

Zoning Change # 282

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1981-4

No. 25 **AN ORDINANCE** AMENDING CHAPTER 544 OF 1951, BY CHANGING FROM AN R-4 MULTIPLE DWELLING ZONE TO A C-1 LIMITED COMMERCIAL ZONE, LOT 414, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 32, SAID LOT BEING SITUATED AT 1206 WESTMINSTER STREET, ON THE SOUTHERLY SIDE OF WESTMINSTER STREET AND THE EASTERLY SIDE OF HAMMOND STREET.

Approved January 26, 1981

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-4 Multiple Dwelling Zone to a C-1 Limited Commercial Zone, Lot 414, as set out and delineated on City Assessor's Plat 32, said lot being in the area of Westminster Street and Hammond Street, bounded and described as follows:

Beginning at the southeasterly intersection of Westminster Street and Hammond Street, thence easterly along the southerly line of Westminster Street to the northwesterly corner of lot 455; thence southerly bounded easterly by lot 455 to the northeasterly corner of lot 398; thence westerly bounded southerly by lot 398 to the easterly line of Hammond Street; thence northerly along the easterly line of Hammond Street to the southeasterly intersection of Westminster Street and Hammond Street, said point being point and place of beginning.

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

IN CITY COUNCIL

JAN 5 1981

FIRST READING
READ AND PASSED

Rose M. Mendonca

IN CITY
COUNCIL

JAN 15 1981

FINAL READING
READ AND PASSED

Ralph F. Farnsworth
PRESIDENT

Rose M. Mendonca
CLERK

APPROVED

Vincenta Crowe
MAYOR

JAN 26 1981

No.

CHAPTER

AN ORDINANCE

COMMITTEE

ORDINANCES

THE COMMITTEE ON
ORDINANCES

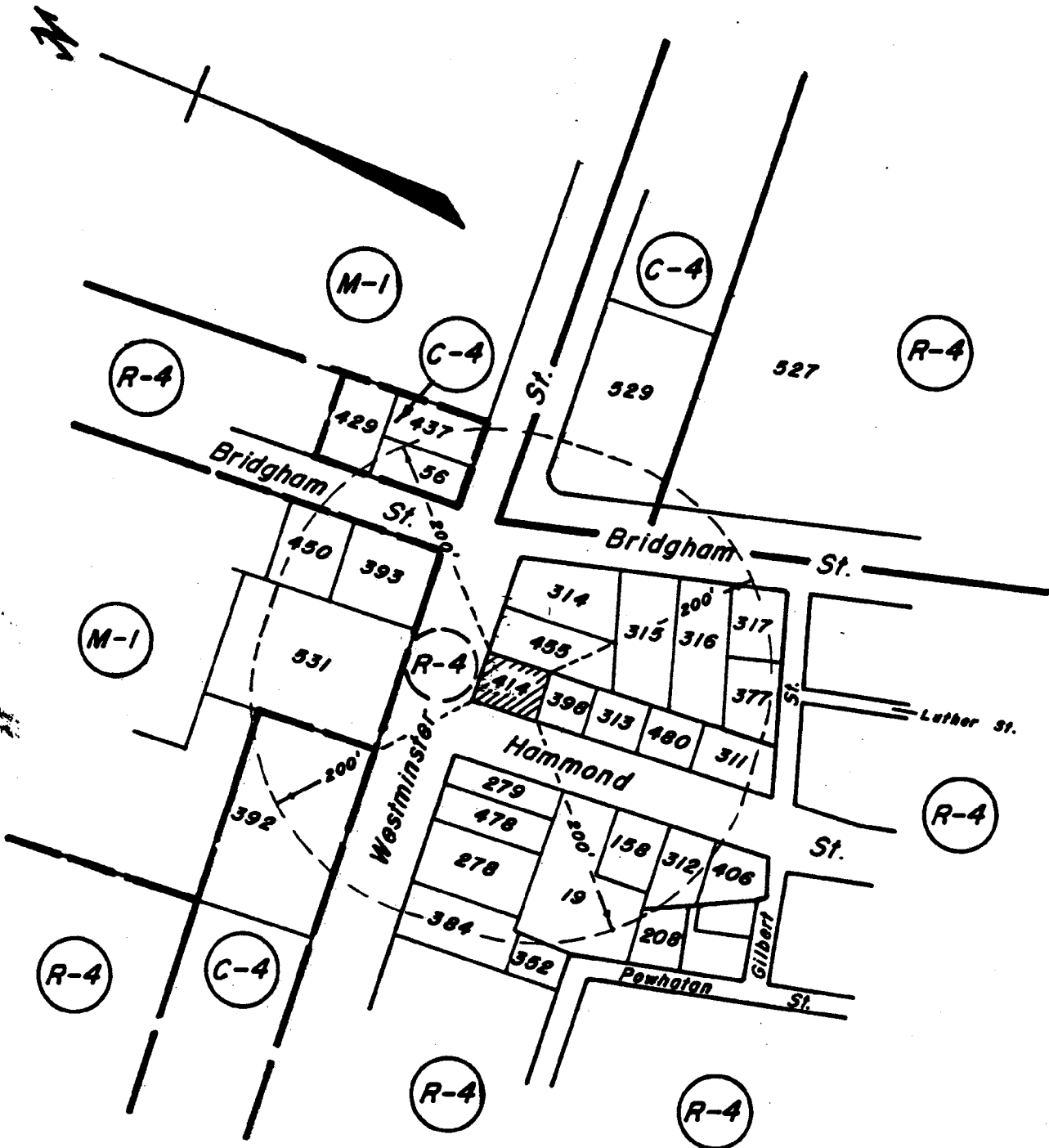
Approves Passage of
The Within Ordinance

Rose M. Mendoza
Clerk Chairman
October 23, 1980

Zoning Change No.

**Cross-Hatched Area To Be Changed
From An R-4 Multiple Dwelling Zone
To A C-1 Limited Commercial Zone.**

PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date August 21, 1980



CITY OF PROVIDENCE, R. I.
Public Works Dept. Engineering Office
Showing Zoning Change No.
Drawn by Petruska Checked by J.A.M.
Scale Not to Scale Date Aug. 21, 1980
Corrected [Signature] Associate Eng.
Approved [Signature] CHIEF ENGINEER

Lot Numbers From Assessor's Plat 32

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:

RECEIVED TO COMMISSION
FIRST READING
- IN CITY COUNCIL -

The undersigned respectfully petitions your honorable body

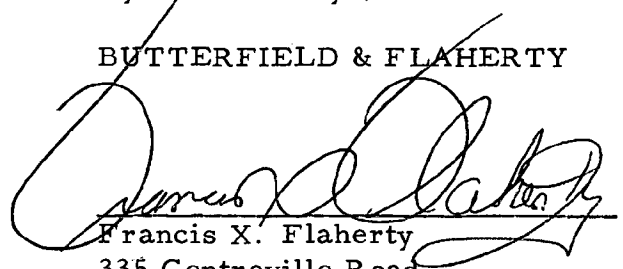
to amend the zoning map which is part of the Zoning Ordinance of the City of Providence
(Chapter 554 of Ordinances of the City of Providence, approved September 21, 1955, as
heretofore amended) by changing from an R-4 multiple Dwelling zone to a C-1 limited
commercial
/zone that lot owned by the undersigned, which is laid out and delineated as Lot No. 414
on Assessor's Plat No. 32, said lot being located at 1206 Westminster Street on the
southerly side of Westminster Street and the easterly side of Hammond Street.

By


Maria DiLorenzo
Owner

By her Attorneys,

BUTTERFIELD & FLAHERTY


Francis X. Flaherty
335 Centreville Road
Warwick, RI 02886

DEPARTMENT OF CITY CLERK
RECEIVED

JUL 11 1980


CITY CLERK OF PROVIDENCE, R. I.

Pd by Ch # 2543

Amt. \$ 100.00

738-2800

FILED

JUL 11 8 41 AM '80

**DEPT. OF CITY CLERK
PROVIDENCE, R.I.**

FILED IN BOARD OF CITY CLERK

RECEIVED

JUL 11 1980

• IN CITY COUNCIL

**AUG 7 1980
FIRST READING**

REFERRED TO COMMITTEE ON ORDINANCES

Rose M. Mendicino CLERK

From the Clerk's Desk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE:

August 12, 1980

TO:

Clement Cesaro, Director of Public Works

SUBJECT:

ZONING CHANGE

CONSIDERED BY:

Committee on Ordinance

DISPOSITION:

Attached is a copy of the subject Petition for your study and report, also will you kindly furnish the subject Committee with Plat and Lot numbers of all owners abutting property within the subject area and also a map relative to same.

Michael R. Clement

First Deputy

City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: August 12, 1980

TO: Stanley Bernstein, Director of P.U.D.

SUBJECT: PETITION OF MARIA DI LORENZO

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject Petition for your study and report back to the said Committee.

Michael R. Clement

First Deputy City Clerk

Proposed Zoning Change
Lot 414

Corner Westminster St. and Hammond St.

Plat 32

- Lot 527 Providence Building Sanitary and
Educational Association
c/o Paulette Pourier - Wiggins Village
- 529 Antonio Ursillo & wif. Concetta
12 Fairmount Ave
Johnston, R.I. 02919
- 437 John C. Marsis & Ephraim C. Marsis
59 Salem Street
Cranston, R.I. 02920
- 56 Thomas Puleo & wif. Ida
83 Chesire Street
Providence, R.I. 02908
- 429 Ford Realty Co
Box 3002 No. Station
Providence, R.I. 02908
- 450 Marc Sterling Realty Corp.
170 Ninth Street
Providence, R.I.
- 393 Mary Fusco
9 Henry Ct.
Providence, R.I.
- 531 Blacker Brothers
1205 Westminster Street
Providence, R.I. 02909

Plat 32

- Lot 392 Clifford E. Robbin.
1229 Westminster Street
Providence, R.I. 02909
- 314 Joseph E. Gallucci
1192 Westminster Street
Providence, R.I. 02909
- 315 John H. Mitchell
46 Chapin Ave
Providence, R.I. 02909
- 316 Marie Coelho
158 Bridgham Street
Providence, R.I. 02909
- 317 Peter Conti
154 Bridgham Street
Providence, R.I. 02909
- 377 Jessie L. Morris
1 Gilbert Street
Providence, R.I. 02909
- 311 Roy C. Mann & w/ Valora H.
75 Appleton Street
Cranston, R.I. 02910
- 480 Genevieve L. Caparelli
85 Wood Street, Providence, R.I. 02909
- 313 Clotilda Cipriano
6 Hammond Street
D. I. 02909

Plat 32

Lot 398 Clotilda Cipriano

6 Hammond Street

Providence, R.I. 02909

414 Maria De Lorenzo

1206 Westminster Street

Providence, R.I.

406 C. Brown Realty Co. Inc.,

45 Middletown Street

Providence, R.I. 02909

312 Rose B. Walker

11 Hammond Street

Providence, R.I. 02909

208 Prov. Redevelopment Agency

40 Fountain Street

Providence, R.I. 02903

158 Charles Sarpondjian & w. Rose

7 Hammond Street

Providence, R.I. 02909

19 Jacqueline Johnson

1073 Eddy Street

Providence, R.I. 02905

279 Melville H. Comstock

1228 Westminster, Providence, R.I. 02909

478 Gallant Investment Corp.

1236 Westminster Street

D. I. O. O. O. O. O.

Plot 32
Lot 278

Same



384 Alfred Petrucci
1252 Westminster Street
Providence, R.I. 02909

352 Mary A. Wagner
C/o City of Providence Tax title

455 Michael P. McCarthy
1198 Westminster Street
Providence, R.I. 02909

Ref. No. 2037

City of Providence

DEPARTMENT OF PLANNING
AND URBAN DEVELOPMENT



Rhode Island

Department of City Clerk

MEMORANDUM

AUG 13 1980

RECEIVED
SS, BT, SDC, RP

DATE: August 12, 1980

TO: Stanley Bernstein, Director of P.U.D.

SUBJECT: PETITION OF MARIA DI LORENZO

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject Petition for your study and report back to the said Committee.


Michael R. Clement
First Deputy City Clerk

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

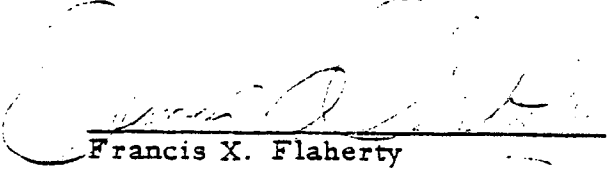
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body
to amend the zoning map which is part of the Zoning Ordinance of the City of Providence
(Chapter 554 of Ordinances of the City of Providence, approved September 21, 1955, as
heretofore amended) by changing from an R-4 two-family zone to a commercial C-1
zone that lot owned by the undersigned, which is laid out and delineated as Lot No. 414
on Assessor's Plat No. 32, said lot being located at 1206 Westminster Street on the
southerly side of Westminster Street and the easterly side of Hammond Street.

By 
Maria DiLorenzo
Owner

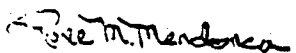
By her Attorneys,

BUTTERFIELD & FLAHERTY


Francis X. Flaherty
335 Centreville Road
Warwick, RI 02886

DEPARTMENT OF CITY CLERK
RECEIVED

JUL 11 1980


CITY CLERK OF PROVIDENCE, R. I.

Pd by Ch # 2543
amt. \$100.00

REFERRAL NO. 2034 - PROPOSED ZONE CHANGE FROM R-4 to C-1 at
1206 WESTMINSTER STREET

A communication from the Committee on Ordinances dated August 12, 1980 contained a proposal to rezone Lot 414 on Assessor's Plat 32 at the easterly corner of Westminster and Hammond Streets (1206 Westminster St.) from R-4 Multiple Dwelling Zone to C-1 Limited Commercial Zone. This lot has an area of 2,448 square feet. The petition requesting the zone change was submitted by the owner, Maria DiLorenzo at 1206 Westminster St.

The petition was presented to the City Council by the City Clerk on August 7, 1980 and was referred to the Committee on Ordinances.

A field inspection revealed that the aforesaid Lot 414 has a two story woodframe residential structure in fair to good exterior building condition. It is within the R-4 Multiple Dwelling Zone and is located at the southerly side of Westminster Street which contains residential uses with some professional uses such as a lawyer's office. There are commercial and industrial uses on the northerly side of Westminster Street, directly across the street from Lot 414. To rezone this one lot from R-4 to C-1 will have a detrimental effect to the surrounding residential area and would be also spot zoning.

Therefore, it is recommended by the Department of Planning and Urban Development that the Commission advise the Committee on Ordinances that the petition be denied.

CITY PLAN COMMISSION PROVIDENCE, R. I.

Ref. No.: 2034 Subject: ZONE CHANGE FROM R-4 TO C-1

Plat No.: 32 Lot No.: 414

Lot Area: 2448 sq. ft.

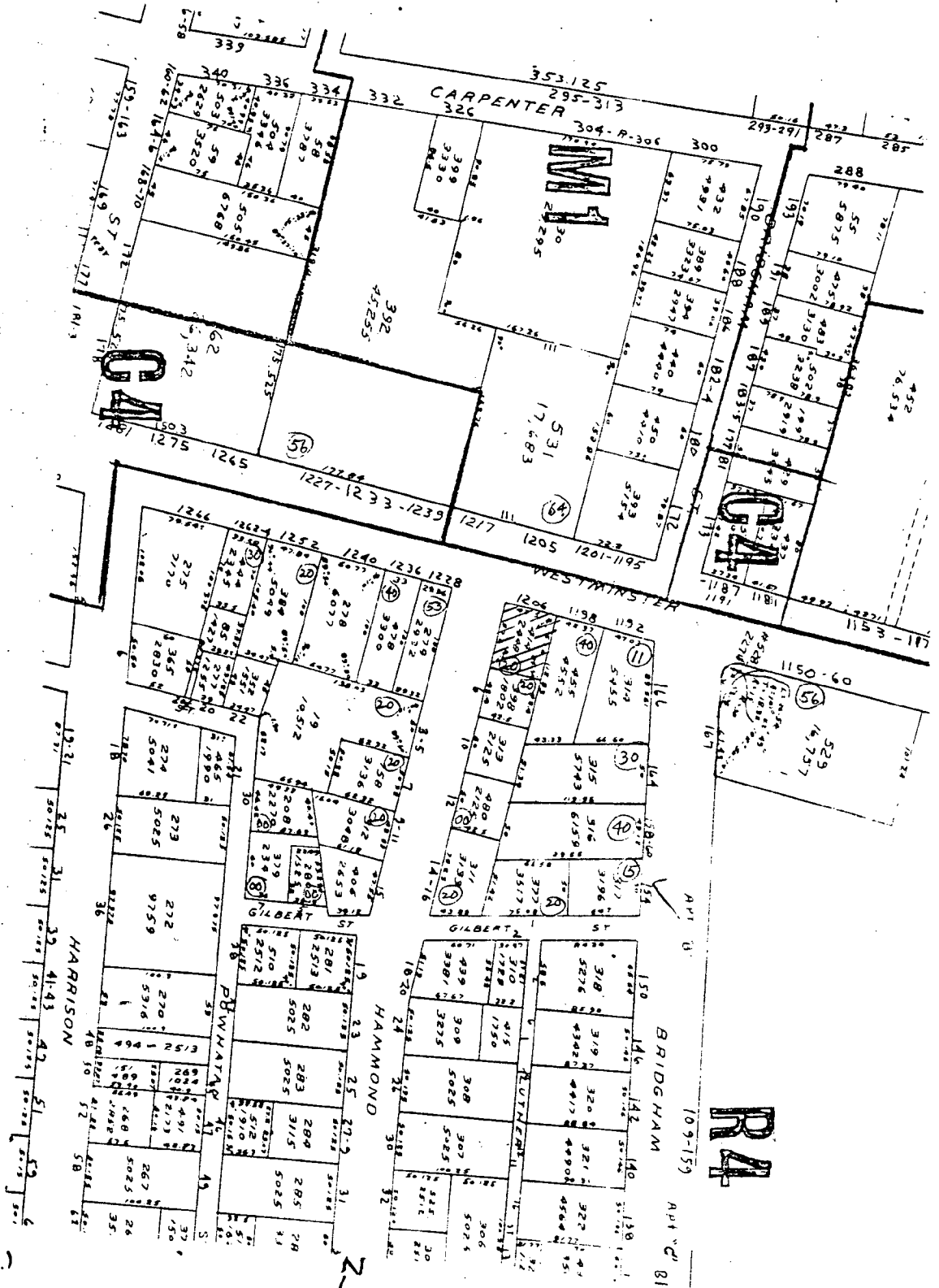
LAND USE LEGEND

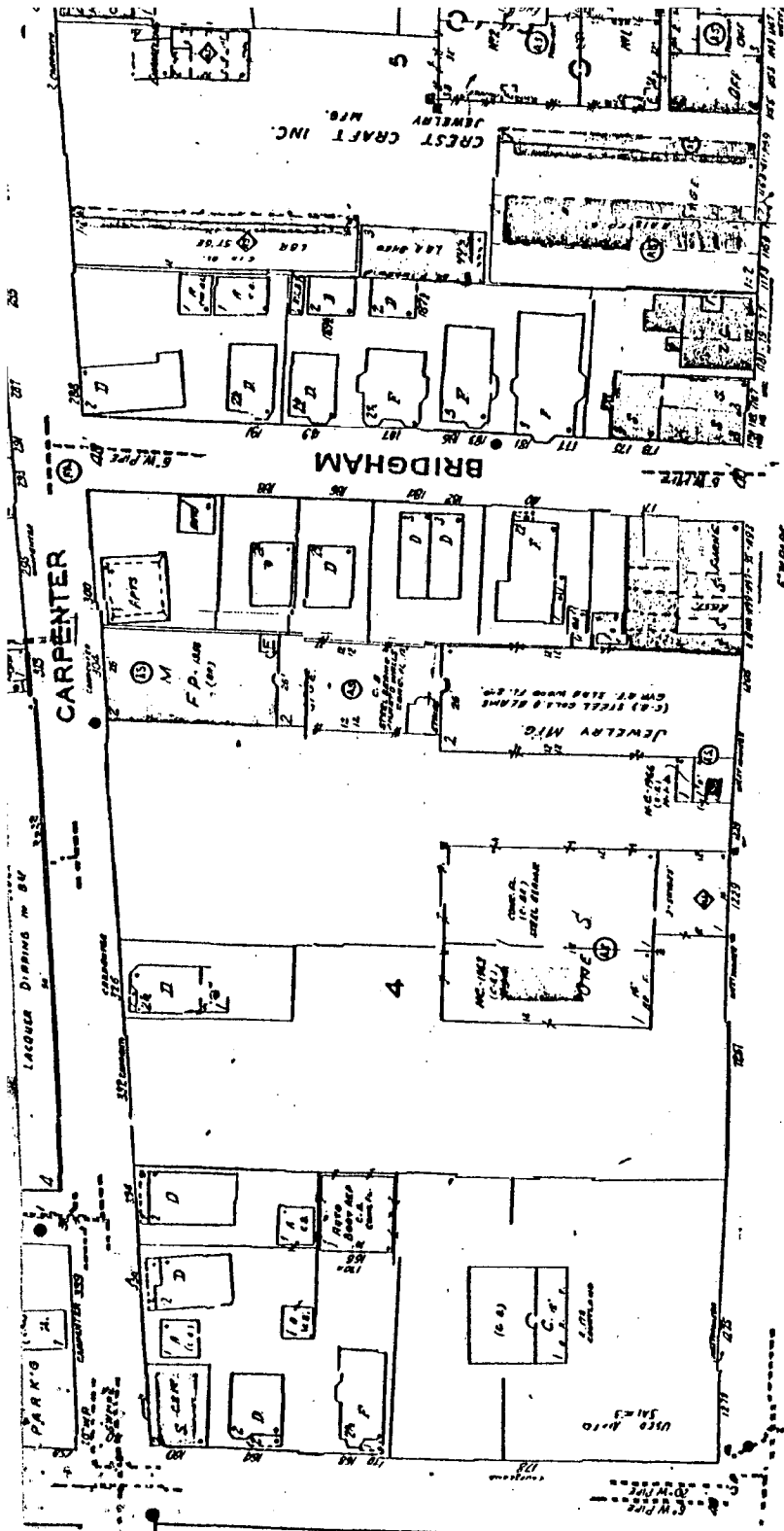
- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & 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.)



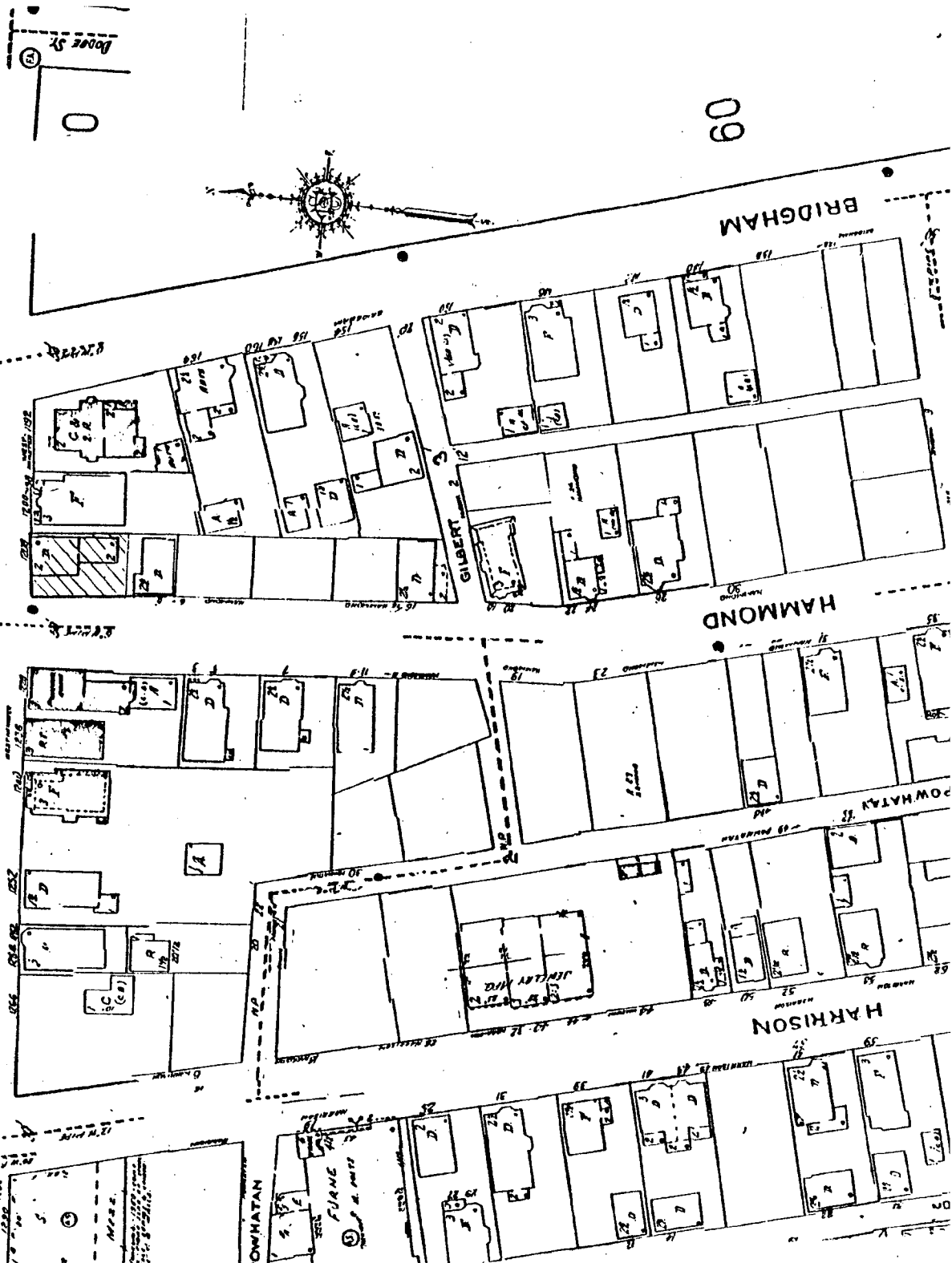
AREA IN QUESTION

Date: 8/14/80 By: J.D.C. Scale: —



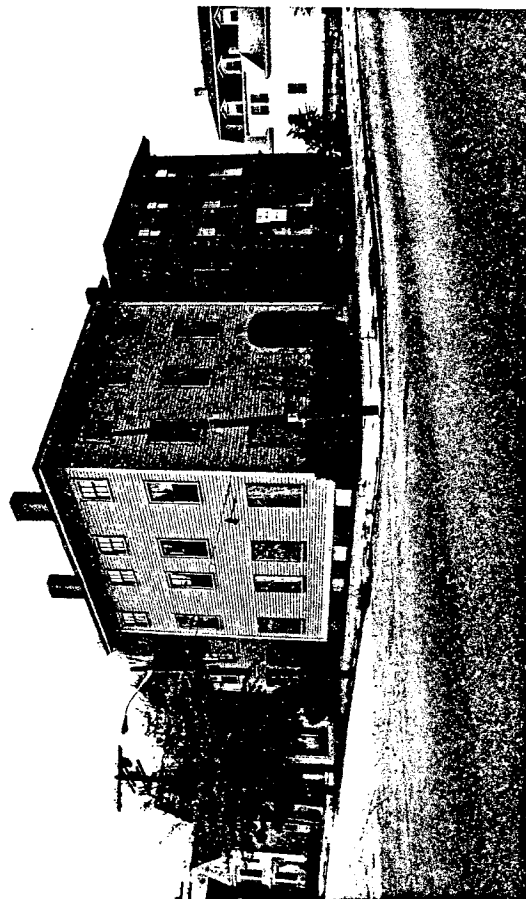


WESTMINSTER

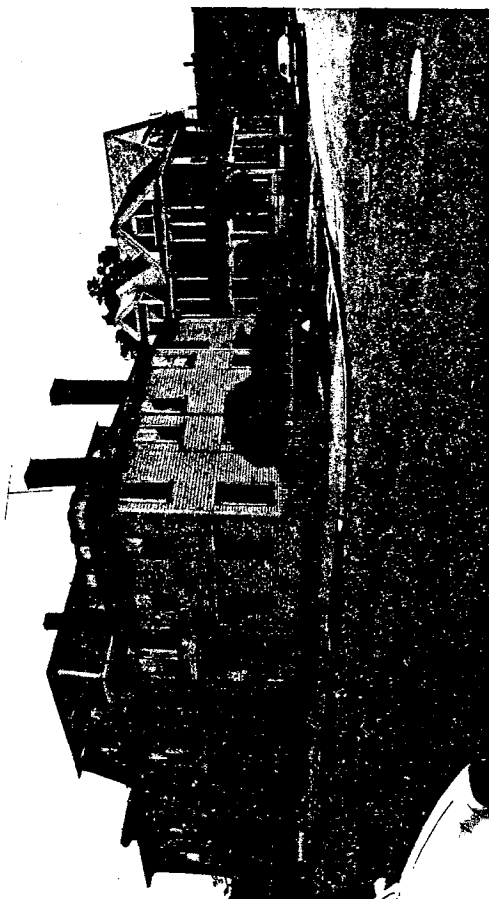




BUILDINGS DIRECTLY ACROSS THE ST. from 1206 WESTMINSTER



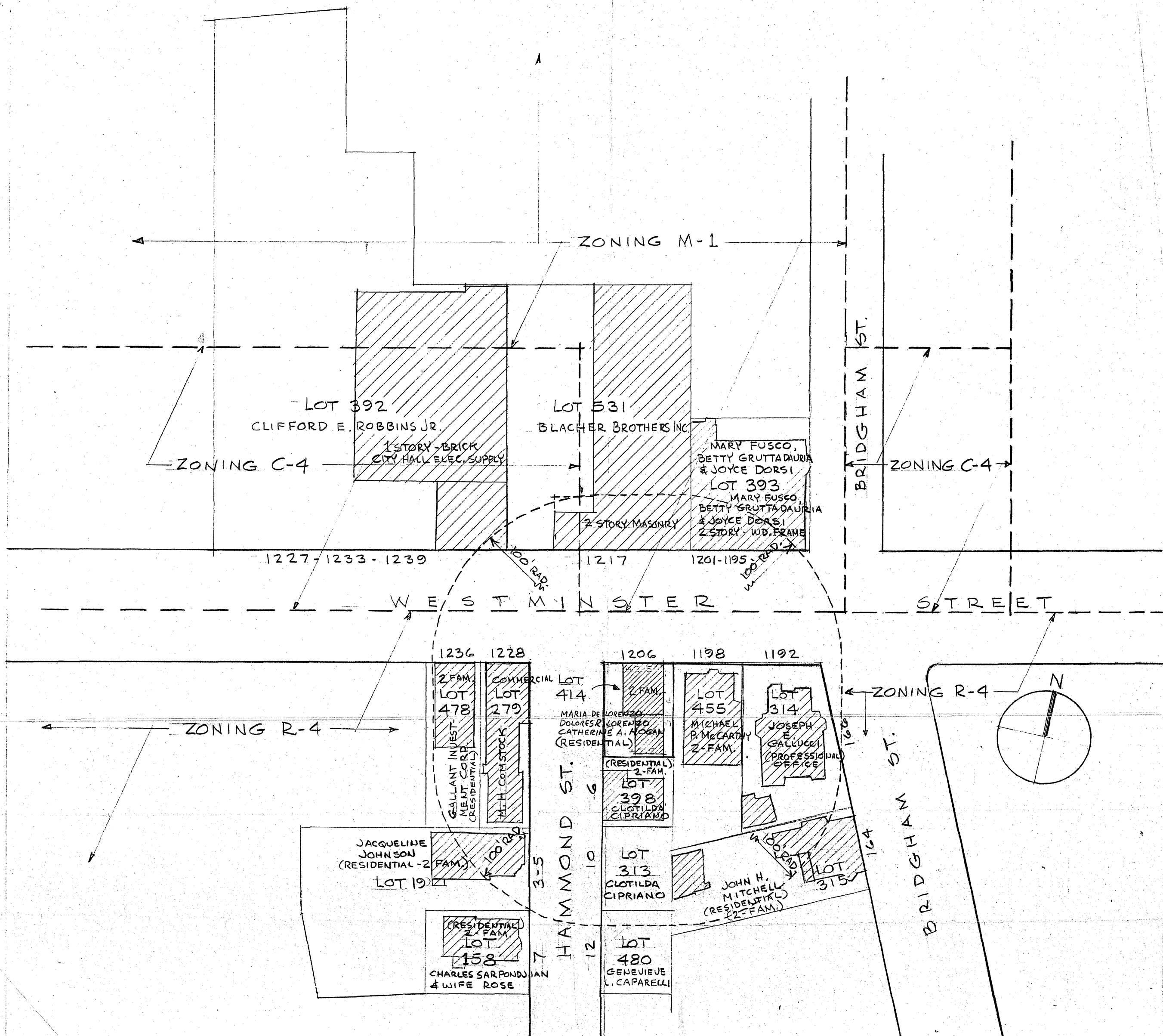
1228 - 1236 WESTMINSTER ST. from INTERSECTION OF HAMMOND AND WESTMINSTER ST.



FRONT & SIDE VIEW OF 1206 WESTMINSTER ST. from WESTMINSTER ST.



SIDE VIEW OF 1206 WESTMINSTER ST. from HAMMOND ST.



100 FT. RADIUS PLAN - LOT 414, PLAT 32

PROVIDENCE, R.I. SCALE: 1" = 50'

FOR:

MARIA DE LORENZO, DOLORES R. LORENZO & CATHERINE A. HOGAN
1206 WESTMINSTER ST., PROVIDENCE, RHODE ISLAND

JUNE 10, 1980



PREPARED BY:

H. MICHAEL PLANKA & ASSOC.
ARCHITECTS-ENGINEERS-PLANNERS
132 GEORGE M. COHAN BLVD.
PROVIDENCE, R.I. 02903
TEL. (401)-273-7464



CITY OF PROVIDENCE, RHODE ISLAND
MAYOR VINCENT A. CIANCI, JR.

DEPARTMENT OF PUBLIC WORKS . 700 ALLENS AVENUE . 02905
Clement Cesaro, Director James F. Lembo, Deputy Director

December 15, 1980

"Proposed Zoning Change at the southeasterly corner of Westminster Street and Hammond Streets and further described as being Lot 414 on City of Providence Assessor's Plat 32"

Cross-hatched area to be changed from an R-4 Multiple Dwelling Zone to a C-1 Limited Commercial Zone.

B Beginning at the southeasterly intersection of Westminster Street and Hammond Streets, thence easterly along the southerly line of Westminster Street to the northwesterly corner of lot 455; thence southerly bounded easterly by lot 455 to the northeasterly corner of lot 398; thence westerly bounded southerly by lot 398 to the easterly line of Hammond Street; thence northerly along the easterly line of Hammond Street to the southeasterly intersection of Westminster Street and Hammond Streets, said point being point and place of beginning.

R.J. Quigley