

*Zoning Change No. #177*  
**The City of Providence**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**CHAPTER 1696**

**No. 393 AN ORDINANCE** AMENDING CHAPTER 544 OF 1951 BY CHANGING FROM A C-1 LIMITED COMMERCIAL ZONE TO A C-2 GENERAL COMMERCIAL ZONE, LOT 1073 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 48; SAID LOT BEING LOCATED ALONG THE SOUTHEASTERLY CORNER OF BROAD AND SARATOGA STREETS AND DESIGNATED AS 238 SARATOGA STREET AND 736, 738, 740, 742 AND 746 BROAD STREET.

*Approved* June 10, 1965

*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 a C-1 Limited Commercial Zone to a C-2 General Commercial Zone, Lot 1073 as set out and delineated on City Assessor's Plat 48; said lot being located along the southeasterly corner of Broad and Saratoga streets and designated as 238 Saratoga Street and 736, 738, 740, 742 and 746 Broad Street, bounded and described as follows:

Beginning at the southeasterly corner of Broad and Saratoga Streets; thence easterly along the southerly line of Saratoga Street to the northeasterly corner of Lot 1073 on Assessor's Plat 48; thence southerly along the westerly line of Lot 1074 to the Zoning Division Line of the present R-3 General Residence Zone and the present C-1 Limited Commercial Zone; thence continuing southerly along said Zoning Division Line to the northerly line of Lot 915; thence westerly along the northerly line of Lot 915 to the easterly line of Broad Street at the southwesterly corner of Lot 1073; thence northerly along the easterly line of Broad Street to the northwesterly corner of Lot 1073 at the southeasterly corner of Broad and Saratoga streets and the point and place of beginning.

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

**IN CITY COUNCIL**

MAY 20 1965

FIRST READING  
READ AND PASSED

*William H. Matthews*  
ACTING CLERK

**IN CITY COUNCIL**

JUN 3 1965

FINAL READING  
READ AND PASSED

*Russell B. Boyle*  
PRESIDENT  
*Vincent C. Caspica*  
CLERK

**APPROVED**

JUN 10 1965

*Joseph A. Donley*  
MAYOR

**CHAPTER**  
**AN ORDINANCE**

1946-1947

100

YTD 1964  
1964  
1964  
1964

100-443887-100

PETITION FOR CHANGE OF ZONE

TO: THE HONORABLE CITY COUNCIL  
CITY OF PROVIDENCE  
STATE OF RHODE ISLAND

Respectfully represents, R-N-R ASSOCIATES, a partnership, with offices in the City and County of Providence, State of Rhode Island: -

FIRST: Your Petitioner is seized in fee simple and is the owner of record of that certain parcel of real estate located within the City of Providence, designated as Lot 1073 on Plat 48 in the office of the Tax Assessor of said City of Providence. Said premises are located on the southeast corner of the intersection of Broad Street and Saratoga Street, and are known as 238 Saratoga Street and 736, 738, 740, 742 and 746 Broad Street. Said premises comprise approximately 11,000 square feet. A building is erected thereon which contains thirteen (13) apartments (above the street level), four stores and four garages (on the street level). The present use of said stores is as follows: a commercial bakery, an offset printing establishment, a barber shop and a vacant store.

SECOND: That the aforesaid parcel is presently zoned Commercial C-1, and its use is restricted accordingly.

THIRD: That the entire length of Broad Street is commercial in nature, and that within seven blocks in either direction of the subject premises, on both sides of Broad Street, all areas are zoned C-2 and C-4, except for the subject premises and the premises on Broad Street between Public Street and Saratoga Street, which is a small block, containing two buildings immediately adjacent to the subject premises. The Zoning Board of

Review of the City of Providence in recent years has granted exceptions or variances to permit uses allowed in C-2 and C-4 zones, in several instances on Broad Street. Within three blocks of the subject premises there is a gas station, dry cleaning establishment, market, and many other uses permitted only in C-2 and C-4 zones.

FOURTH: That within the eight (8) month period prior to the filing of this Petition the vacant store, situated at 736 Broad Street, has been unoccupied, and the owner of the premises has received not even one application for tenancy by a commercial enterprise of a character as would be allowed in a C-1 zone. Several prospective tenants have contacted the owners, all of whom have been commercial enterprises of a character which would be allowed only in a C-2 zone.. As a result of the particular zoning classification of the subject premises, your Petitioners have been deprived of any and all use of that portion of the premises, and may receive some beneficial use of the premises only in the event of a rezoning of the premises to a C-2 zone. Furthermore, there is little doubt that your Petitioner will encounter the same difficulties in attempting to rent future vacancies. Some of the present tenants are now contemplating vacating the premises. As a result, the subject premises are unsuitable for use in accordance with the restrictions of a C-1 zone.

FIFTH: That the subject premises abut a heavily traveled public highway, which is an additional reason why the premises are unsuitable for C-1 commercial uses. However, there is no valid reason to believe that a C-2 use would generate more traffic than a C-1 use, so a change of zone would not result in more traffic.

SIXTH: That the present zoning classification is de-

priving Petitioner of the beneficial use of its property with no compensation to it, or any benefit whatever to neighboring property and/or the citizens of the City of Providence. The present zoning classification of the subject premises is "spot zoning" in reverse, i.e., the subject premises together with the immediately adjoining lot, are the only C-1 premises in the entire area. The intent and purpose of the State of Rhode Island Enabling Act and the Zoning Ordinance of the City of Providence is to provide for harmonious development of neighborhoods, whereas the subject situation causes an inconsistent development of the particular neighborhood. Furthermore, in view of the use of adjoining properties, a rezoning of the subject premises will not substantially or permanently injure the appropriate use of neighboring property, but will, in fact, be more closely akin to the use of neighboring premises, and allow a more harmonious development of the neighborhood as is contemplated by the Zoning Ordinance. In addition, a change of zone will avoid a confiscation without due compensation of the Property of the Petitioner.

SEVENTH: That the Petitioner has been contacted by a furniture store, a wholesale merchandise broker and other firms which would require a C-2 zone, and, although no commitments have been made, the Petitioner desires to rent the empty premises to one of these establishments, and to be in a position to rent stores in the premises which will soon be vacant to such establishments.

WHEREFORE, the Petitioner respectfully prays that the Honorable City Council of the City of Providence change the zone of the subject premises from Commercial C-1 to Commercial C-2 for the aforesaid reasons.

Respectfully submitted,

R-N-R ASSOCIATES

By: 

Russell C. Gower, Partner

c/o Norman Jay Bolotow, Esq.  
530 Hospital Trust Bldg.  
Providence, Rhode Island

LAW OFFICES OF

ADLER, POLLOCK & SHEEHAN, 530 HOSPITAL TRUST BLDG., PROVIDENCE, R. I. 02903

FILED

MAR 25 4 23 PM '65

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

CITY COUNCIL

1000

DATE March 25 1965

RECEIVED OF R. N. R. Associates

TEN AND 00/100

DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

1073

Lot

Flat

(238 Saratoga St.

and 736, 738, 740, 742 and 746 Road St.

\$10.00

City of Providence  
Philip J. Rossi  
City Council

9M-2

021

MAR-26-65

A F F I D A V I T

Now comes RUSSELL C. GOWER, of the City and County of Providence, State of Rhode Island, and on oath deposes and says:

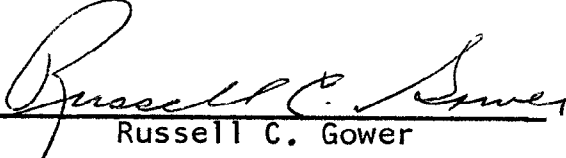
1. That he is a partner of R-N-R ASSOCIATES, the Petitioner of the within Petition.

2. That said Petitioner has, within the preceding twelve (12) months, made application to the Zoning Board of Review of the City of Providence, for an exception or variance to allow the use of a coin-operated laundromat on the subject premises, which application was denied.

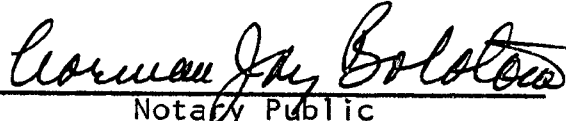
3. That in accordance with Section 103 of the Zoning Ordinance, the Petitioner is entitled to bring said Petition to the City Council for the following reasons:

(a) Said Petition is for a change of zone for the entire premises, rather than an application to the Zoning Board of Review for said exception or variance for a portion of the premises.

(b) Petitioner contemplates renting the premises for uses other than a coin-operated laundromat, since the former prospective tenant is no longer bound to occupy the premises, and other prospective tenants have shown an interest in renting the subject premises.

  
Russell C. Gower

Subscribed and sworn to in Providence, Rhode Island,  
this 12<sup>th</sup> day of March, A. D. 1965.

  
Notary Public

	R-N-R ASSOCIATES	<u>AFFIDAVIT</u>	<div>LAW OFFICES ADLER, POLLOCK &amp; SHEEHAN 530 HOSPITAL TRUST BUILDING PROVIDENCE, R. I. 02903</div>
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PETITION FOR CHANGE OF ZONE

TO: THE HONORABLE CITY COUNCIL  
CITY OF PROVIDENCE  
STATE OF RHODE ISLAND

Respectfully represents, R-N-R ASSOCIATES, a partnership, with offices in the City and County of Providence, State of Rhode Island:-

FIRST: Your Petitioner is seized in fee simple and is the owner of record of that certain parcel of real estate located within the City of Providence, designated as Lot 1073 on Plat 48 in the office of the Tax Assessor of said City of Providence. Said premises are located on the southeast corner of the intersection of Broad Street and Saratoga Street, and are known as 238 Saratoga Street and 736, 738, 740, 742 and 746 Broad Street. Said premises comprise approximately 11,000 square feet. A building is erected thereon which contains thirteen (13) apartments (above the street level), four stores and four garages (on the street level). The present use of said stores is as follows: a commercial bakery, an offset printing establishment, a barber shop and a vacant store.

SECOND: That the aforesaid parcel is presently zoned Commercial C-1, and its use is restricted accordingly.

THIRD: That the entire length of Broad Street is commercial in nature, and that within seven blocks in either direction of the subject premises, on both sides of Broad Street, all areas are zoned C-2 and C-4, except for the subject premises and the premises on Broad Street between Public Street and Saratoga Street, which is a small block, containing two buildings immediately adjacent to the subject premises. The Zoning Board of

LAW OFFICES OF

ADLER, POLLOCK & SHEEHAN, 530 HOSPITAL TRUST BLDG., PROVIDENCE, R. I. 02903

Review of the City of Providence in recent years has granted exceptions or variances to permit uses allowed in C-2 and C-4 zones, in several instances on Broad Street. Within three blocks of the subject premises there is a gas station, dry cleaning establishment, market, and many other uses permitted only in C-2 and C-4 zones.

FOURTH: That within the eight (8) month period prior to the filing of this Petition the vacant store, situated at 736 Broad Street, has been unoccupied, and the owner of the premises has received not even one application for tenancy by a commercial enterprise of a character as would be allowed in a C-1 zone. Several prospective tenants have contacted the owners, all of whom have been commercial enterprises of a character which would be allowed only in a C-2 zone. As a result of the particular zoning classification of the subject premises, your Petitioners have been deprived of any and all use of that portion of the premises, and may receive some beneficial use of the premises only in the event of a rezoning of the premises to a C-2 zone. Furthermore, there is little doubt that your Petitioner will encounter the same difficulties in attempting to rent future vacancies. Some of the present tenants are now contemplating vacating the premises. As a result, the subject premises are unsuitable for use in accordance with the restrictions of a C-1 zone.

FIFTH: That the subject premises abut a heavily traveled public highway, which is an additional reason why the premises are unsuitable for C-1 commercial uses. However, there is no valid reason to believe that a C-2 use would generate more traffic than a C-1 use, so a change of zone would not result in more traffic.

SIXTH: That the present zoning classification is de-

priving Petitioner of the beneficial use of its property with no compensation to it, or any benefit whatever to neighboring property and/or the citizens of the City of Providence. The present zoning classification of the subject premises is "spot zoning" in reverse, i.e., the subject premises together with the immediately adjoining lot, are the only C-1 premises in the entire area. The intent and purpose of the State of Rhode Island Enabling Act and the Zoning Ordinance of the City of Providence is to provide for harmonious development of neighborhoods, whereas the subject situation causes an inconsistent development of the particular neighborhood. Furthermore, in view of the use of adjoining properties, a rezoning of the subject premises will not substantially or permanently injure the appropriate use of neighboring property, but will, in fact, be more closely akin to the use of neighboring premises, and allow a more harmonious development of the neighborhood as is contemplated by the Zoning Ordinance. In addition, a change of zone will avoid a confiscation without due compensation of the Property of the Petitioner.

SEVENTH: That the Petitioner has been contacted by a furniture store, a wholesale merchandise broker and other firms which would require a C-2 zone, and, although no commitments have been made, the Petitioner desires to rent the empty premises to one of these establishments, and to be in a position to rent stores in the premises which will soon be vacant to such establishments.

WHEREFORE, the Petitioner respectfully prays that the Honorable City Council of the City of Providence change the zone of the subject premises from Commercial C-1 to Commercial C-2 for the aforesaid reasons.

Respectfully submitted,  
R-N-R ASSOCIATES

By: Russell C. Gower  
Russell C. Gower, Partner

c/o Norman Jay Bolotow, Esq.  
530 Hospital Trust Bldg.  
Providence, Rhode Island

LAW OFFICES OF

ADLER, POLLOCK & SHEEHAN, 530 HOSPITAL TRUST BLDG., PROVIDENCE, R. I. 02903

R-N-R ASSOCIATES

PETITION FOR  
CHANGE OF ZONE

LAW OFFICES  
ADLER, POLLOCK & SHEEHAN  
530 HOSPITAL TRUST BUILDING  
PROVIDENCE, R. I. 02903

THE CITY OF PROVIDENCE  
Office of the City Clerk

**MEMORANDUM**

Providence, R. I., April 2, 1965

TO: City Plan Commission

SUBJECT: PROPOSED ZONING CHANGE - R-N-R ASSOCIATES - SARATOGA AND BROAD STREETS

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: Attached is copy of Petition of proposed zoning change for study and report back to this Committee.

*Wm. J. Vespa*  
City Clerk

PETITION OF R-N-R ASSOCIATES

Plat 48

- Lot 431 - Agostino Velleco, Jr., & wf. Marie  
15 Lyndon Road,  
Cranston, Rhode Island
- 432 - Annie Ackerman  
522 Public Street
- 915 - Juhlin-Pearson Company  
754 Broad Street
- 916 - Aldeb Realty Company  
730 Broad Street
- 917 - Ezio J. Bernasconi & Oliver J. Bernasconi  
726 Broad Street
- 1011 - Irving Peskin & wf. Ruth  
1710 Broad Street  
Cranston, Rhode Island
- 1070 - Boghas D. Chakoian & wf. Martha  
185 Reynolds Avenue
- 1071 - Etta Finkle  
191 Reynolds Avenue
- 1073 - Russell C. Gower, Norman J. Bolotow & Richard C.  
Gower  
72 East Manning Street
- 1074 - Regina Abrams & Beverly A. Wexler  
146 Elton Street
- 1075 - Sabra, Inc.  
P. O. Box 2615

Plat 49

- Lot 234 - Calvary Baptist Church  
747 Broad Street

Councilman McNulty

Councilman O'Connor



# City Plan Commission

EDWARD WINSOR, *Chairman*  
ALBERT BUSH-BROWN      EDWARD J. COSTELLO

JOSEPH A. DOORLEY, JR., *Mayor*  
RAYMOND J. NOTTAGE, *Secretary*

HARRY PINKERSON, *Vice Chairman*  
ROBERT J. HAXTON, JR.      LOUIS A. MASCIA

FRANK H. MALLEY, *Director*  
DIETER HAMMERSCHLAG, *Deputy Director*

*Suite 103, City Hall,  
Providence, Rhode Island 02903*

April 26, 1965

Committee on Ordinances  
City Hall  
Providence, R. I.

SUBJECT: Referral No. 1433 - ZONING CHANGE AT SARATOGA AND BROAD  
STREETS

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Thursday, April 22, 1965.

This referral is a request to change the zoning of Lot 1073 on Plat 48 in the office of the Tax Assessor from Commercial C-1 to Commercial C-3. The area in question consists of approximately 11,000 square feet of land, and is located in a C-1 Zone which has in it only two other parcels. The C-1 Zone is contiguous to a C-2 Zone on three sides.

The Commission

VOTED: To offer no objection to the granting of this petition, and also recommends that Council initiates appropriate action to change the zoning for the entire C-1 Zone in which petitioner's land is located to C-2; otherwise there will be two "spot zones" created on either side of petitioner's land.

Very truly yours,  
*Dieter Hammerschlag*  
for  
Dieter Hammerschlag  
Deputy Director  
City Plan Commission

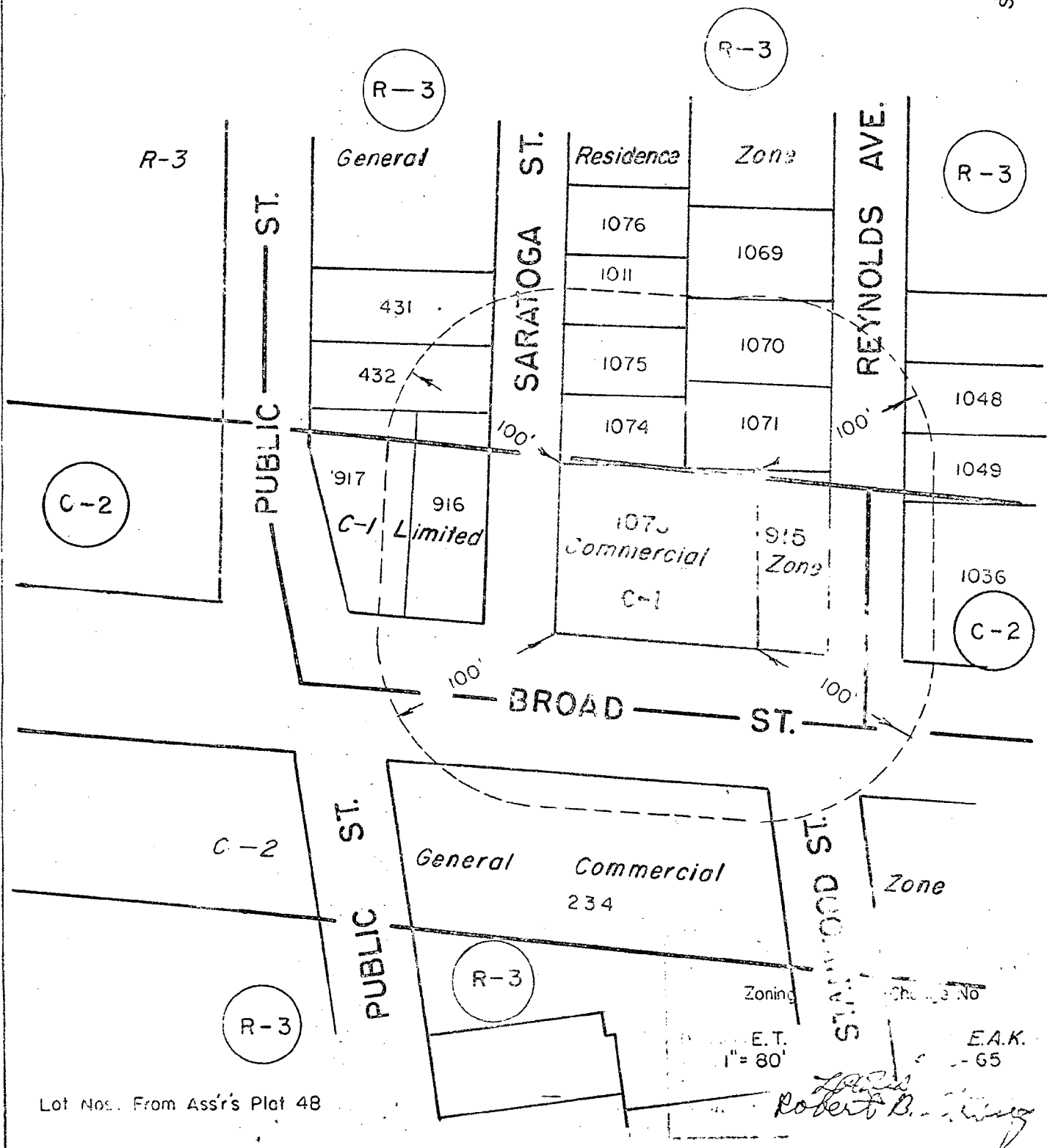
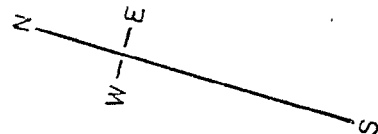
DH:MMH

c.c. Councilman Joseph P. McNulty  
Councilman Charles H. O'Connor

Zoning Change No.  
 Shaded area to be from a C-1  
 Limited Commercial Zone to C-2  
 General Commercial Zone

062775

April 8, 1965



Lot Nos. From Ass's Plat 48

*Zoning Change #178*

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1697

No. 394 AN ORDINANCE AMENDING CHAPTER 544 OF 1951 BY CHANGING FROM AN R-3 GENERAL RESIDENCE ZONE TO A C-4 HEAVY COMMERCIAL ZONE LOTS NUMBERED 1 AND 2 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 77 AND LOTS NUMBERED 147, 148, 149, 150, 151, 152, 153, 163, 164, 165, 166, 167, 168, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 72; SAID LOTS BEING SITUATED GENERALLY WITHIN THAT AREA BOUNDED BY THE WESTERLY SIDE OF SILVER SPRING STREET, THE SOUTHERLY SIDE OF LEDGE STREET AND THE EASTERLY SIDE OF EDWARD STREET.

Approved June 10, 1965

*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-4 Heavy Commercial Zone Lots numbered 1 and 2 as set out and delineated on City Assessor's Plat 77 and Lots numbered 147, 148, 149, 150, 151, 152, 153, 163, 164, 165, 166, 167, 168, as set out and delineated on City Assessor's Plat 72; said lots being situated generally within that area bounded by the westerly side of Silver Spring Street, the southerly side of Ledge Street and the easterly side of Edward Street, bounded and described as follows:

Beginning at the southwesterly corner of Silver Spring and Ledge streets; thence southerly along the westerly line of Silver Spring Street to the southeasterly corner of Lot 163 on Plat 72; thence westerly along the northerly line of Lot 162 to the southwesterly corner of Lot 163; thence southerly along the westerly line of Lot 162 to the southeasterly corner of Lot 153; thence westerly along the northerly line of Lot 154 to the easterly line of Edward Street at the southwesterly corner of Lot 153; thence northerly along the easterly line of Edward Street to the northwesterly corner of Lot 147; thence easterly along the southerly lines of Lots 5, 4 and 3 on Assessor's Plat 77 to the northwesterly corner of Lot 168 on Assessor's Plat 72; thence northerly along the easterly line of Lot 3 on Assessor's Plat 77 to the southerly line of Ledge Street at the northwesterly corner of Lot 2; thence easterly along the southerly line of Ledge Street to the northeasterly corner of Lot 1 on Assessor's Plat 77 at the southwesterly corner of Silver Spring and Ledge streets and the point and place of beginning.

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

**IN CITY COUNCIL**

MAY 20 1965

READ AND PASSED

READ AND PASSED

ACTING CLERK

**APPROVED**

JUN 10 1965

MAYOR

**IN CITY COUNCIL**

JUN 3 1965

FINAL READING  
READ AND PASSED

PRESIDENT

CLERK

No.

CHAPTER

AN ORDINANCE

FILED

MAY 17 2 57 PM '65

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.

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 C-4 Heavy Commercial Zone Lots numbered 1 and 2 as set out and delineated on City Assessor's Plat 77 and Lots numbered 147, 148, 149, 150, 151, 152, 153, 163, 164, 165, 166, 167 and 168, as set out and delineated on City Assessor's Plat 72; said lots being situated generally within that area bounded by the westerly side of Silver Spring Street, the southerly side of Ledge Street and the easterly side of Edward Street.

*Amalia Ciccone*  
*by Alfred J. Ciccone*  
*Alfred J. Ciccone*

FILED

MAR 1 11 04 AM '65

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

# IN CITY COUNCIL

MAR 4 - 1965

FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES

*Wm. H. H. H. H. H.*

THE COMMITTEE ON

*Ordinances*  
Recommendations  
*Wm. H. H. H. H. H.*  
3-9-65  
Clerk

CITY COUNCIL

DATE March 1 19 65

RECEIVED OF Amalia Ciccone and Alfred T. Ciccone

TEN AND 00/100

DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

\* 147-153 inclusive and 1 & 2 on plat 77  
Lot\* 163-168 inclusive & Lots 7 Plat \* 72

area bounded by westerly side of Silver Spring St., the southerly  
side of Ledge St. and easterly side of Edward St.

\$10.00

11 1-276 682 59-1-888

**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 C-4 Heavy Commercial Zone Lots numbered 1 and 2 as set out and delineated on City Assessor's Plat 77 and Lots numbered 147, 148, 149, 150, 151, 152, 153, 163, 164, 165, 166, 167 and 168, as set out and delineated on City Assessor's Plat 72; said lots being situated generally within that area bounded by the westerly side of Silver Spring Street, the southerly side of Lodge Street and the easterly side of Edward Street.

. PETITION OF AMALIA CICCONE

Plat 72

- Lot 136 - Rhode Island Concrete Pipe Company  
35 Northup Avenue
- 139 - Albert E. Marsocci & wf Anna  
184 Cherry Hill Road  
Johnston, Rhode Island
- 140 - Alfred T. Ciccone  
45 Enfield Avenue
- 141 - "
- 142 - John N. Nanni & wf. Mary  
32 Edward Street
- 143 - "
- 144 - Leonardo DiSandro & Maria DiSandro  
38 Edward Street
- 145 - "
- 146 - "
- 147 - Amalia Ciccone  
18 Job Street
- 148 - "
- 149 - "
- 150 - Alfred T. Ciccone  
45 Enfield Avenue
- 152 - "
- 153 - "
- 154 - Francor Realty Company, Inc.  
449 Mount Pleasant Avenue
- 407 - Bernardino Liberatore & wf. Benedetta  
5 Edward Street
- 155 - Armando Mancini & wf. Marianna  
111 Metcalf Street
- 156 - Salvatore Meo & wf. Jennie  
304 Silver Spring Street
- 158 - "
- 161 - Francor Realty Company, Inc.  
449 Mount Pleasant Avenue
- 162 - Salvatore Meo & wf. Jennie  
304 Silver Spring Street
- 163 - Alfred T. Ciccone  
45 Enfield Avenue
- 164 - "
- 165 - Amalia Ciccone  
18 Job Street
- 166 - "
- 167 - "

PETITION OF AMALIA CICCONE  
Page 2

Plat 72

Lot 168 - Amalia Ciccone  
18 Job Street

Plat 77

Lot 1 - Alfred T. Ciccone  
45 Enfield Street

2 - "

3 - Angelina Gabriele, widow Ludovico  
203 Ledge Street

4 - Paul Gollucci & wf. Carmela  
199 Ledge Street

5 - Anna T. Landi  
191 Ledge Street

6 - Caterina DiFusco  
189 Ledge Street

Plat 1

Lot 56 - Richard Joyce Smith, Trustee for Haven & Hartford  
R. R. Co.  
54 Meadow Street  
New Haven, Connecticut

63 - Providence & Worcester R. R. Co.  
54 Meadow Street  
New Haven, Connecticut

Councilman Beatini

Councilman Prete



# City Plan Commission

EDWARD WINSOR, *Chairman*  
ALBERT BUSH-BROWN      EDWARD J. COSTELLO

JOSEPH A. DOORLEY, JR., *Mayor*  
RAYMOND J. NOTTAGE, *Secretary*

HARRY PINKERSON, *Vice Chairman*  
ROBERT J. HAXTON, JR.      LOUIS A. MASCIA

FRANK H. MALLEY, *Director*  
DIETER HAMMERSCHLAG, *Deputy Director*

*Suite 103, City Hall,  
Providence, Rhode Island 02903*

April 26, 1965

Committee on Ordinances  
City Hall  
Providence, R. I.

SUBJECT: Referral No. 1436 - ZONING CHANGE AT EDWARD, SILVER  
SPRING, LEDGE STREETS AND NORTHUP  
AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Thursday, April 22, 1965.

This referral is a request to change the zoning on the following lots from Residential R-3 to Commercial C-4: On City Assessor's Plat 77, Lots 1 and 2; on Plat 72, Lots 147, 148, 149, 150, 151, 152, 153, 163, 164, 165, 166, 167 and 168.

The Commission

VOTED: To offer no objection to the granting of this petition, and also recommended that Lots 162, 161, 154, 1407, and 155 on Assessor's Plat 72 be changed to C-4.

Very truly yours,  
*May M. Haman*  
for  
Dieter Hammerschlag  
Deputy Director  
City Plan Commission

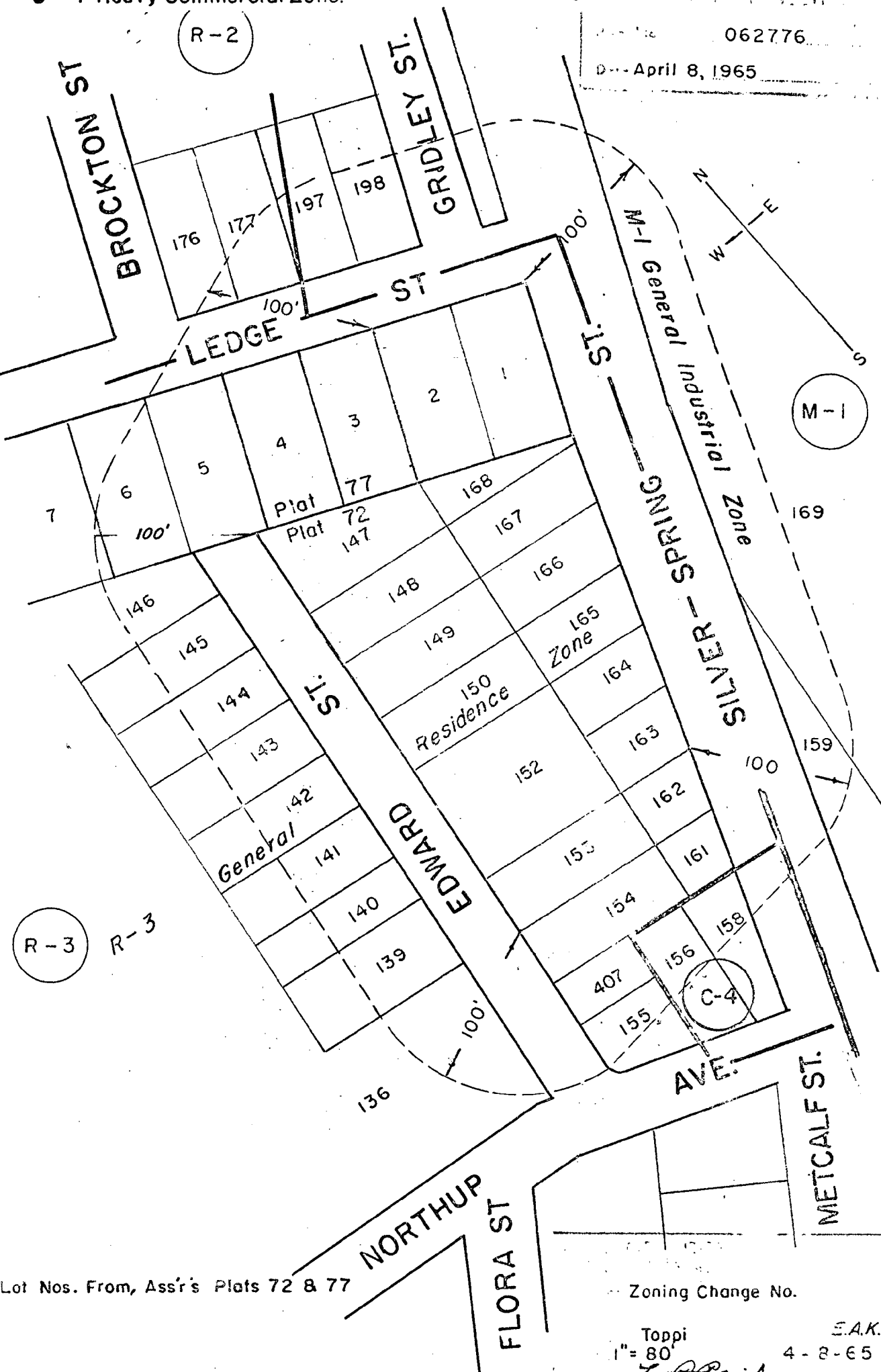
DH:MMH

c.c. Councilman Salvatore A. Beatini  
Councilman Joseph F. Prete

Zoning Change No.  
 Shaded area to be change from an  
 R-3 General Residence Zone to a  
 C-4 Heavy Commercial Zone.

(R-2)

062776  
 April 8, 1965



Lot Nos. From, Assr's Plats 72 & 77

Zoning Change No.  
 Toppi  
 1" = 80'  
 E.A.K.  
 4-8-65  
*Robert B. Thorne*

*Amended Chapter #179*

**The City of Providence**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS.

**CHAPTER 1698**

**No. 395 AN ORDINANCE** AMENDING CHAPTER 544 OF 1951 BY CHANGING FROM AN R-3 GENERAL RESIDENCE ZONE TO A C-4 HEAVY COMMERCIAL ZONE, LOTS 485 AND 486 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 72; SAID LOTS BEING LOCATED IN THE VICINITY OF FLORA, METCALF, AND SILVER SPRING STREET, AND NORTHUP AVENUE.

Approved June 10, 1965

*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-4 Heavy Commercial Zone, Lots 485 and 486 as set out and delineated on City Assessor's Plat 72; said lots being located in the vicinity of Flora, Metcalf, and Silver Spring Street, and Northup Avenue, bounded and described as follows:

Beginning at the southwesterly corner of Metcalf Street and Northup Avenue; thence southerly along the westerly line of Metcalf Street to the southeasterly corner of Lot 485 on Assessor's Plat 72; thence westerly along the northerly line of Lot 496 to the southwesterly corner of Lot 485; thence northerly along the easterly line of Lot 484 to the southerly line of Northup Avenue to the northwesterly corner of Lot 486; thence easterly along the southerly line of Northup Avenue to the southwesterly corner of Northup Avenue and Metcalf Street at the northeasterly corner of Lot 486 and the point and place of beginning.

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

**IN CITY COUNCIL**

MAY 20 1965

FIRST READING  
READ AND PASSED

*William D. Matthews*  
ACTING CLERK

**IN CITY COUNCIL**

JUN 3 1965

FINAL READING  
READ AND PASSED

*Russell D. Boyle*  
PRESIDENT  
*William D. Matthews*  
CLERK

**APPROVED**

JUN 10 1965

*Joseph A. Berley*  
MAYOR

No.

CHAPTER

AN ORDINANCE

FILED

MAY 17 2 06 PM '65

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

**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 an C-4, Lots 485 and 486 as set out  
and delineated on City Assessor's Plat 72; said lots being located in the vicinity  
of Flora, Metcalf, and Silver Spring Street, and Northup Avenue.

*Ponzi Angelone*  
Ponzi Angelone

**IN CITY  
COUNCIL**

**MAR 18 1965**

**FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES**

*Mr. Davis*

*Mr. Davis, by request*

CITY COUNCIL

DATE March 2 19 65

RECEIVED OF Ponzi Angelone

TEN AND 00/100

DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

Lot 485 and 486

Plat

72

vicinity of Flora, Metcalf  
Silver Spring St. and Northup Ave.

\$10.00

THE CITY OF PROVIDENCE  
Office of the City Clerk

MEMORANDUM

Providence, R. I., March 19, 1965

TO: City Plan Commission

SUBJECT: ZONING CHANGE - FLORA, METCALF, AND SILVER SPRING STREET, AND  
NORTHUP AVENUE

CONSIDERED BY: -Committee on Ordinances

ACTION TAKEN: Attached is copy of Petition for change in zoning on above  
for study and report.

*Vincent Vespeia*  
City Clerk



# City Plan Commission

EDWARD WINSOR, *Chairman*  
ALBERT BUSH-BROWN      EDWARD J. COSTELLO

JOSEPH A. DOORLEY, JR., *Mayor*  
RAYMOND J. NOTTAGE, *Secretary*

HARRY PINKERSON, *Vice Chairman*  
ROBERT J. HAXTON, JR.      LOUIS A. MASGIA

FRANK H. MALLEY, *Director*  
DIETER HAMMERSCHLAG, *Deputy Director*

*Suite 103, City Hall,  
Providence, Rhode Island 02903*

April 12, 1965

Committee on Ordinances  
City Hall  
Providence, R. I.

SUBJECT: Referral No. 1430 - ZONING CHANGE AT FLORA, METCALF AND  
SILVER SPRING STREETS AND NORTHUP AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Thursday, April 8, 1965.

This referral is a request to change a portion of an R-3 General Residence Zone to C-4 -- Lots 485 and 486 on City Assessor's Plat 72, located in the vicinity of Flora, Metcalf, and Silver Spring Streets and Northup Avenue. The area in question contains 19,671 square feet of land.

The Commission

VOTED: To postpone this matter until members of the Commission have had a chance to view the area personally.

Very truly yours,

*Dieter Hammerschlag*  
Dieter Hammerschlag  
Deputy Director  
City Plan Commission

DH:MMH

c.c. Councilman Salvatore A. Beatini  
Councilman Joseph F. Prete

PETITION OF PONZI ANGELONE

Plat 72

- Lot 136 - Rhode Island Concrete Pipe Company  
35 Northup Avenue
- 155 - Armando Mancini & wf. Marianna  
111 Metcalf Street
- 156 - Salvatore Meo & wf. Jennie  
304 Silver Spring Street
- 158 - "
- 159 - Richard Joyce Smith, Trustee for New Haven & Hartford R. R. Company  
54 Meadow Street  
New Haven, Connecticut
- 407 - Bernardino Liberatore & wf. Benedetta  
5 Edward Street
- 484 - George Ajootian & wf. Violet  
62 Locust Street
- 485 - Ponzi A. Angelone & wf. Dorothy P.  
132 Metcalf Street
- 486 - Ponzi A. Angelone & wf. Dorothy P.
- 496 - Carmino, Albert, Rocco & Ernest Forte  
630 Charles Street
- 497 - Ponzi A. Angelone & Wf. Dorothy P.
- 510 - Meat Cutters & Food Store Workers Buildings, Inc.  
386 Broad Street
- 516 - Bernardino Iannitti & wf. Carmela  
95 Argol Street

Councilman Beatini

Councilman Prete



# City Plan Commission

EDWARD WINSOR, *Chairman*  
ALBERT BUSH-BROWN      EDWARD J. COSTELLO

JOSEPH A. DOORLEY, JR., *Mayor*  
RAYMOND J. NOTTAGE, *Secretary*

HARRY PINKERSON, *Vice Chairman*  
ROBERT J. HAXTON, JR.      LOUIS A. MASCIA

FRANK H. MALLEY, *Director*  
DIETER HAMMERSCHLAG, *Deputy Director*

*Suite 103, City Hall,  
Providence, Rhode Island 02903*

April 26, 1965

Committee on Ordinances  
City Hall  
Providence, R. I.

SUBJECT: Referral No. 1430 - ZONING CHANGE AT FLORA, METCALF AND  
SILVER SPRING STREETS AND NORTHUP  
AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Thursday, April 22, 1965.

This referral is a request to change a portion of an R-3 General Residence Zone to C-4 -- Lots 485 and 486 on City Assessor's Plat 72, located in the vicinity of Flora, Metcalf, and Silver Spring Streets and Northup Avenue. The area in question contains 19,671 square feet of land.

The Commission

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

Very truly yours,

*Dieter Hammerschlag*

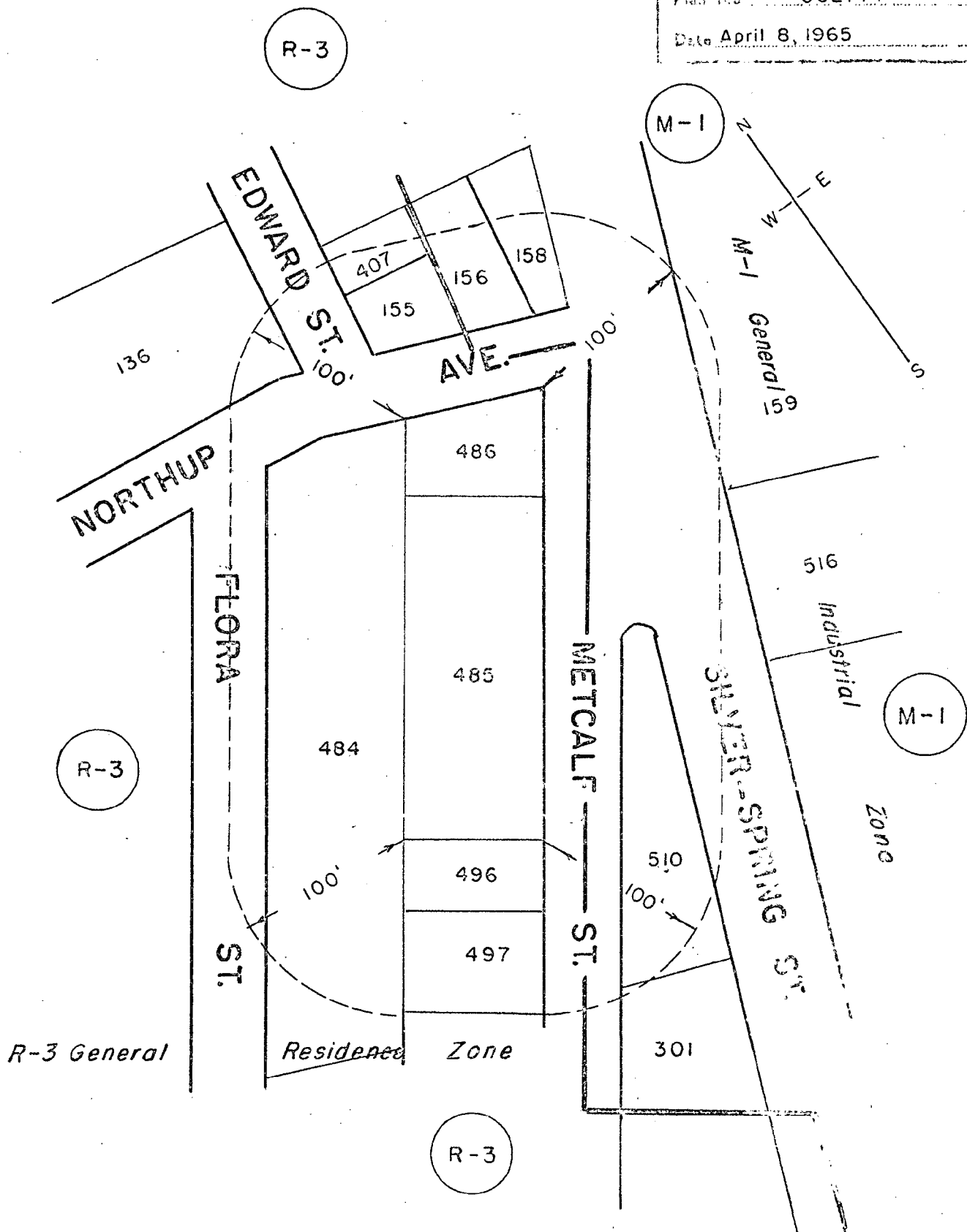
Dieter Hammerschlag  
Deputy Director  
City Plan Commission

DH:MMH

c.c. Councilman Salvatore Beatini  
Councilman Joseph F. Prete

Zoning Change No.  
 Shaded area to be changed from an  
 R-3 General Residence Zone to a  
 C-4 Heavy Commercial Zone.

PROVIDENCE, R.I.  
 P.W. DEPT. - ENGINEERING  
 CITY PROPERTY SECTION  
 Plan No. 062777  
 Date April 8, 1965



Lot Nos. From Assr's Plat 72

Following Zoning Change No

James A. Toppi  
 Scale 1" = 80'  
 Date  
 Approved by Robert B. Strong  
 E.A.K.  
 4-8-65