

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

TO CONSIDER A CHANGE OF ZONING FROM C4 TO INDUSTRIAL FOR THE FOLLOWING LOTS IN PLAT

II0.

LOTS:

- 373
- 417
- 372
- 418
- 419

ALL OF THESE LOTS ARE LOCATED ON AND ABOUT THE CORNER OF  
FARMINGTON AVE. AND SILVER LAKE AVE. PROV. RI.

RESPECTFULLY SUBMITTED BY THE OWNER

TIROCCHI REALTY CORP. ( RI. CORPORATION)

*Salvatore Tirocchi*  
SALVATORE TIROCCHI, Pres.

REFERRED TO COMMITTEE ON  
FIRST READING  
IN CITY COUNCIL  
MAY 27 1982

RECOMMENDED  
BY COMMITTEE ON

DEPARTMENT OF CITY CLERK  
RECEIVED  
MAR 1 1982

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

*Pd by ch # 4581  
amt. \$150.00*

IN CITY COUNCIL  
MAY 27 1982

*READ and Denied*  
*Rizem Mendonca* CLERK

FILED

MAR 1 10 19 AM '82

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.

RECEIVED  
MAR 8 1982  
CITY CLERK

IN CITY COUNCIL  
MAR 4 1982  
FIRST READING  
REFERRED TO COMMITTEE ON ORDINANCES

Rose M. Mendonca CLERK

THE COMMITTEE ON  
ORDINANCES

April 28, 1982

Recommends

Be Continued  
Michael R. Clement

MAY 5 1 1982  
CITY COUNCIL

THE COMMITTEE ON  
ORDINANCES

Recommends Serial

Rose M. Mendonca  
Clerk

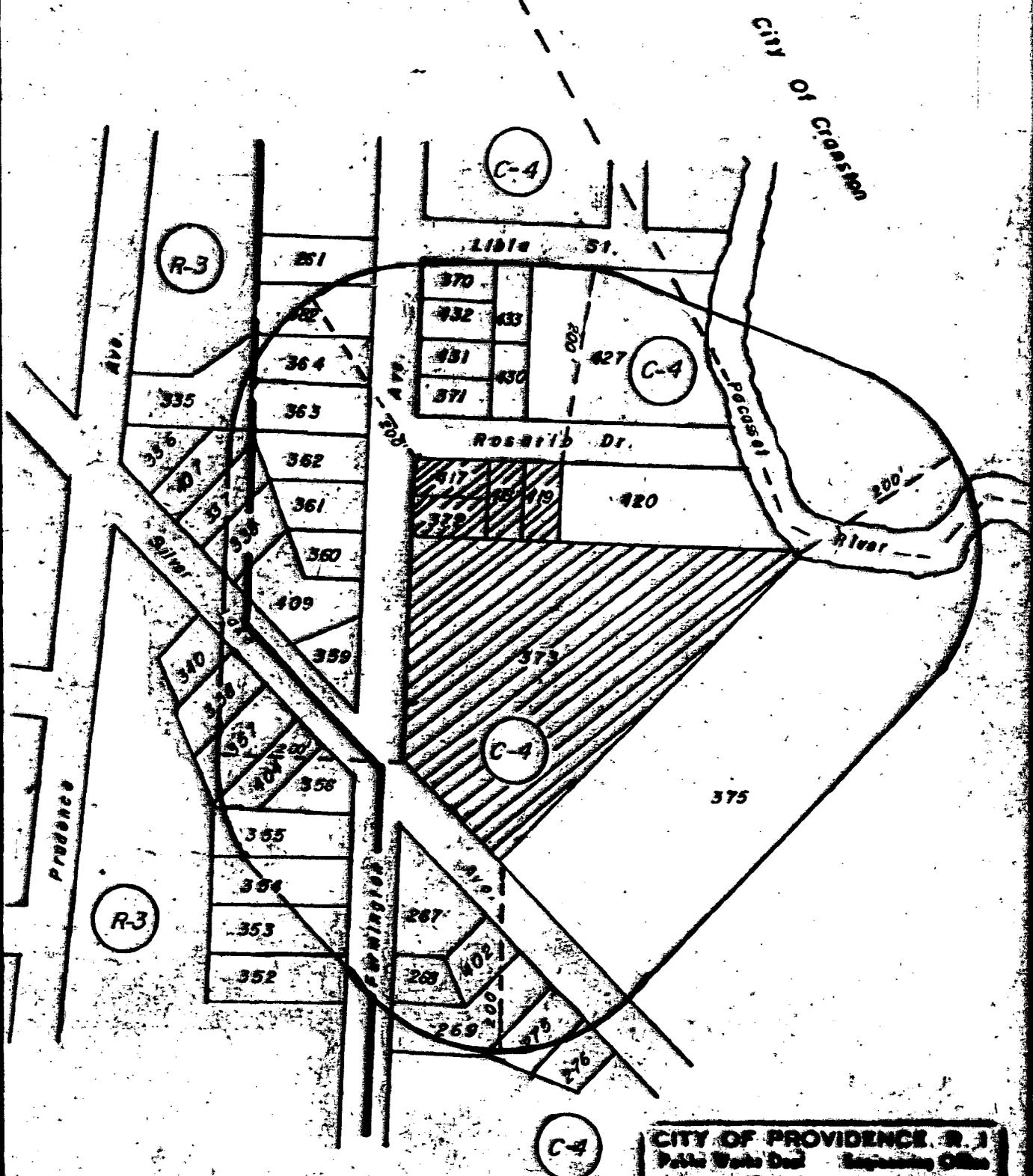
May 10, 1982

No. 343 Not Passed  
 May 27, 1982

Zoning Change No.

Crossed-Hatched Area To Be Changed  
 From An C-4 Heavy Commercial Zone  
 To a M-1 Industrial Zone.

PROVIDENCE, R. I.  
 P. O. BOX 1 - ENGINEERING BUREAU  
 CITY PROPERTY SECTION  
 Plan No. \_\_\_\_\_  
 Date March 17, 1982



Lot Numbers From Assessor's Plot 110

CITY OF PROVIDENCE, R. I.  
 Public Works Dept - Engineering Office  
 Executive ZONING CHANGES  
 Drawn by JAL Checked by RJD  
 Scale 1/4" = 10' Date 3-17-82  
 Council [Signature] Assistant Eng.  
 Approved [Signature] P.E.  
 Date 3-17-82

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 CONSIDER A CHANGE OF ZONING FROM C4 TO INDUSTRIAL FOR THE FOLLOWING LOTS IN PLAT  
110.

LOTS:

373 ALL OF THESE LOTS ARE LOCATED ON AND ABOUT THE CORNER OF  
417 FARMINGTON AVE. AND SILVER LAKE AVE. PROV. RI.  
372  
418  
419

RESPECTFULLY SUBMITTED BY THE OWNER

TIROCCHI REALTY CORP. (RI. CORPORATION)

*Salvatore Tirocchi*  
SALVATORE TIROCCHI, *Pres.*

DEPARTMENT OF CITY CLERK  
RECEIVED

MAR 1 1982

*M. Mendenhall*  
CITY CLERK OF PROVIDENCE, R. I.

*Pd by ch # 4581*

*amt #150.00*

**FILED**

MAR 1 10 19 AM '82

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.

RECEIVED  
CITY CLERK

MAR 1 8 50 AM '82

**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 CONSIDER A CHANGE OF ZONING FROM C4 TO INDUSTRIAL FOR THE FOLLOWING LOTS IN PLAT

110.

LOTS:

375  
417  
372  
418  
419

ALL OF THESE LOTS ARE LOCATED UP AND ABOUT THE CORNER OF  
PARKINGTON AVE. AND SILVER LAKE AVE. PROV. RI.

RESPECTFULLY SUBMITTED BY THE CLIENT  
THROUGH REALTY COMP. (RI. CORPORATION)  
SALVATORE THROUGH

DEPARTMENT OF CITY CLERK  
RECEIVED

MAR 1 1982

*M. Mendonca*  
CITY CLERK OF PROVIDENCE, R. I.

*Pd by Ch #4581  
amt. \$150.00*

FILED

MAR 1 10 19 AM '82

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

RECEIVED  
MAR 1 10 19 AM '82

MAR 1 10 19 AM '82

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: March 8, 1982  
TO: Joseph DiSanto, Director of Public Works  
SUBJECT: ZONING CHANGE - TIROCCHI REALTY CORP.  
CONSIDERED BY: Committee on Ordinances

DISPOSITION:

Attached is a copy of the subject Ordinance, for your study and report, along with a list of the abutting owners and a tracing of the area.

*Michael R. Clement*  
FIRST DEPUTY City Clerk



# The City Plan Commission

40 FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

April 22, 1982

Committee on Ordinances  
c/o City Clerk  
City Hall  
Providence, Rhode Island 02903

Attention: Michael Clement

Subject: Referral No. 2055 - Zone change from C-4 to M-1 for  
Lots 373, 417, 372, 418 and 419 on A.P. 110 at Farmington  
Avenue and Cavallatti Street

Gentlemen:

The City Plan Commission, at its April 14, 1982 rescheduled monthly meeting, reviewed and evaluated the subject petition which contained a request by Tirocchi Realty Corporation for the rezoning of the subject lots from C-4 Heavy Commercial Zone to M-1 General Industrial Zone.

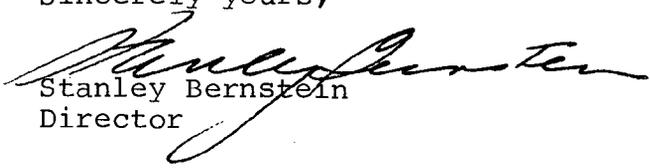
The subject lots contain 97,508 sq. ft. of land which is bounded by three (3) streets and has a 151 foot frontage on the southerly side of Silver Lake Avenue, a 235 foot frontage on the southerly side of Farmington Avenue and a 160 ft. frontage on the northerly side of Cavallatti Street.

A field inspection revealed that Lots 372, 417, 418 and 419 at the corner of Farmington Avenue and Cavallatti Street are vacant and unimproved. Lot 373, the major area in question, at the corner of Silver Lake and Farmington Avenues contains a one-story brick structure in good condition. It is occupied by the jewelry business which is named "Custom Design" and is located within a large C-4 area. There are residential properties surrounding the three street frontage sides of the subject lots in good to excellent condition. The proposed zone change will have an adverse effect on the surrounding residential properties and is also considered spot zoning. Therefore,

The Commission

Voted: To recommend to the Committee that this petition be denied.

Sincerely yours,

  
Stanley Bernstein  
Director

SB/cd

cc: Councilman Louis R. Stravato  
Councilman Philip A. Almagro

FILED

APR 23 1 49 PM '82

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

APR 23 1 49 PM '82  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

# CITY PLAN COMMISSION PROVIDENCE, R. I.

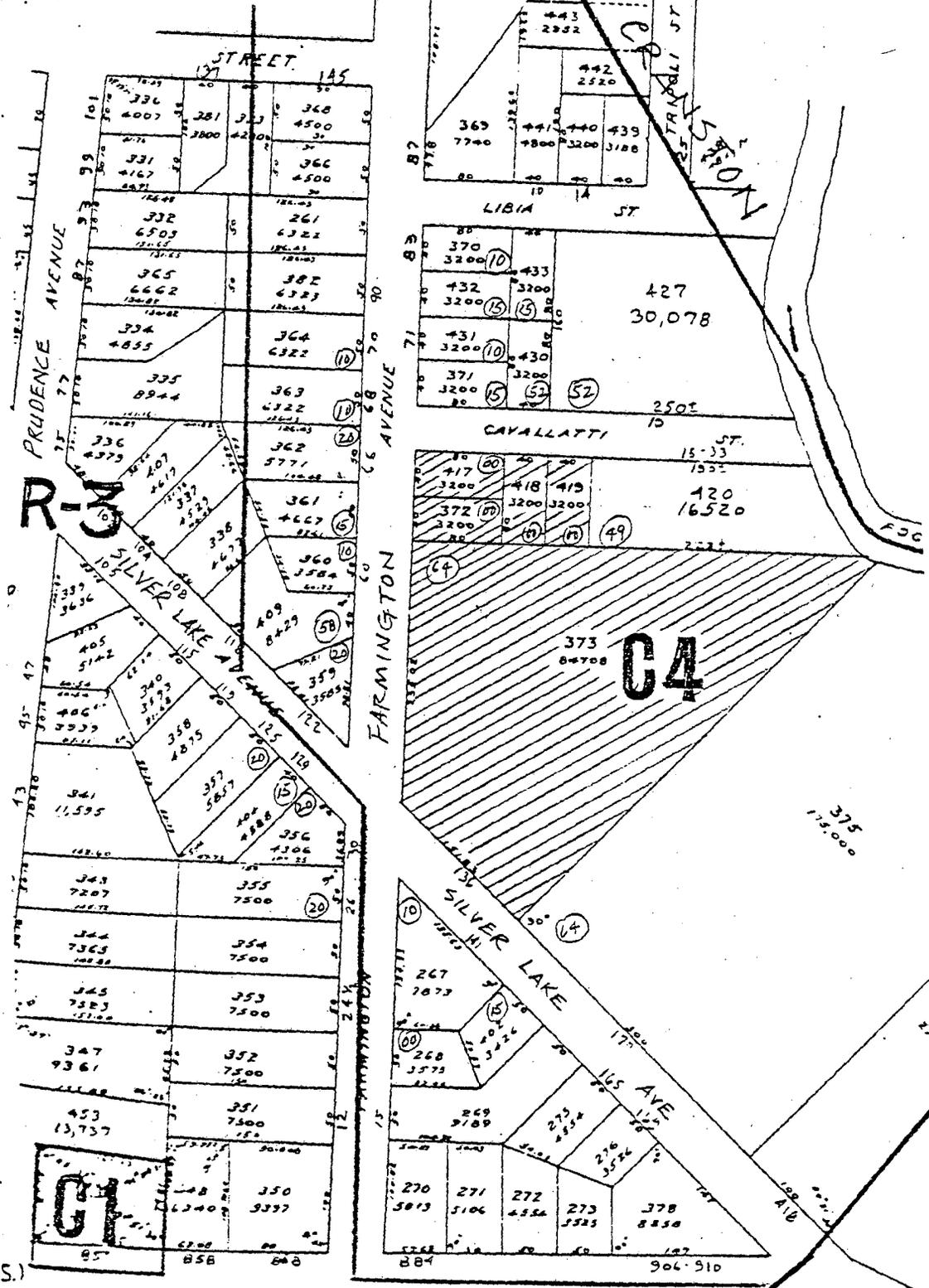
Ref. No. 2055 Subject: ZONE CHANGE FROM C-4 TO M-1

Plat No. 110 Lot Nos 373, 417, 372, 418 & 419

Lot Area: 97,508 sq. ft.

### LAND USE LEGEND

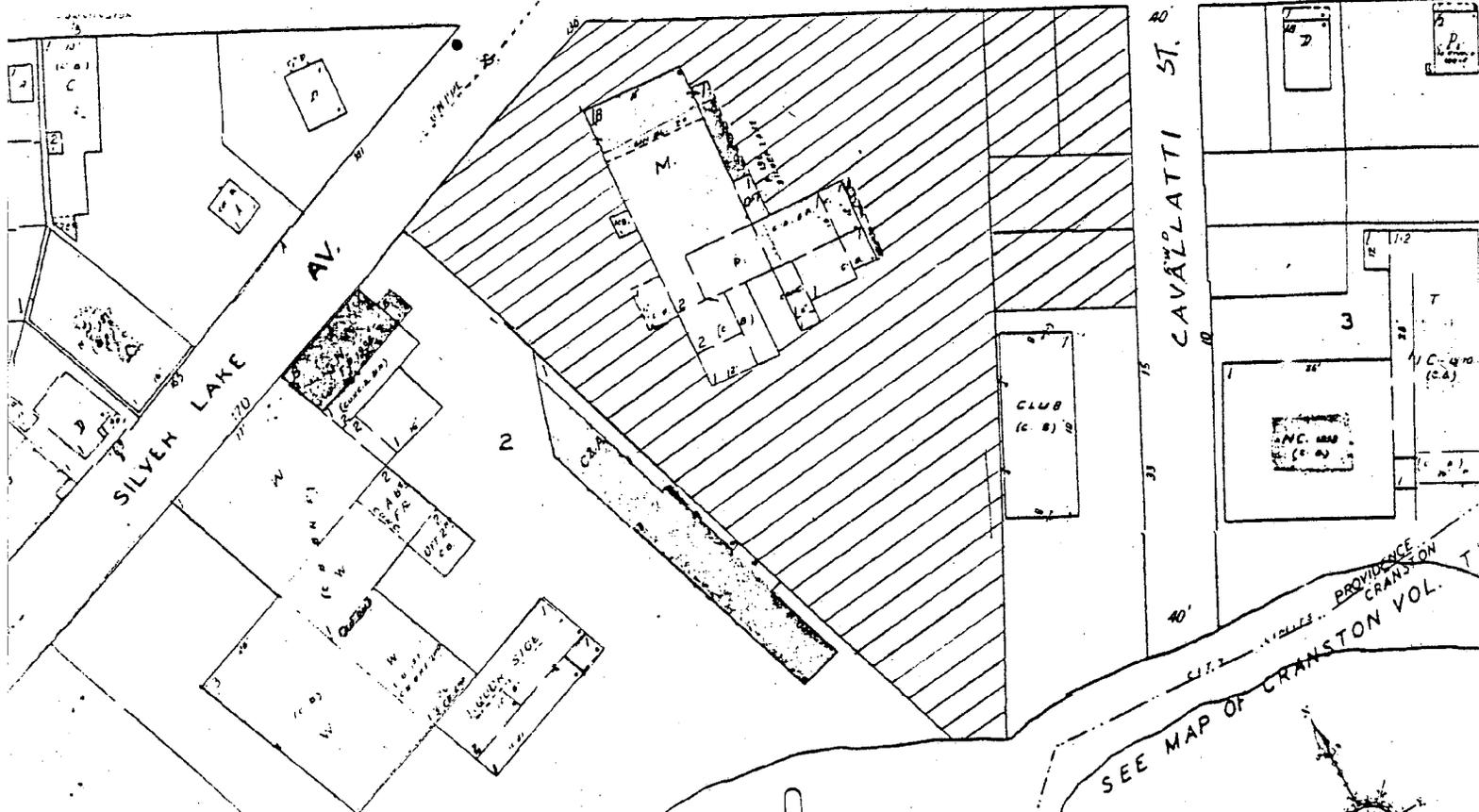
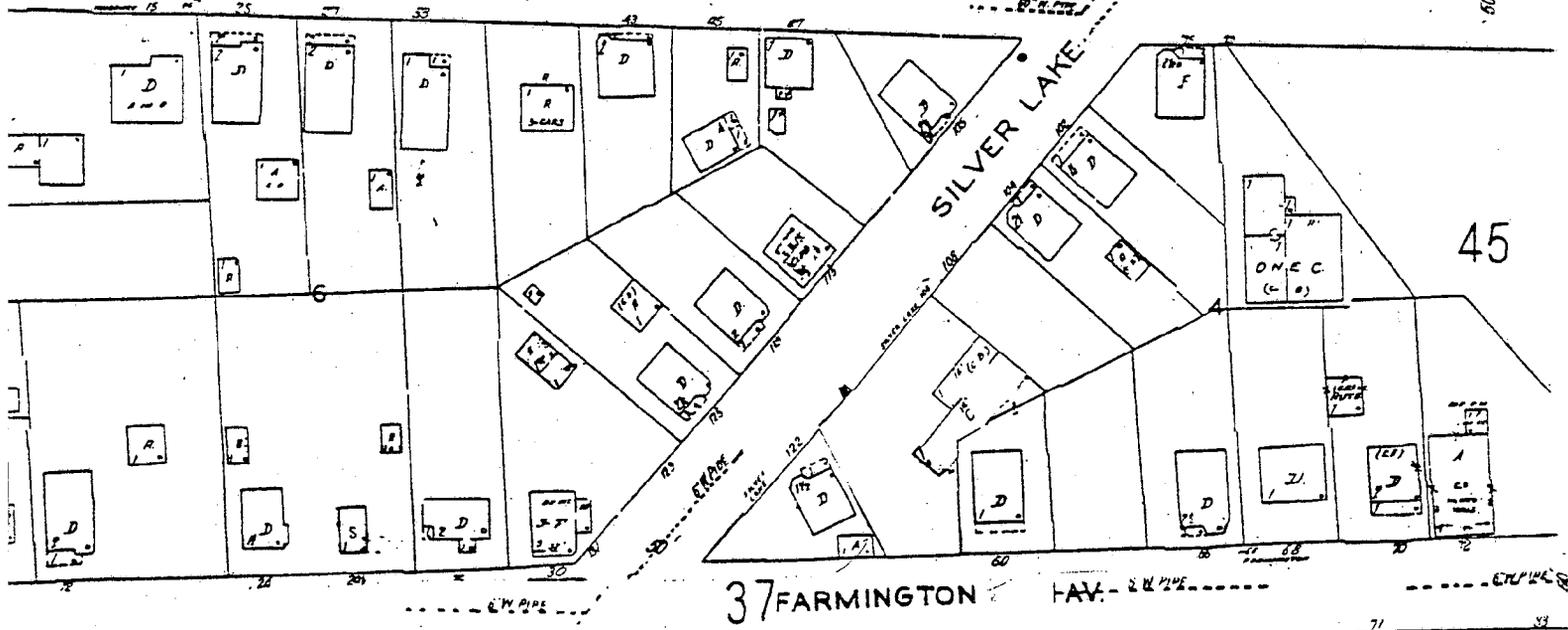
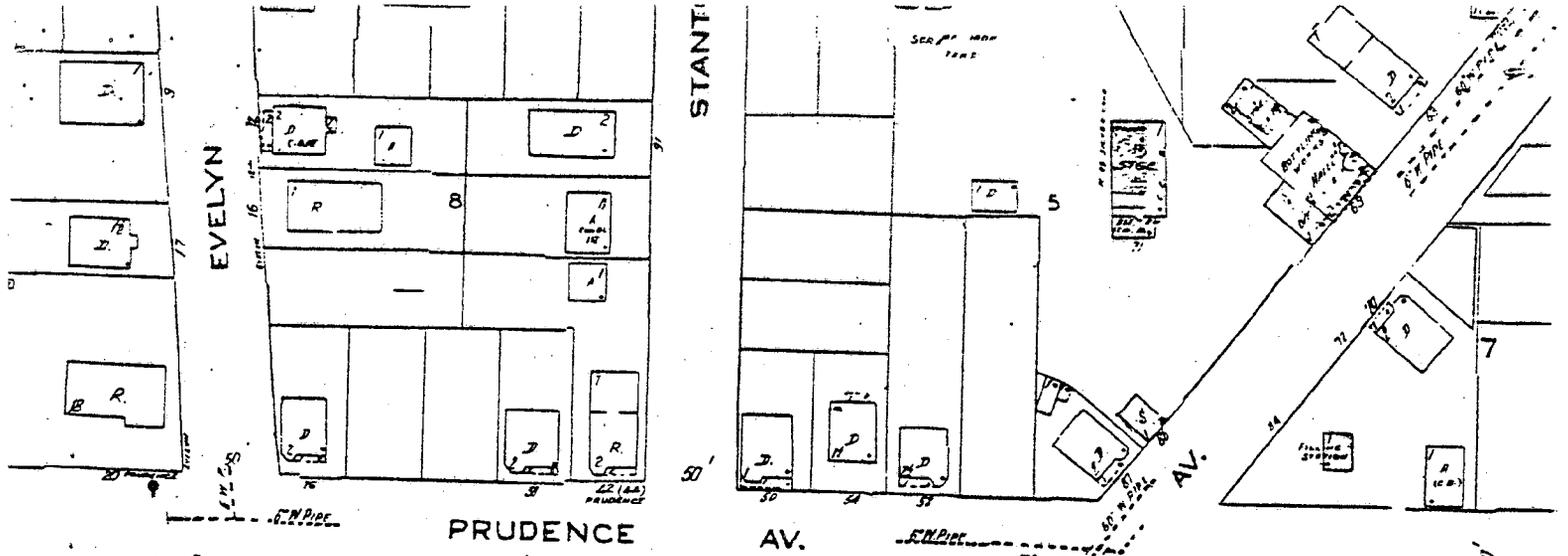
- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & 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: 3/18/82 By: SDC Scale: —

TOWN OF WILSTON





Ref # 2055

City of Providence

RECEIVED

MAR 8 1982

PLANNING DIVISION



Rhode Island

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

MAR - 8 1982

Department of City Clerk

RECEIVED  
55, 509, RP

MEMORANDUM

DATE: March 8, 1982

TO: Stanely Bernstein, Director Of Planning and Urban Development

SUBJECT: ZONING CHANGE - TIROCCHI REALTY CORP.

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

Attached is a copy of the subject Ordinance, for your study and report back in writing, to the said Committee.

*Michael R. Clement*

FIRST DEPUTY City Clerk

# PETITION TO THE CITY COUNCIL

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TO CONSIDER A CHANGE OF ZONING FROM C4 TO INDUSTRIAL FOR THE FOLLOWING LOTS IN PLAT

M-1

II0.

LOTS:

373  
417  
372  
418  
419

ALL OF THESE LOTS ARE LOCATED ON AND ABOUT THE CORNER OF  
FARMINGTON AVE. AND SILVER LAKE AVE. PROV. RI.

RESPECTFULLY SUBMITTED BY THE OWNER

TIROCCHI REALTY CORP. (RI. CORPORATION)

*Salvatore Tirocchi*  
SALVATORE TIROCCHI, *Pres.*

DEPARTMENT OF CITY CLERK

RECEIVED

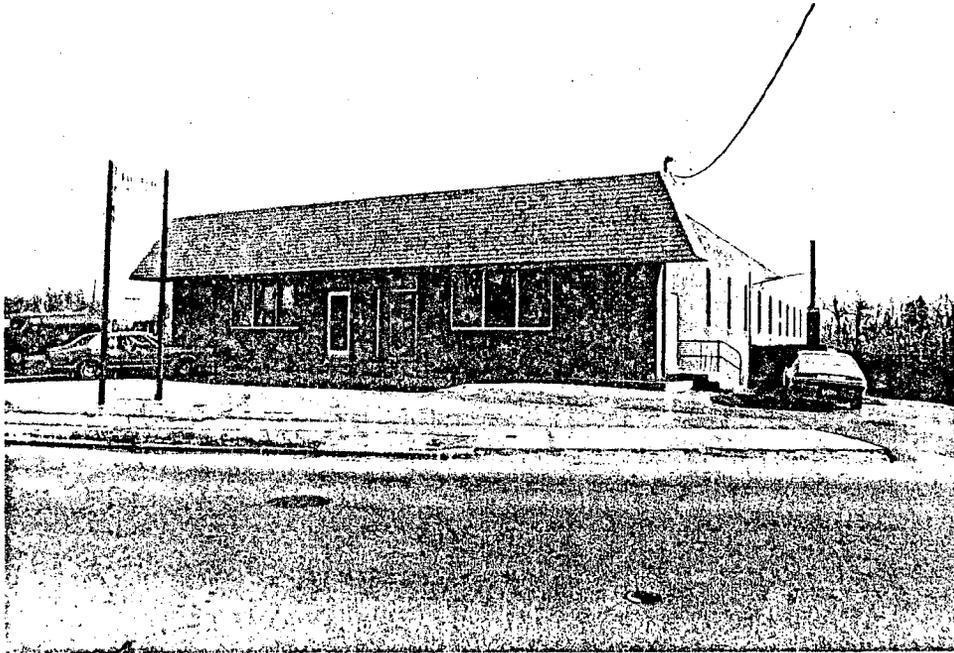
MAR 1 1982

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

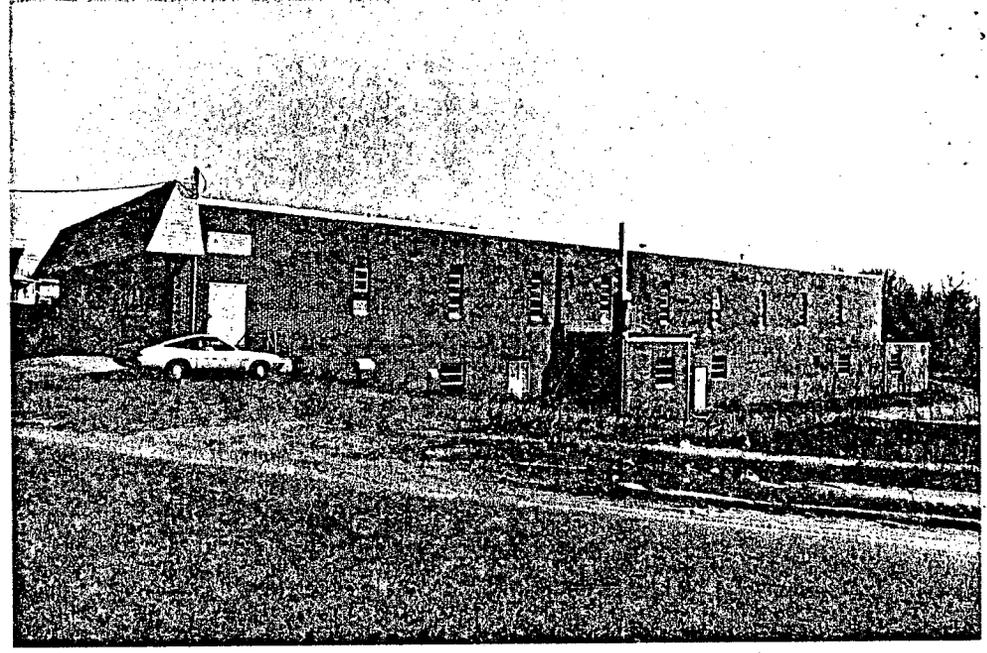
*Pd by ch # 4581*

*amt. \$150.00*

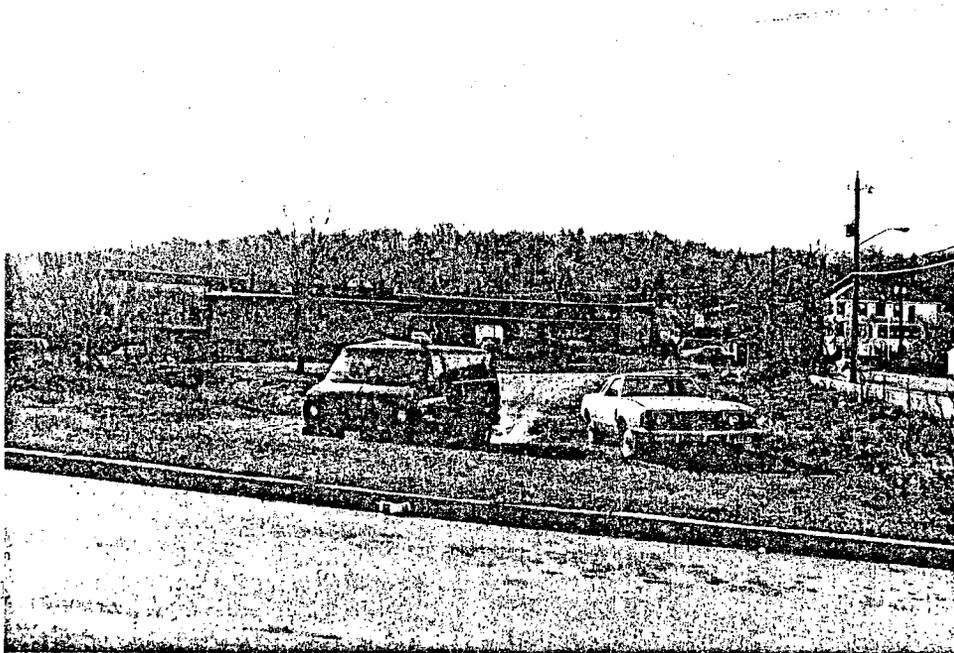
CPC Referral No.2055 - Proposed Zone Change from C-4 to M-1 for Lots 373,417,372,418 and 419 on A.P. 110 at Silver Lake Ave., Farmington Ave. and Cavallatti St.



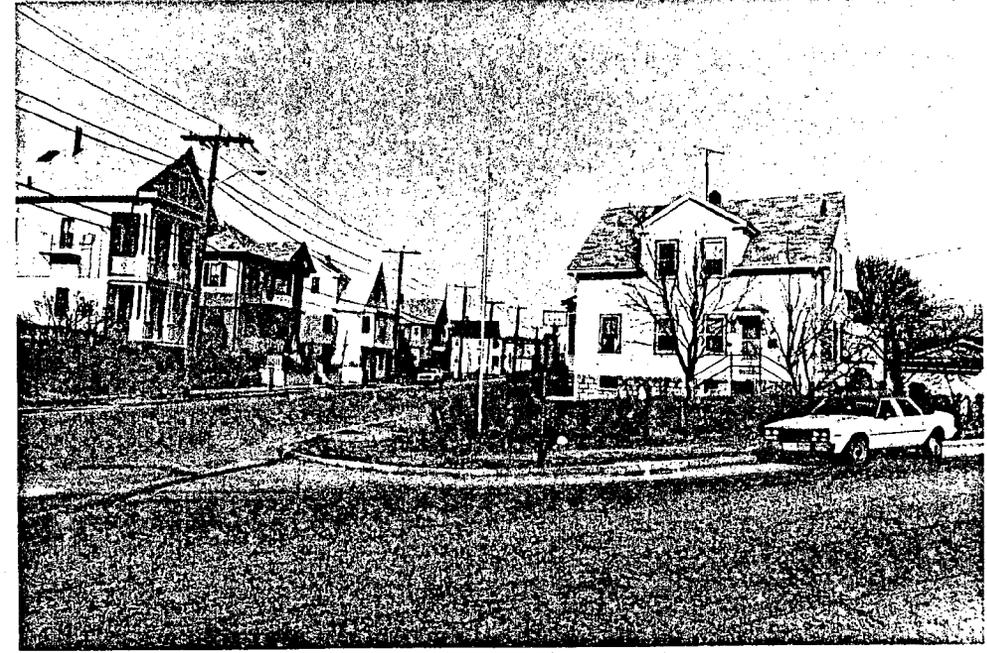
FRONT VIEW OF SUBJECT BUILDING FROM SILVER LAKE AVE.



SIDE VIEW OF SUBJECT BUILDING FROM SILVER LAKE AVE.



VIEW OF SUBJECT VACANT LOTS FROM CAVALLATTI ST.



VIEW OF RESIDENTIAL STRUCTURES ALONG SILVER LAKE AVE FROM THE INTERSECTION OF SILVER LAKE & FARMINGTON AVE

City of Providence



Rhode Island

## Department of City Clerk

### MEMORANDUM

DATE: March 8, 1982

TO: Stanely Bernstein, Director Of Planning and Urban Development

SUBJECT: ZONING CHANGE - TIROCCHI REALTY CORP.

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

Attached is a copy of the subject Ordinance, for your study and report back in writing, to the said Committee.

*Michael R. Clement*  
FIRST DEPUTY City Clerk

Rosario Drive Zoning Change  
changed from C-4 Heavy Commercial Zone to  
M-1 Industrial Zone

Plat 110

Lot 417 Tirocchi Realty Inc.  
836 Plainfield Street  
Providence, R.I. 02909

Lot 418 Same

Lot 419 Same

Lot 420 Rosario di Marzanello  
(Napoli)

Lot 372 Same

Lot 373 Same

Lot 375 Anthony J. Barone & wf. Rose  
305 Langon Street  
Providence, R.I. 02904

Lot 276 Frank Bassi & wf. Anna  
169 Silver Lake Ave  
Providence, R.I. 02909

Rosario Drive zoning change  
Build

Plot 110

Lot 382 Joseph Suali & Sons  
90 Farmington Ave  
Providence, R.I. 02909

Lot 364 Ronald C. Lake & wif. Carol  
70 Farmington Ave  
Providence, R.I. 02909

Lot 363 Frank L. Andreozzi & wif. Phyllis  
68 Farmington Ave  
Providence, R.I. 02909

Lot 362 Amelia Scungio  
66 Farmington Ave  
Providence, R.I. 02909

Lot 361 Paolo Cairore & wif. Ann  
60 Farmington Ave  
Providence, R.I. 02909

Lot 360 Same

✓ Lot 370 Elisa Calicchia Est  
83 Farmington Ave  
Providence, R.I. 02909

Lot 433 Same

Rosario Drive Zoning Change  
cont'd

Plat 110

Lot 275 Foresight Incorporated  
910 Plainfield Street  
Providence, R.I. 02909

Lot 269 Salvatore Pancione  
66 Argonne Street  
Providence, R.I. 02909

Lot 268 Albert A. Pistorico  
141 Silver Lake Ave  
Providence, R.I. 02909

Lot 402 Same

Lot 267 Anna Polanska  
141 Silver Lake Ave  
Providence, R.I. 02909

✓ Lot 353 Joseph Calabrese  
1134 Plainfield Street  
Johnston, R.I. 02919

Lot 354 Same

Lot 355 Same

Rosario Drive zoning change  
Cont'd

Plat 110

Lot 356 Domenico Lombardi & wif. Emilia  
131 Silver Lake Ave  
Providence, R.I. 02909

Lot 404 Same

Lot 357 Joseph Cannata  
125 Silver Lake Ave  
Providence, R.I. 02909

Lot 358 Angelo Martinelli & wif. Anna  
119 Silver Lake Ave  
Providence, R.I. 02909

Lot 359 Albert Parrillo  
122 Silver Lake Ave  
Providence, R.I. 02909

Lot 409 Same

Lot 338 Same

✓ Lot 335 Henry Calicchia Jr.  
28 Alcar Dr.  
Johnston, R.I. 02919

Rosario Drive zoning change  
Cont'd

Plat 110

Lot 432 Elisa Calischka Est  
83 Farmington Ave  
Prov, R.I. 02909

Lot 431 Frank Catalozzi & wif. Eva  
71 Farmington Ave  
Providence, R.I. 02909

Lot 371 Same

Lot 430 Same

Lot 427 Calisc & Sons Bakery Inc.  
10 Rosario Str.  
Prov, R.I. 02909

Lot 261 Henry Calischka  
28 Clear Str.  
Johnston, R.I. 02919

Lot 407 Peter Parrillo & wif. Marie  
102 Silver Lake Ave  
Prov, R.I. 02909

Lot 337 Joseph Rossi  
104 Silver Lake Ave  
Providence, R.I. 02909

Rosario Dr.

Lot 340 Joseph Oliva & wf. Eleanor  
116 Chappy Street  
Cranston, R.I. 02920

Lot 352 Joseph Calabrese  
1134 Plainfield Street  
Johanna, R.I. 02919

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF PROVIDENCE, WHO LIVE IN THE AREA IN WHICH AN AMENDMENT TO THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF PROVIDENCE IS PROPOSED, STRONGLY OPPOSE THE PETITION OF TIROCCHI REALTY CORP. TO CHANGE FROM A C-4 HEAVY COMMERCIAL ZONE TO AN M-1 INDUSTRIAL ZONE, LOTS 373, 417, 372, 418, and 419 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 110.

NAME

ADDRESS

* Nicholas Romono	104 Silver Lake Ave.
Mrs. Josephine Condon	47 Prudence Ave.
Ad. De Angelis	50 Prudence Ave.
Vincenzo Peluso	54 Prudence Ave.
Michael E. Casci	10 Rosario Drive
Mr. & Mrs. Joseph Pescatore	145 Ethan St.
Mr. & Mrs. Frank Birns	89 Farmington Ave.
* Mr. & Mrs. Joseph B. Andreozzi	68 Farmington Ave.
* Mrs. Mrs. Donald E. Lake	70 Farmington Ave.
Mr. & Mrs. Paul Carrone	60 Farmington Ave.
Joseph Zogala	58 Prudence Ave.
Ralph Pizzaville	58 Prudence Ave.
Anna Diacomini	105 Silver Lake Ave.
Mr. & Mrs. John Ciaramello	87 Silver Lake Ave.
Mrs. & Mrs. Joseph Sarandrea	
Mr. & Mrs. Fred Scungio	66 Farmington Ave. Prov. R.I.
* Angelo Greco	66 Farmington Ave. R.I.
* Anna Martinelli	119 Silver Lake Ave. R.I.
Manuel D. Phillos	119 Silver Lake Ave. R.I.
Mr. & Mrs. Raymond M. Sabetta	

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF PROVIDENCE, WHO LIVE IN THE AREA IN WHICH AN AMENDMENT TO THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF PROVIDENCE IS PROPOSED, STRONGLY OPPOSE THE PETITION OF TIROCCHI REALTY CORP. TO CHANGE FROM A C-4 HEAVY COMMERCIAL ZONE TO AN M-1 INDUSTRIAL ZONE, LOTS 373, 417, 372, 418, and 419 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 110.

NAME

ADDRESS

- \* Mrs Joseph Rossi 104 Silver Lake Ave
- Mrs. Gloria Belongus 115 Silver Lake Ave
- Mrs. & Mrs. Richard Peluso 115 Silver Lake Ave
- \* Mr. & Mrs. Joseph Olivo 115 Silver Lake Ave
- Mrs. & Mrs. David Giacomini 105 Silver Lake Ave
- \* Joseph Corrao 125 Silver Lake Ave
- Joseph A. Geron 66 Hammoneta Ave
- \* Mr. & Mrs. Frank Catalozzi 71 Farmington Ave
- Mr. & Mrs. Michael Cecerone 10 Libia St
- Mr. Doni Campopiano 14 LIBIA ST
- \* Ann Stanill 51 Hillside Rd. H. Pillsbury
- \* Joseph Calabrese 1124 Hambley St. (Hambley Rd)
- Maria Calicchia 83 Farmington Ave.
- Robert Calicchia 83 Farmington Ave.
- Jack Calicchia 83 Farmington Ave





# J. BENJAMIN NEVIN Co.

*Realtors*

INDUSTRIAL BANK BUILDING • PROVIDENCE, RHODE ISLAND 02903

J. CLIFDEN O'REILLY, JR.  
*President*

TELEPHONE 331-2740

## QUALIFICATIONS:

J. CLIFDEN O'REILLY, JR.

### BUSINESS ASSOCIATION:

Associated with J. Benjamin Nevin Co. for over twenty-five years in the general real estate business; selling, leasing and appraising of residential, commercial, industrial and farm properties throughout Rhode Island, nearby Massachusetts and Connecticut.

### APPRAISALS AND SALES:

Have held many contracts with the State of Rhode Island for appraising, for condemnation purposes on properties located in Providence, East Providence, Pawtucket, Johnston, Warwick, West Warwick, Cranston, Foster and Glocester, Rhode Island, over the past twenty-five years. Also, for the Providence Redevelopment Agency, preliminary appraisals and re-use appraisals in the City of Providence and Housing Authorities for the Towns of Burrillville and Coventry, Rhode Island.

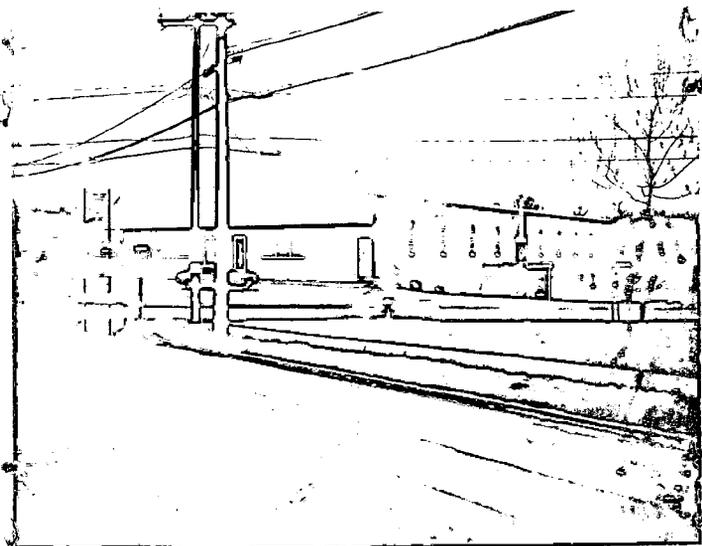
Have submitted many written appraisals, and sold for, private individuals, lawyers, law firms and banks, such as Industrial National Bank, Rhode Island Hospital Trust National Bank and Citizens Trust Company, on all types of property throughout Rhode Island. Some national concerns that I have submitted written appraisals to are: International Business Machines, Inc., Hartford Insurance Company, Aetna Insurance Company, Bethlehem Steel Corporation, Owens-Corning Fiberglas Corp., ITT Grinnell, Getty Oil and Phillips 66, and also, the United States Government, Small Business Administration.

Have appraised and sold properties in every city and town in Rhode Island and nearby Massachusetts and Connecticut.

Have qualified and testified on numerous occasions in Superior Court, State of Rhode Island and United States Federal District Court as a real estate expert on value; have testified in Equity Court to assess damages; have testified in every city and town in Rhode Island, before Zoning Boards of Review, Probate Courts and Town Councils.

### PROFESSIONAL ORGANIZATIONS:

President of Greater Providence Board of Realtors: 1967.  
President of the Rhode Island Realtors Association  
of the National Association of Real Estate Boards: 1969.





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136 Silver Lake Avenue  
Providence, Rhode Island