhode Island

You are hereby notified that a Public Hearing will be held by the City Council Committee on Ordinances which shall meet in the City Council Chambers, 3rd Floor, City Hall, Providence, Rhode Island on **Thursday, December 8, 2005 at 6:00 o'clock p.m.**, to consider the following proposed ordinance:

Part A: To amend the Comprehensive Plan of the City of Providence, approved July, 1993, as amended, by deleting therefrom the designation "Single Family Residential" on the plan entitled "Proposed Land Use: Residential" from the area of said map including and surrounding the location of that real property located on Tax Assessor's Plat 15, Lot 370 (61-77 South Angell Street/178 Butler Avenue), and by adding thereto the designation "High Density Residential".

Part B: To amend the Zoning Ordinance of the City of Providence, Approved June 27, 1994, as Amended, to change the zoning designation of the property located at Assessor's Plat 15, Lot 370 (61-77 South Angell Street/178 Butler Avenue), as shown on the accompanying map, from R-3 to R-M, with conditions.

A copy of this Notice is also being sent to all abutting property owners. The original application with supporting documentation is located in the office of the City Clerk for the City of Providence.

Very truly yours,
Angell Way, LLC
By its attorney:

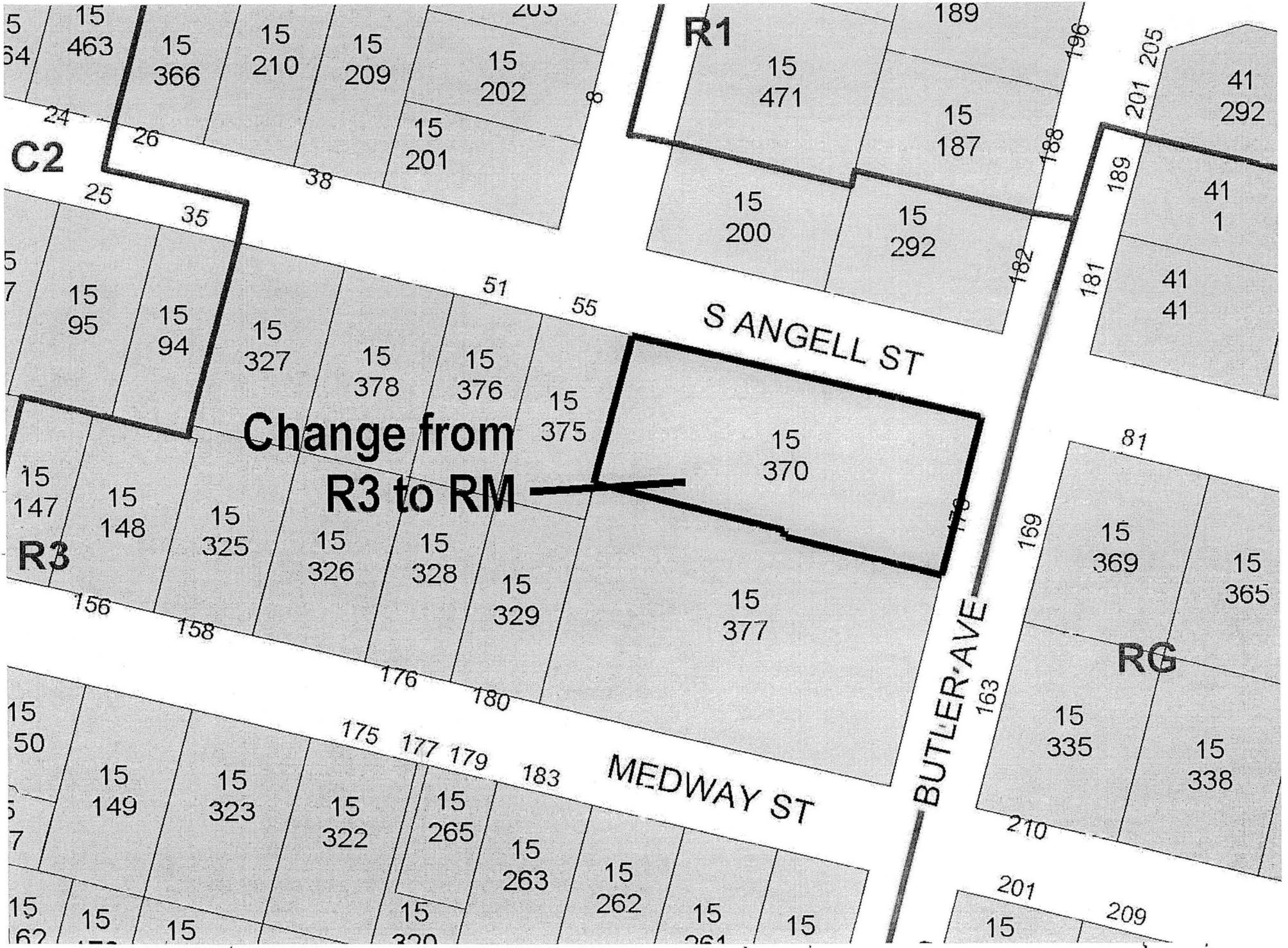


Joshua A. Berlinsky
Tillinghast Licht LLP
Ten Weybosset
Providence, Rhode Island 02903

FILED

2005 NOV 28 P 4: 08

DEPT. OF CITY CLERK
PROVIDENCE, R.I.



**Change from
R3 to RM**

R1

C2

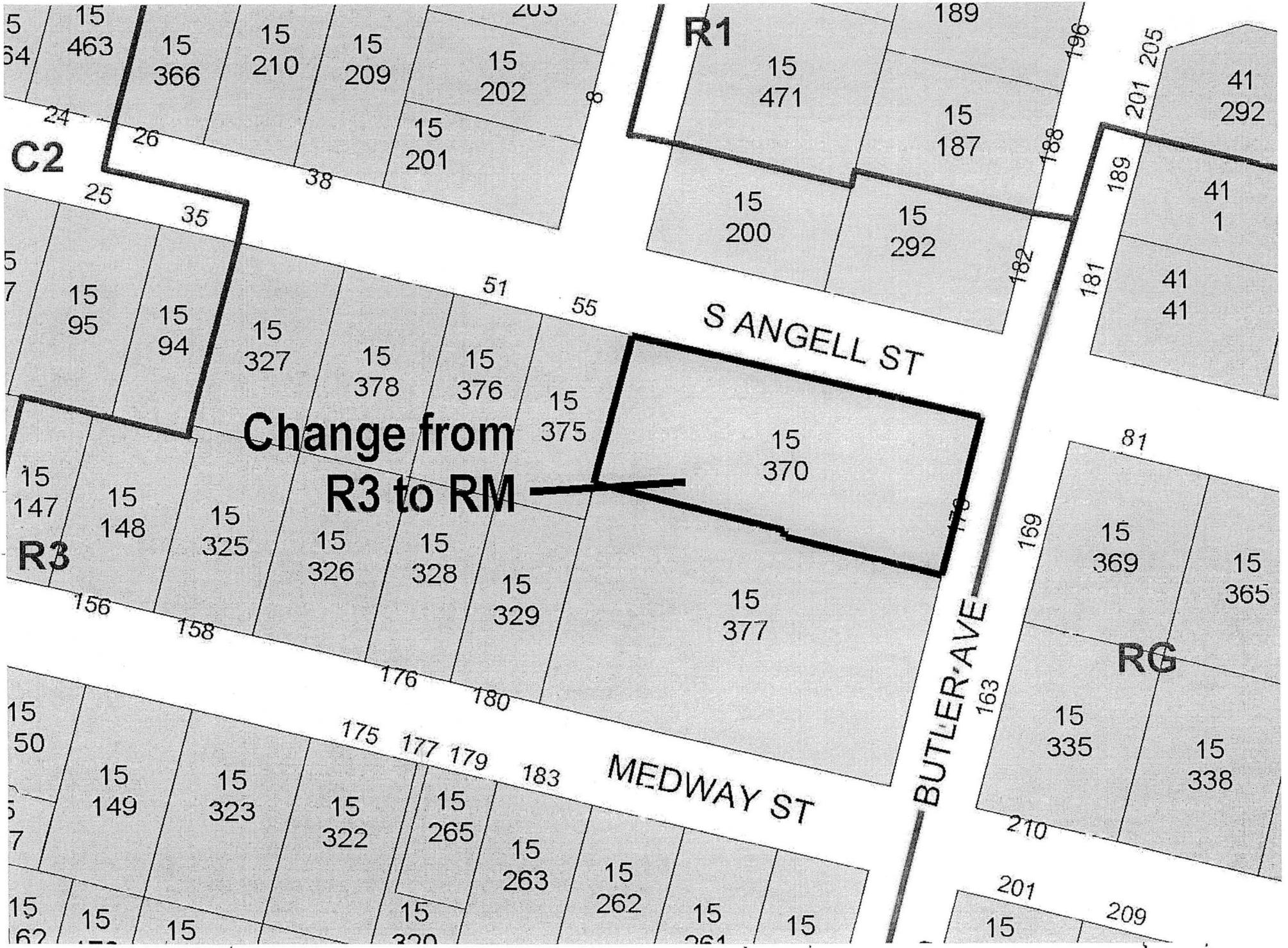
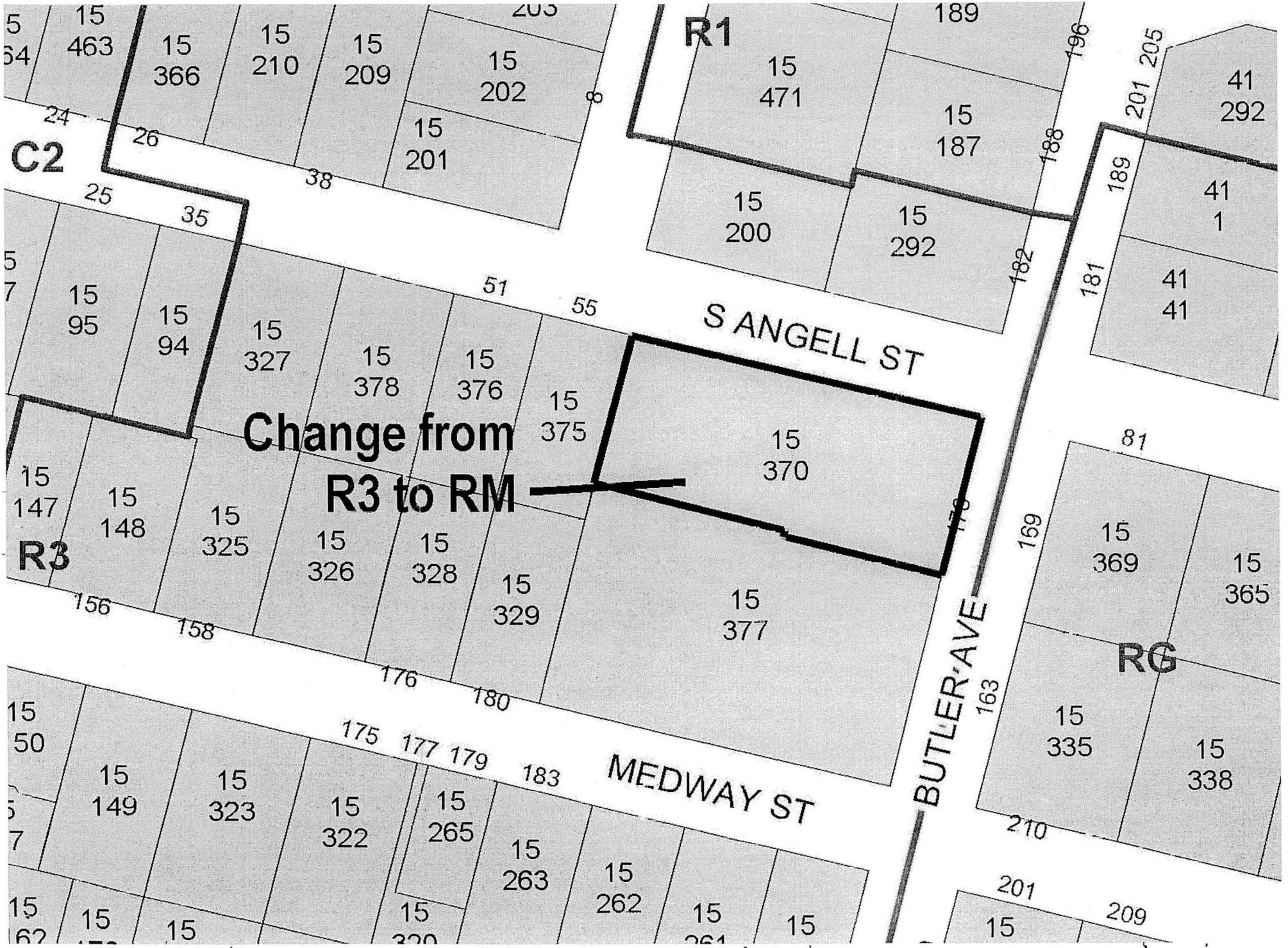
R3

RG

S ANGELL ST

MEDWAY ST

BUTLER AVE



City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: October 25, 2005

TO: Christopher Ise, Department of Planning & Development

SUBJECT: **SEE ATTACHED PETITION**

CONSIDERED BY: Anna M. Stetson, Second Deputy City Clerk

DISPOSITION: I have enclosed a copy of a petition for a zoning change for Angell Way, LLC, for placement on the next agenda of the City Plan Commission. Once this matter is heard could you please forward a copy of the decision to my attention in order that we may place it on the agenda. Please contact me at 421-7740, extension 568 if you have any questions or need further information.

Anna M. Stetson
City Clerk
Second Deputy

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: October 25, 2005

TO: Councilman David A. Segal

SUBJECT: **SEE ATTACHED PETITION**

CONSIDERED BY: Anna M. Stetson, Second Deputy City Clerk

DISPOSITION: Enclosed please find a copy of a petition for a zoning change for Angell Way, LLC. This request was in City Council on October 20, 15, 2005, and referred to the Committee on Ordinances. A copy of said petition has been sent to the City Plan Commission for placement on the next agenda, in accordance with Section 1100 of the Zoning Ordinance which states ".....immediately upon receipt of the proposal, the city clerk shall refer the proposal to the council and the commission for study and recommendation..."


City Clerk
Second Deputy

Providence, RI : Commercial Property Record Card

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Search For Properties

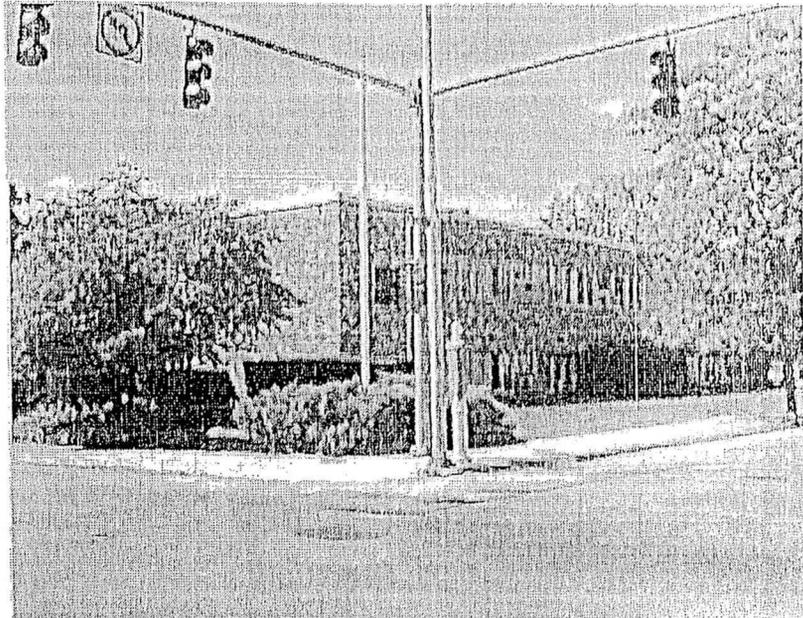
Parcel ID#	Name	Street Name	<input type="button" value="Search"/>	<input type="button" value="Reset"/>
<input type="text"/>	<input type="text"/>	SOUTH ANGELL		

Parcel ID#	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
01503700000	1		61 SOUTH ANGELL	R3	06 - n/a	0.404

Owner Information

Katherine Gibbs School Inc Of Ri

Property Picture



Building Information

Building No:	1
Year Built:	1970
No of Units:	1
Structure Type:	School
Grade:	B
Living Units:	0
Identical Units:	1

Valuation

Land:	247,770
Building:	1,068,510
Total:	1,316,280
Net Assessment:	

Sales History

Book/Page	Date	Price	Type	Validity
6292/226	2004/01/09	975,000	Land + Bldg	0

Out Building Information

Structure Code	Width	Lgth/SqFt	Year
Asphalt Parking	1	6000	1970
Utility Frame	8	8	1970

BK 6292 PG 0226

QUIT-CLAIM DEED

THE DIOCESE OF RHODE ISLAND, a Rhode Island religious charitable corporation with its principal place of business in Providence, Rhode Island for consideration paid grant to the **RHODE ISLAND PHILHARMONIC ORCHESTRA**, a duly authorized Rhode Island nonprofit corporation with a mailing address of 222 Richmond Street, Providence, Rhode Island 02903

WITH QUIT-CLAIM COVENANTS

That certain lot or parcel of land, with all buildings and improvements thereon, situated at the southwesterly corner of Butler Avenue and South Angell Street in the City and County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point of intersection of the southerly line of South Angell Street with the westerly line of Butler Avenue; thence southerly at a right angle with the southerly line of South Angell Street and bounded easterly on Butler Avenue, a distance of ninety (90) feet to land now or lately of Edith R. Phillips; thence turning a right angle and running westerly and bounding southerly on said Phillips land, a distance of eighty-nine (89) feet to a corner; thence turning and running northerly bounding westerly still on said Phillips land, a distance of two and 5/10 (2.5) feet to a corner; thence turning and running westerly bounding southerly still on said Phillips land, a distance of one hundred nine and 332/1000 (109.332) feet to land now or lately of Fred W. Perkins Estate; thence turning a right angle and running northerly bounding westerly on the last named land, a distance of eighty seven and 50/100 (87.50) feet to South Angell Street; thence turning a right angle and running easterly bounding northerly on said South Angell Street, a distance of one hundred ninety eight and 332/1000 (198.332) feet to Butler Avenue and the point of beginning.

Meaning and intending to convey and so conveying the same premises conveyed to this grantor by Quit-Claim Deed from Fosterian, Inc. dated December 29, 1977 and recorded December 29, 1977 at 3: 30 p.m. in Book 1203 at page 153 in the Providence Land Evidence Records.

Subject to taxes assessed December 31, 2003.

This transfer is such that no RIGL 44-30-71.3 withholding is required as the grantor is a resident corporation of the State of Rhode Island as evidenced by a certificate of legal existence issued by the Rhode Island Secretary of State.

RIGL 23-28.35-1 including installation of smoke and carbon monoxide detector systems is not required as this property is communal in nature.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of January, 2004.

The Diocese of Rhode Island

Robert L. G. Batchelor
by Robert L.G. Batchelor, its Treasurer

STATE OF RHODE ISLAND
COUNTY OF Providence

In Providence on the 5th day of January, 2004, before me personally appeared Robert L. G. Batchelor, Treasurer of The Diocese of Rhode Island to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free and deed and under the authority and with consent to be the duly authorized act and deed of The Diocese of Rhode Island.

Edmund S. [Signature]
Notary Public
My Commission Expires: 6/24/08

FOR REFERENCE ONLY:
61 SOUTH ANGELL STREET (A/K/A 178 BUTLER AVENUE)
PROVIDENCE, RI
ASSESSOR'S PLAT 15 LOT 370

FILED
DATE: 1-9-04
FEE: 044
TAX: 3700.00
01959B
PROVIDENCE, RI
RECORDS & CLERK
OFFICE

Shirley A. Troney
Deeds

JAB

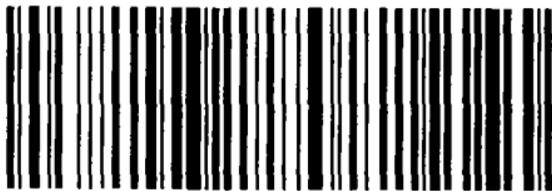


TILLINGHAST LIGHT LLP

ATTORNEYS AT LAW SINCE 1818

TEN WEYBOSSET STREET, PROVIDENCE, RI 02903

CERTIFIED MAIL™



7003 2260 0006 8506 0245



02 1A

\$ 04.42⁰

0004344346

NOV 23 2005

MAILED FROM ZIP CODE 02903

To the Honorable City Council for the
City of Providence, City Hall, Room 310
25 Dorrance Street
Providence, RI 02903-3215

02903+1787-99 C030



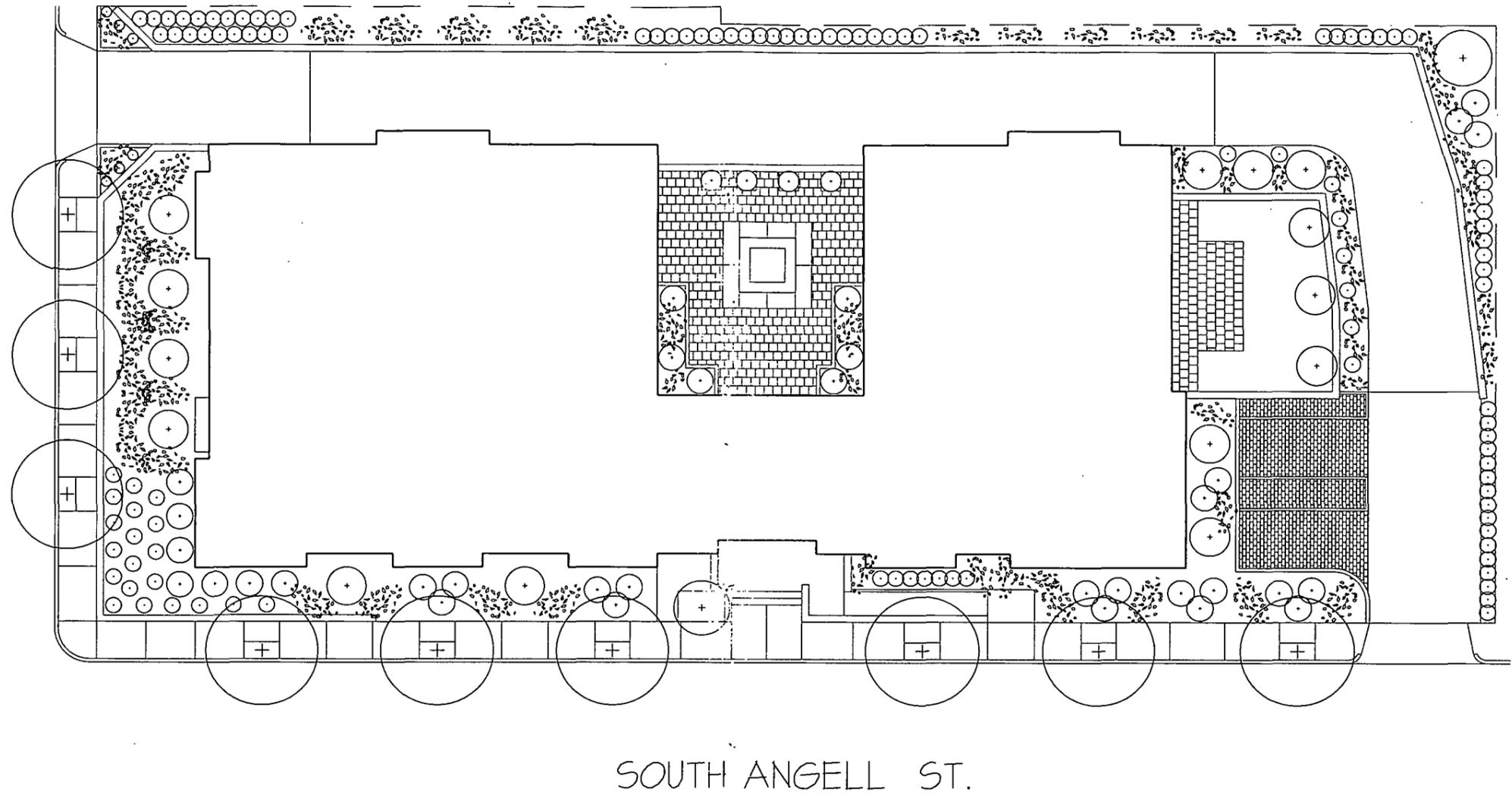
PLAT 15



PLAT

PLAT

LANDSCAPE

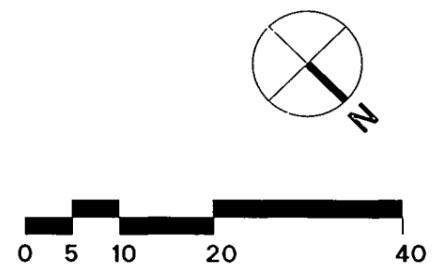


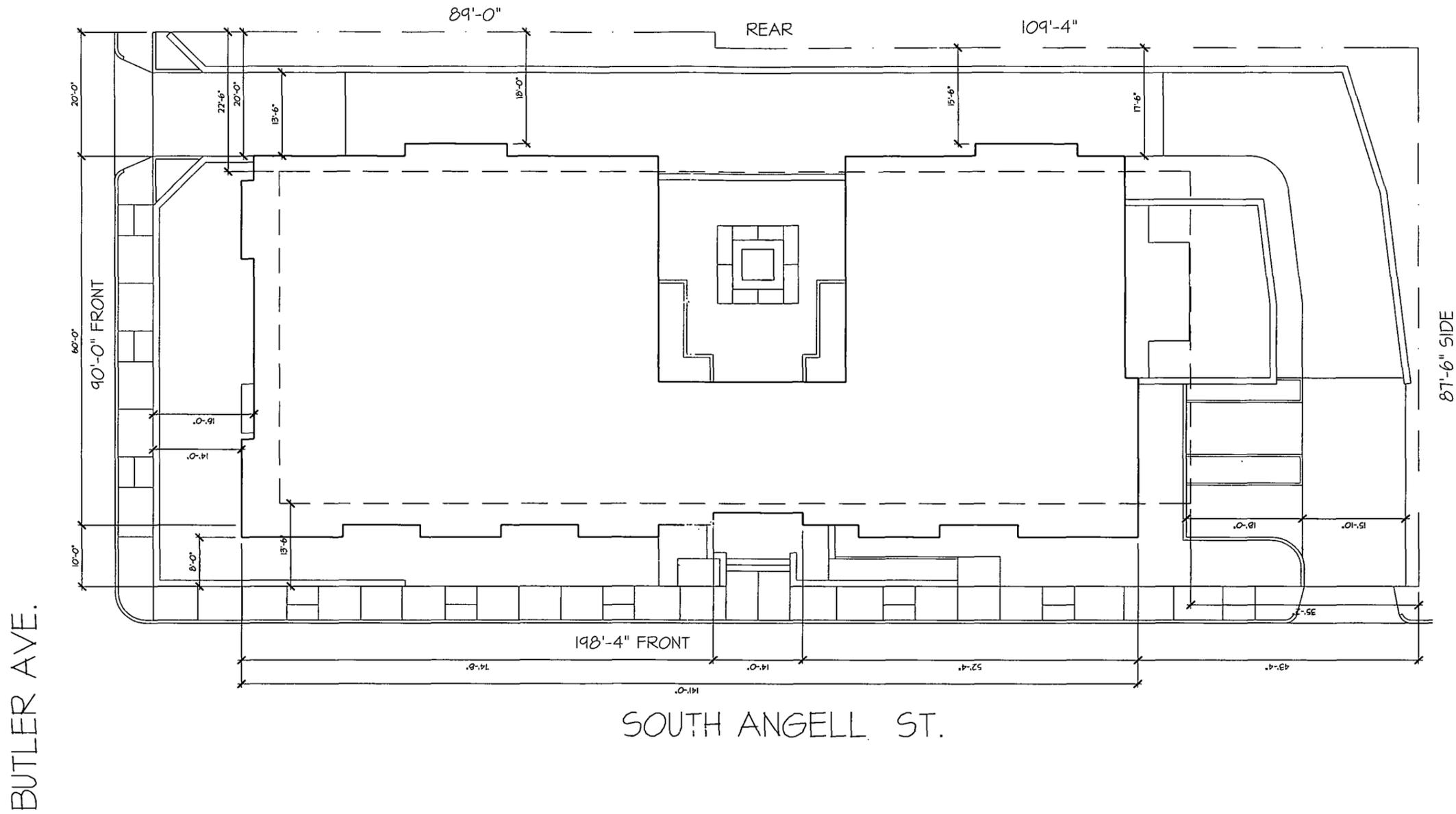
BUTLER AVE.

SOUTH ANGELL ST.

LOT AREA: 17,577SF
BUILDABLE AREA: 45% OF 17,577SF= 7,910SF
BUILDING FOOTPRINT: (GARAGE 8,330 SF) (1ST FLOOR 7,391)
BUILDING TOTAL GFA: 35,544 SF

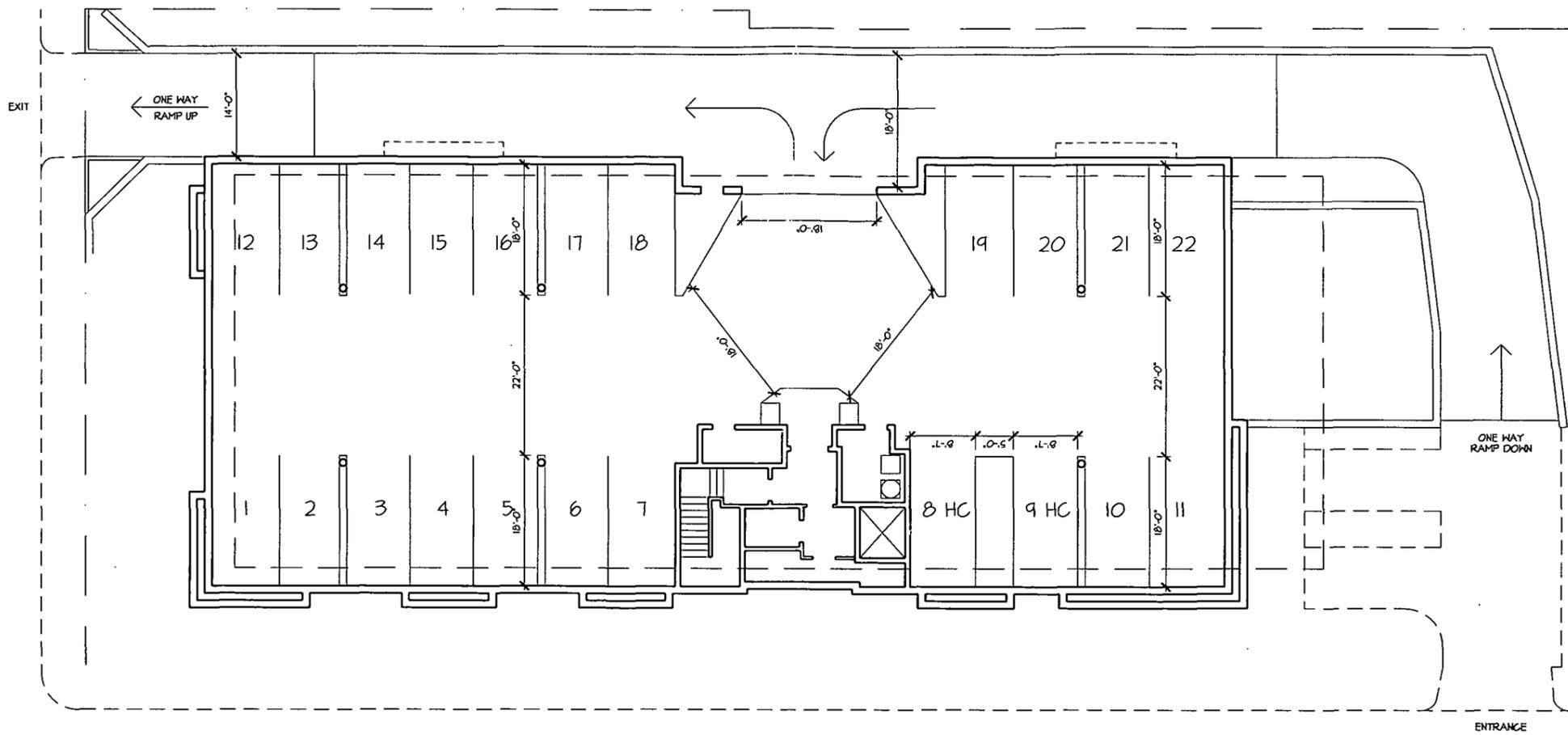
DURKEE & BROWN
VIVEIROS WERENFELS
ARCHITECTS
300 WEST EXCHANGE STREET PROVIDENCE, RI 02903
401-831-1240 FAX: 401-331-1945 www.durkeebrown.com
June 14, 2005 - Presentation







GFA=8,330 SF



BUTLER AVE.

SOUTH ANGELL ST.

PARKING:

PARKING SPACES (8'-6" x 18'-0"):	20 SPACES
HANDICAP PARKING SPACES:	2 SPACES

TOTAL PARKING:	22 SPACES
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A.P. 15 LOT 370

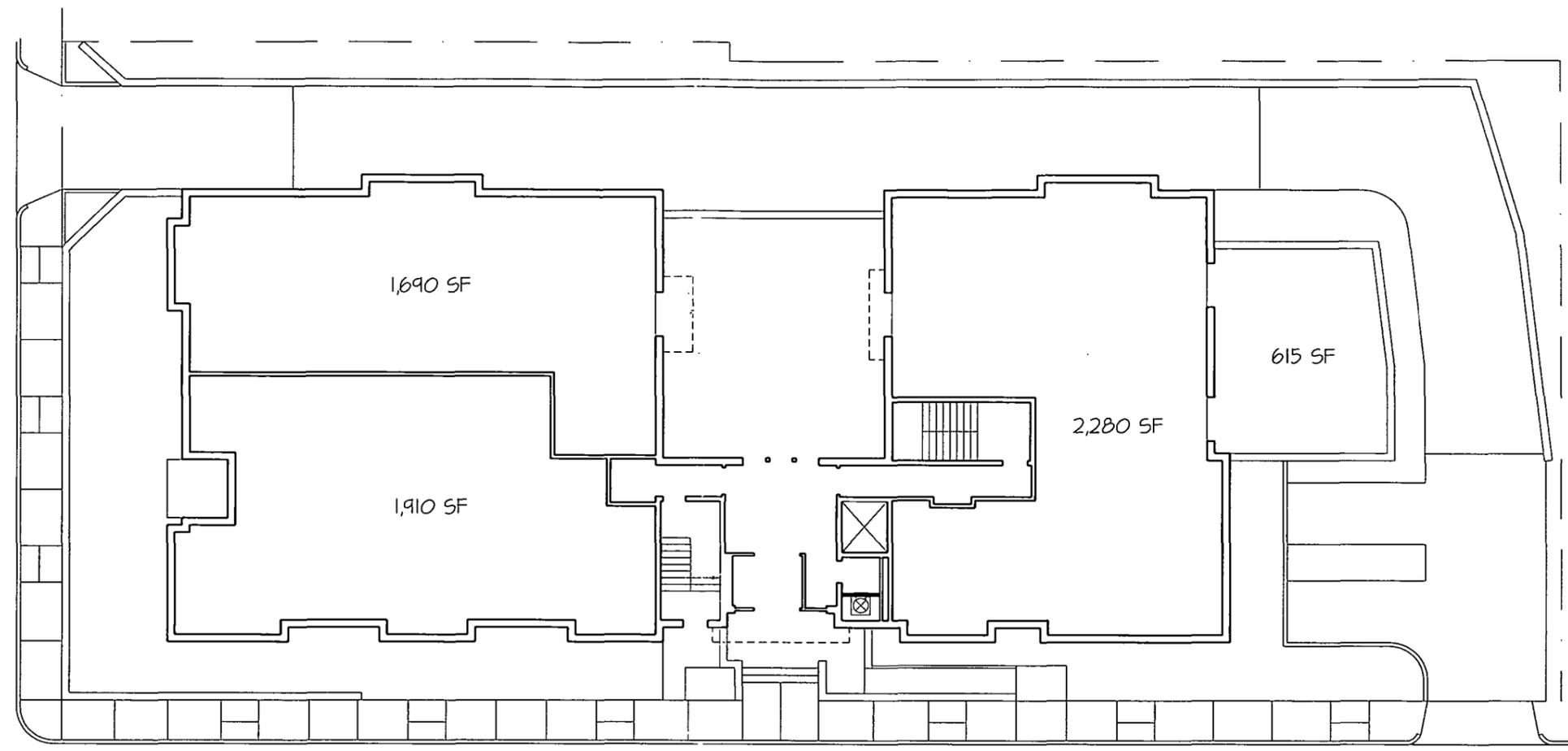
DURKEE & BROWN
VIVEIROS & WERENFELS
 ARCHITECTS

300 WEST EXCHANGE STREET PROVIDENCE, RI 02903
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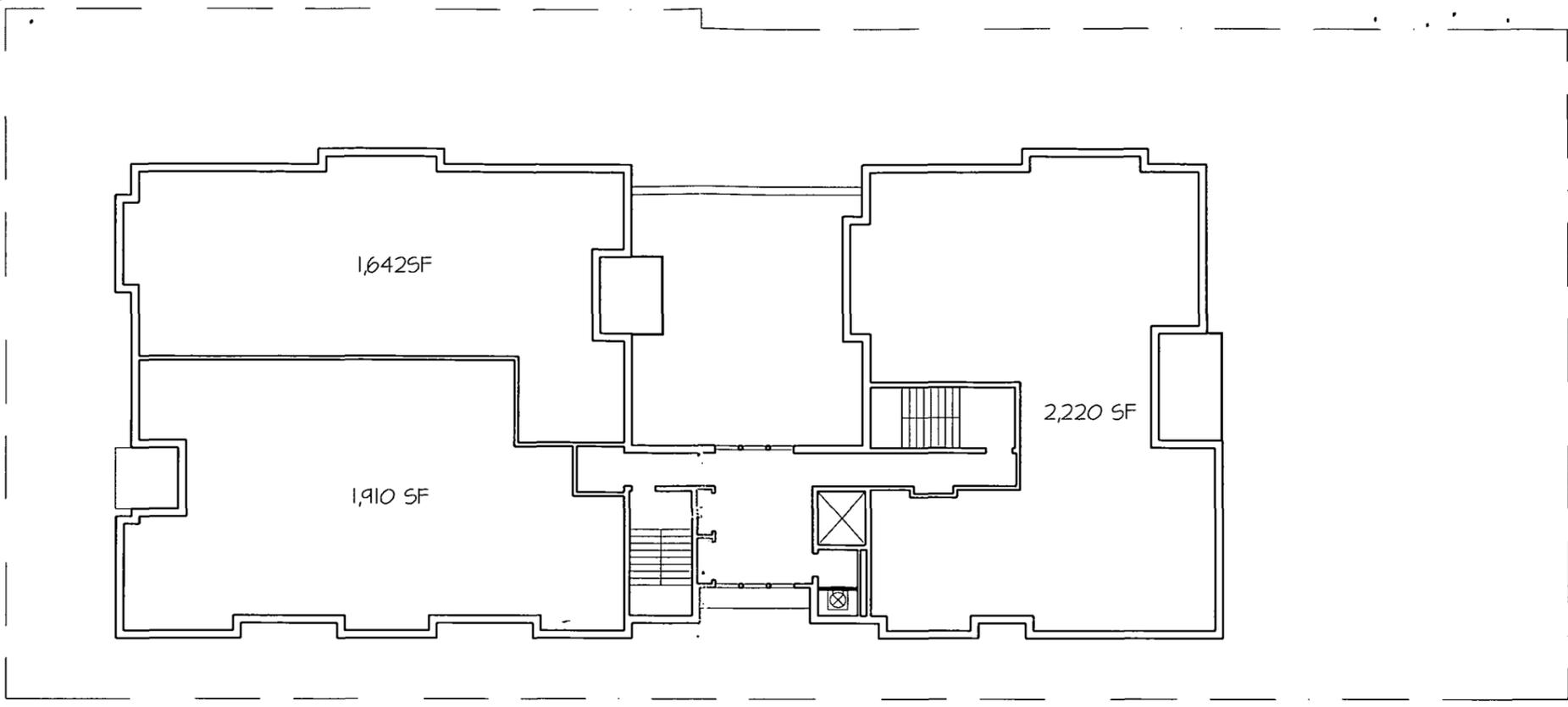
BUTLER AVE.

SOUTH ANGELL ST.



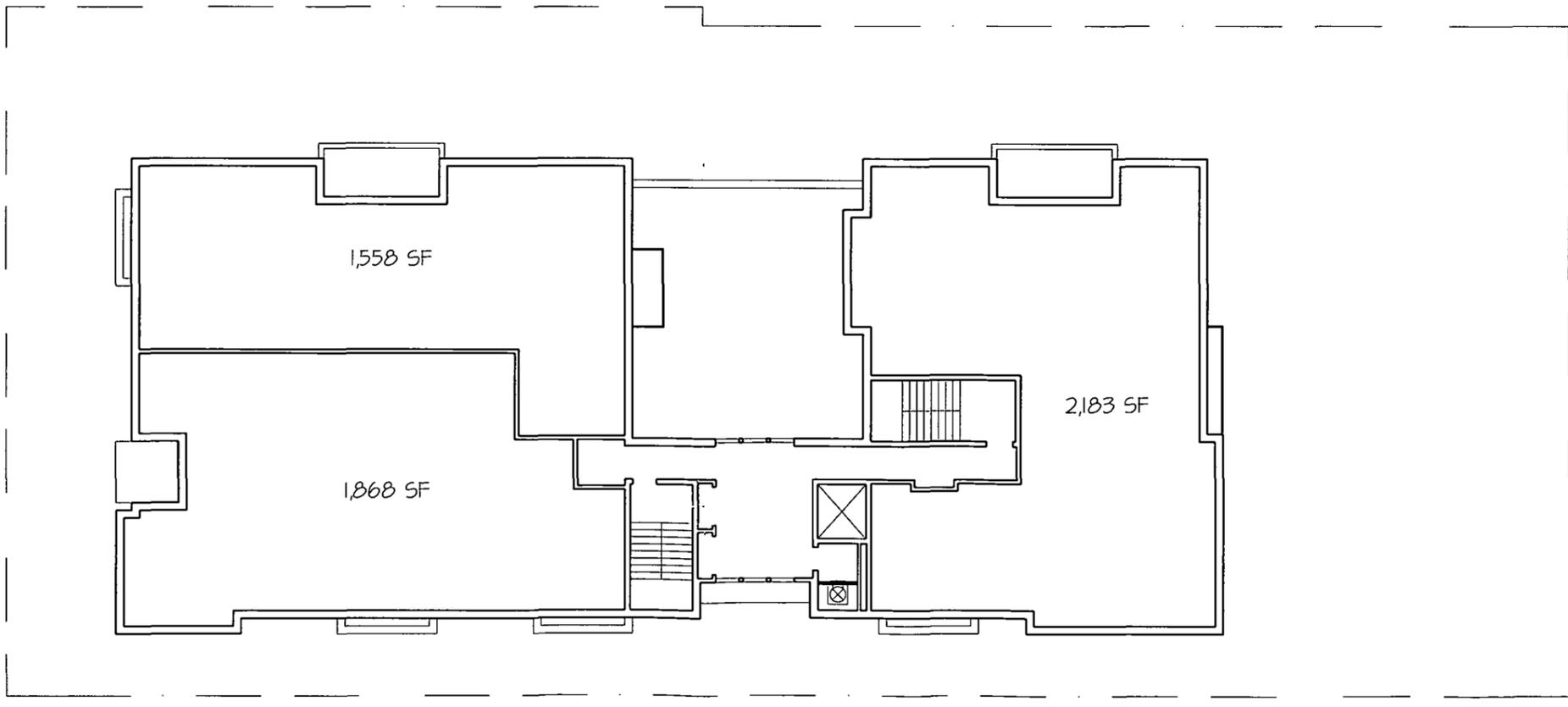
2

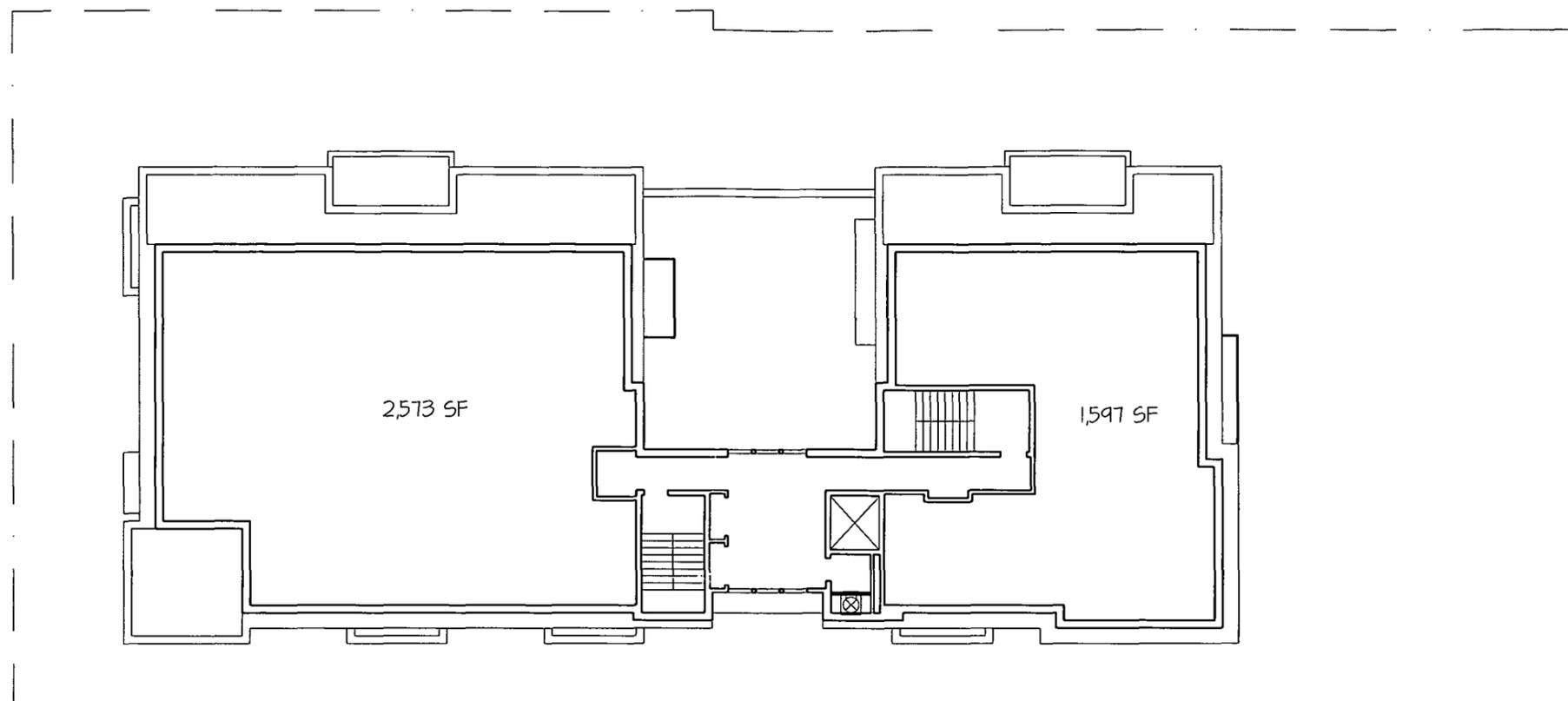
GFA=7,270 SF



3

GFA=7,082 SF





E

ELEVATION

- 45'-6" T.O. ROOF
- 33'-10" 4TH FLR
- 23'-4" 3RD FLR
- 12'-10" 2ND FLR
- 2'-4" 1ST FLR
- 0'-0" FIN. GRADE
- -6'-8" GARAGE



N

ELEVATION

S

ELEVATION

- 45'-6" T.O. ROOF
- 33'-10" 4TH FLR
- 23'-4" 3RD FLR
- 12'-10" 2ND FLR
- 2'-4" 1ST FLR
- 0'-0" FIN. GRADE
- -6'-8" GARAGE



W

ELEVATION

DURKEE & BROWN
 VIVEIROS & WERENFELS
 ARCHITECTS

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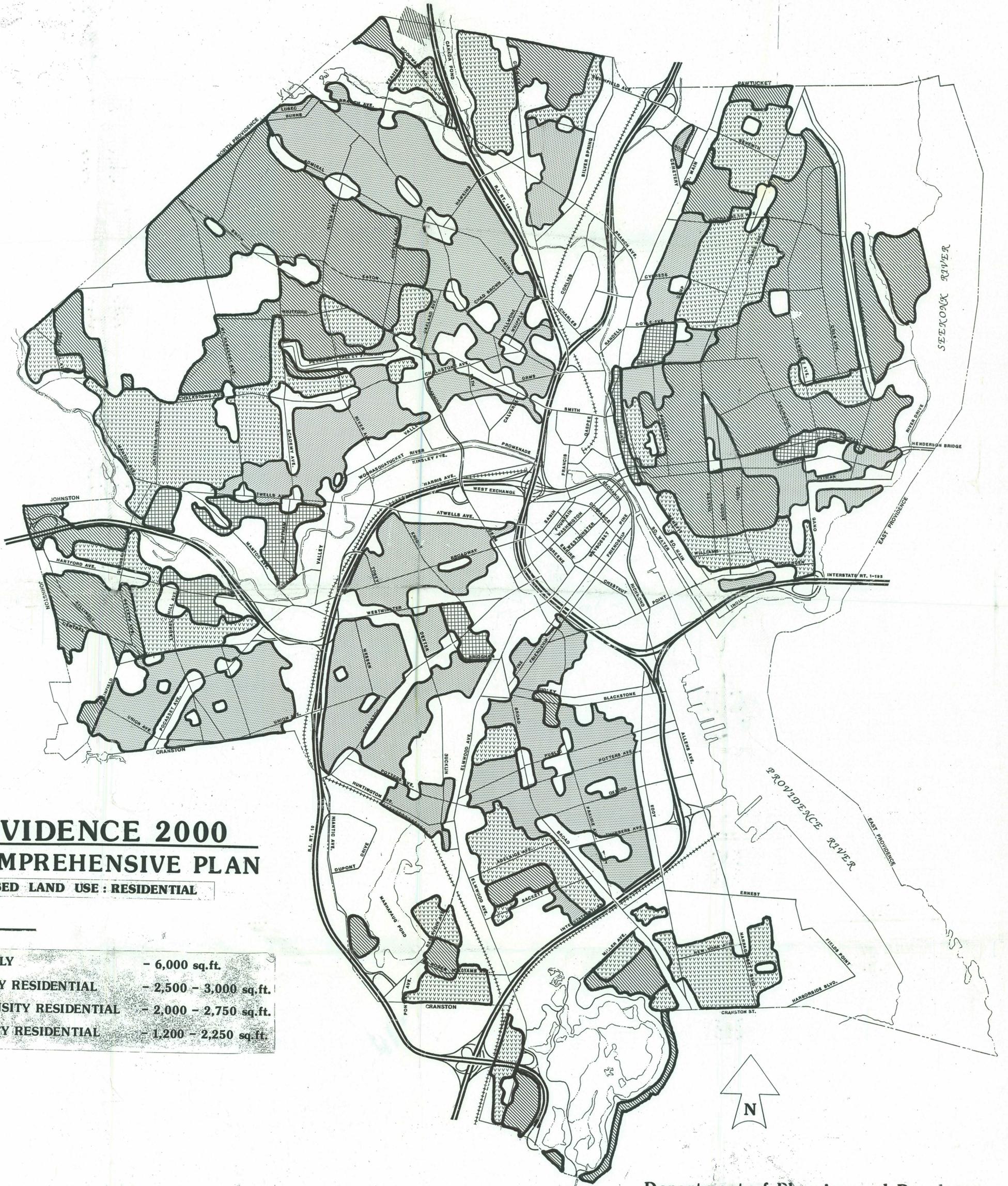


PROVIDENCE 2000 THE COMPREHENSIVE PLAN

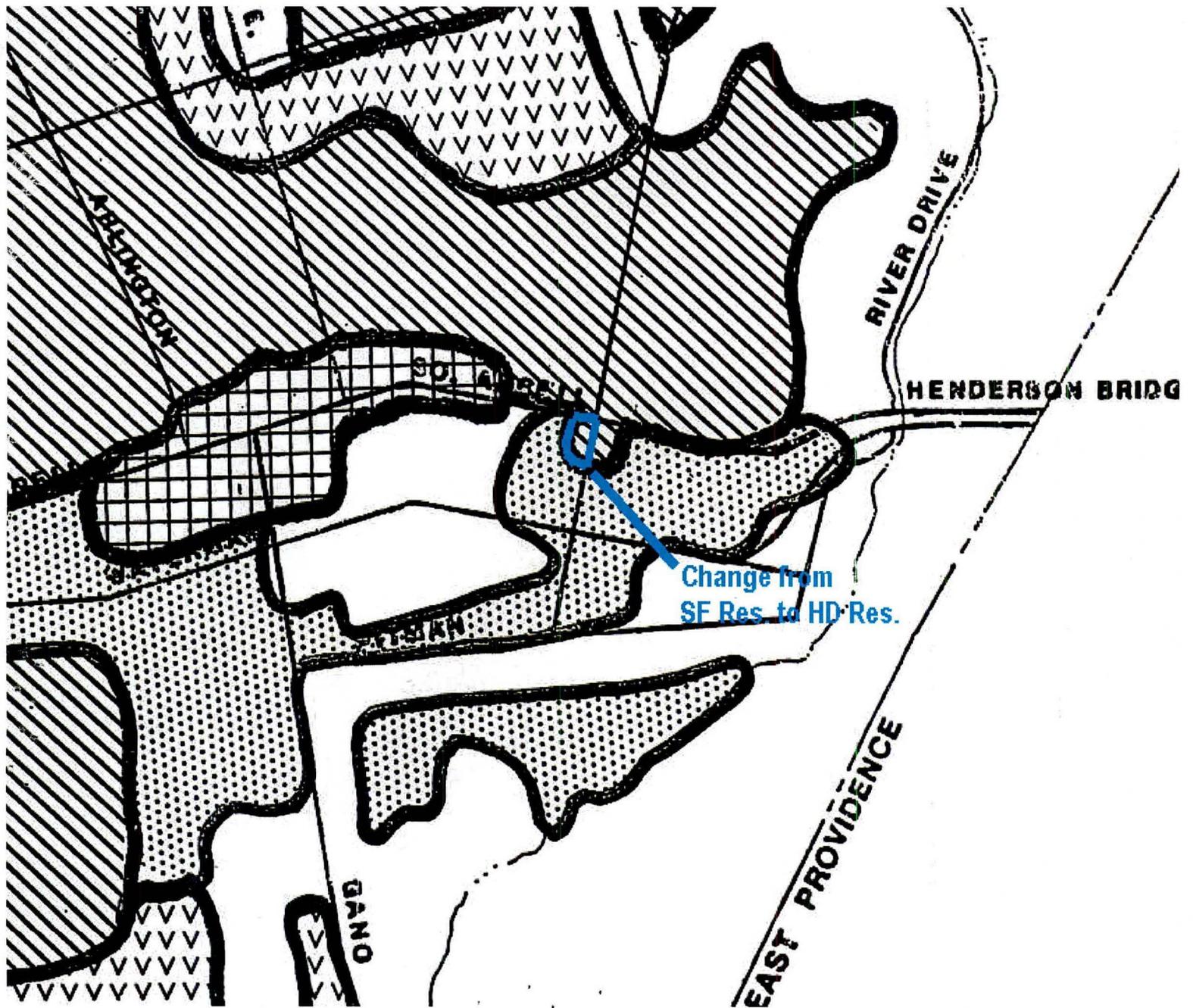
PROPOSED LAND USE : RESIDENTIAL

LEGEND

	SINGLE FAMILY	- 6,000 sq.ft.
	LOW DENSITY RESIDENTIAL	- 2,500 - 3,000 sq.ft.
	MEDIUM DENSITY RESIDENTIAL	- 2,000 - 2,750 sq.ft.
	HIGH DENSITY RESIDENTIAL	- 1,200 - 2,250 sq.ft.



See #
10/3/05
Linda
Parker



Change from
SF Res. to HD Res.

RIVER DRIVE

HENDERSON BRIDGE

EAST PROVIDENCE

ONVD

ALEXANDER

SOLAR

MELIAN