

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1971-71

No. 517 AN ORDINANCE ESTABLISHING PROPER AND ADEQUATE LIGHTING AT PARKING LOTS IN THE CITY OF PROVIDENCE

EFFECTIVE ~~Approved~~ November 29, 1971

Be it ordained by the City of Providence:

SECTION I. Definition.) The term, "parking lot" as used in this ordinance shall be construed to mean and include any place maintained for outdoor parking of cars and other motor vehicles, excepting in a street, alley or other public place, where such parking is permitted upon payment of compensation or is made available solely to patrons or customers of any place of business.

SECTION II. All parking lots located in the City of Providence shall be required to have all areas used for parking purposes, proper and adequate lighting which must meet the approval by the Building Inspector. Such lights are to remain operational from sunset until the hour of two (2:00) o'clock A.M., whether manually or electronically controlled.

SECTION III. This ordinance shall take effect upon its passage.

IN CITY
COUNCIL

NOV 4 - 1971

FIRST READING

READ AND PASSED

Vincent Vespa
CLERK

IN CITY
COUNCIL

NOV 18 1971

FINAL READING
READ AND PASSED

Robert H. Dwyer
PRESIDENT
Vincent Vespa
CLERK

EFFECTIVE WITHOUT MAYOR'S SIGNATURE
November 29, 1971

Vincent Vespa
Vincent Vespa, City Clerk

No.

CHAPTER

AN ORDINANCE ESTABLISHING
PROPER AND ADEQUATE LIGHTING
AT PARKING LOTS IN THE CITY
OF PROVIDENCE.

THE COMMITTEE ON

Ordinances

Approves Passage of
The Within Ordinance

Wm. Vesper

Oct. 28, 1911 Chairman
Clark

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1971-72

No. 518 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 1971-56 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE AS APPROVED OCTOBER 21, 1971, RELATIVE TO OBSTRUCTION OF PUBLIC WAYS OF TRAVEL AND RESIDENTIAL PICKETING AND LOITERING.

Approved November 19, 1971

Be it ordained by the City of Providence:

SECTION 1. Section 16-13 of the Code of Ordinances of the City of Providence is hereby amended to read as follows:

"Loitering - - Police Order to Disperse - - Penalty.

(a) It shall be unlawful for any person to loiter, loaf, wander, stand or remain idle either alone and/or in consort with others in a public place in such manner so as to:

(1) Obstruct any public street, public highway, public sidewalk or any other public place or building by hindering or impeding or tend to hinder or impede the free and uninterrupted passage of vehicles, traffic or pedestrians.

(2) Commit in or upon any public street, public highway, public sidewalk or any other public place or building any act or thing which is an obstruction or interference to the free and uninterrupted use of property or with any business lawfully conducted by anyone in or upon or facing or fronting on any such public street, public highway, public sidewalk or any other public place or building, all of which prevents the free and uninterrupted ingress, egress and regress, therein, thereon and thereto.

(b) When any person causes or commits any of the conditions enumerated in Subsection (a) herein, a police officer or any law enforcement officer shall order that person to stop causing or committing such conditions and to move on or disperse. Any person who fails or refuses to obey such orders shall be guilty of a violation of the Section.

Any such violation shall constitute a separate offense on each successive day continued.

SECTION 2. "Residential Picketing.

"(1) Declaration. It is hereby declared that the protection and preservation of the home is the keystone of democratic government; that the public health and welfare and the good order of the community require that members of the community enjoy in their homes and dwellings a feeling of well-being, tranquility, and privacy, and when absent from their homes and

No.

CHAPTER
AN ORDINANCE

dwellings, carry with them the sense of security inherent in the assurance that they may return to the enjoyment of their homes and dwellings; that the practice of picketing before or about residences and dwellings causes emotional disturbance and distress to the occupants; obstructs and interferes with the free use of public sidewalks and public ways of travel; that such practice has as its object the harassing of such occupants; and without resort to such practice full opportunity exists, and under the terms and provisions of this ordinance will continue to exist for the exercise of freedom of speech and other constitutional rights; and that the provisions hereinafter enacted are necessary for the public interest to avoid the detrimental results herein set forth.

"(2) It shall be unlawful for any person to engage in picketing before or about the residence or dwelling of any individual. Nothing herein shall be deemed to prohibit (1) picketing in any lawful manner during a labor dispute of the place of employment, involved in such labor dispute, or (2) the holding of a meeting or assembly on any premises commonly used for the discussion of subjects of general public interest.

SECTION 3. This Ordinance shall take effect upon its passage.

IN CITY
COUNCIL
NOV 4 - 1971
FIRST READING
READ AND PASSED
Amint Casper
CLERK

APPROVED
NOV 19 1971
Joseph H. Dorley
MAYOR

IN CITY
COUNCIL
NOV 18 1971
FINAL READING
READ AND PASSED
Robert H. Rayton
PRESIDENT
Amint Casper
CLERK

THE COMMITTEE ON

Ordinance

Approves Passage of
The Within Ordinance

Unanimous Verdict
Oct 26, 1971 *Clark*

Zoning Change # 243
The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1971-73

No. 519 **AN ORDINANCE** AMENDING CHAPTER 544 OF 1951
BY CHANGING FROM AN R-1 ONE FAMILY ZONE TO AN M-1 GENERAL
INDUSTRIAL ZONE, LOTS 55 AND 101 AS SET OUT AND DELINEATED ON
CITY ASSESSOR'S PLAT 114; SAID LOTS BEING SITUATED ALONG GRIMWOOD
STREET.

Approved November 19, 1971

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-1 One Family Zone to an M-1 General Industrial Zone, Lots 55 and 101 as set out and delineated on City Assessor's Plat 114; said Lots being situated along Grimwood Street, bounded and described as follows:

Beginning at the southeasterly corner of Grimwood and Celia Streets at the northwesterly corner of Lot 55 on City Assessor's Plat 114; thence easterly along the southerly line of Grimwood Street to the southwesterly corner of Grimwood and Middleton Streets at the northeasterly corner of Lot 101; thence southerly along the westerly line of Middleton Street to the northerly line of Route 6 Connector at the southeasterly corner of Lot 101; thence westerly along the northerly line of Route 6 Connector to the easterly line of Celia Street at the southwesterly corner of Lot 55; thence northerly along the easterly line of Celia Street to the southeasterly corner of Grimwood and Celia Streets at the northwesterly corner of Lot 55 and the point and place of beginning.

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

**IN CITY
COUNCIL**
NOV 4 - 1971
FIRST READING
READ AND PASSED
Wesley C. Cooper
CLERK

APPROVED
NOV 19 1971
Joseph A. Paolino
MAYOR

**IN CITY
COUNCIL**
NOV 18 1971
FINAL READING
READ AND PASSED
Robert J. Hyton
PRESIDENT
Wesley C. Cooper
CLERK

No.

CHAPTER
AN ORDINANCE

THE COMMITTEE ON

Ordinances

Approves Passage of
The Within Ordinance

Vincent V. Vesper

Chairman

Oct 26, 1971

Clark
Clerk

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

December 11, 1970

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body
to amend the Zoning Ordinances of the City of Providence by changing the
zoning of Lots 55 and 101 on Providence Assessor's Plat 114 from R-1 to
M-1.

Respectfully Submitted,

Violet Ajootian
by atty George Ajootian

918 Industrial Bank Building
Providence, Rhode Island 02903

RECEIVED OF CITY CLERK
RECEIVED

DEC 11 1970
PROVIDENCE, R. I.

Vincent Vespia
CITY CLERK OF PROVIDENCE

Pd by Clk # George Ajootian
amt \$50.00

FILED

DEC 11 4 25 PM '70

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

IN CITY
COUNCIL

DEC 17 1970

FIRST READING
REFERRED TO COMMITTEE ON:

ORDINANCES

Warrant Vespers CLERK

THE COMMITTEE ON

Ordinances

Recommends

Be Continued

Warrant Vespers
March 23, 1971 Clerk

From the Clerk's Desk

ABUTTING OWNERS WITHIN 200 FEET OF LOTS
55 AND 101 ON A. P. 114

ALL A. P.
114

LOT 55	<i>Violet Gootian 918 Ind Bank Bldg Prov R/02903</i>		
101	"	"	"
32	Cecelia Queen, 726 Freemont Ave. Baltimore, Md.	(29,20,31, 32,48,49)	
46	Suburban Land Co. 60 Bishop Rd. Johnston, R.I.		
47	Suburban Land Co.	"	"
48	Cecelia Queen	<i>see above</i>	
52	H. Douglas Pettis & Anthony Pezza, Jr. 1225 Hartford Ave. Johnston		
53	"	"	"
54	H. Douglas Pettis & Anthony Pezza, Jr.	"	"
102	"		
103	"		
104	"		
111	Albert M. Gallo and wife Beatrice P.	"	"
112	H. Douglas Pettis and Anthony Pezza, Jr,	"	"
113	"	"	
166	"	"	
167	"		
168	Albert M. Gallo and wife Beatrice P. 118 Daboll St. Prov. R.I.		

ABUTTING OWNERS WITHIN 200 FEET OF LOTS
55 AND 101 ON A. P. 114

ALL A. P.
114

LOT 55	<i>Violet Ajootian 918 Ind Bank Bldg Prov. R. 02903</i>		
101			
32	Cecelia Queen, 726 Freemont Ave. Baltimore, Md.	(29,20,31,	
46	Suburban Land Co. 60 Bishop Rd. Johnston, R.I.	32,48,49)	
47	Suburban Land Co. " "		
48	Cecelia Queen <i>see above</i>		
52	H. Douglas Pettis & Anthony Pezza, Jr. 1225 Hartford Ave. Johnston		
53	" " "	" "	
54	H. Douglas Pettis & Anthony Pezza, Jr.	" "	
102	"		
103	"		
104	"		
111	Albert M. Gallo and wife Beatrice P.	" "	
112	H. Douglas Pettis and Anthony Pezza, Jr,	" "	
113	" "		
166	" "		
167	"		
168	Albert M. Gallo and wife Beatrice P. 118 Daboll St. Prov. R.I.		

ABUTTING OWNERS WITHIN 200 FEET OF LOTS
55 AND 101 ON A. P. 114

ALL A. P.
114

LOT	55	<i>Violet Gyootian 918 Ind Bank Bldg Prov R 102903</i>
	101	"
	32	Cecelia Queen, 726 Freemont Ave. Baltimore, Md. (29,20,31, 32,48,49)
	46	Suburban Land Co. 60 Bishop Rd. Johnston, R.I.
	47	Suburban Land Co. " "
	48	Cecelia Queen <i>see above</i>
	52	H. Douglas Pettis & Anthony Pezza, Jr. 1225 Hartford Ave. Johnston
	53	" " " "
	54	H. Douglas Pettis & Anthony Pezza, Jr. " "
	102	" "
	103	" "
	104	" "
	111	Albert M. Gallo and wife Beatrice P. " "
	112	H. Douglas Pettis and Anthony Pezza, Jr. " "
	113	" "
	166	" "
	167	" "
	168	Albert M. Gallo and wife Beatrice P. 118 Daboll St. Prov. R.I.

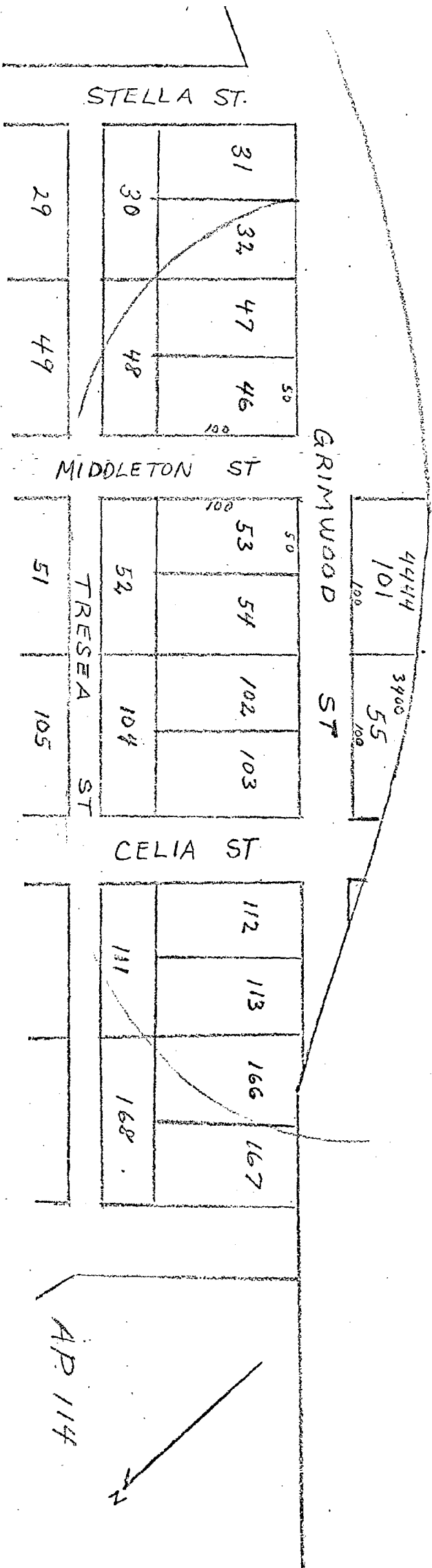
**ABUTTING OWNERS WITHIN 200 FEET OF LOTS
55 AND 101 ON A. P. 114**

ALL A. P.
114

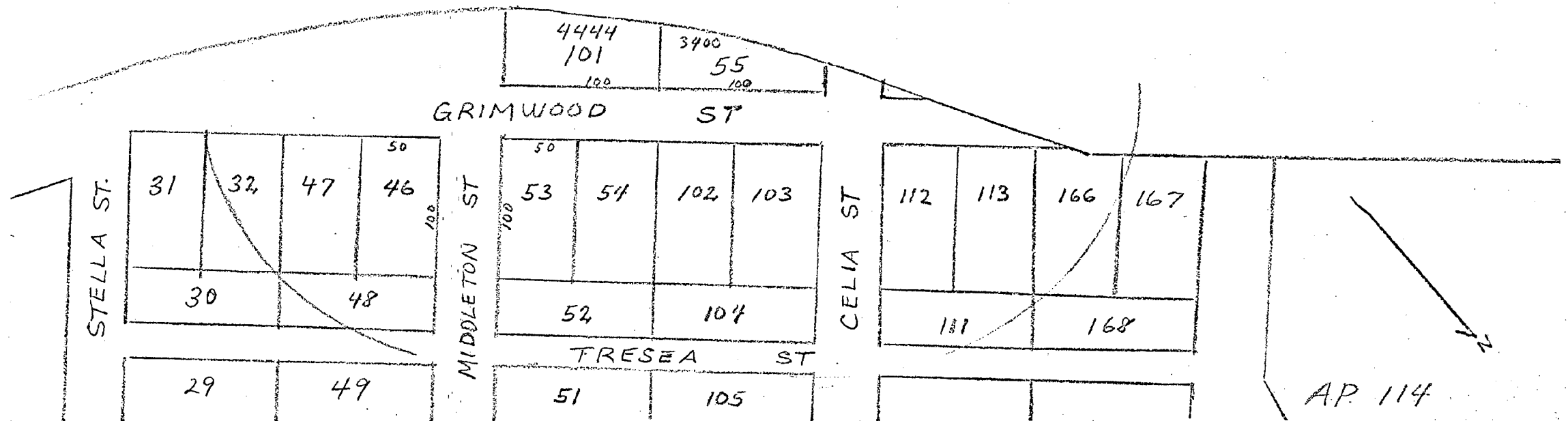
LOT 55 *Violet Givvathan 9/8 Ind Bank Bldg Prov R 102903*
101 *" "*

32	Cecelia Queen, 726 Fremont Ave. Baltimore, Md.	(29,20,31, 32,48,49)
46	Suburban Land Co. 60 Bishop Rd. Johnston, R.I.	
47	Suburban Land Co. " "	
48	Cecelia Queen <i>see above</i>	
52	H. Douglas Pettis & Anthony Pezza, Jr. 1225 Hartford Ave. Johnston	
53	" " "	" "
54	H. Douglas Pettis & Anthony Pezza, Jr.	" "
102	"	
103	"	
104	"	
111	Albert M. Gallo and wife Beatrice P.	" "
112	H. Douglas Pettis and Anthony Pezza, Jr,	" "
113	" "	
166	" "	
167	"	
168	Albert M. Gallo and wife Beatrice P. 118 Daboll St. Prov. R.I.	

RT 195



RT 195



RT 195

STELLA ST.

31	32	47	46	50
30			48	100
29			49	

MIDDLETON ST

53	54	102	103	50
52		104		100
51		105		

TRESEA ST

CELIA ST

112	113	166	167
111		168	

AP 114

2

GRIMWOOD ST

4444	3400
101	55
100	100

RT 195

STELLA ST.

31	32	47	46	50
30			48	100
29			49	

MIDDLETON ST

53	54	102	103	50
52		104		100
51		105		

TRESEA ST

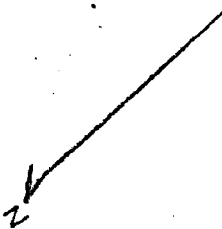
GRIMWOOD ST

4444	3400
101	55
100	100

CELIA ST

112	113	166	167
141		168	

AP 114



Department of City Clerk

MEMORANDUM

DATE: December 18, 1970

TO: Director Pallozzi, Department of Planning and Urban
Development

SUBJECT: CHANGE OF ZONING, LOTS 55 AND 101 ON PLAT 114

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of Petition for change in zoning
submitted by Violet Ajootian.

Vincent Desjardis
City Clerk

VINCENT PALLOZZI
DIRECTOR



JOSEPH A. DOORLEY, JR.
MAYOR

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

January 15, 1971

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: Referral No. 1781 - PETITION FOR CHANGE IN ZONING ON PROPERTY ADJACENT
TO THE EXIT RAMP OF THE U.S. RTE. 6 NEAR THE JOHNSTON_
PROVIDENCE CITY LINE

Gentlemen:

This referral from the Committee on Ordinances is a request to change the zoning on Lots 55 and 101 in Assessor's Plat 114 from R-1 (one family residential) to M-1 (general industrial). The property is located in an undeveloped area and is directly adjacent to the U.S. Rte. 6 exit ramp near the junction of Hartford Ave. and Killingly St. and the Johnston-Providence City line.

On a photographic and inspection tour it was determined that the land in question is vacant and unimproved. All the streets north of Rte. 6 (as shown on the accompanying diagram) are only on paper at the present time. Storm sewers have been constructed in part of the area, and their positions indicate that the finished road grade will be from 10 to 15 feet above the present grade.

The proposed zoning plan reserves this entire area for residential development (R-1). "The Master Plan" projects the area in question for "Industry".

This area of the city was platted before any plans for the present location of the Rte. 6 Connector, which now isolates the area between Grimwood St. and the city line from the residential area to the south, had been formulated. At that time it was decided to continue the Residential Zoning all the way out to the Johnston line.

A large part of the land north of Route 6 formerly belonged to the city and was proposed for redemption as shown in City Plan Commission referrals as follows:

Number 367 in 1951; Numbers 688, 689, and 690 in 1955; Numbers 887, 888, 889 and 890 in 1957; Numbers 1334 and 1335 in 1963; Numbers 1409, 1410 and 1411 in 1964; and Number 1646 in 1967.

In every one of the above cases the Commission stated that since none of the lots lies in any present or proposed study area, no objection would be offered to the sale of the lots by the city.

Because such action as requested by the current petition would create undesirable "spot-zoning", it is recommended that the proposed zone change be denied at this

January 15, 1971

time. However, if the owners of all the undeveloped property in the area between Rte. 6 Connector and the city line bounded by Newland St. on the west and by the Woonasquatucket River on the east (or a major contiguous portion of this area) were to petition for industrial zoning, favorable consideration would be given by this department to such a change.

The Commission

VOTED: To recommend that this petition be denied.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Vincent Pallozzi', written in a cursive style.

Vincent Pallozzi
Director

VP:ee

cc: Councilman William J. Murphy
Councilman Charles A. Pisaturo

PETITION OF VIOLET AJOOTIAN FOR CHANGE IN ZONING - GRIMWOOD
STREET AT MIDDLETON STREET AND CELIA STREET.

Plat 114

Lot 55 - Violet Ajootian
100 Taber Avenue

101 - "

30 - Cecelia Queen
726 Fremont Avenue
Baltimore, Md.

31 - "

32 - "

46 - Suburban Land Company
60 Bishop Road
Johnston, Rhode Island

47 - "

48 - Cecelia Queen

49 - "

51 - H. Douglas Pettis & Anthony Pezza, Jr.
1225 Hartford Avenue
Johnston, Rhode Island

52 - "

53 - "

54 - "

102 - "

103 - "

104 - "

105 - "

110 - Albert M. Gallo & wf Beatrice
118 Daboll Street

111 - "

112 - H. Douglas Pettis & Anthony Pezza, Jr.
1225 Hartford Avenue
Johnston, Rhode Island

113 - "

166 - "

167 - "

168 - Albert M. Gallo & wf Beatrice
118 Daboll Street

169 - "

Councilman Pisaturo

Councilman W. Murphy

George Ajootian, Esquire
918 Industrial Bank Building

From

NAME AND ADDRESS OF SENDER

VINCENT VESPA, CITY CLERK
DEPARTMENT OF CITY CLERK
CITY HALL

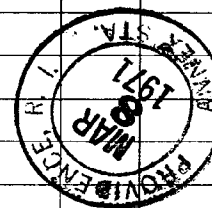
Indicate type of mail

☐ 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 ¹	R. R. FEE	S. D. FEE	S. H. FEE ²	RESTRICTED DELIVERY FEE	REMARKS
1 32,006	Violet Ajoston, 100 Talene Avenue	.06	.30							
2 32,007	Cecelia Queen, 726 Fremont Avenue									
3	Baltimore, Maryland									
4 32,008	Suburban Land Company									
5	60 Bishop Road, Johnston									
6 32,009	H. Douglas Pettis & Anthony Pezza, Jr.									
7	1225 Hartford Avenue, Johnston									
8 32,010	Albert M. Gallo, & Beatrice, 118 Daboll									
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TOTAL NUMBER OF PIECES LISTED BY SENDER	TOTAL NUMBER OF PIECES RECEIVED AT POST OFFICE	POSTMASTER, PER (Name of receiving employee)		¹ 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." ² Special-handling charges apply only to fourth-class parcels. Special-delivery service also includes special-handling service.						



POD Form 3877-4A—July 1958

Zoning Change No.

Cross-Hatched Area to be Changed from
an R-1 One Family Zone to an M-1
General Industrial Zone

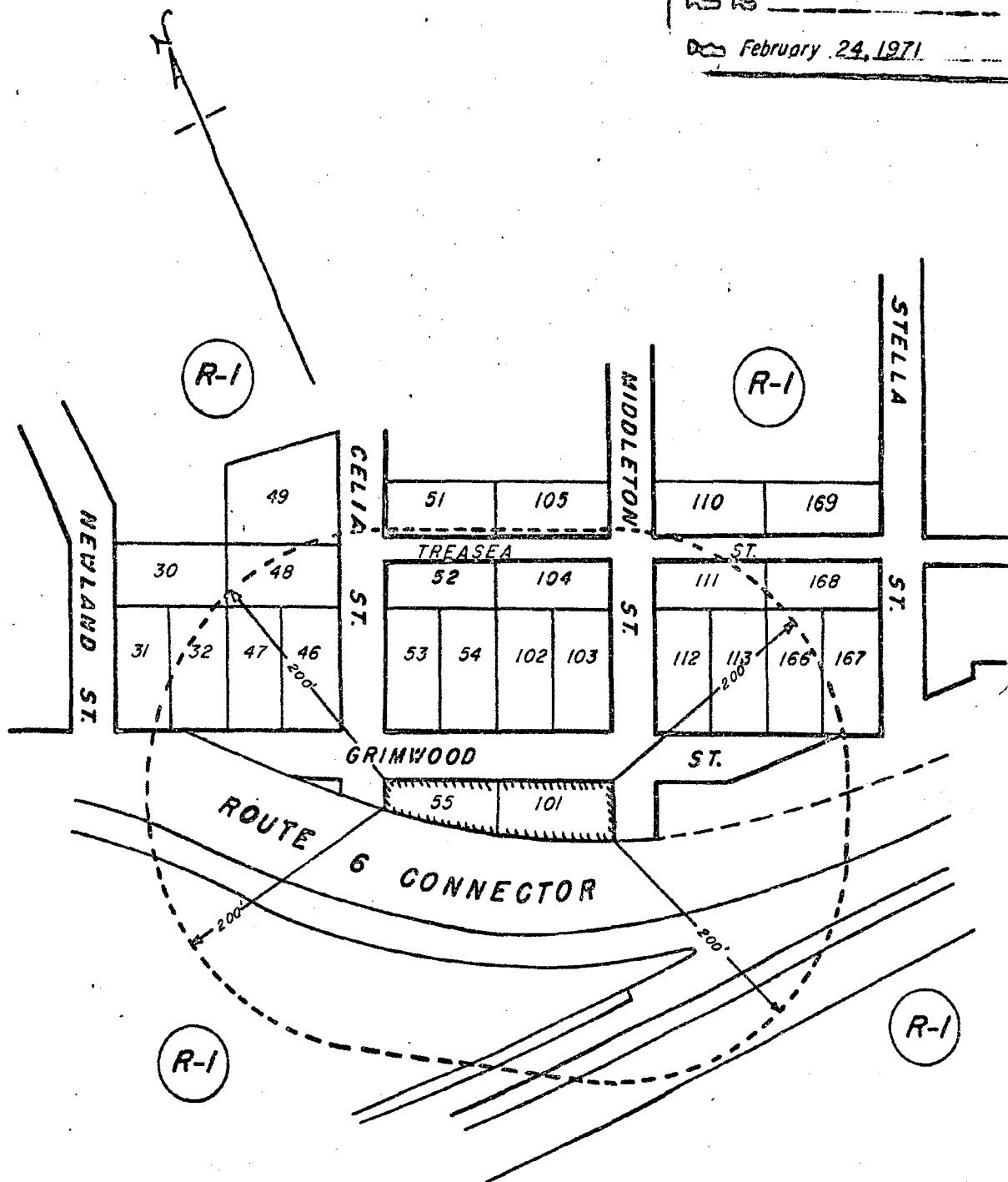
PROVIDENCE, R. I.

CITY ENGINEERING OFFICE

CITY PROPERTY SECTION

As to

February 24, 1971



CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing Zoning Change No.

Drawn by D. Provonsil Checked by A. J. P.
Scale Not to Scale Date Feb. 24, 1971
Corrected L. J. P. Associate Engr.
Approved [Signature] CHIEF ENGINEER

Lot Numbers From Assessor's Plat 114

Zoning Change # 244

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1971-74

No. 520 **AN ORDINANCE** AMENDING CHAPTER 544 OF 1951 BY CHANGING LOT 267 FROM AN R-3 TO A C-4 ZONE: LOT 268 FROM R-3 AND C-1 ZONES TO A C-4 ZONE: LOT 269 FROM A C-1 TO C-4 ZONE AND LOT 270 FROM A C-1 TO C-4 ZONE ON CITY ASSESSOR'S PLAT 65 SAID LOTS EXTENDING NORTHERLY ALONG THE WESTERLY PORTION OF RIVER AVENUE AT ITS INTERSECTION WITH CHALKSTONE AVENUE AND EXTENDING WESTERLY ALONG THE SOUTHERLY SIDE OF CHALKSTONE AVENUE.

Approved November 19, 1971

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 Lot 267 from an R-3 to a C-4 Zone; Lot 268 from R-3 and C-1 Zones to a C-4 Zone; Lot 269 from a C-1 to C-4 Zone and Lot 270 from a C-1 to C-4 Zone, on City Assessor's Plat 65 said Lots Extending Northerly along the Westerly Portion of River Avenue at its Intersection with Chalkstone Avenue and Extending Westerly along the southerly side of Chalkstone Avenue, bounded and described as follows:

Beginning at the southwesterly corner of Chalkstone and River Avenues, at the northeasterly corner of Lot 269 on City Assessor's Plat 65; thence southerly along the westerly line of River Avenue to the southeasterly corner of Lot 267; thence westerly along the northerly line of Lot 266 to the southwesterly corner of Lot 267; thence northerly along the easterly lines of Lots 274, 273 and 271, to the southerly line of Chalkstone Avenue at the northwesterly corner of Lot 270; thence easterly along the southerly line of Chalkstone Avenue to the southwesterly corner of Chalkstone and River Avenues at the northeasterly corner of Lot 269 and the point and place of beginning.

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

IN CITY
COUNCIL
NOV 4 - 1971
FIRST READING
READ AND PASSED
Unimut Uspis
CLERK

APPROVED

MAYOR

IN CITY
COUNCIL

NOV 18 1971

FINAL READING
READ AND PASSED

PRESIDENT

CLERK

No. •

<p>CHAPTER</p> <p>AN ORDINANCE</p>

THE COMMITTEE ON

Ordinance

Approves Passage of
The Within Ordinance

Vincent Lopez

Oct 26, 1971

Chairman
Clark

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 by changing the designation of the following lots on Plat No. 65 of the City of Providence:

Lot No. 267 - designation R-3, amended
designation C4;

Lot No. 268 - designation southerly portion
R-3, designation northerly
portion C-1, amended designa-
tion C-4;

Lot No. 269 - designation C-1, amended
designation C-4;

Lot No. 270 - designation C-1, amended
designation C-4.

Said lots extend northerly along the westerly portion of River Avenue, where it intersects with the junction of Chalkstone Avenue, and extending westerly on the southerly side of Chalkstone Avenue.

Respectfully presented,
ART REALTY, INC.

DEPARTMENT OF CITY CLERK
RECEIVED

APR 30 1971
PROVIDENCE, R. I.

Vincent Vespia
CITY CLERK OF PROVIDENCE

Pd by ck # 370
Thomas B. Danelly

Osman Sahagun

Rocco Di Millio
Rocco DiMillio

Mary D. Di Millio
Mary DiMillio

IN CITY
COUNCIL

MAY 6 1971

FIRST READING
REFERRED TO COMMITTEE ON

.....ORDINANCES.....
Vincent Caspary
CLERK

From the Clerks Desk

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

MAY 30 10 21 AM '71

FILED

331-6892

PLAT 65

LOTS

NAMES & ADDRESSES

264	Francis Letizia & Carmella Letizia 681 Park Ave. - Cranston, R.I.
265	Antonio S. Simeone & wf. Iamaculatta 154 River Ave.
266	Frank Montanaro 151 Venderland Ave. E. Prov.
267*	Rocco DiMillio & wf. Mary 164 River Ave.
268*	Art Realty, Inc. 943 Chalkstone Ave.
269*	Art Realty Inc. 943 Chalkstone Ave.
270*	" " "
271	Joseph D'Ambra Jr. & Shirley F. D'Ambra 913 Manton Ave.
272	Joseph D'Ambra Jr. & Shirley F. D'Ambra 913 Manton Ave.
273	Peter Coccoli & wf. Elvira 189 Harold St.
274	Patricia A. Guilbeault Nancy M. Tracy & Evelyn Carroll 185 Harold St.
275	Olga G. Greene 181 Harold St.
276	Frank DeSimone & wf. Louise T. 37 Netacnkanut Rd. Johnston, R.I.
277	Arthur F. Duffy & wf. Hope L. 171 Harold St.
255	Giuseppe, Genovese 10 Radcliffe Rd. Somerville Mass.
256	Ralph Simeone & wf. Marie JT. 196 Monterey Dr.
258	Mary G. Davey 84 Ravenswood Ave.
259	Robert Vernon Smoot & wf. Mary R. JT. 77 Berkley St.

PLAT 65

LOTS

NAMES & ADDRESSES

260	Fabinao DeQuattro & wf. Grazia JT. 37 Huxley Ave.
261	Peter Simone & wf. Antonetta A. JT. 138 River Ave.
262	Mario Florio & wf. Celia JT. 144 River Ave.
263	Nancy A. Carboni 148 River Ave.
278	Arthur F. Duffy & wf. Hopel JT. 171 Harold St.
280	Ardena D. & Rose A. Margossian JT. 172 Harold St.
281	John Guida & wf. Jennie JT. 178 Harold St.
282	Nicolena DiSanto 180 Harold St.
283	Eugene Mozzoni & wf. Rita JT. 190 Harold St.
284	" " "
285	Frank D'Ambra & wf. Rose JT. 53 Waterway Barrington
286	" " "

PLAT 66

LOTS

NAMES & ADDRESSES

106	Arnold H. Hahn & wf. Bernise R. 593 Budlong Rd. Cranston
109	Lloyd R. Allen & wf. Florence 936 Chalkstone Ave.
110	Edgar F. Gill & wf. Patricia J. 76 Brae St. N. Prov.
111	Louis N. Jr. & Louise Ferrie & Nicolena Cece 9 Cold Brook Dr. Cranston, R.I.
112	Thomas Sacco & wf. Eva 936 Chalkstone Ave.
436	Edgar F. Gill & wf. Patricia J. 72 Brae St. N. Prov.
113	Barbara Jones 101 Canton St.
114	Vincent D'Ambra & wf. Florence JT. 77 Fern St.
115	Ernest C. Droth & wf. Patricia ENT. 3 Fern St.
116	Leon W. Morin 9 Fern St.
104	Angelina Malpino 139 River Ave.
105	Cesidio Simonelli & wf. Elen JT. 145 River Ave.
120	Norman D. Reisch 124 Dodgest E. Prov.

PLAT 117

402	Evelyn W. Skeffington 925 Chalkstone Ave.
399	Joseph Conte 193 River Ave.
403	Evelyn W. Skeffington 925 Chalkston Ave.
400	Theresa Ward, Jane M. Barry & Christine M. Harrington - 1271 Chalkstone Ave.
419	Robert F. Lynch & Elizabeth A. Dudolevitch 16 Biltmore Ave.

PLAT 84

<u>LOTS</u>	<u>NAMES & ADDRESSES</u>
1	William F. Maher, Jr. & wf. Stella 85 Belvidere Blvd. N. Prov.
3	Art Realty Inc. 943 Chalkstone Ave.
4	" " "
6	" " "
2	" " "
7	Donald E. Asprino & wf. Dorothy Ent. 15 Grosvenor Ave.
9	Art Realty Inc. 943 Chalkstone Ave.
10	Nicola Aztomari 194 River Ave.
11	Joseph T. Ryan & wf. Claire M. JT. 279 Dover St. Fall River Mass.
82	John Miscolino & wf. Anna JT. 35 Paolino St.
84	Lorenzo A. Amodei & wf. Angela T. JT. 973 Chalkstone Ave.

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

MEMORANDUM

DATE: May 7, 1971

TO: Director Pallozzi

SUBJECT: ZONING PETITION - ART REALTY INCORPORATED

CONSIDERED BY: Committee on Ordinances

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

Vincent Vespa
City Clerk

PLAN TO ACCOMPANY

APPLICATION FOR CHANGE OF ZONING UNDER COMMITTEE ON ORDINANCE

ASSESSORS PLAT 65

LOTS 267-268-269-270

SCALE 1" = 80'

APRIL, 1971



PETITION OF ART REALTY, INC., ET ALS, FOR CHANGE IN ZONING -
NORTHERLY ALONG THE WESTERLY PORTION OF RIVER AVENUE AT ITS
INTERSECTION WITH CHALKSTONE AVENUE AND EXTENDING WESTERLY
ALONG THE SOUTHERLY SIDE OF CHALKSTONE AVENUE.

Plat 65

- Lot 280 - Ardena D. & Rose Margossian
172 Harold Street
- 281 - John Guida & wf Jennie
178 Harold Street
- 282 - Nicolina DiSanto
180 Harold Street
- 283 - Eugene Mozzoni & wf Rita
190 Harold Street
- 284 - "
- 285 - Frank D'Ambra & wf Rose
53 Waterway
Barrington, Rhode Island
- 286 - "
- 255 - Guiseppe Genovese
10 Rodcliffe Road
Somerville, Mass.
- 258 - Mary G. Davey
84 Ravenwood Avenue
- 259 - Robert Veron Smoot & wf Mary
77 Berkley Street
- 260 - Fabiano DeQuattro & Grazia
37 Huxley Avenue
- 262- Mario Florio & wf Celia
144 River Avenue
- 263 - Nancy A. Carboni
148 River Avenue
- 264 - Francis Letizia & Carmella Litizia
150 River Avenue
- 265 - Antonio S. Simeone & wf Iamnaculatta
154 River Avenue
- 266 - Frank Montanaso
151 Venderland Avenue
East Providence
- 267 - Rocco DiMillio & wf Mary
164 River Avenue
- 268 - Art Realty Inc.
943 Chalkstone Avenue
- 269 - "
- 270 - "
- 271 - Joseph D'Ambra, Jr., & wf Shirley F.
913 Manton Avenue
- 272 - Joseph D'Ambra & Shirley F.
913 Manton Avenue
- 273 - Peter Coccoli & wf Elvira
189 Harold Street

- Lot 274 - Patricia A. Guilbeault, Nancy M.
185 Harold Street
- 275 - Olga G. Greene
181 Harold Street
- 276 - Frank DiSimone & wf Louise
37 Neutaconkanut Road
Johnston
- 277 - Arthur F. Duffy & wf Hope
171 Harold Street
- 278 - "

Plat 66

- Lot 109 - Lloyd R. Allen & wf Florence
936 Chalkstone Avenue
- 110 - Edgar J. Gill & wf Patricia J.
76 Brae Street
North Providence
- 111 - Louis N., Jr., & Louise Ferri & Nicolina Cece
9 Cold Brook Drive
Cranston
- 112 - Thomas Sacco & wf Eva
936 Chalkstone Avenue
- 113 - Barbara A. Jones
101 Canton Street
- 114 - Vincent D'Ambra & wf Florence
77 Fern Street
- 115 - Ernest C. Droth & wf Patricia
3 Fern Street
- 116 - Leon W. Morin
9 Fern Street
- 104 - Angelina Malpine
139 River Avenue
- 105 - Cesidio Simonelli & wf Elen
145 River Avenue
- 106 - Arnold H. Hahn & wf Beatrice
593 Budlong Road
Cranston, Rhode Island
- 436 - Edgar F. Gill & wf Pat
76 Brae Street
North Providence
- 120 - Norman D. Reisch
124 Dodge Street
East Providence

Plat 117

- Lot 398 - Kathleen McKenna
195 River Avenue
- 399 - Joseph Conte
193 River Avenue
- 400 - Theresa Ward et als
1271 Chalkstone Avenue
- 403 - Evelyn W. Skeffington
925 Chalkstone Avenue

Lot 402 - Evelyn W. Skeffington

419 - Robert F. Lynch & Elizabeth A.
Dudolevitch
16 Biltmore Avenue

Plat 84

Lot 1 - William F. Maher & wf Stella A.
949 Chalkstone Avenue

2 - Art Realty Inc.

3 - "

4 - "

6 - "

7 - Donald E. Asprinio & wf Dorothy
15 Grosvenor Avenue

9 - Art Realty Inc.

10 - Nicola Altomari
194 River Avenue

11 - Joseph T. Ryan & wf Claire
279 Dover Street
Fall River, Mass.

84 - Lorenzo A. Amodel & wf Angela
973 Chalkstone Avenue

Councilman Mascia
Councilman Lynch

Thomas Farrelly, Esquire

NAME AND ADDRESS OF SENDER

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

Indicate type of mail

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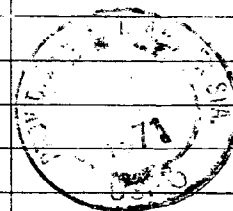
☐ C. O. D.

☒ CERTIFIED

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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 ¹	R. R. FEE	S. D. FEE	S. H. FEE ²	RESTRICTED DELIVERY FEE	REMARKS
1	32,285 Ardena D. & Rose Margossian, 172 Harold Street									
2	32,286 John Guida & wif. Jennie, 178 Harold Street									
3	32,287 Nicola Di Santo, 180 Harold									
4	32,288 Eugene Mozzoni & wif. Rita, 190 Harold									
5	32,289 Frank D'Ambrase & wif. Rose, 53 Waterbury ^{Berlington}									
6	32,290 Giuseppe Menovese, 10 Rodcliffe Rd., Somerville									
7	32,291 Mary G. Darcy, 84 Ravenwood Avenue									
8	32,292 Robert Veron Smart & wif. Mary, 77 Berkeley St									
9	32,293 Feliciano DeQuattro & Grazia, 37 Husley Ave									
10	32,294 Maria Florio & wif. Celis, 144 River Ave									
11	32,295 Nancy A. Carboni, 148 River Avenue									
12	32,296 Francis Letizia & Carmella Letizia, 150 River Ave									
13	32,297 Antonio S. Simone & wif. Annaculatta, 154 River Avenue									
14	32,298 Frank Montanaro, 151 Venderland Avenue, E. P									
15	32,299 Rocco DiMilio & wif. Mary, 164 River Ave									
16	32,300 Art Realty Inc., 943 Chalkstone Avenue									
17	32,301 Joseph D'Ambrase, Jr., & wif. Shirley F									
18	32,302 Peter Locardi & wif. Elvira, 189 Harold									
19	32,303 Patricia A. Guilbeault, Nancy M., 185 Harold									
20	32,304 Olga H. Theene, 181 Harold Street									
TOTAL NUMBER OF PIECES LISTED BY SENDER 20		TOTAL NUMBER OF PIECES RECEIVED AT POST OFFICE 20		POSTMASTER, PER (Name of receiving employee) <i>John</i>		¹ 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." ² Special-handling charges apply only to fourth-class parcels. Special-delivery service also includes special-handling service.				



NAME AND
ADDRESS
OF SENDER

Indicate type of mail

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1	32, 305 Frank De Simone & wif. Louis, 37 Montecourt Rd, Johnston										
2	32, 306 Arthur F. Duffy & wif. Hope, 171 Harold										
3	32, 307 Lloyd R. Allen & wif. Florence, 936 Chalkstone										
4	32, 308 Edgar F. Gill & wif. Patricia J., 76 Brae Street										
5	32, 309 Louis N. Jr., & Louise Ferris & Nicolaena Cace										
6	9 Cold Brook Drive, Cranston										
7	32, 310 Thomas Sacco & wif. Eva, 936 Chalkstone Ave										
8	32, 311 Barbara A. Jones, 101 Canton Street										
9	32, 312 Vincent D'Ambrase & wif. 77 Fern Street										
10	32, 313 Ernest C. Droth & wif. Patricia, 3 Fern St										
11	32, 314 Leon W. Morin, 9 Fern Street										
12	32, 315 Angelina Malpine, 139 River Avenue										
13	32, 316 Cesidia Simonelli & wif. Ellen, 145 River Avenue										
14	32, 317 Arnold H. Hahn & wif. Beatrice, 593 Burlong Rd										
15	32, 318 Edgar F. Gill & wif. Pat, 76 Brae Street, N.P.										
16	32, 319 Norman D. Persich, 124 Dodge St., E. P.										
17	32, 320 Kathleen McKenna, 641 West 207th St. N.Y.										
18	32, 321 Joseph Conte, 193 River Avenue										
19	32, 322 Inessa Ward etals, 1271 Chalkstone Ave										
20	32, 323 Evelyn W. Skelington, 925 Chalkstone Ave										
TOTAL NUMBER OF PIECES LISTED BY SENDER		19		TOTAL NUMBER OF PIECES RECEIVED AT POST OFFICE		19		POSTMASTER, PER (Name of receiving employee)		John	

¹ 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."
² Special-handling charges apply only to fourth-class parcels. Special-delivery service also includes special-handling service.

NAME AND ADDRESS OF SENDER

Indicate type of mail

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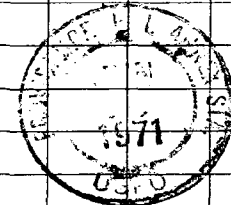
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1	32, 324 Robert J. Lynch & Elzy. Didolenitch, 16 Belmont Ave									
2	32, 325 William J. Maher, Jr., & wif. Stella, 85 Belvidere Blvd, N. P.									
3	32, 326 Donald E. Aspremo & wif. Dorothy, 15 Greenway Ave									
4	32, 327 Nicola Altomari, 194 River Ave.									
5	32, 328 Joseph T. Ryan & wif. Claire, 279 Dorset St. ^{F.R. Mass}									
6	32, 329 Lorenzo A. Arnold & wif. Angela									
7	973 Chalkstone Ave									
8										
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TOTAL NUMBER OF PIECES LISTED BY SENDER 6		TOTAL NUMBER OF PIECES RECEIVED AT POST OFFICE 6		POSTMASTER PER (Name of receiving employee) <i>[Signature]</i>		¹ 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." ² Special-handling charges apply only to fourth-class parcels. Special-delivery service also includes special-handling service.				



VINCENT PALLOZZI
DIRECTOR



JOSEPH A. DOORLEY, JR.
MAYOR

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

July 19, 1971

Committee on Ordinances
City Hall
Providence, Rhode Island 02903

SUBJECT: Referral No. 1797 - REQUEST TO AMEND THE ZONING ORDINANCES OF THE CITY OF PROVIDENCE BY CHANGING THE ZONING OF LOTS 267, 268, 269 and 280 ON ASSESSOR'S PLAT 65 FROM R-3 and C-1 to C-4

This petition from the Committee on Ordinances is a request to rezone property located at the intersection of Chalkstone and River Avenues as follows:

Plat No. 65 -

Lot 267 - Present: R-3, Change to C-4
Lot 268 - Present: 70% C-1, 30% R-3, Change to C-4
Lot 269 - Present: C-1, Change to C-4
Lot 270 - Present: C-1, Change to C-4

Under the "Proposed Zoning Plan" the lots would be zoned as follows, 269 and 270 GB (General Business) and Lots 267 and 268 R-3 (medium density residential).

Inspection revealed that Lots 267 and 268 each contain a three-story frame dwelling in fair to good condition. Lot 269 contains an abandoned gasoline station in deplorable condition. Lot 270 is vacant and unimproved.

Attention is directed to the petition presented to the Zoning Board of Review on April 1, 1970 designated as Referral No. 2793 (copy attached). At that time the same petitioners proposed to locate a gasoline service station at this location. (A gasoline service station requires C-4 zoning). The petition was denied.

As stated by this department at that time, there are two service stations located within 600 ft. of the proposed location. Further, the inadvisability of demolishing six (6) dwelling units in this good residential neighborhood was cited. Traffic conditions at this busy corner would also be hampered by a C-4 activity. It should also be noted that the "Master Plan" projects this corner as "medium density residential".

The Commission

VOTED: To recommend that the petition be amended to include only Lots 268, 269, and 270 but to omit Lot 267 which should remain residential; and to offer no objection to the rezoning to C-4 of Lots 268, 269 and 270.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Vincent Pallozzi", is written over a printed name and title.
Vincent Pallozzi
Director

VP:ee
cc: Robert F. Lynch, Councilman
Louis A. Mascia, Councilman

and present zoning and which is of very compact character. (See zoning facilities.)
Further, the body corner would certainly be improved by the stationing suggested by a
large service station which would enter into the path of the traffic signal.

It is strongly recommended by this document that this petition be denied.

April 1, 1970

Yours very truly,

1797

Vincent Gallucci

Attorney

Zoning Board of Review
112 Union Street
Providence, Rhode Island

SUBJECT: REFERRAL NO. 2793 - ART REALTY, INC. & RICCIO DI MILLIO, OWNERS & ART REALTY, INC., APPLICANTS: Cor. Chalkstone & River Avenues, Lots 267, 268, 269 & 270 on Assessor's Plat 65 in a Residence R-3 & Commercial C-1 Zone; to be relieved from Sections 43-A & 51-A of the Zoning Ordinance in the proposed construction of a modern service station 63' x 28' on the above described premises.

Gentlemen:

This petition seeks to erect a gasoline service station at the southwest corner of the intersection of Chalkstone Avenue and River Avenue on Lots 267, 268, 269 and 270 in Assessor's Plat 65. The present zoning for this land is as follows: Lots 269 and 270 C-1, Lot 267 R-3 and Lot 268 - 60% R-3 and 40% C-1. The proposed zoning is: Lots 269 and 270 GB, and Lots 267 and 268 R-3.

Inspection revealed that Lots 267 and 268 each contains a three story frame dwelling in good condition. Lot 269 contains an abandoned gasoline station, a cluttered eyesore that has been in this condition for several years. Lot 270 is vacant and unimproved. There is a gasoline service station on Chalkstone Avenue at the corner of Geneva Street 3 blocks (600 ft.) west of the proposed station. There is another gasoline service station at the corner of Chalkstone Avenue and Parkway Streets 2 blocks (500 ft.) east of the proposed station. The strip on either side of Chalkstone Avenue is mostly light Commercial and in good condition. The residential property beyond the commercial strip is in very good condition. The intersection of River Avenue and Chalkstone Avenue is heavily traveled in all directions and there is a traffic signal located there.

The residential portion of this area is part of one of the better neighborhoods of the city. The two houses located on Lots 267 and 268 provide well kept and much needed housing in a good neighborhood. In this time of urgent urban renewal it is inadvisable to demolish six dwelling units to make room for a C-4 activity which is prohibited in both existing

and proposed zoning and which is of very doubtful necessity. (See nearby facilities.) Further, the busy corner would certainly be hampered by the congestion engendered by a large service station which would empty into the path of the traffic signal.

It is strongly recommended by this department that this petition be denied.

Yours very truly,

Vincent Pallozzi
Director

VP:asm

cc: Mr. Frank DelSesto
Mr. James G. Dolan
Mr. William A. Greene
Mr. Harry J. Licht
Mr. Walter B. Pangborn
Mr. Anthony Viola
Journal Reporter
Mr. Vincent DiMase

MULLEN & BURKE

ATTORNEYS-AT-LAW
1200 UNION TRUST BUILDING
PROVIDENCE, RHODE ISLAND 02903

STEPHEN F. MULLEN
EDWARD F. BURKE

421-8030

September 7, 1971

Providence City Council
Ordinance Committee
City Hall
Providence, Rhode Island

Attention: Edward S. Goldin, Esquire, Chairman

Dear Mr. Goldin:

Enclosed herewith find report of Pasquale M. Colucci of the Colucci Realty Company and the statement of Joseph Conto relative to the Petition of Art Realty, Inc., et al for change of zone of Lots 267 thru 270 on Providence Assessor's Plat 65 now pending before your Committee as allowed to be submitted by the Committee at the hearing held July 13, 1970 with further extension granted by you.

Very truly yours,

Edward F. Burke

Edward F. Burke,
Counsel for the Concerned
Citizens of Mount Pleasant

EFB:bw
Enclosure
C.C. Charles Butterfield, Esquire

BUSINESS ST. 1 - 5838
1054 PARK AVE.
CRANSTON, R.I. 02910

RESIDENCE ST. 1 - 7003
86 FAIRWEATHER AVE.
CRANSTON, R.I. 02910

COLUCCI REALTY COMPANY

MEMBER REALTY BROKERS ASSOCIATION
STATE WIDE CO-OPERATIVE LISTINGS

COMPLETE REAL ESTATE SERVICE

NOTARY PUBLIC

September 7, 1971

Providence City Council
Ordinance Committee
City Hall
Providence, Rhode Island

Attention: Edward S. Goldin, Esquire, Chairman

Gentlemen:

In accordance with the request of Edward F. Burke, Esquire as Counsel for the Concerned Citizens of Mount Pleasant, I have inspected the real estate located on the southwest corner of Chalkstone and River Avenues, designated as Lots numbered 267, 268, 269 and 270 on Providence Tax Assessor's Plat No. 65 and also viewed the real estate in the surrounding area. I performed this inspection in connection with the pending Petition of Art Realty, Inc., et als to change Lot 267 from an R-3, General Resident Zone and Lot 268 from an R-3 and C-1, Limited Commercial Zone and Lots 269 and 270 from a C-1 zone to a C-4, Heavy Commercial Zone. Lots 269 and 270 which extend from the southwesterly corner of the Chalkstone-River Avenue Corner westerly on Chalkstone Avenue presently contain an abandoned gasoline station. Lots 268 and 267 extend southerly on River Avenue from the southerly line of Lot 269. They presently contain what appear to be three-family dwellings.

The purpose of my inspection of the above-mentioned lots and my more general inspection of the property in the surrounding area was to determine the effect of the granting of the Petition for rezoning upon nearby properties and the neighborhood in general. I understand that the purpose of the rezoning petition is to allow the construction on the four (4) lots of a multi-bay modern gasoline service station.

In the course of my inspection I noted the existence of currently

Providence City Council
Page 2
September 7, 1971

operating gasoline service stations at No. 855 Chalkstone Avenue (approximately 1/10th of a mile east of the lots involved in this Petition which front on Chalkstone Avenue at No. 944) and at 1010 Chalkstone Avenue (less than 1/10th of a mile to the west). It would appear from the observation that there is no public need for the proposed service station in the area as there are already several service stations conveniently located.

My inspection of the area immediately to the south of the Chalkstone-River Avenue intersection showed a large number of well maintained residences in an R-3 Zone extending from the Veteran's Hospital on the east to Academy Avenue on the west. To the north of the intersection I found an extensive area of excellently maintained residences in an R-2 Zone extending from Winrooth Avenue on the east beyond Academy Avenue on the west and to Whitford Avenue and Smith Street on the north. A drive on River Avenue north to Admiral Street a distance of 1.4 miles showed the street to be entirely free of commercial uses. Only at the intersections with the east-west thoroughfares were commercial uses observed.

River Avenue is a major north-south street in what is the largest most stable and one of the best maintained residential neighborhoods in the City of Providence.

My experience as a licensed real estate broker has been that residences in this area both single and multi-family are in high demand. This is due to the stability of the neighborhood and its convenient location relative to the commercial and industrial core of the City. The result has been that the demand for purchase far exceeds the supply of available housing. Frequently sales are completed between friends and relatives without resort to the services of real estate brokers or agents. My personal experience which I know is common to others in the business is that there is always a backlog of potential purchasers of residential real estate in the area.

The granting of the pending petition would, in my opinion, seriously reduce the residential value of real estate located on River Avenue south of the Chalkstone Avenue intersection and similarly residences in that general area. It is my further opinion that the granting of the petition would also adversely effect the residential value of property located north of the intersection. The granting of the

Providence City Council

Page 3

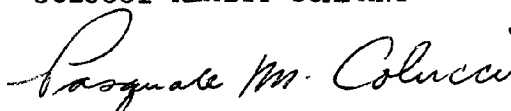
September 7, 1971

proposed petition would for the first time allow the existence of heavy commercial uses on a street otherwise, as previously described by me, devoted to residential purposes. The allowance of such a use on River Avenue is entirely incompatible with the present character of the neighborhood and would as a consequence seriously reduce residential values.

It is my professional opinion that the houses located presently on Lots 267 and 268 on Assessor's Plat 65 are a ready sale as residences. It is my further opinion that there are a multiplicity of commercial uses now allowed under the existing zoning ordinances for Lots 269 and 270 on Plat 65 which would make the property highly attractive for sale or rental without the granting of the pending petition and that the denial of the petition should not cause economic hardship to the owner.

Respectfully submitted,

COLUCCI REALTY COMPANY

A handwritten signature in cursive script that reads "Pasquale M. Colucci".

Pasquale M. Colucci

PMC:bw

Enclosure

C.C. Charles Butterfield, Esquire

Pasquale V. Colucci
Colucci Real Estate Company
1054 Park Avenue
Cranston, Rhode Island

Residence: 86 Fairweather Avenue
Cranston, Rhode Island

Graduate: Weaver School of Real Estate, 1958.
Licensed Real Estate Broker, State of
Rhode Island since 1958.
Courses at University of Rhode Island
and Johnson & Wales in real estate
sales and appraisals.

Past President and currently a Director of Realty
Brokers Association.

Since 1958 actively engaged in the sale and purchase
of real estate in the Providence area including Mount
Pleasant area where my brother resides.

TO: Chairman, Ordinance Committee, City of Providence
City Hall
Providence, R. I.

SUBJECT: Change of Zoning on River and Chalkstone Avenues.

I, Joseph Conte, property owner 193 River Avenue, Providence, R. I. Lot #399, Plat #117, wish to express my views as an objector to the change of zone on River Ave. of lot numbers 267-268-269-270, Plat 65 from C-1 to C-4 and from R-3 to C-4 as petitioned by Art Realty Corporation.

I must state clearly that I have no objection to Art Realty doing business and/or the continuance of business as provided under the present zoning. I object to the change of zoning because it will precipitate other property owners to change their residential status and allow all residential buildings to become heavy commercial up and down River Avenue.

In my lifetime, I have seen this happen in other districts in the City of Providence, namely, the East Side, Broadway. Our neighborhood is the last section of suburban residences to endure this change and I would not want to see this change occur.

As a young man, I made many sacrifices to be able to buy property in a section where it would remain residential. The promises and the rules were there by the city fathers. Now that the migration is complete, we have to change because people who do not live in our district will dictate the terms to us. Is this fair?

Is there a dire need for this change? We have many gas stations well around us. If another station is needed, he can run the one he has already there and has been there for years.

The change of zoning will entice other venturesome, profit-seeking owners to seek changes and how is this committee going to justify that? Changes made for one cannot be made for other requests?

A heavy commercial zone will give way to residential property which, by the way, is the most in demand in our area because of its convenience to downtown area and, also the realization of living in a suburban area.

I haven't heard any valid or urgent reasons for this change. Why is it so important? Is it vital to the betterment of our community? Would this change benefit the people living there?

Before you might answer me that you certainly think it better than what exists there now - my answer to you is that psychologically, this condition has been brought about by fear. The present condition of this property would simply prove what would happen after one year with the gas station, the debris, rot, filth, rodents which are present only because of Art Realty's disregard for healthful, ecological conditions. Money is not the answer to humane living. Heavy Commercial Zoning for business reasons is not the answer to progress in our neighborhood.

Art Realty has tried to change zoning to heavy commercial on the opposite side of River Avenue two years ago and lost that request, so this is not a new, valuable discovery.

This ASCERTAINS HIS WISH TO REZONE ALL OF RIVER AVENUE FROM REGENT AVENUE NORTH TO ADMIRAL - EVERYTHING IN SIGHT WILL GO!

Are we afraid of a Doughnut Shop? My friends, if he could have put a Doughnut Shop there, he would have done so long ago. He would have placed anything there that would prove lucrative to him regardless whether it's gasoline or doughnuts!

Many property owners have confided to me that, if this change occurs, they will move elsewhere out of Providence.

Will the property valuation be the same? Can you affirm, and I will hold anyone to it, that the value of my property will be the same or increase because of heavy manufacturing on River Avenue.

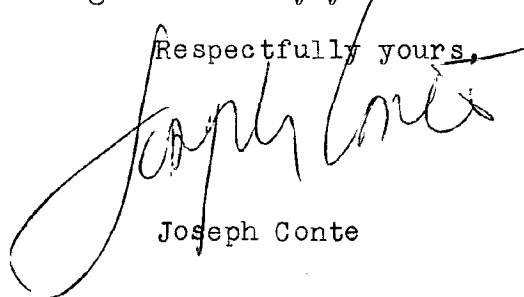
Can there be a guarantee that no other zone changes can occur? How can you attest to this?

The 'so-called' consentees are mainly people who do not reside in the neighborhood and certainly agree to change because they will gain from selling to possible heavy commercial enterprises.

I hope that this committee will allow us to keep our community the way it is for it is the only suburban district left in Providence for the moderate means people.

I wish I could have delivered this in person but, owing to my schedule, I was away during the hearing date set by your committee.

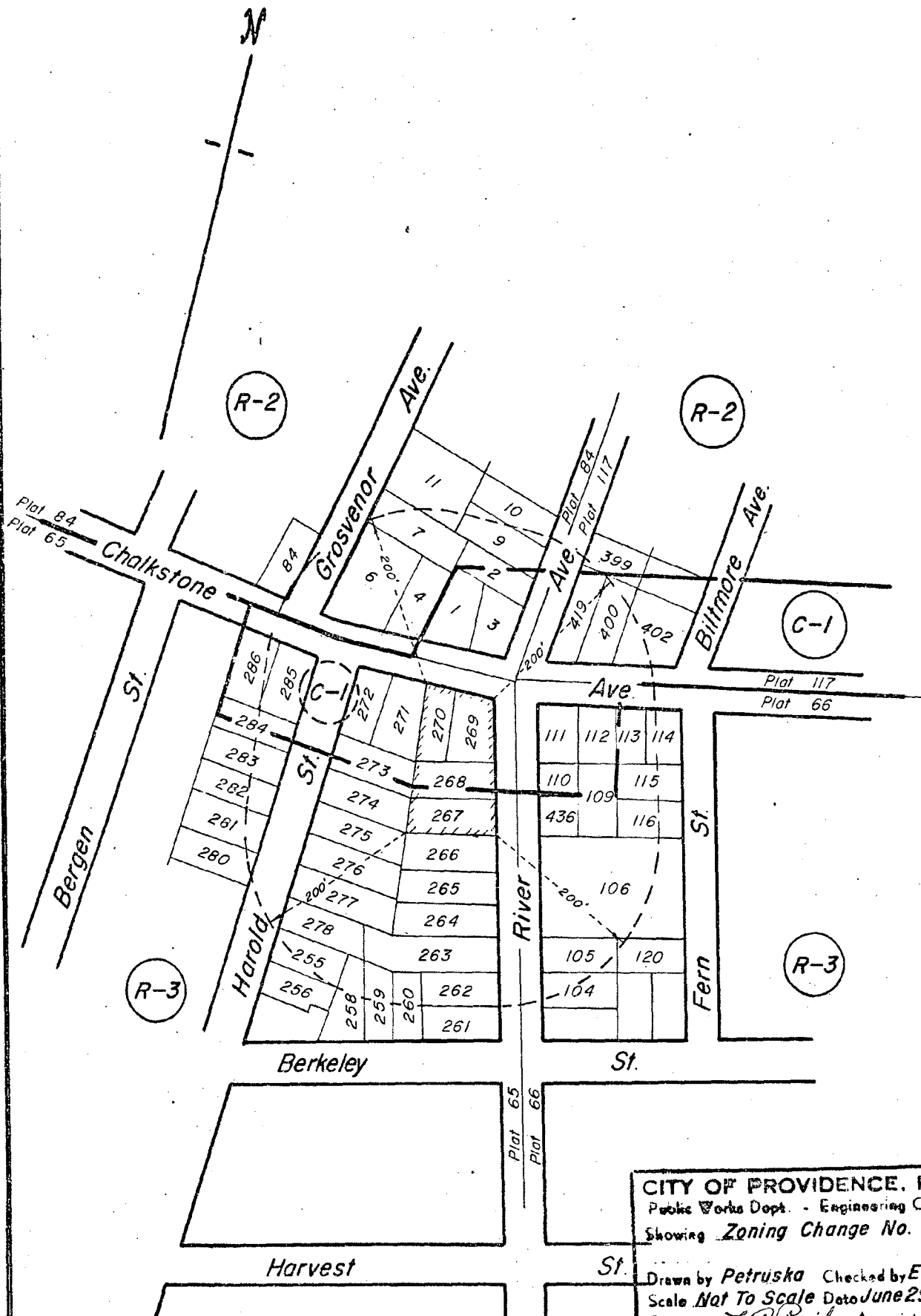
Respectfully yours,

A handwritten signature in cursive script, appearing to read "Joseph Conte", written over the typed name.

Joseph Conte

Cross-Hatched Area To Be Changed From An R-3 General Residence Zone & A C-1 Limited Commercial Zone To A C-4 Heavy Commercial Zone.

Date June 29, 1971



Drawn by Petruska Checked by E.A.K.
Scale Not To Scale Date June 29, 1971
Correct L.P. Reid Associate Eng.
Approved Joseph J. Camp

zoning change #245-

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1971-75

No. 521 AN ORDINANCE AMENDING CHAPTER 544 OF 1951 BY CHANGING FROM AN R-1 ZONE TO AN M-1 ZONE, LOTS 177, 178, 179, 180, 231, 232, 233, 108, 109, 110, 111, 168, 169, 170, 171, AND 172 ON CITY ASSESSOR'S PLAT 114, SAID LOTS BEING BOUNDED ON THE EAST BY KING PHILLIP STREET ON THE SOUTH BY MANCINI DRIVE AND ROUTE 95 ON THE WEST BY MIDDLETON STREET AND ON THE NORTH BY THE JOHNSTON TOWN LINE.

Approved November 19, 1971

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-1 Zone to an M-1 Zone Lots 177, 178, 179, 180, 231, 232, 233, 108, 109, 110, 111, 168, 169, 170, 171 and 172 on City Assessor's Plat 114, said Lots being Bounded on the East by King Phillip Street on the South by Mancini Drive and Route 95, on the West by Middleton Street and on the North by the Johnston Town Line, bounded and described as follows:

Beginning at a point on the easterly line of Middleton Street at the southwesterly corner of Lot 111 on City Assessor's Plat 114; thence northerly along the easterly line of Middleton Street to the northwesterly corner of Lot 108, thence westerly along the northerly lines of Lots 108, 172 and crossing Stella Street and along the northerly line of Lot 177 to the northeasterly corner of Lot 177; thence westerly along the westerly line of King Phillip Street to the southeasterly corner of Lot 233, thence westerly along the southerly lines of Lots 232, 231, 180 and 179, to the easterly line of Stella Street at the southwesterly corner of lot 179; thence northerly along the easterly line of Stella Street to the northwesterly corner of Lot 179; thence westerly crossing Stella Street and along the northerly lines of Lots 167, 166, 113 and 112 to the easterly line of Middleton Street at the southwesterly corner of Lot 111 and the point and place of beginning.

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

IN CITY COUNCIL
NOV 4 - 1971
FIRST READING
READ AND PASSED
Vincent Caspici
CLERK

APPROVED
NOV 10 1971
Joseph P. Carley
MAYOR

IN CITY COUNCIL
NOV 18 1971
FINAL READING
READ AND PASSED
Robert J. Hyton
PRESIDENT
Vincent Caspici
CLERK

No.

CHAPTER

AN ORDINANCE

THE COMMITTEE ON

Ordinances

Approves Passage of
The Within Ordinance

Vernon Vesper

Oct. 24, 1971

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 amend the Zoning Ordinances of the City of Providence by changing the zoning of Lots ~~2~~, 177, 178, 179, 180, 231, 232, 233, 108, 109, 110, 111, 168, 169, 170, 171, 172 on Providence Assessor's Plat 114 from R-1 to

M-1. *Bounded on the east by King Phillip St, on the south by Main St, on the west by Route 195, on the north by Middleboro St, and on the north by the Johnston town line.*

Respectfully submitted,

A.M. Gallo Construction Inc.

DEPARTMENT OF CITY CLERK
RECEIVED
APR 30 1971

PROVIDENCE, R. I.

Vincent Vespia
CITY CLERK OF PROVIDENCE

Pd by ck # 1651

By *Albert M. Gallo*
President
118 Daboll Street
Providence, Rhode Island

Albert M. Gallo
Albert M. Gallo

Beatrice P. Gallo
Beatrice P. Gallo

FILED

APR 30 9 13 AM '71

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY
COUNCIL

MAY 6 1971

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Wm. J. Vespa
CLERK

From the Clerk's Desk

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

MEMORANDUM

DATE: May 7, 1971

TO: Director Pallozzi

SUBJECT: ZONING CHANGE-VARIOUS ON PLAT 114

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of Petition for change in zoning for study and report.

Vincent Vespa

City Clerk

TO	Mr. Vincent Vespiq, City Clerk	FROM	A. M. Gallo Construction Inc.
	City Hall		118 Daboll Street
	Providence, R. I.		Providence R I 02907

SUBJECT Petition for re-zoning DATE 4 / 30 / 71

MESSAGE Dear Sir:

I appreciate your giving me time this morning, and Betty was most helpful. Enclosed is plan of lots, which I told her I would send along.

Again, many thanks.

SIGNED

Bertine Gallo, vicepres

REPLY

SIGNED

DATE / /

Rediform® 45 472

SEND PARTS 1 AND 3 WITH CARBON INTACT — PART 3 WILL BE RETURNED WITH REPLY.

FROM

Mr. Vincent Vespiq, City Clerk

City Hall

Providence, R. I.

RETURN TO

A. M. Gallo Construction Inc.

118 Daboll Street

Providence R I 02907

SUBJECT

Petition for re-zoning

DATE

4 / 30 / 71

MESSAGE

Dear Sir:

I appreciate your giving me time this morning, and Betty was most helpful. Enclosed is plan of lots, which I told her I would send along.

Again, many thanks.

RETURN TO →

SIGNED

A. M. Gallo, president

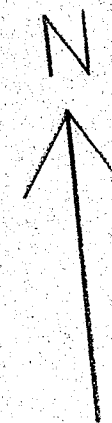
REPLY

SIGNED

DATE

Rediform® 4S 472

SEND PARTS 1 AND 3 WITH CARBON INTACT - PART 3 WILL BE RETURNED WITH REPLY.



174 ASSESSOR'S PLAT - PROV
845 P.C. MARINO FARM - PROV
1057 P.C. OAKDALE - PROV
13 P.C. OAKDALE - JOHNSTON
SCALE 1" = 50'
STATE OF RHODE ISLAND
GENERAL DETAIL PLAN
NEW ROUTE 6 STA. 427 TO 442



XXXX = GALLO LAND

A.M. GALLO CONST. INC.		
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: BPG
DATE: 2-3-71	REVISED:	
PLOT PLAN		
DRAWING NUMBER		3

PETITION OF A. M. GALLO CONSTRUCTION INC. FOR CHANGE IN ZONING

Plat 114

Lot 386 - Maria Santoro
11 Herbert Street

389 - "

390 - "

391 - "

392 - "

393 - "

394 - "

395 - "

396 - "

397 - "

398 - "

399 - "

4 - A. M. Gallo Construction, Inc.
118 Daboll Street

236 - State of Rhode Island

237 - "

238 - "

239 - "

240 - "

241 - "

242 - "

243 - "

244 - "

245 - "

179 - A. M. Gallo Construction Inc.
118 Daboll Street

180 - "

178 - "

231 - "

232 - "

233 - "

246 - Bartolomeo Mancini
108 Kinfield Street

50 - H. Douglas Pettis & Anthony Pezza, Jr.
1225 Hartford Avenue
Johnston

51 - "

52 - "

54 - "

Lot 55 - Violet Ajootian
100 Taber Avenue

101 - "

102 - H. Douglas Pettis & Anthony Pezza, Jr.
1225 Hartford Avenue
Johnston

103 - "

104 - "

105 - "

106 - "

107 - "

108 - Albert M. Gallo & wf Beatrice P.
118 Daboll Street

109 - "

110 - "

111 - "

112 - H. Douglas Pettis & Anthony Pezza, Jr.

113 - "

166 - "

167 - "

168 - Albert M. Gallo & wf Beatrice P.

169 - "

170 - "

171 - "

172 - "

Councilmen Pisaturo and W. Murphy

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 ¹	R. R. FEE	S. D. FEE	S. H. FEE ²	RESTRICTED DELIVERY FEE
1	32, 330. Cecelia Queen, 726 Fremont Ave, Baltimore Md.								
2	32, 331 Suburban Land Co. 60 Bishop Rd, Johnston								
3	32, 332 H. Douglas Pettis & Anthony, Pezzer, Jr.	✓							
4	1225 Hartford Avenue Johnston								
5	32, 333 Violet Apstein 100 Tabor Ave	✓							
6	32, 334 Albert M. Vello & wife Beatrice P. 118 Daboll St	✓							
7	32, 335 A.M. Vello Const. Inc., 118 Daboll St	✓							
8	32, 336 Maria Santoro, 11 Herbert St.	✓							
9									
10									
11									
12									
13	32, 337 Antonino Maricini, 108 Kenfield Street	✓							
14									
15									
16									
17									
18									
19									
20									

08
30
38
215
38
920
345
4370

TOTAL NUMBER OF PIECES LISTED BY SENDER

6 + 2

TOTAL NUMBER OF PIECES RECEIVED AT POST OFFICE

8

POSTMASTER, PER (Name of receiving employee)

[Signature]

¹ 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."
² Special-handling charges apply only to fourth-class parcels. Special-delivery service also includes special-handling service.

VINCENT FALLOZZI
DIRECTOR



JOSEPH A. DOORLEY, JR.
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

CITY HALL, PROVIDENCE, RHODE ISLAND 02903

July 20, 1971

Committee on Ordinances
City Hall
Providence, Rhode Island 02903

SUBJECT: Referral No. 1795 and 1796 - ZONING CHANGE - LOTS VARIOUS ON PLAT 114

Gentlemen:

This petition from the Committee on Ordinances seeks to rezone from R-1 to M-1 property designated as Lots 177, 178, 179, 180, 231, 232, 233, 108, 109, 110, 111, 168, 169, 170, 171 and 172 in Assessor's Plat 114. (Accompanying Referral No. 1796, makes the same request for adjacent land as listed).

Inspection revealed that the property in question is presently occupied and in use as a storage area for construction equipment and supplies. There is a warehouse located on Lot 177. This land is part of a parcel which is isolated from other Providence territory by the recently completed U.S. Route 6 Connector located at its southern boundary. The northern side is limited by the Johnston town line and the eastern end borders on the Woonasquatucket River. Within these boundaries lie - a junkyard and a sand and gravel quarry with sorting and crushing equipment and truck storage. The balance is vacant and undeveloped and in the process of being brought up to grade by the dumping of fill. The adjacent Johnston Area is zoned for industrial use.

This department recommends that consideration be given to the possibility of the rezoning of the entire area (listed below) to M-1 as proposed by the "Master Plan" (see Referral No. 1781, dated 1/15/71, copy attached), thus creating the possibility of the development of a regulated "industrial park".

The following lots would be involved:

Plat 113, Lots 23, 24, 25, 20, 21, 22, 78, 79, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2 and 1.

Plat 114, Lots 341, 342, 344, 335, 332, 331, 330, 374, 375, 376¹, 377, 378, 379, 380, 26, 27, 28, 365, 366, 367, 368, 369, 370, 371, 372, 373, 381, 382, 383, 384, 385, 29, 49, 30, 48, 31, 32, 47, 46, 55, 101, 387, 388, 389, 390, 391, 386, 392, 50, 51, 107, 106, 105, 52, 104, 53, 54, 102, 103, 112, 113, 166, 167, 111, 168, 110, 169, 109, 108, 172, 171, 170, 396, 397, 394, 393, 395, 398, 399, 4, 177, 178, 179, 180, 231, 232, 233, 237, 238, 239, 240, 241, 242, 243, 244, 245.

Referral No. 1796 - This petition from the Committee on Ordinances seeks to rezone from R-1 to M-1 property designated as Lots 50, 51, 52, 53, 54, 102, 103, 104, 105,

July 20, 1971

106, 107, 112, 113, 166 and 167 in Assessor's Plat 114. (Accompanying Referral No. 1795 makes the same request for adjacent land as listed).

Inspection revealed that the property in question is presently vacant and undeveloped. This land is part of a parcel which is isolated from other Providence territory by the recently completed U.S. Route 6 Connector located at its southern boundary. The northern side is limited by the Johnston town line and the eastern end borders on the Woonasquatucket River. Within these boundaries lie - a junk yard, a sand and gravel quarry with sorting and crushing equipment, a truck storage and storage area for construction equipment, and supplies with a warehouse building. The balance is vacant and undeveloped and in the process of being brought up to grade by the dumping of fill. The adjacent Johnston Area is zoned for industrial use.

This department recommends that consideration be given to the possibility of the rezoning of the entire area (listed below) to M-1 as proposed by the "Master Plan". (See Referral No. 1781, dated 1/15/71, copy attached), thus creating the possibility of the development of a regulated "industrial park" as proposed by the "Master Plan".

The following lots would be involved:

Plat 113, Lots 23, 24, 25, 20, 21, 22, 78, 79, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3 and 1.

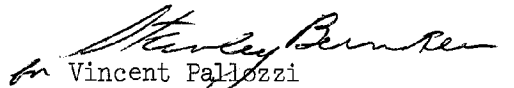
Plat 114, Lots 341, 342, 344, 335, 332, 331, 330, 374, 375, 376, 377, 378, 379, 380, 26, 27, 28, 365, 366, 367, 368, 369, 370, 371, 372, 373, 381, 382, 383, 384, 385, 29, 49, 30, 48, 31, 32, 47, 46, 55, 101, 387, 388, 389, 390, 391, 386, 392, 50, 51, 107, 106, 105, 52, 104, 53, 54, 102, 103, 112, 113, 166, 167, 111, 168, 110, 169, 109, 108, 172, 171, 170, 396, 397, 394, 393, 395, 398, 399, 4, 177, 178, 179, 180, 231, 232, 233, 237, 238, 239, 240, 241, 242, 243, 244, 245.

With respect to both Referrals No. 1795 and 1796,

The Commission

VOTED: That the disposition of this petition be delayed, and to encourage and authorize the staff to proceed with studies of this area involving all of the present property owners, as well as the owners and town planners concerned with the adjacent Johnston area, so that a coordinated Industrial Park design may be developed.

Very truly yours,


for Vincent Pallozzi
Director

VP:ee

cc: William J. Murphy, Councilman
Charles A. Pisaturo, Councilman

1795
96

January 15, 1971

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: Referral No. 1731 - PETITION FOR CHANGE IN ZONING ON PROPERTY ADJACENT
TO THE EXIT RAMP OF THE U.S. RTE. 6 NEAR THE JOHNSTON
PROVIDENCE CITY LINE

Gentlemen:

This referral from the Committee on Ordinances is a request to change the zoning on Lots 55 and 101 in Assessor's Plat 114 from R-1 (one family residential) to M-1 (general industrial). The property is located in an undeveloped area and is directly adjacent to the U S. Rte. 6 exit ramp near the junction of Hartford Ave. and Killingly St. and the Johnston-Providence City line.

On a photographic and inspection tour it was determined that the land in question is vacant and unimproved. All the streets north of Rte. 6 (as shown on the accompanying diagram) are only on paper at the present time. Storm sewers have been constructed in part of the area, and their positions indicate that the finished road grade will be from 10 to 15 feet above the present grade.

The proposed zoning plan reserves this entire area for residential development (R-1). "The Master Plan" projects the area in question for "Industry".

This area of the city was platted before any plans for the present location of the Rte. 6 Connector, which now isolates the area between Grimwood St. and the city line from the residential area to the south, had been formulated. At that time it was decided to continue the Residential Zoning all the way out to the Johnston line.

A large part of the land north of Route 6 formerly belonged to the city and was proposed for redemption as shown in City Plan Commission referrals as follows:

Number 367 in 1951; Numbers 633, 639, and 690 in 1955; Numbers 887, 888, 889 and 890 in 1957; Numbers 1334 and 1335 in 1953; Numbers 1409, 1410 and 1411 in 1954; and Number 1645 in 1967.

In every one of the above cases the Commission stated that since none of the lots lies in any present or proposed study area, no objection would be offered to the sale of the lots by the city.

Because such action as requested by the current petition would create undesirable "spot-zoning", it is recommended that the proposed zone change be denied at this

January 15, 1971

time. However, if the owners of all the undeveloped property in the area between Rte. 6 Connector and the city line bounded by Newland St. on the west and by the Woonasquatucket River on the east (or a major contiguous portion of this area) were to petition for industrial zoning, favorable consideration would be given by this department to such a change.

The Commission

VOTED: To recommend that this petition be denied.

Very truly yours,

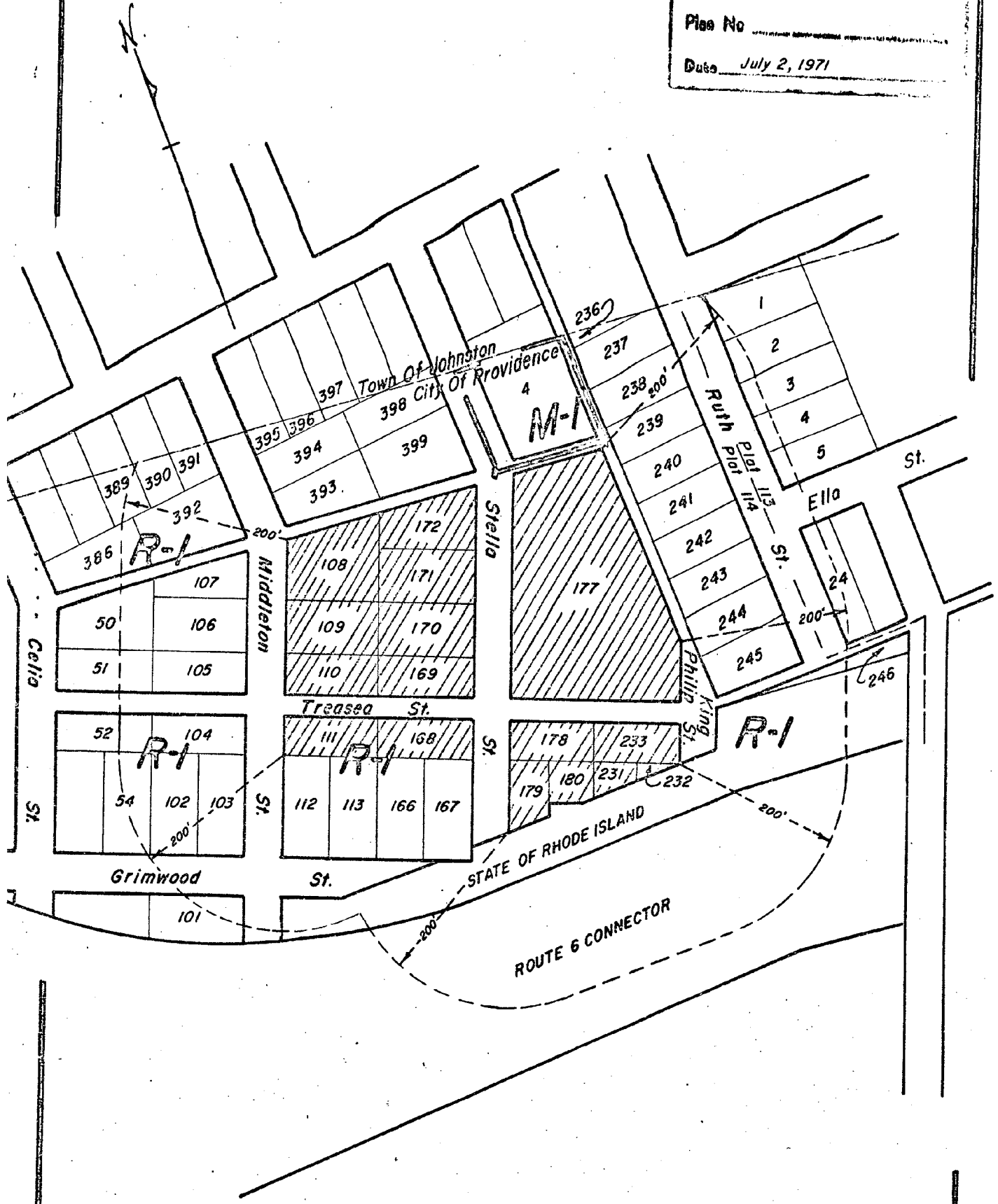
Vincent Pallozzi
Director

VP:ee

cc: Councilman William J. Murphy
Councilman Charles A. Pisaturo

Zoning Change No.
 Cross-Hatched Area To Be Changed
 From An R-1 One Family Zone To
 An M-1 General Industrial Zone.

PROVIDENCE, R. I.
 P. U. DEPT. - ENGINEERING OFFICE
 CITY PROPERTY SECTION
 Plan No _____
 Date July 2, 1971



CITY OF PROVIDENCE, R. I.
 Public Works Dept. - Engineering Office
 Showing Zoning Change No.
 Drawn by Scungio _____ Checked by E. A. K.
 Scale Not To Scale Date July 2, 1971
 Corrected by T. P. Reid
 Approved Joseph J. Camp

Lot Numbers From Assessor's Plots 113 & 114