

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1996-32

No. 913 **AN ORDINANCE** AMENDING THE CITY OF
PROVIDENCE ZONING ORDINANCE CHAPTER 1994-24 No. 365, APPROVED JUNE 27,
1994, AS AMENDED

Approved August 8, 1996

Be it ordained by the City of Providence:

Section 1. The Providence Zoning Ordinance Chapter 1994-24 No. 365, approved June 27, 1994, as amended shall be further amended as follows:

Section 103 A) - Official Zoning Map - Providence Zoning District Map 34, dated October 24, 1991 and amended June 27, 1994, shall be further amended as follows:

Change from C-2 General Commercial to C-4 Heavy Commercial: Lots 320 and 313 on Zoning District Map 34.

Section 2 This Ordinance shall take effect upon passage.

CITY CLERK
JUL 18, 1996
Michael R. Clement
CLERK

IN CITY COUNCIL
AUG 1 1996
FINAL READING
READ AND PASSED
Joseph V. Fargnoli
PRESIDENT
Michael R. Clement
CLERK

APPROVED
AUG - 8 1996
Vincent A. Cianci
MAYOR

No.

CHAPTER
AN ORDINANCE

FILED
APR 10 3 42 PM '96
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY COUNCIL
APR 18 1996
FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

THE COMMITTEE ON

Ordinances
Recommends

Barbara A. Garrison
Clerk

5/30/96

6/27/96 (P.H. Lee)

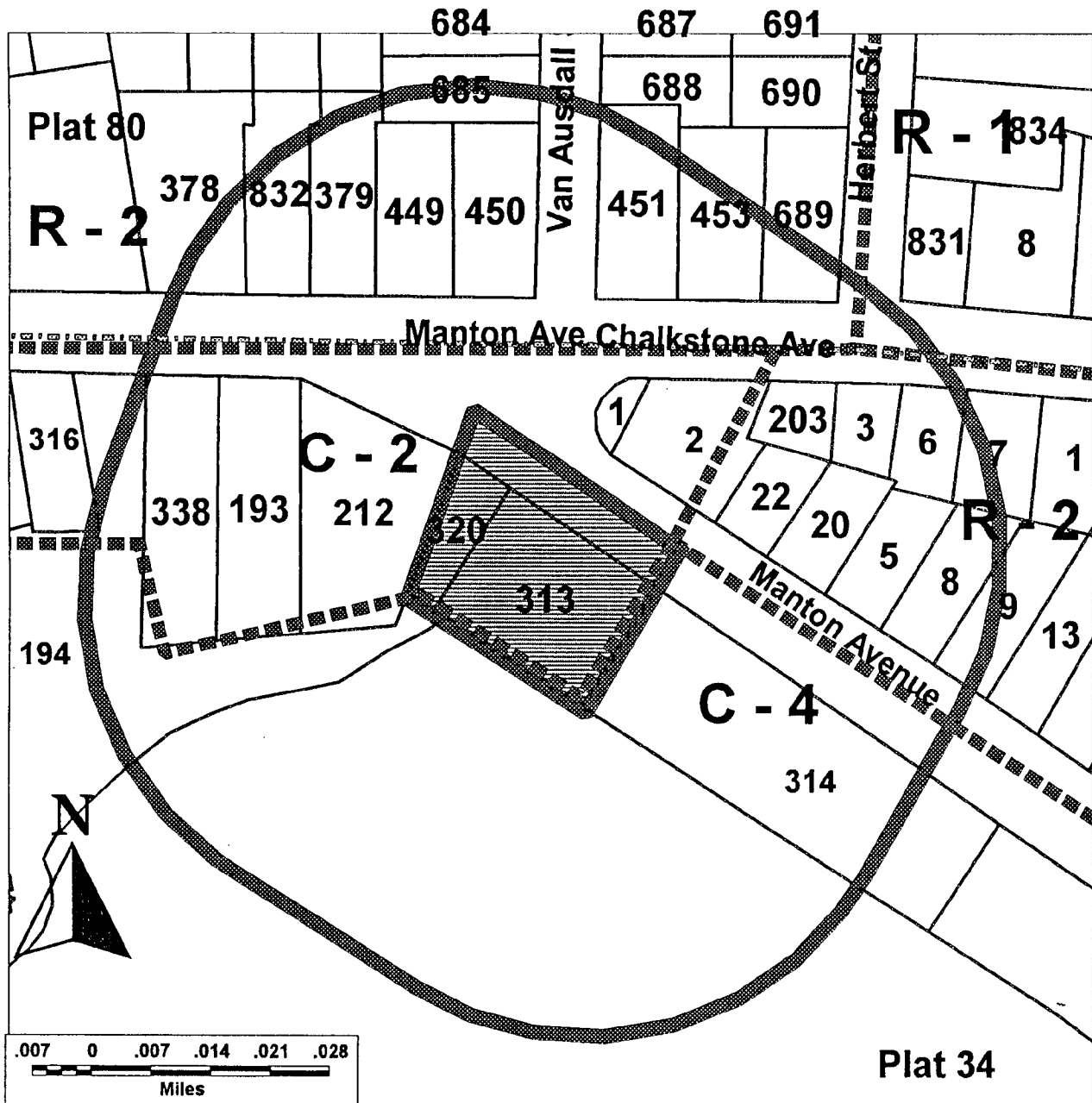
COMM. ON
CITY CLERK

THE COMMITTEE ON
ORDINANCES
Approves Passage of
The Within Ordinance

Barbara A. Garrison
Clerk
7/9/96

Councilman Agiozzi (By request)

Zoning Change from C-2 to C-4



Map 2

manton avenue

*all
rest*

PLAT	LOT #	STREET	ZIP	CURRNTOWNR	BILL_ADDR	BILL_CITY	BILL_ZIP	
34	7	1712 CHALKSTONE AV	02909	DEADY, CHARLES M	1712 CHALKSTONE AVE	PROVIDENCE, RI	02909	P207651913
34	6	1716 CHALKSTONE AV	02909	OBRIEN, CHARLES G	1716 CHALKSTONE AVE	PROVIDENCE, RI	02909	P207651914
34	3	1720 CHALKSTONE AV	02909	VERTICAL ASSOCIATES	1215 RESERVOIR AVE	CRANSTON, RI	02920	P207651915
34	203	1724 CHALKSTONE AV	02909	LAWLOR, DANIEL J	25 PIAVE ST	PAWTUCKET, RI	02860	P207651916
34	1	1736 CHALKSTONE AV	02909	GREATREX CORPORATION	475 HOPE STREET	PROVIDENCE, RI	02906	P207651917
34	374	850 MANTON AVE	02909	CALVI REALTY CO INC	PO BOX 1942	BOSTON, MA	02117	P207651917
34	9	859 MANTON AVE	02909	GEOPPO, FRANK C	859 MANTON AVE	PROVIDENCE, RI	02909	P207651919
34	8	863 MANTON AVE	02909	RAHEB, RONALD	650 WASHINGTON HWY	LINCOLN, RI	02865	P207651921
34	5	867 MANTON AVE	02909	RAHEB, RONALD	650 WASHINGTON HWY	LINCOLN, RI	02865	same
34	20	871 MANTON AVE	02909	RODRIGUEZ, JOSE	871 MANTON AVE	PROVIDENCE, RI	02909	P207651922
34	22	875 MANTON AVE	02909	MASSENZIO, JOHN J	230 BEECHWOOD DRIVE	CRANSTON, RI	02920	P207651923
34	2	883 MANTON AVE	02909	EAD, DAVID C	60 HAWTHORNE PLACE	NORTH PROVIDENCE, RI		P207651924
34	313	896 MANTON AVE	02909	DAMICO, NICHOLAS	896 MANTON AVE	PROVIDENCE, RI	02908	P207651859
34	320	900 MANTON AVE	02901	DAMICO, NICHOLAS	896 MANTON AVE	PROVIDENCE, RI	02908	SAME
34	212	904 MANTON AVE	02909	JOHNSTONS ENTERPRISE	904 MANTON AVE	PROVIDENCE, RI	02909	P207651860
34	193	910 MANTON AVE	02909	ZANNI, BENEDETTO	354 CHERRY HILL RD	JOHNSTON, RI	02919	P207651861
34	338	916 MANTON AVE	02909	ZANNI, BENEDETTO	354 CHERRY HILL RD	JOHNSTON, RI	02919	same

GEORGE CALCAGNI
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE CITY PLAN COMMISSION

"Planning the Future of Providence"

June 12, 1996

Councilman David Igliozi, Chair
Council Ordinance Committee
City Council Office
City Hall
Providence, Rhode Island 02903

Re: CPC REFERRAL NO. 3093 - ZONE CHANGE FROM C-2 To C-4: LOTS 320
AND 313 ON ZONING DISTRICT MAP 34 AT 896-900 MANTON AVENUE.

Dear Councilman Igliozi:

The City Plan Commission at its April 18, 1996 regular meeting reviewed and evaluated the subject referral from your Committee for the proposed zone change from C-2 General Commercial to C-4 Heavy Commercial for the Lots 320 and 313 on Assessor's Plat 34 at 896-900 Manton Avenue.

This is a request to consider a zone change for two lots, adjacent to the Super Stop and Shop located on Manton Avenue. Those lots are currently zoned C-2 and its present use is an auto repair facility which is not a permitted use in a C-2. A field investigation revealed they are adjacent both to a supermarket and a C-4 zone that abuts a heavily traveled main street.

Rhode Island General Law 45-22.2-13 requires that all land use decisions shall be in conformance with the city's comprehensive plan. The Commission found the request to be in compliance with *Providence 2000: The Comprehensive Plan*. The Commission would advise the Committee on Ordinances that no objection is offered to the proposed rezoning.

Regards,

A handwritten signature in black ink, appearing to read "T. E. Deller", written over a horizontal line.

Thomas E. Deller, AICP
Deputy Director

3094ltr

CPC REFERRAL NO. 3093 - ZONE CHANGE FORM C-2 TO C-4: LOTS 320 AND 313 ON ZONING DISTRICT MAP 345 AT 896-900 MANTON AVENUE.

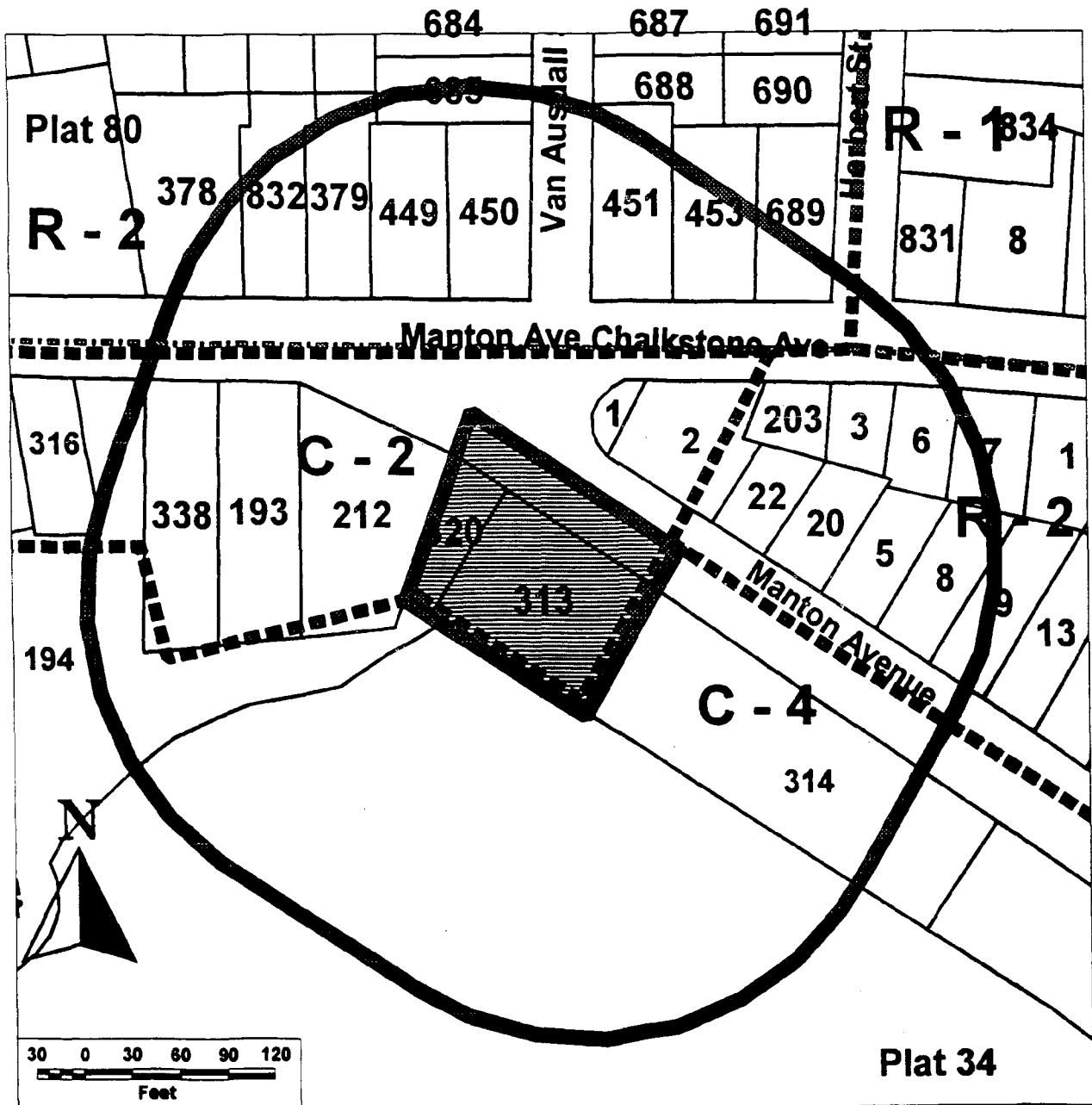
A request was received by this Department to prepare the attached documentation for the proposed zone change from C-2 General Commercial to C-4 Heavy Commercial for the Lots 320 and 313 on Assessor's Plat 34 at 896-900 Manton Avenue.

A field inspection revealed that subject lots contain heavy commercial use: automobile repair facility. The surrounding commercial uses include Stop & Shop Supermarket located within C-4 Zone.

The City's Comprehensive Plan designated the commercial area surrounding the intersection of Chalkstone and Manton Avenues as limited commercial and general commercial. Because lines between the designation are not lot specific, and since the lots in questions contain a pre-existing heavy commercial use with limited possibility of expansion, the proposed incorporation of subject lots into adjacent C-4 Heavy Commercial District appear consistent with the City's Comprehensive Plan.

The staff recommends that the Commission advise the Committee on Ordinances that no objection is offered to the proposed re-zoning.

Zoning Change from C-2 to C-4

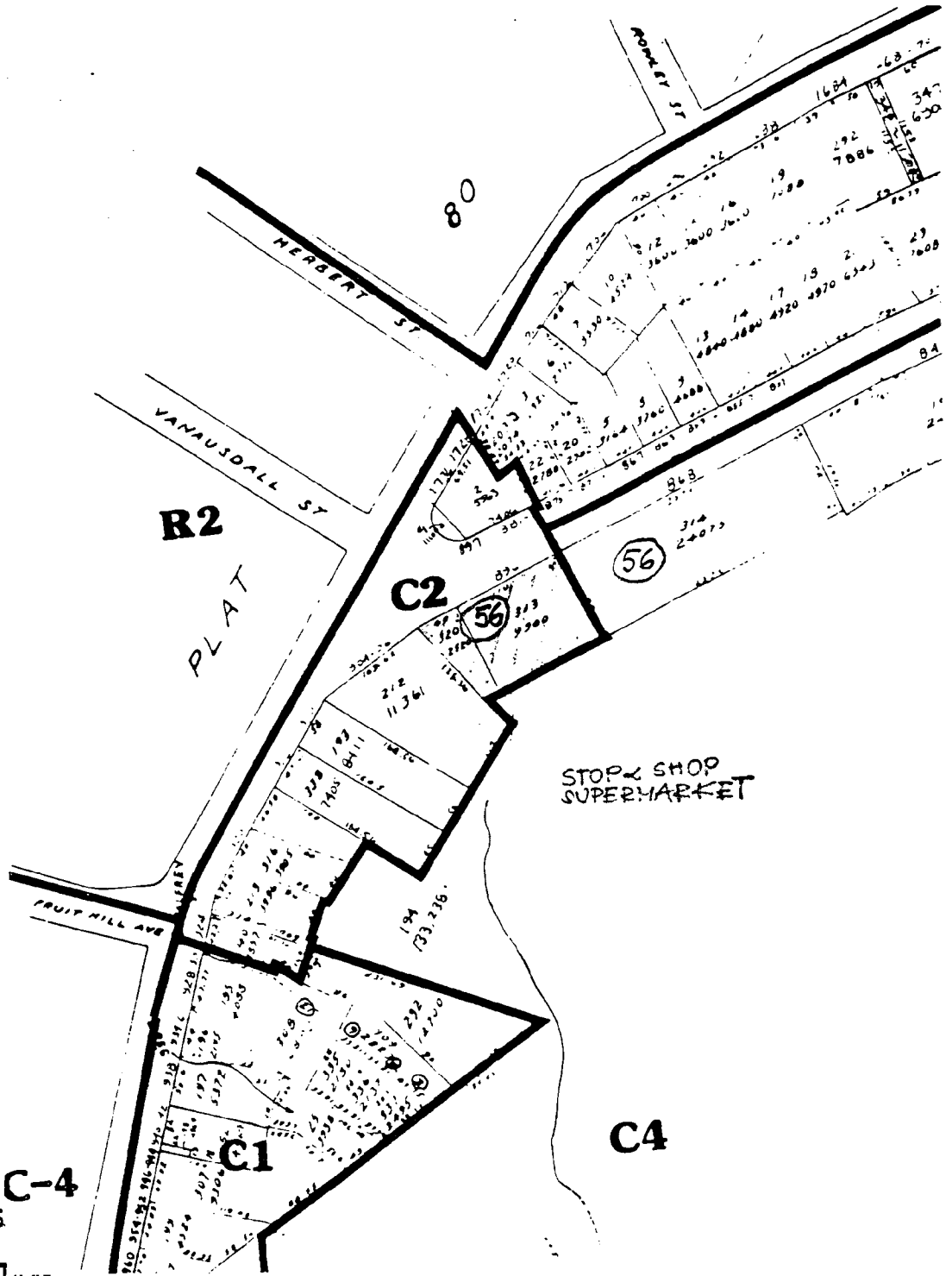


CITY PLAN COMMISSION
PROVIDENCE, R.I.

Ref. No. 3093 Subject: ZONE CHANGE FROM C-2 TO C-4
Plat No. 34 Lot No. 313 & 320
Lot Area: 1240.59 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.
- 36 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)
- 96 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

Date: 4/16/96 By: CT Scale: _____

MEMORANDUM

To : Michael R. Clement, City Clerk
From : Samuel Shamoon, Associate Director of Planning
Re : Proposed Amendment to the Providence Zoning Ordinance
Date : April 10, 1996

Attached is an original and twenty-two copies of a proposed amendment to the Providence Zoning Ordinance Chapter 1994-24 No. 365.

This Ordinance is being sponsored by Councilman David V. Igliazzi.