Zoning Change No. 192

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1744

No. 94 AN ORDINANCE AMENDING CHAPTER 544 OF 1951, BY CHANGING FROM A C-1 LIMITED COMMERCIAL ZONE TO AN M-1 GENERAL INDUSTRIAL ZONE, LOT TWO HUNDRED NINETY-THREE (293), AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT FIFTY-FOUR (54); SAID LOT BOUNDING ON THE NORTHERLY SIDE OF THURBERS AVENUE.

Approved February 7, 1966

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 an M-1 General Industrial Zone, Lot Two Hundred Ninety-Three (293), as set out and delineated on City Assessor's Plat Fifty-Four (54); said lot bounding on the northerly side of Thurbers Avenue, bounded and described as follows:

> Beginning at a point on the northerly line of Thurbers Avenue at the southwesterly corner of Lot 293 on Assessor's Plat 54; thence northerly along the easterly line of Lot 294 to the northwesterly corner of Lot 293; thence easterly along the southerly line of Lot 870 to the northeasterly corner of Lot 293; thence southerly along the westerly line of Lot 292 to the northerly line of Thurbers Avenue; thence westerly along the northerly line of Thurbers Avenue to the southwesterly corner of Lot 293 and the point and place of beginning.

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

IN CITY COUNCIL
JAN 20 1966
FIRST READING
READ AND PASSED
Vincent Cespes
CLERK

IN CITY COUNCIL
FEB 3 - 1966
FINAL READING
READ AND PASSED
Russell J. Boyle
PRESIDENT
Vincent Cespes
CLERK

APPROVED
FEB 7 1966
Joseph A. Doorley Jr.
MAYOR

No.

CHAPTER

AN ORDINANCE

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 from a C-1 Limited Commercial Zone to an M-1 General Industrial Zone that lot owned by the undersigned being laid out and delineated on City Assessor's Plat 54 as Lot 293, said Lot bounding on the northerly side of Thurber's Avenue.

Robert K. Mills

Alice E. Mills

FILED

NOV 1 12 02 PM '65

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

DEPARTMENT OF CITY CLERK
RECEIVED
NOV 1 1965
PROVIDENCE, R. I.

Vincent Vespia
CITY CLERK OF PROVIDENCE

payment made by
check # 3306 signed
by J. Ronald Lichtbein

IN CITY COUNCIL

NOV 4 - 1965

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Vincent Vespia, CLERK

THE COMMITTEE ON
ORDINANCES

Recommends
Continued - Public Hearing

12-17-65 Clerk

THE COMMITTEE ON
ORDINANCES

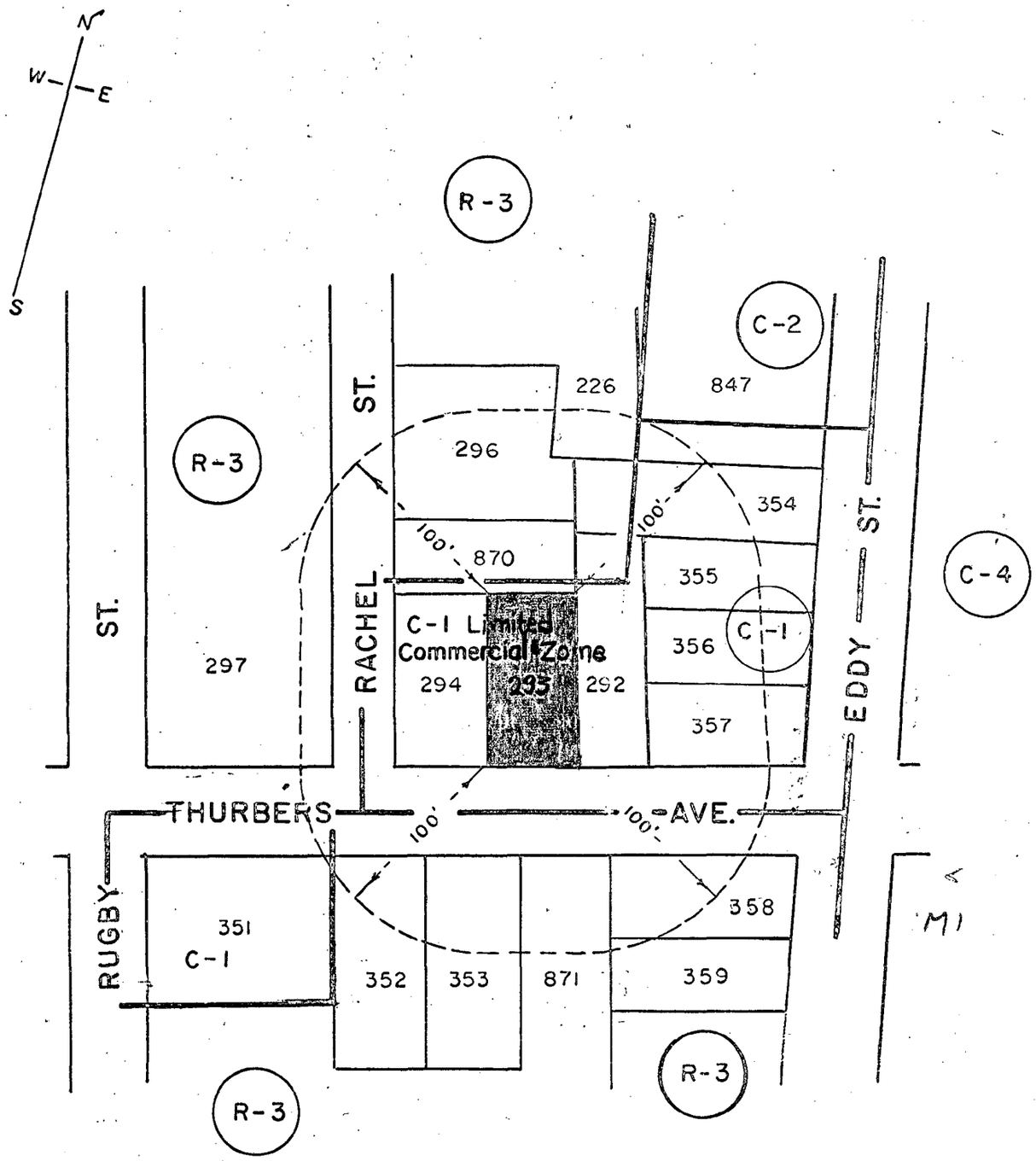
Recommends
Passage

Clerk

1/14/66

Zoning Change No.
Shaded area to be changed from a C-1 Limited Commercial Zone to an M-1 General Industrial Zone.

PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
File No. _____
Date December 3, 1965



Assessor's Plat 54

CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing Zoning Change No. _____
Drawn by Toppi Checked by G. J.
Scale 1" = 80' Date 12-3-65
Correct [signature] Assistant Engr.
Approved Robert B. Young
Chief Engineer

City Plan Commission

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

Suite 103, City Hall,
Providence, Rhode Island 02903

December 13, 1965

Committee on Ordinances
City Hall
Providence, R. I.

SUBJECT: Referral No. 1503 - ZONING CHANGE ON THE NORTHERLY SIDE OF THURBERS AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Thursday, December 9, 1965.

This referral is a request to change Lot 293 on Tax Assessor's Plat 54 from a C-1 Limited Commercial Zone to an M-1 General Industrial Zone. The property in question contains 4,468 square feet of land and is situated on the northerly side of Thurbers Avenue, between Rachel and Eddy Streets.

On an inspection and photographic survey it was determined that the property in question contains a 1½-story frame structure used as a coffee processing plant, and a 4-stall masonry garage.

According to the Master Plan, Thurbers Avenue, including the property in question, is proposed for a C-1 Limited Commercial Zone. The granting of this petition would create a clear case of spot zoning, and until such time as the Master Plan for this area is adopted, it is strongly recommended that no zoning changes, contrary to these proposals, be made. Therefore,

The Commission

VOTED: To recommend that this petition be denied.

Very truly yours,

FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

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

PETITION OF ROBERT K. MILLS FOR CHANGE IN ZONING - NORTHERLY SIDE OF THURBERS AVENUE.

Plat 54

Lot 292 - Bradley Press Inc.
155 Thurbers Avenue

293 - Robert K. Mills and wife Alice
142 Warrington Street

294 - Thomas E. Conley
165 Thurbers Avenue

297 - City of Providence
(Misc. Real Estate)

296 - William J. Hearn
31 Seventh Street

226 - Thomas J. Slater and wife Edith
8 Autumn Street

354 - Pedro D. Carbonell and wife Louise
997 Eddy Street

355 - Richard J. Husband
999 Eddy Street

356 - Florence Chappell
107 Briggs Street

357 - Araksai H. Zorabedian
14 Verndale Avenue

352 - Arthur Corvese and wife Elissa
168 Thurbers Avenue

353 - Fredrick A. McAnany and wife Rita
3 Dayton Court

358 - Esther Graubart widow Milton
297 Maple Street
New Bedford, Massachusetts

871 - M. S. Alper & Sons, Inc.
299 Allens Avenue

351 - Arshag and Richard Derderian
180 Thurbers Avenue

359 - Esther Graubart widow Milton

847 - John, Michael and Steven Onysko
31 Clifden Avenue
Cranston, Rhode Island

870 - Francis J. Knowles and wife Olive
24 Rachel Street

Councilman McNulty

Councilman O'Connor

Zoning Change No. 173

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1745

No. 95 AN ORDINANCE AMENDING CHAPTER 544 OF 1951, BY CHANGING THOSE PORTIONS OF LOT FIVE HUNDRED THIRTY-EIGHT (538), AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT SIXTY-TWO (62), PRESENTLY ZONED R-4 MULTIPLE DWELLING AND C-2 GENERAL COMMERCIAL, TO AN M-1 GENERAL INDUSTRIAL ZONE, THE SAID LOT IS DESIGNATED AS 30 CHAFFEE STREET.

Approved February 7, 1966

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 those portions of Lot Five Hundred Thirty-Eight (538), as set out and delineated on City Assessor's Plat Sixty-Two (62), presently zoned R-4 Multiple Dwelling and C-2 General Commercial, to an M-1 General Industrial Zone, the said lot is designated as 30 Chaffee Street, bounded and described as follows:

> Beginning at a point on the northwesterly line of Chaffee Street at the southeasterly corner of Lot 538 on Assessor's Plat 62; thence southwesterly along the northwesterly line of Chaffee Street to the southwesterly corner of Lot 538; thence northwesterly along the northeasterly line of Lot 394 to the southeasterly line of Lot 396; thence northeasterly along the southeasterly line of Lot 396 to the northwesterly corner of Lot 34; thence southeasterly and easterly along the southwesterly and southerly lines of Lot 34 to the southwesterly line of Lot 392; thence southeasterly along the southwesterly line of Lot 392 to the northwesterly line of Chaffee Street at the southeasterly corner of Lot 538 and the point and place of beginning.

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

IN CITY COUNCIL
JAN 20 1966
FIRST READING
READ AND PASSED
Vincent Vespasi
CLERK

APPROVED
FEB 7 1966
Joseph A. Doorley
MAYOR

IN CITY COUNCIL
FEB 3 - 1966
FINAL READING
READ AND PASSED
Russell J. Boyle
PRESIDENT
Vincent Vespasi
CLERK

No.

CHAPTER

AN ORDINANCE

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 those portions of Lot 538, as set out and delineated on City Assessors Plat 62, presently zoned R-4 Multiple Dwelling and C-2 General Commercial, to an M-1 General Industrial Zone, the subject lot is designated as 30 Chaffee Street.

IN CITY COUNCIL

NOV 18 1965

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Vincent Vespia, CLERK

THE COMMITTEE ON
ORDINANCES

Recommends
Continued - Public Hearing

12-17-65 Clerk

THE COMMITTEE ON
ORDINANCES

Recommends
Passage

1/14/66 Clerk

Mr. Scarretta, as Councilman, by request

CITY OF PROVIDENCE

Department of City Clerk

MEMORANDUM

Providence, R. I., Nov. 22, 1965

TO: City Plan Commission

SUBJECT: PETITIONS (3) FOR CHANGE IN ZONING - Burns Street, Huntington, Homestead and Calhoun avenues, and Chaffee street.

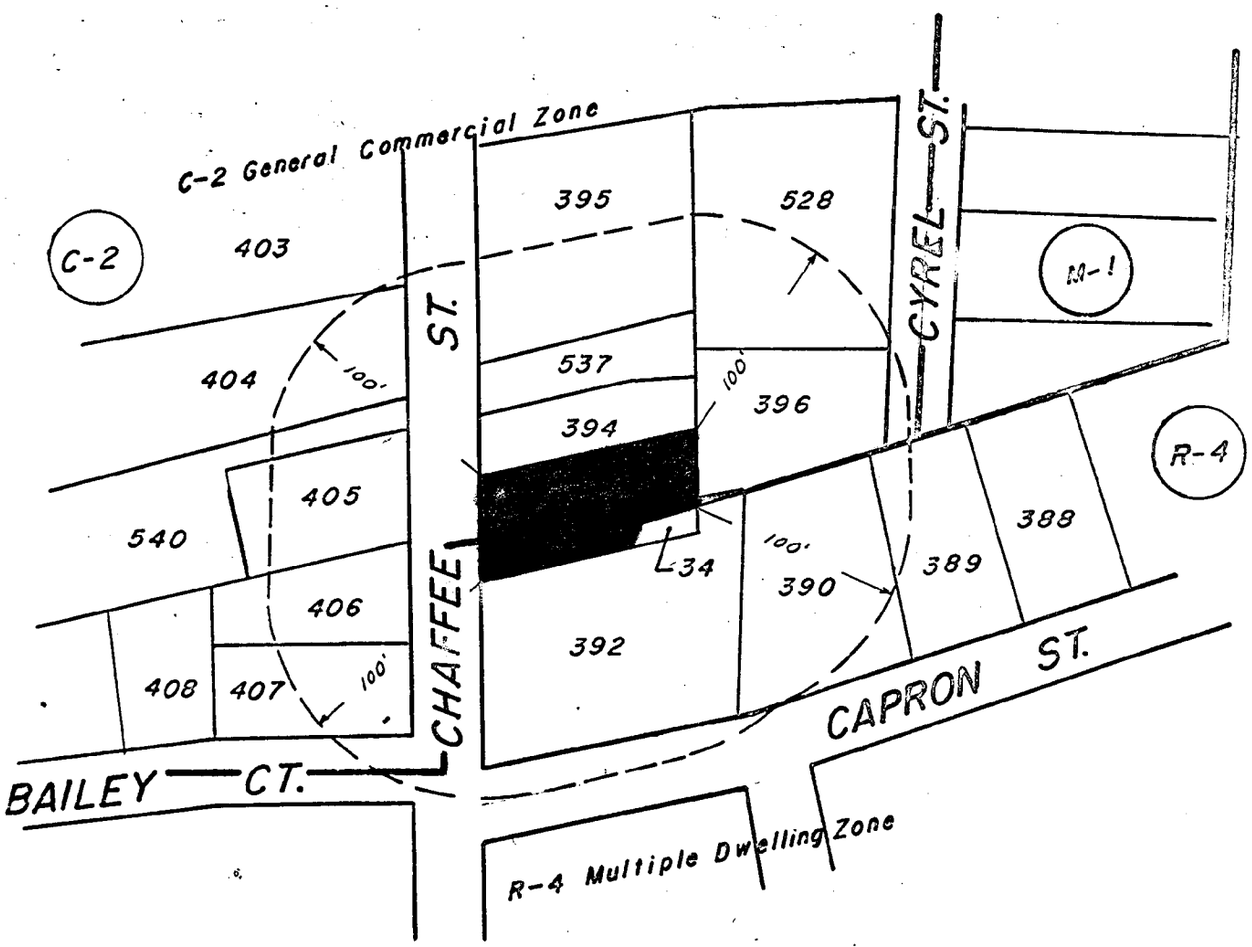
CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached are copies of the above mentioned Petitions for study, report and recommendation back to this Committee.

City Clerk

PROVID[illegible] R. I.
P. W. DEPT. - EN[illegible] OFFICE
CITY PROPE[illegible]TION
Plan No. ____
Date December 13, 1965

Zoning Change No.
Shaded area to be changed from an R-4 Multiple Dwelling Zone and a C-2 General Commercial Zone to an M-1 General Industrial Zone.



Assessors Plat 62

CITY OF [illegible]
[illegible] ENGINEERING
Subject Zoning Change No.
Drawn GFJ Checked LPR
Scale 1" = 80' Date Dec 13, 1965
Correct L P Reil
Approved R B Strong

City Plan Commission

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

Suite 103, City Hall,
Providence, Rhode Island 02903

December 14, 1965

Committee on Ordinances
City Hall
Providence, R. I.

SUBJECT: Referral No. 1512 - ZONING CHANGE AT 30 CHAFFEE STREET

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Thursday, December 9, 1965.

This referral is a request to change those portions of Lot 538, as set out and delineated on City Assessor's Plat 62, presently zoned R-4 Multiple Dwelling and C-2 General Commercial, to an M-1 General Industrial Zone, the subject lot is designated as 30 Chaffee Street and contains 4,172 square feet of land.

The Master Plan proposes Medium Density Residential for this area.

On an inspection and photographic survey it was determined that the property in question contains a one-story masonry structure used as a laundry and dry cleaning plant, with a stick-out neon sign attached to the building, and is a nonconforming use. It is located on a one-way street, and adjacent to St. Adelberts Parochial Elementary School.

Reference is made to Zoning Board Referral #2270, dated August 20, 1965. At that time a request was made for permission to use this property in question as an electroplating plant. The City Plan Commission recommended denial and the Zoning Board upheld this recommendation.

Due to the existence of a few commercial establishments in this area, and the elementary school, combined with the residential density and narrowness of this one-way street, the area is far too congested at present. By opening the area further with an industrial use, matters could only be worsened, and it would create a case of spot zoning. Therefore,

The Commission

VOTED: To recommend that this petition be denied.

FHM:MMH

c.c. Councilman Raymond Cola
Councilman Anthony B. Sciarretta

Very truly yours,

FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

PETITION OF ANTHONY B. SCIARRETTA, BY REQUEST AS COUNCILMAN, FOR CHANGE IN ZONING - 30 CHAFFEE STREET.

Plat 62

Lot 538 - Alphonse DelFiore and wife Genevieve
111 Mauran Street
Cranston, Rhode Island

392 - City of Providence

394 - Old Colony Realty Corp.
72 King Street

537 - "

395 - Leo Tahakjian and wife Takooke
42 Lenox Avenue

390 - Hyman B. Stone
100 Eaton Street

389 - "

396 - Hyman B. Stone and wife Golde
100 Eaton Street

528 - "

403 - Frank J. Sobolewski and wife Jeannie
105 Dora Street

404 - Maria Barlowski
106 Delaine Street

540 - Adolf Mroz and wife Stella
45 Appleton Street

405 - Anna and Theodore Kwiatkowski
27 Chaffee Street

406 - Lepold Andel and wife Apollonia
191 Amherst Street

407 - Doreen M. Cipriano
29 Weybosset Street

34 - Casimir Pulaski Veterans Home
866 Atwells Avenue

Anthony E. Pontarelli, Esquire
49 Westminster Street

Councilman Cola

Councilman Sciarretta

Zoning Change No. 194

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1746

No. 96 AN ORDINANCE AMENDING CHAPTER 544 OF 1951, BY CHANGING FROM AN R-4 MULTIPLE DWELLING ZONE TO AN M-1 GENERAL INDUSTRIAL ZONE, THAT PORTION OF LOT ONE HUNDRED FORTY-SIX (146), AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT TWENTY-SIX (26), PRESENTLY ZONED R-4 MULTIPLE DWELLING; SAID LOT BEING DESIGNATED AS 92 DEAN STREET.

Approved February 7, 1966

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 an M-1 General Industrial Zone, that portion of Lot One Hundred Forty-Six (146), as set out and delineated on City Assessor's Plat Twenty-Six (26), presently zoned R-4 Multiple Dwelling; said lot being designated as 92 Dean Street, bounded and described as follows:

> Beginning at a point on the northeasterly line of Dean Street at the southwesterly corner of Lot 146 on Assessor's Plat 26; thence northwesterly along the northeasterly line of Dean Street to the northwesterly corner of Lot 146; thence northeasterly along the southeasterly line of Lot 147 to the Zoning Division Line of the present R-4 Multiple Dwelling Zone and the present M-1 General Industrial Zone; thence easterly along said Zoning Division Line (crossing Lot 146) to the southeasterly line of Lot 146; thence southwesterly along the northwesterly line of Lot 311 to the northeasterly line of Dean Street at the southwesterly corner of Lot 146 and the point and place of beginning.

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

IN CITY COUNCIL
JAN 20 1966
FIRST READING
READ AND PASSED
Vincent Cespica
CLERK

IN CITY COUNCIL
FEB 3 - 1966
FINAL READING
READ AND PASSED
Russell J. Boyle
PRESIDENT
Vincent Cespica
CLERK

APPROVED
FEB 7 1966
Joseph A. Doorley Jr.
MAYOR

No.

CHAPTER

AN ORDINANCE

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-4 Multiple Dwelling Zone to an M-1 General Industrial Zone, that portion of Lot 146 as set out and delineated on City Assessor's Plat 26 presently zoned R-4 Multiple Dwelling; said lot being designated as number 92 Dean Street.

Councilman Frank Capriò
by Request
Z.Z.
Frank Capriò

IN CITY COUNCIL

NOV 4 - 1965

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Vincent Vespia, CLERK

THE COMMITTEE ON
ORDINANCES

Recommends
Continued - Public Hearing

12-17-65 Clerk

THE COMMITTEE ON
ORDINANCES

Recommends
Passage

1/14/66 Clerk

PETITION OF FRANK CAPRIO, BY REQUEST AS COUNCILMAN, FOR CHANGE IN ZONING - 92 Dean Street.

Plat 26

Lot 146 - Joseph Abood and wife Susie
71 Dean Street

147 - Cornellia Pieranunzi
68 Beaufort Street

148 - Joseph Abood and wife Susie

149 - "

150 - Carmina C. Caldarone for life
106 Almy Street

152 - Michele Luisi and Angelina Luisi
51 Brayton Avenue

153 - Thomas Scorpio and wife Virginia
46 Gesler Street

154 - "

238 - Anthony DeGuilio and wife Vera
12 Midland Drive
Cranston, Rhode Island

239 - Carmina C. Caldarone for life
106 Almy Street

309 - Joseph Abood and wife Susie

310 - Joseph Abood and wife Susie

311 - Luigi Lossini and wife Teresa
98 Dean Street

312 - Giacomo Sturiale and wf. Antonia Estates
41 Spruce Street

313 - Joseph Abood and wife Susie

327 - Nicholas Monti
6 Humes Avenue
Shawomet, Rhode Island

340 - Fred Simon
155 Ceder Street

Plat 28

Lot 56 - David J. Eunis
57 West Friendship Street

371 - David Eunis and Adolf Eunis
12729 Robindale Drive
Rockville, Maryland

372 - "

373 - "

490 - "

369 - Luigi Simeone
67 Spruce Street

370 - Industrial National Bank of Providence.

498 - "

722 - Fiorino DiSano and Concetta DiSano
41 Messenger Street

Councilmen Caprio and Lorenzo

City Plan Commission

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

Suite 103, City Hall,
Providence, Rhode Island 02903

December 14, 1965

Committee on Ordinances
City Hall
Providence, R. I.

SUBJECT: Referral No. 1504 - ZONING CHANGE AT 92 DEAN STREET

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Thursday, December 9, 1965.

This referral is a request to change Lot 31 on Tax Assessor's Plat 26 from an M-1 Zone and an R-4 Zone to an entirely M-1 Zone. The property in question contains 3,171 square feet of land and is situated on the northeasterly side of Dean Street, between Cedar and Spruce Streets.

On an inspection and photographic survey it was determined that the property in question contains a 3-story frame structure used as a two-family dwelling unit with a vacant store on the first floor.

According to the Master Plan, this area is proposed as a C-1 Commercial Zone. The State Public Works Department proposes to widen this portion of Dean Street and will effect this site. If this petition were granted, a small portion of the adjoining lot would be left as R-4 Residential, completely surrounded by land zoned as M-1 Industrial. Until such time as the Master Plan for this area is adopted, no changes contrary to its proposals should be made. Therefore,

The Commission

VOTED: To recommend that this petition be denied.

Very truly yours,

FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

c.c. Councilman Frank Caprio
Councilman Jerry Lorenzo

CITY OF PROVIDENCE

Department of City Clerk

MEMORANDUM

Providence, R. I., 11-10-65

TO: City Plan Commission

SUBJECT: ZONING CHANGES - Dean Street and Thurbers Avenue

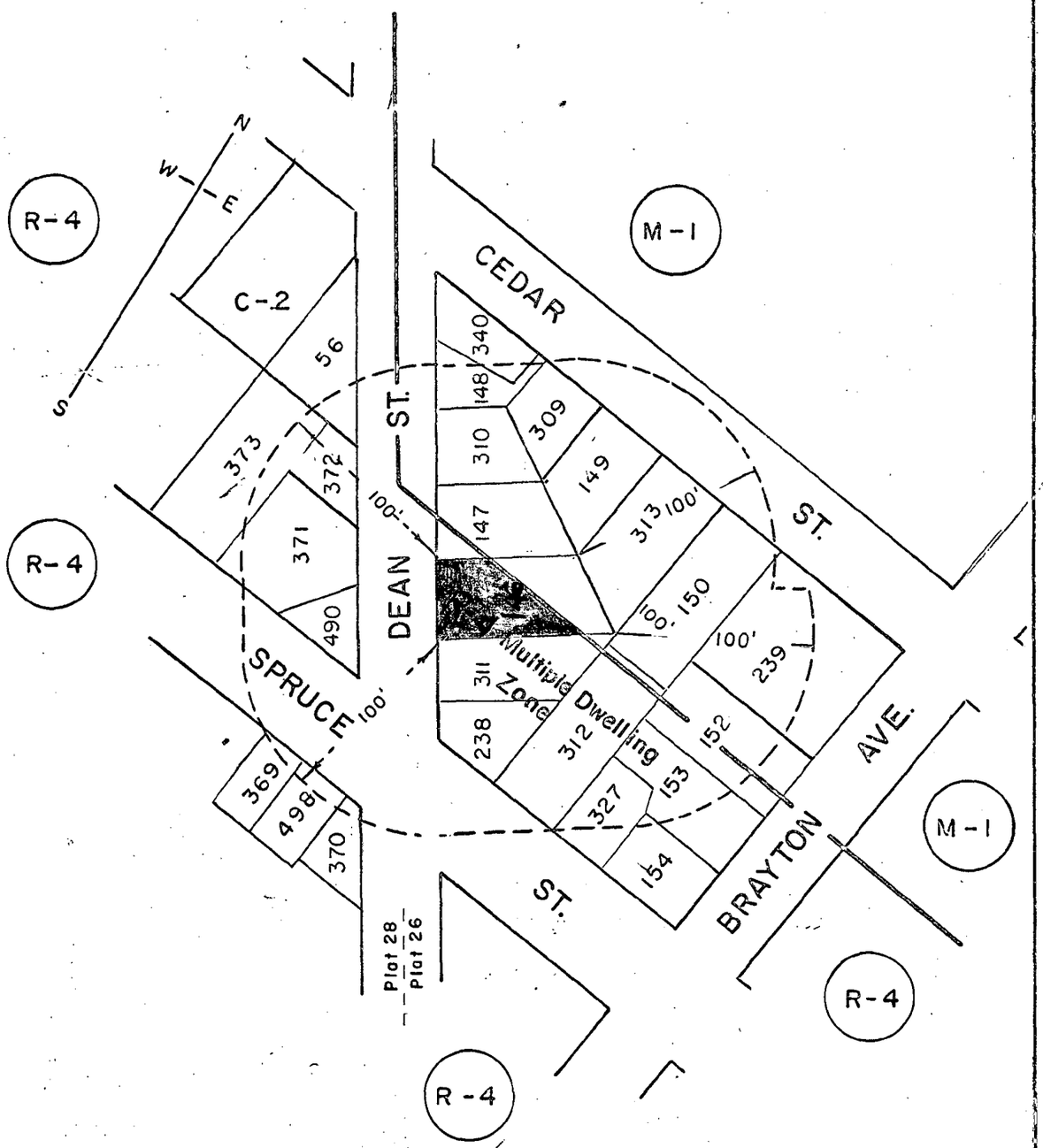
CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached are copies of the above petitions for change in zoning for study, report and recommendation.

City Clerk

Zoning Change No.
Shaded area to be changed from an R-4 Multiple Dwelling Zone to an M-1 General Industrial Zone.

PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No
Date December 3, 1965



Assessor's Plats 26 & 28

CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing Zoning Change No.
Drawn by Toppi Checked by G.J.
Scale 1" = 80' Date 12-3-65
Checked J. J. Reid
Approved Robert B. Strong