

Zoning Change #255
The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1973-2

No. 2 **AN ORDINANCE** AMENDING CHAPTER 544 OF 1951 BY CHANGING FROM AN R-3 GENERAL RESIDENCE ZONE TO A C-2 GENERAL COMMERCIAL ZONE, LOTS 134, 156 AND 456, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 99; SAID LOTS BEING SITUATED ALONG DOUGLAS AVENUE, BETWEEN SHERWOOD STREET AND LANCASHIRE STREET.

Approved January 8, 1973

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map accompanying and made a part of Chapter 544 of the Ordinances of the City of Providence, approved September 21, 1951, as heretofore amended, and entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", is hereby further amended by changing from an R-3 General Residence Zone to a C-2 General Commercial Zone, Lots 134, 156 and 456, as set out and delineated on City Assessor's Plat 99; said lots being situated along Douglas Avenue, between Sherwood Street and Lancashire Street, bounded and described as follows:

Beginning at the southeasterly corner of Douglas Avenue and Sherwood Street; thence easterly along the southerly line of Sherwood Street to the northeasterly corner of Lot 456 on City Assessor's Plat 99; thence southerly along the westerly lines of Lots 135 and 336 to the southeasterly corner of Lot 456; thence westerly along the northerly lines of Lots 464 and 200 to the easterly line of Douglas Avenue at the southwesterly corner of Lot 156; thence northerly along the easterly line of Douglas Avenue to the southeasterly corner of Sherwood Street and Douglas Avenue at the northwesterly corner of Lot 134 and the point and place of beginning.

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

IN CITY
COUNCIL
DEC 21 1972
FIRST READING
READ AND PASSED
Unimut. Uppia
CLERK

APPROVED
Joseph A. Berly
MAYOR

IN CITY
COUNCIL
JAN 2 - 1973
SECOND READING
READ AND PASSED
Robert J. Hyton
CLERK

No.

CHAPTER

AN ORDINANCE

THE COMMITTEE ON
ORDINANCES

.....
Approves Passage of
The Within Ordinance

Vernon L. Verpeck.....
12/18/72 Chairman
Club

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

To change from an R-3 General Residence Zone to a C-2 General Commercial Zone Lots 134, 156, and 456, as set out and delineated on City Assessor's Plat 99; said lots being situated along Douglas Avenue, between Sherwood Street and Lancashire Street.

DEPARTMENT OF CITY CLERK
RECEIVED

SEP 14 1972

PROVIDENCE, R. I.

Vincent Vespia

CITY CLERK OF PROVIDENCE

Ch. No. 6041

#100.00

Nat's Furniture Showrooms
Nicholas Meola

Nicholas Meola
Natalie Meola

IN CITY
COUNCIL

SEP 21 1972

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Vincent Vignone
CLERK

*Council President Pro Tempore
Bertini and Councilman DeLoe, by request*

SEP 14 1 58 PM '72
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

FILED

City of Providence, R. I.
Department of City Clerk

MEMORANDUM

DATE:

September 22, 1972

TO:

Director Pallozzi

SUBJECT:

ZONING-LOTS 134, 156, 456; PLAT 99

CONSIDERED BY:

Committee on Ordinances

DISPOSITION:

Attached is copy of Petition on above subject
for study and report.

U. Mont Vespa

City Clerk

VINCENT PALLOZZI
DIRECTOR



JOSEPH A. DOORLEY, JR.
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
CITY HALL, PROVIDENCE, RHODE ISLAND 02903

November 9, 1972

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: Referral No. 1851 - ZONE CHANGE FROM R-3 to C-2 at 721-731 DOUGLAS AVE.

Gentlemen:

This petition from the Committee on Ordinances requests a zone change from R-3 to C-2 for Lots No. 134, 156 and 456 on Assessor's Plat 99 at 721-731 Douglas Avenue.

Inspection revealed that the land in question, former site of a recently burned-out abandoned church building, is presently vacant except for remnants of the church foundation. The surrounding neighborhood is all residential and in generally good condition.

The intrusion of a spot zoned commercial area in this good residential neighborhood is undesirable from the standpoint of good zoning practises.

The Commission

VOTED: To recommend that this petition be denied.

Sincerely yours,

A handwritten signature in dark ink, reading "Vincent Pallozzi", with a stylized flourish at the end.

Vincent Pallozzi
Director

VP:ee

cc: Councilman Salvatore A. Beatini
Councilman Joseph F. Prete

PETITION OF NICHOLAS MEOLA and WIFE NATALIE FOR CHANGE IN ZON-
ING - DOUGLAS AVENUE, BETWEEN SHERWOOD STREET AND LANCASHIRE
STREET.

Plat 99

Lot 218 - Church of Our Lady of Charity of Providence
345 Admiral Street

217 - "

216 - "

215 - Edith R. Allen
99 Cedar Avenue
Swansea, Mass.

288 - Church of Our Lady of Charity of Providence

289 - "

371 - "

370 - "

341 - Philip Celeste & wf Josephine
39 Prospect Street
North Providence, Rhode Island

340 - Philip Celeste & wf Josephine

339 Maurice Bruneau & wf Constance
21 Lancashire Street

338 - "

337 - Church of Our Lady of Charity of Providence

336 - Stefano Celona & widow Santa Estates
18 Lancashire Street

332 - Frank Florio & wf Antonetta
40 Sherwood Street

333 - Frank Florio & wf Antonetta

334 - Cosmo Narducci & wf Maria
677 Douglas Avenue

335 - "

336 - Stefano Celona & widow Santa Estates
18 Lancashire Street

209 - Frank Longo & wf Janet
37 Sherwood Street

207 - Anthony J. Florio & wf Dorothy M.
31 Sherwood Avenue

206 - Anthony DelSignore
25 Sherwood Street

205 - "

135 - Stephen Celona
18 Lancashire Street

464 - Angelo D. Marolla & wf Jean
14 Lancashire Street

200 - Anthony Viccione & wf Barbara
715 Douglas Avenue

Lot 156 - St. Thomas ^{Church} Rectory
~~65 Fruit Hill Avenue~~ 731 Douglas Avenue

134 - "

456 - "

123 - C. Edward Barry & wf Anita C., Robert E. Barry &
wf. Judith A.
40 Sherwood Street
Providence, Rhode Island

125 - Paul A. Garzone & wf Elenora
Peter Maratta & wf Marie
54 Wasiota Avenue
North Providence

126 - William E. Sanita & wf Antonnietta
30 Sherwood Street

127 - Severino M. Renzoni & wf Carmela
26 Sherwood Street

128 - "

129 - Nicholas Meola and wf Natalie
167 Gray Street

130 - J. A. Finnegan Home Association
13 Vandewater Street

131 - "

133 - John C. Bolvin, Jr., & wf Arline
745 Douglas Avenue

132 - "

76 - Agnes G. Johnston
29 Vandewater Street

75 - "

74 - Edward L. King & wf June
21 Vandewater Street

73 - Edward L. King & wf June

72 - Nicholas Meola & wf Natalie

71 - J. A. Finnigan Columbus Club
13 Vandewater Street

70 - Maria Mosca
7 Wanda Court
North Providence

69 - "

68 - Joseph Pandozzi & wf Concetta
3 Vandewater Street

Plat 123

Lot 505 - Anthony A. Pate & wf Rose B.
28 Hillview Drive
North Providence

24 - Carmella Carbone
111 Veazie Street

25 - Rita Carloni
702 Douglas Avenue

Plat 123

- Lot 26 - Lawrance B. Colaluca & Americo Colaluca
863 Douglas Avenue
- 30 - Agnes A. Roebuck widow Ernest
722 Douglas Avenue
- 31 - Mary Mete
139 Veazie Street
- 6 - Virginia Izzo
121 Veazie Street
- 185 - George L. Pierce and wf Elsie
129 Veazie Street
- 27 - Mary Mete
- 28 - Mary Mete
- 29 - City of Providence
- 33 - Donald G. Botelho and wf Florence M.
145 Veazie Street
- 34 - Maria Previte
149 Veazie Street
- 70 - Maria Previte
- 37 - Rose Pontarelli
758 Douglas Avenue
- 36 - Concetta Susi, Sarah S. Micarelli and Maria D. Susi
750 Douglas Avenue
- 497 - Luigi Russo
746 Douglas Avenue
- 496 - Frank Quinterno
2 Birchwood Drive
North Providence
- 32 - Frank Quinterno
- 502 - Ernest Simonelli
734 Douglas Avenue
- Councilman Beatini
Councilman Prete

FROM

VINCENT VESPIA, CITY CLERK
DEPARTMENT OF CITY CLERK
CITY HALL
PROVIDENCE, R.I. 02903

NAME AND
ADDRESS
OF SENDER

Indicate type of mail



INSURED



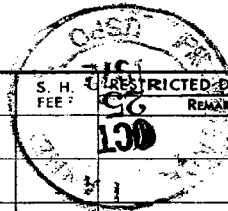
C. O. D.



CERTIFIED

Affix stamp here if issued as
certificate of mailing or for
additional copies of this bill.

POSTMARK AND DATE OF RECEIPT



NUMBER OF ARTICLE	NAME OF ADDRESSEE, STREET, AND POST-OFFICE ADDRESS	POSTAGE	FEE	DUE SENDER IF C. O. D.	ENDORSEMENT	R. R. FEE	S. D. FEE	S. H. FEE	RESTRICTED DELIVERY FEE	REMARKS	
1	32, 619 Church of Our Lady of Charity, 345 Admiral St.	.08	.30								
2	32, 620 Edith R. Allen, 99 Cedar Avenue, ^{MASS.} Providence										
3	32, 621 Philip Celeste & wif, 39 Prospect St., North Provi										
4	32, 622 Maurice Brunneau & wif, 21 Lancashire St.										
5	32, 623 Stefano Celona, 18 Lancashire St.										
6	32, 624 Frank Florio & wif, 40 Sherwood St.										
7	32, 625 Carmo Narducci, 677 Douglas Avenue										
8	32, 626 Frank Longo & wif Janet, 37 Sherwood										
9	32, 627 Anthony J. Florio & wif, 31 Sherwood										
10	32, 628 Anthony Del Signore, 25 Sherwood										
11	32, 629 Stephen Celona, 18 Lancashire										
12	32, 630 Angelo D. Marrella & wif, 14 Lancashire										
13	32, 631 Anthony Viscione, 715 Douglas Ave										
14	32, 632 St. Thomas Church, 731 Douglas Ave										
15	32, 633 C. Edward Barry, 40 Sherwood St.										
16	32, 634 Paul Gargone, Peter Maratta, 54 ^{N.P.} Washington Ave.										
17	32, 635 William Sarita, 30 Sherwood										
18	32, 636 Severino M. Benzoni, 26 Sherwood										
19	32, 637 Nicholas Meda & wife, 167 May										
20	32, 638 J.A. Finnegan Home Ass., 13 Vandewater										
TOTAL NUMBER OF PIECES LISTED BY SENDER		TOTAL NUMBER OF PIECES RECEIVED AT POST OFFICE		POSTMASTER, PER <i>Name of receiving employee</i>		<p>* Mark "F" if "Fragile," "P" if "Perishable," "E" if "Eggs," "EH" if "Eggs for Hatching," "B" if "Butter," "FL" if "Fragile-Liquid," and "FLU" if "Fragile-Liquid-This Side Up."</p> <p>* Special-handling charges apply only to fourth-class parcels. Special-delivery service also includes special-handling service.</p>					

20

FROM

VINCENT VESPIA, CITY CLERK
DEPARTMENT OF CITY CLERK
CITY HALL
PROVIDENCE, R.I. 02903

NAME AND
ADDRESS
OF SENDER

Indicate type of mail



INSURED



C. O. D.



CERTIFIED

Affix stamp here if issued as
certificate of mailing or for
additional copies of this bill.

POSTMARK AND DATE OF RECEIPT

NUMBER OF ARTICLE	NAME OF ADDRESSEE, STREET, AND POST-OFFICE ADDRESS	POSTAGE	FEE	DUE SENDER IF C. O. D.	ENDORSE- MENT	R. R. FEE	S. D. FEE	S. H. FEE	REGISTERED DELIVERY FEE
1	32,639 John C. Bolvin, Jr., 745 Douglas Ave	.08	.30						
2	32,640 Agnes H. Johnston, 29 Vandewater								
3	32,641 Edward L. King, 21 Vandewater								
4	32,642 J. A. Finnigan Columbus Club, 13 Vandewater								
5	32,643 Maria Mosca, 7 Wanda Court, N. P.								
6	32,644 Joseph Pandozzi, 3 Vandewater								
7	32,645 Anthony A. Pata, 28 Hullman Drive, N. P.								
8	32,646 Carmella Carbone, 111 Veazie St.								
9	32,647 Rita Carloni, 702 Douglas Ave								
10	32,648 Lawrence Colalica, 863 Douglas Ave								
11	32,649 Agnes A Roebuck, 722 Douglas Ave								
12	32,650 Mary Mete, 139 Veazie St.								
13	32,651 Virginia I 220, 121 Veazie								
14	32,652 George L. Pierce, 129 Veazie St.								
15	32,653 Donald Botelho, 145 Veazie								
16	32,654 Maria Perite, 149 Veazie								
17	32,655 Rae M Pontarelle, 758 Douglas Ave.								
18	32,656 Susi Micarelli, 750 Douglas Ave.								
19	32,657 Luigi Russo, 746 Douglas Ave								
20	32,658 Frank Quinterno, 2 Birchwood Drive N. P. 32,659 Ernest Simonelli, 734 Douglas Avenue								
TOTAL NUMBER OF PIECES LISTED BY SENDER		21		TOTAL NUMBER OF PIECES RECEIVED AT POST OFFICE		POSTMASTER, PER (Name of receiving employee)		Mark "F" if "Fragile," "P" if "Perishable," "E" if "Eggs," "EH" if "Eggs for Hatching," "B" if "Breakable," "FL" if "Fragile-Liquid," and "FLU" if "Fragile-Liquid—This Side Up." Special-handling charges apply only to fourth-class parcels. Special-delivery service also includes special-handling service.	

ZONING CHANGE NO.

Cross-Hatched Area To Be Changed
From A R-3 General Residence Zone To
A C-2 General Commercial Zone.

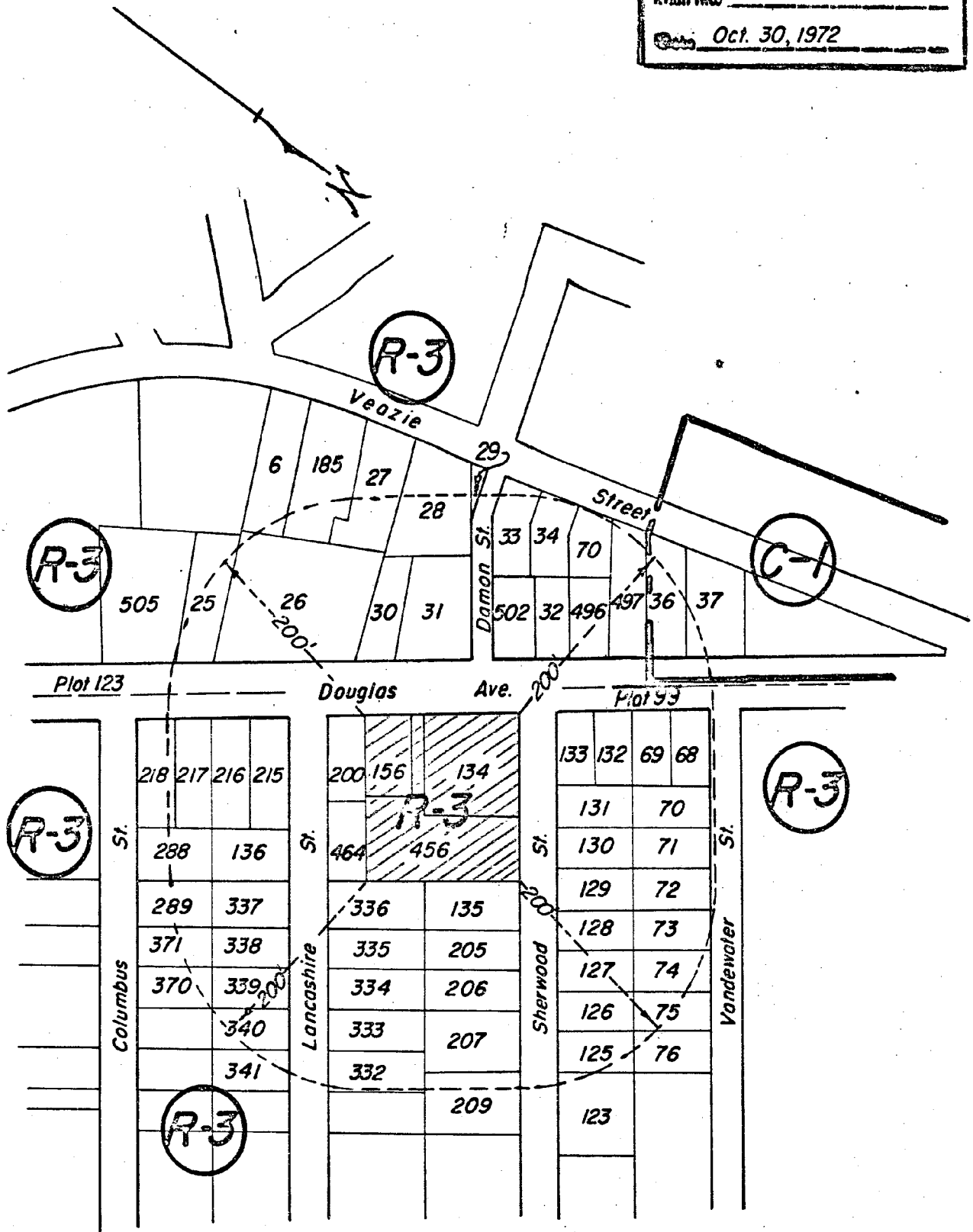
PROVIDENCE, R. I.

P. W. DEPT. - ENGINEERING OFFICE

CITY PROPERTY SECTION

Plan No. _____

Oct. 30, 1972



CITY OF PROVIDENCE, R. I.

Public Works Dept. - Engineering Office

Showing Zoning Change No. _____

Drawn by Scungio Checked by A.P.

Scale Not To Scale Date Oct. 30, 72

Correct R. J. Reid Associate Engr.

Approved Joseph J. Camp Chief Engineer

Lot Numbers From Assessor's Plots 99 & 123

VINCENT PALLOZZI
DIRECTOR



JOSEPH A. DOORLEY, JR.
MAYOR

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
CITY HALL, PROVIDENCE, RHODE ISLAND 02903

November 9, 1972

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: Referral No. 1853 A,B,C, and D - ZONE CHANGE FROM C-2 to C-4 at INTERSECTION
of DOUGLAS AVE and ADMIRAL ST

Gentlemen:

These four referrals from the Committee on Ordinances concern one plat of land located at the intersection of Douglas Avenue and Admiral Street on Lots 130, 131, 132, 133 and 188 on Assessor's Plat 70 presently zoned C-2. The proposal is to change the zoning to C-4.

Inspection revealed that Lots 130 and 132 are occupied by facilities for a gasoline service station presently not in use and in very bad condition. Lot 133 is occupied by a 2-1/2 story building of mixed use with a commercial use on the first floor and residential uses on the upper floors. Lot 131 also contains a mixed commercial-residential use and is in very poor condition. Lot 188 is a 3-story frame residential building in good condition.

Since this property adjoins an existing C-4 zone and is occupied, to the detriment of the area, by a defunct service station, it would benefit the area to have a modern service station constructed at this site.

The Commission

VOTED: To offer no objection to the granting of this petition.

Sincerely yours,

A handwritten signature in dark ink, reading "Vincent Pallozzi". The signature is written in a cursive, flowing style.

Vincent Pallozzi
Director

VP:ee

cc: Councilman Salvatore A. Beatini
Councilman Joseph F. Prete

AFFIDAVIT

We, the undersigned, NICHOLAS and NATALIE MEOLA, of Providence, Rhode Island, under oath make affidavit and say that:

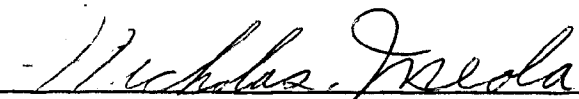
On April 21, 1972 we entered into a buy and sell agreement with St. Thomas Church, a Rhode Island Corporation, to buy an abandoned church and property located at Douglas Avenue and Sherwood Street in Providence, Rhode Island. Said church was old and in disrepair. The purchase price for said property was \$27,000.00 (Twenty-Seven Thousand Dollars).

The purpose of the purchase was to convert and remodel said church for use as a furniture store and the buy and sell agreement was voidable if either party was unable to obtain a variance for the intended use.

On May 30, 1972 the matter was heard by the Zoning Board of Review which rendered a decision favoring a variance. (See Exhibit #1 hereto attached and made a part hereof).

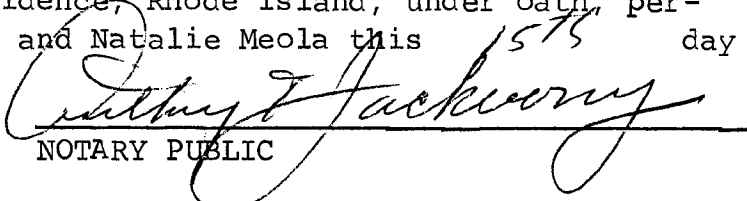
On June 9, 1972 the church property was totally destroyed by fire but by agreement the undersigned were now obliged to keep their agreement for the purchase thereof at the said purchase price.

The facts point out that there has been a dire change of circumstances and that the undersigned by said changes were forced to petition for a change in the zoning of said property and if said zoning is not granted then the undersigned will suffer an irreparable loss.


NICHOLAS MEOLA


NATALIE MEOLA

Before me at Providence, Rhode Island, under oath, personally appeared Nicholas and Natalie Meola this 15th day of November, A. D. 1972.


NOTARY PUBLIC



ZONING BOARD OF REVIEW

112 UNION STREET

02903

John R. Davis, Secretary

June 2, 1972

RESOLUTION NO. 3715

St. Thomas Church
c/o Timothy More, Esq.
15 Westminister St.
Providence, R. I.

Dear Sir:

At a meeting of the Zoning Board of Review held on Tuesday, May 30, 1972, the following resolution was adopted:

WHEREAS, St. Thomas Church, owner of Lots 134, 156 & 456 on Assessor's Plat 99 (731 Douglas Ave.) in a Residence R-3 Zone; on April 7, 1972, filed an application for permission to be relieved from Section 43-A of the Zoning Ordinance in the proposed use of the vacant church located on the above described premises for furniture showroom and sales, and

WHEREAS, on Tuesday, May 30, 1972, the members of the Zoning Board of Review made an inspection of the above described premises and also of the surrounding properties and noted that the church building was vacant and in disrepair, and

WHEREAS, a public hearing was held on this application by the Zoning Board of Review at its meeting held on Tuesday, May 30, 1972, after public notice as provided by the Zoning Ordinance,

RESOLVED: That the Zoning Board of Review does hereby make the variance of Section 43-A under the Zoning Ordinance and does hereby grant the application of St. Thomas Church, substantially in accordance with the plans, plot plans and parking plans filed with said Board, provided that house on lot 156 remain as a residential use only. A copy of said plans, plot plans and parking plans are hereby made a part of this resolution and filed with the Director of the Department of Building Inspection.

By Order of the Zoning Board of Review,

FRANK A. DEL SESTO
CHAIRMAN

ATTENTION: SECTION 92-A UNDER THE ZONING ORDINANCE REQUIRES THAT YOU APPLY TO THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION FOR A PERMIT AND/OR A CERTIFICATE OF OCCUPANCY WITHIN SIX MONTHS FROM THE DATE OF THE ADOPTION OF THIS RESOLUTION. UNLESS YOU COMPLY WITH SAID REQUIREMENT, THIS RESOLUTION WILL BECOME INVALID.

FAD:baf

cc: Anthony T. Jackveny, Esq.
Nicholas Meola
Traffic Engineer

FILED

NOV 15 4 14 PM '72

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

<u>AFFIDAVIT</u>

20 5 30 20
5 2 24 PM '77
DEPT. OF CORRECTIONS
PROVIDENCE, R.I.