

Amending Change # 256

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1973-3

No. 27 AN ORDINANCE AMENDING CHAPTER 544 OF 1951
BY CHANGING FROM A C-2 GENERAL COMMERCIAL ZONE TO A C-4 HEAVY
COMMERCIAL ZONE, LOT 131, AS SET OUT AND DELINEATED ON CITY
ASSESSOR'S PLAT 70; SAID LOT BEING SITUATED AT 571 DOUGLAS AVENUE.

Approved January 23, 1973

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, ap-
proved 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-2 General Commercial Zone to a C-4 Heavy Com-
mercial Zone, Lot 131, as set out and delineated on City Asses-
sor's Plat 70; said lot being situated at 571 Douglas Avenue,
bounded and described as follows:

Beginning at a point on the easterly line of Douglas Avenue
at the northwesterly corner of Lot 131 on City Assessor's Plat
70; thence easterly along the southerly line of Lot 130 to the
northeasterly corner of Lot 131; thence southerly along the
westerly line of Lot 132 to the southeasterly corner of Lot 131;
thence westerly along the northerly line of Lot 188 to the east-
erly line of Douglas Avenue at the southwesterly corner of Lot
131; thence northerly along the easterly line of Douglas Avenue
to the northwesterly corner of Lot 131 and the point and place
of beginning.

SECTION 2. This Ordinance shall take effect upon its pass-
age.

IN CITY COUNCIL
DEC 21 1972
READ AND PASSED
Vincent Vecchia
CLERK
IN CITY COUNCIL
JAN 2 - 1973
READ: *and laid on Clerk's desk*
Vincent Vecchia
CLERK

APPROVED
Joseph A. Porley
MAYOR

IN CITY COUNCIL
JAN 18 1973
FINAL READING
READ AND PASSED
Robert G. Johnston
PRESIDENT
Vincent Vecchia
CLERK

No.

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

THE COMMITTEE ON
ORDINANCES

.....
Approved by the
The Village Board

Unanimous Verdict
12/18/72

12-14

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

That the undersigned, PETRARCA REALTY, INC., is the owner in fee simple of that certain parcel of land located at 571 Douglas Avenue, Providence, Rhode Island, being further described as Lot One Hundred Thirty One (131) on Tax Assessor's Plat Seventy (70); and it hereby petitions the City Council for a change in zoning of said parcel from a C-2 zone to a C-4 Heavy Commercial zone for the purpose of causing to be erected thereon a gasoline station.

PETRARCA REALTY, INC.

WKS
Witness

By: Anthony Petrarca Pres.

DATED:

DEPARTMENT OF CITY CLERK
RECEIVED

AUG 17 1972
PROVIDENCE, R. I.

Vincent. Vespina
CITY CLERK OF PROVIDENCE

Pd. by ch # 272
Angelo Y. Rossi
Mobil Oil Co. amt \$100.00

FILED

AUG 17 1 46 PM '72

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY
COUNCIL

SEP 7 - 1972

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCE

William Vespe
CLERK



Department of City Clerk

MEMORANDUM

DATE: September 8, 1972th

TO: Director Pallozzi

SUBJECT: PETITION-PETRARCA REALTY, INC.-571 DOUGLAS AVENUE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of Petition of above subject for change of zoning.

Vincent Vespea
City Clerk

PETITION OF PETRARCA REALTY, INC., FOR CHANGE IN ZONING - 571
DOUGLAS AVENUE.

Plat 70

- Lot 14 - Carl, Jr., Angelo and Arthur Dolce
363 Admiral Street
- 16 - Dorothy P. Libutti
Battey Meeting House Road
Scituate, Rhode Island
- 17 - Societa Mutuo Soreorso Maria S.S. Della Carita
- 18 - Mary E. Anania
13 Hawkins Street
- 5 - Elio Quattrocchi and wife Annunziata
12 Hawkins Street
- 13 - Eagle Loan Company, Inc.
365 Mount Pleasant Avenue
- 12 - Vincenzina Cambio wife Thomas
379 Admiral Street
- 11 - Joseph C. Scuncio and wife Vincenza
19 August Street
- 10 - Anna C. Porcaro
8 John F. Kennedy Circle
North Providence
- 9 - Eugenio Addeo and wife Michele Est.
286 Eaton Street
- 182 - Domenic M. Gianfranceso and wife Italia
269 Huxley Avenue
- 135 - Carolina Crugnale
354 Admiral Street
- 134 - "
- 133 - Vincent N. Ciavatta and wife Carmella F.
364 Admiral Street
- 132 - "
- 130 - P.M. Realty Company
c/o Shell Oil Company
Tax Department
P.O. Box 2237
Princeton, New Jersey
- 131 - Petrarca Realty, Inc.
1350 Mineral Spring Avenue
North Providence
- 188 - Eugenia D'Amico
567 Douglas Avenue
- 187 - "
- 186 - Pasquale Delli Carpini and wife Anna
99 Coggeshall Street
- 185 - Constantino Falcone and wf Giovannina
97 Coggeshall Street
- 648 - T & S Realty, Inc.
77 Coggeshall Street
- 215 - Peter DeMarco and wife Elvira
549 Douglas Avenue

Lot 189 - Angelo D. Budano and Henrietta Budano
100 Coggeshall Street

190 - Alfonse L. DeMarco
547 Douglas Avenue

108 - Tammaro Romano
554 Douglas Avenue

110 - "

111 - Palmerino Pallotta
564 Douglas Avenue

121 - Tammaro Romano

122 - Tammaro Romano

123 - Assunta Tartaglia
31 Veto Street

124 - Felicia & Giovannina Frattarelli
570 Douglas Avenue

125 - "

112 - "

113 - "

115 - Michael Addeo and Arthur A. Addeo
286 Eaton Street

126 - "

127 - "

128 - Benedetto Albanese and wife Antonetta
147 Donelson Street

129 - "

Angelo G. Rossi, Attorney
29 Weybosset Street

Councilman Prete

Councilman Beatini

FROM

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

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.	ENDORSE- MENT ¹	R. R. FEE	S. D. FEE	S. H. FEE ²	RESTRICTED DELIVERY FEE	REMARKS
1	32, 699 Carl, Jr. Angelo & Arthur Dale, 363 Admiral	.08	.30							
2	32, 700 Dorothea Libutti, Betty Martin House Rd, Scituate									
3	32, 701 Sweet & Mitre Sorensen-Marx & S. Della Carter									
4	32, 702 Mary E. Anania, 13 Hawkins									
5	32, 703 Elias Quattrucchi, 12 Hawkins									
6	32, 704 Robert Leonardo, 20 Fiere									
7	32, 705 Oak Realty Co., 85 Lennon									
8	32, 706 Eugenio Alder, 286 Eaton									
9	32, 707 Anna C. Porcario, 8 John F. Kennedy Circle ^{W. 19}									
10	32, 708 Joseph C. Scuncio, 19 August									
11	32, 709 Vincenzina Cambio, 319 Admiral									
12	32, 710 Eagle Loan Co., 365 Mount Pleasant Avenue									
13	32, 711 U & H Realty Inc, 777 Dedham St, Canton ^{MA 019}									
14	32, 712 Benedetta Allanes, 147 Dunelton									
15	32, 713 Michael Alder, 286 Eaton									
16	32, 714 Felicia & Maria Anna Frattaselli, 570 Douglas ^{Ave}									
17	32, 715 Angelo Budano, 100 Coggeshall									
18	32, 716 T & S Realty Inc, 77 Coggeshall									
19	32, 717 Constantino Falcone, 97 Coggeshall									
20	32, 718 Pasquale Delli Carpini, 99 Coggeshall									
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.				

FROM

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

NAME AND
ADDRESS
OF SENDER

Indicate type of mail

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1	32,719 Eugene D'Amico, 567 Douglas Avenue	.08	.30							
2	32,720 Domenic M. Gianfrancesco, 269 Husley Ave.									
3	32,721 Carolina Crignale, 354 Admiral									
4	32,722 Vincent Ciavatta, 364 Admiral									
5	32,723 P.M. Realty Co., P.O. Box 2237, Princeton, N.J.									
6	32,724 Petrarca Realty Co., 1350 Mineral Spring Ave									
7	32,725 Joseph Bagline, 41 Fruit Hill Ave.									
8	32,726 Palmerino Pallotta, 564 Douglas Ave.									
9	32,727 Tammara Romano, 554 Douglas Ave									
10	32,728 Assunta Tartaglia, 31 Veto St.									
11	32,729 Domenic Sorrentino, 342 Admiral									
12	32,730 Kathryn Lewis, 546 Douglas Ave									
13	32,731 Louis & Domenic Gianfrancesco, 267 Husley									
14	32,732 Alphonse S. De Marco, 547 Douglas Ave									
15	32,733 Peter De Marco, 549 Douglas Avenue									
16										
17										
18										
19										
20										

TOTAL NUMBER OF
PIECES LISTED
BY SENDER

15

TOTAL NUMBER OF
PIECES RECEIVED
AT POST OFFICE

POSTMASTER PER (Name of receiving employee)

[Signature]

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

Zoning Change No.

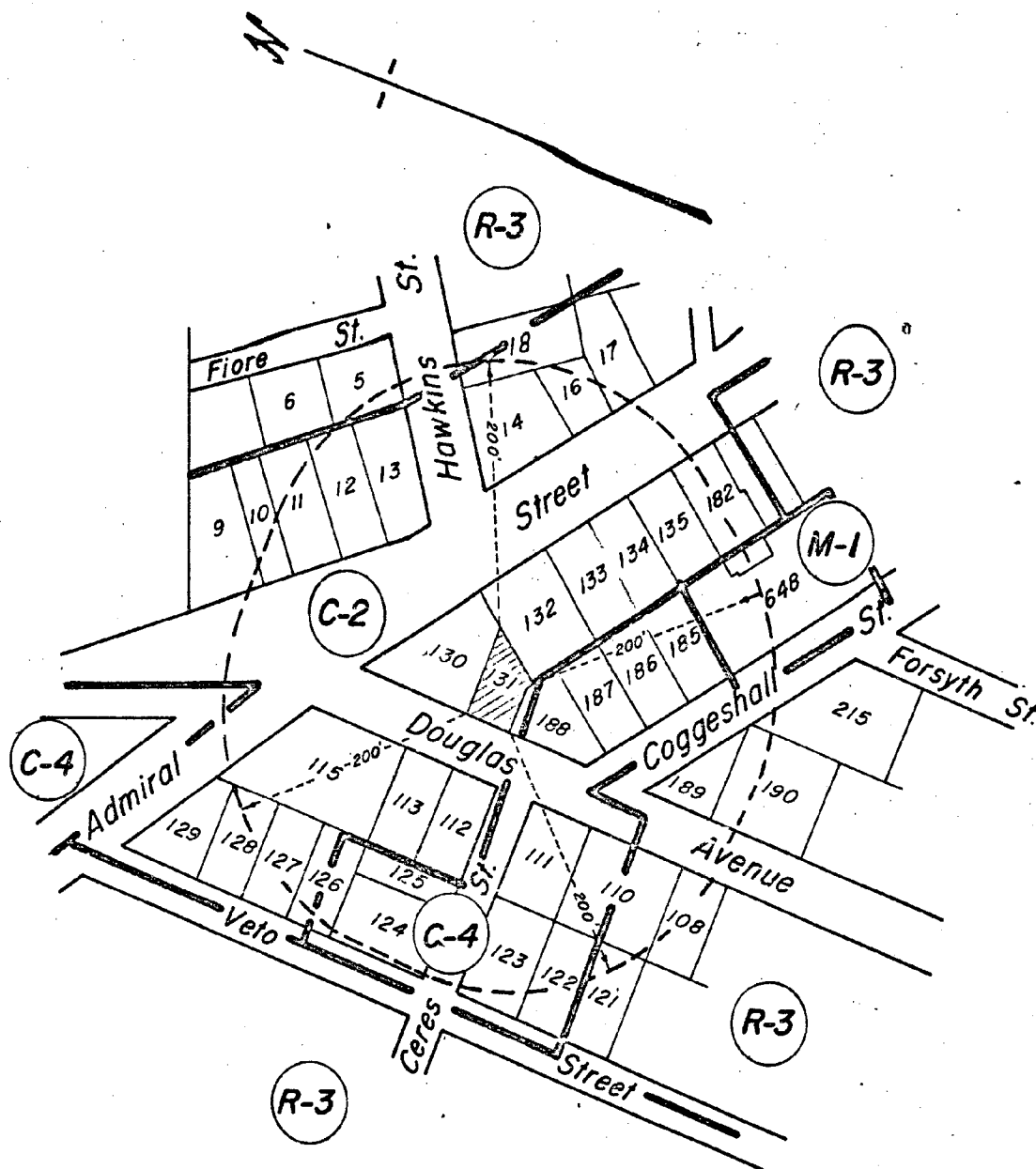
Cross-Hatched Area To Be Changed
From A C-2 General Commercial
Zone To A C-4 Heavy Commercial
Zone.

PROVIDENCE, R. I.

P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION

Plan No. _____

Date October 13, 1972



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

Drawn by Petruska Checked by A.A.S.
Scale Not To Scale Date Oct. 13, 1972
Correct [Signature] Associate Engr.
Approved [Signature] CHIEF ENGINEER

Lot Numbers From Assessor's Plat 70

VINCENT PALLOZZI
DIRECTOR



JOSEPH A. DOORLEY, JR.
MAYOR

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

November 9, 1972

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: Referral No. 1853 A,B,C, and D - ZONE CHANGE FROM C-2 to C-4 at INTERSECTION
of DOUGLAS AVE and ADMIRAL ST

Gentlemen:

These four referrals from the Committee on Ordinances concern one plat of land located at the intersection of Douglas Avenue and Admiral Street on Lots 130, 131, 132, 133 and 188 on Assessor's Plat 70 presently zoned C-2. The proposal is to change the zoning to C-4.

Inspection revealed that Lots 130 and 132 are occupied by facilities for a gasoline service station presently not in use and in very bad condition. Lot 133 is occupied by a 2-1/2 story building of mixed use with a commercial use on the first floor and residential uses on the upper floors. Lot 131 also contains a mixed commercial-residential use and is in very poor condition. Lot 188 is a 3-story frame residential building in good condition.

Since this property adjoins an existing C-4 zone and is occupied, to the detriment of the area, by a defunct service station, it would benefit the area to have a modern service station constructed at this site.

The Commission

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

Sincerely yours,

A handwritten signature in dark ink, reading "Vincent Pallozzi". The signature is fluid and cursive, with the first name "Vincent" and last name "Pallozzi" clearly distinguishable.

Vincent Pallozzi
Director

VP:ee

cc: Councilman Salvatore A. Beatini
Councilman Joseph F. Prete

FRANK A. TIBALDI
TRAFFIC ENGINEER



JOSEPH A. DOORLEY, JR
MAYOR

TRAFFIC ENGINEERING DEPARTMENT

60 ERNEST ST.

PROVIDENCE, R. I. 02905

781 - 4044

January 2, 1973

Ordinance Committee
City Clerk's Office
City Hall
Providence, Rhode Island

SUBJECT: Petition of Petrarca Realty, Inc.
Petition of P M Realty Company
Petition of Vincent N. Ciavatta and Carmela
Petition of Eugenia D'Amico

Gentlemen:

In compliance with your recommendation, Mr. Bull met with me at my office last Friday, December 29, 1972. Mr. Bull left with me a plan of the proposed service station. I was to re-design the intersection as per your recommendation. This has not been completed as yet. After I have completed it, I will meet again with Mr. Bull to determine the exact geometrics. It will be necessary to re-locate two or three utility poles presently at the intersection and a portion of the curbing.

I recommend to the Committee that passage of the ordinance be withheld until such time that the intersection design is completed and there is a written agreement between the petitioners and the City that they will be completed.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Frank A. Tibaldi".
Frank A. Tibaldi
Traffic Engineer

FAT/it

Angelo G. Rossi

Counselor at Law

Suite 400 Columbus Bank Bldg.

29 Weybosset Street

Providence, R. I. 02903

521-2969

December 29, 1972

Honorable Vincent Vespia
Department of the City Clerk
City of Providence, Rhode Island

Re: Petition of Petrarca Realty, Inc.
Petition of P. M. Realty Company
Petition of Vincent N. Ciavatta and Carmela
Petition of Eugenia D'Amico

Dear Mr. Vespia:

Please be advised that on Friday, December 29th, the undersigned, together with Mr. Bull of Mobil Oil, met at the office of Frank Tibaldi, City of Providence Traffic Engineer, and discussed the subject matter of your letter of December 19, 1972 with me and it was agreed by and between the parties that the representatives of Mobil Oil will comply with the request and conditions as set forth by Mr. Tibaldi.

The necessary changes will be made by Mr. Tibaldi with the assistance, if necessary, with the engineers of the oil company.

Very truly yours,

Angelo G. Rossi
Angelo G. Rossi

AGR:an

December 19, 1972

Angelo G. Rossi, Esquire
Suite 400 Columbus Bank Building
29 Weybosset Street
Providence, Rhode Island 02903

Dear Mr. Rossi:

SUBJECT: Petition of Petrarca Realty, Inc.
Petition of P M Realty Company
Petition of Vincent N. Ciavatta and Carmela
Petition of Eugenia D'Amico

The Committee on Ordinances has recommended that the subject petitions be transmitted to the City Council with recommendation the same be approved.

It is our understanding that the petitioner will round out the corner of Lot 130 which is at the intersection of Admiral Street and Douglas Avenue for better visibility for motorists. This was discussed at the Public Hearing held November 9, 1972. Mr. Bull indicated that he would be pleased to comply with any reasonable request or condition.

Accordingly, the Committee would appreciate it if you would have Mr. Bull or his representative meet with Frank Tibaldi, our Traffic Engineer, located at 60 Ernest Street, Providence, Rhode Island, to correct the details of the designated use.

We are sending a copy of this communication to Mr. Tibaldi requesting that he--after he is satisfied with the result--submit his approval to this Committee.

Very truly yours,

Vincent Vespia
City Clerk of Providence

VV/ss
cc: Frank Tibaldi

Angelo G. Rossi

Counselor at Law

Suite 400 Columbus Bank Bldg.

29 Weybosset Street

Providence, R. I. 02903

521-2969

January 9, 1973

Office of the City Clerk
City of Providence
City Hall
Providence, Rhode Island 02903

ATTENTION: Honorable Vincent Vespia

Dear Mr. Vespia:

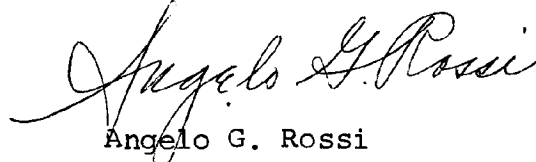
Enclosed please find the original of a letter forwarded to me by Mr. Wally Bull, concerning the proposed service station at the junction of Douglas Avenue and Admiral Street.

In compliance with Mr. Tibaldi's draft ceding a portion of the land to be taken in order to improve the traffic flow at that intersection, Mr. Bull has instructed Mobil engineering to make a final draft, but they need some bounds descriptions. Same will then be deeded to the City of Providence.

Kindly advise the members of the City Council as to the action to be taken by Mobil Oil.

Thank you very much for your anticipated cooperation. With kindest personal regards, I remain

Very truly yours,


Angelo G. Rossi

AGR:an
Encs.

Mobil Oil Corporation

P. O. BOX 4781
RUMFORD, RHODE ISLAND 02916

January 4, 1973

Atty. Angelo G. Rossi
29 Weybosset Street
Providence, Rhode Island 02903

Dear Mr. Rossi:

On Wednesday, January 3, 1973, Mr. Frank Tibaldi, Director of Traffic Engineering for the City of Providence, provided Mobil with a sketch showing the modifications requested by the Providence City Council in conjunction with their pending approval of Mobils' proposed service station at the junction of Douglas Avenue and Admiral Street. The purpose of the modification of Mobil's plan, is to allow the city to improve the traffic flow at the intersection by reconstructing the turning radius in front of the proposed Mobil site. The future reconstruction by the City will be on land to be purchased by Mobil, and to be deeded over to the City.

Mr. Tibaldi's sketch has been forwarded to Mobil's engineering section for final drafting. The final draft should be completed and in your hands by Friday, January 12, 1973.

It is expected that the extent of the changes and dedication of the land will be approved by Mobil's management.

A metes and bounds description of the area to be deeded to the City will be in your hands by the above date as well.

Very truly yours,

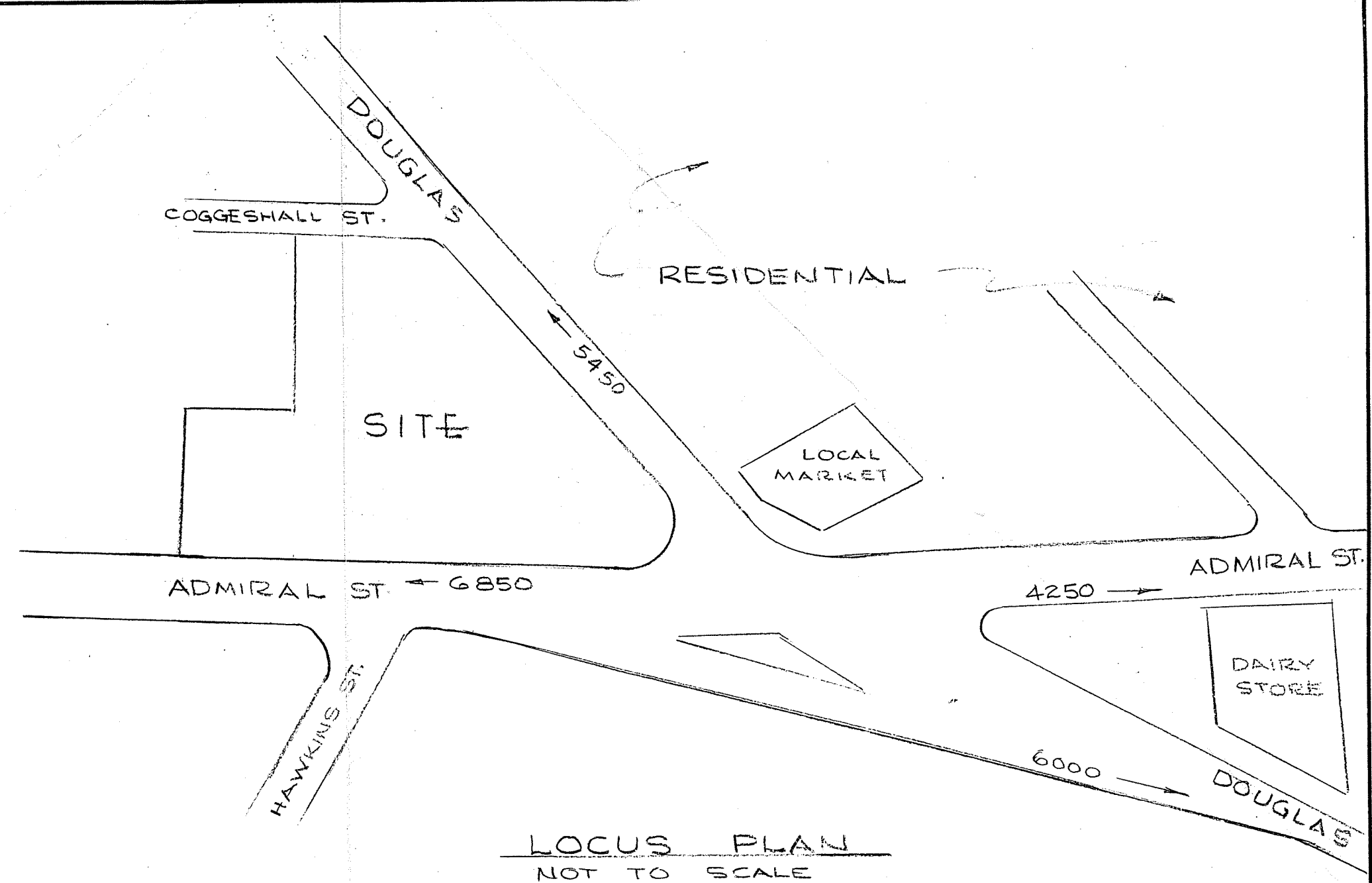
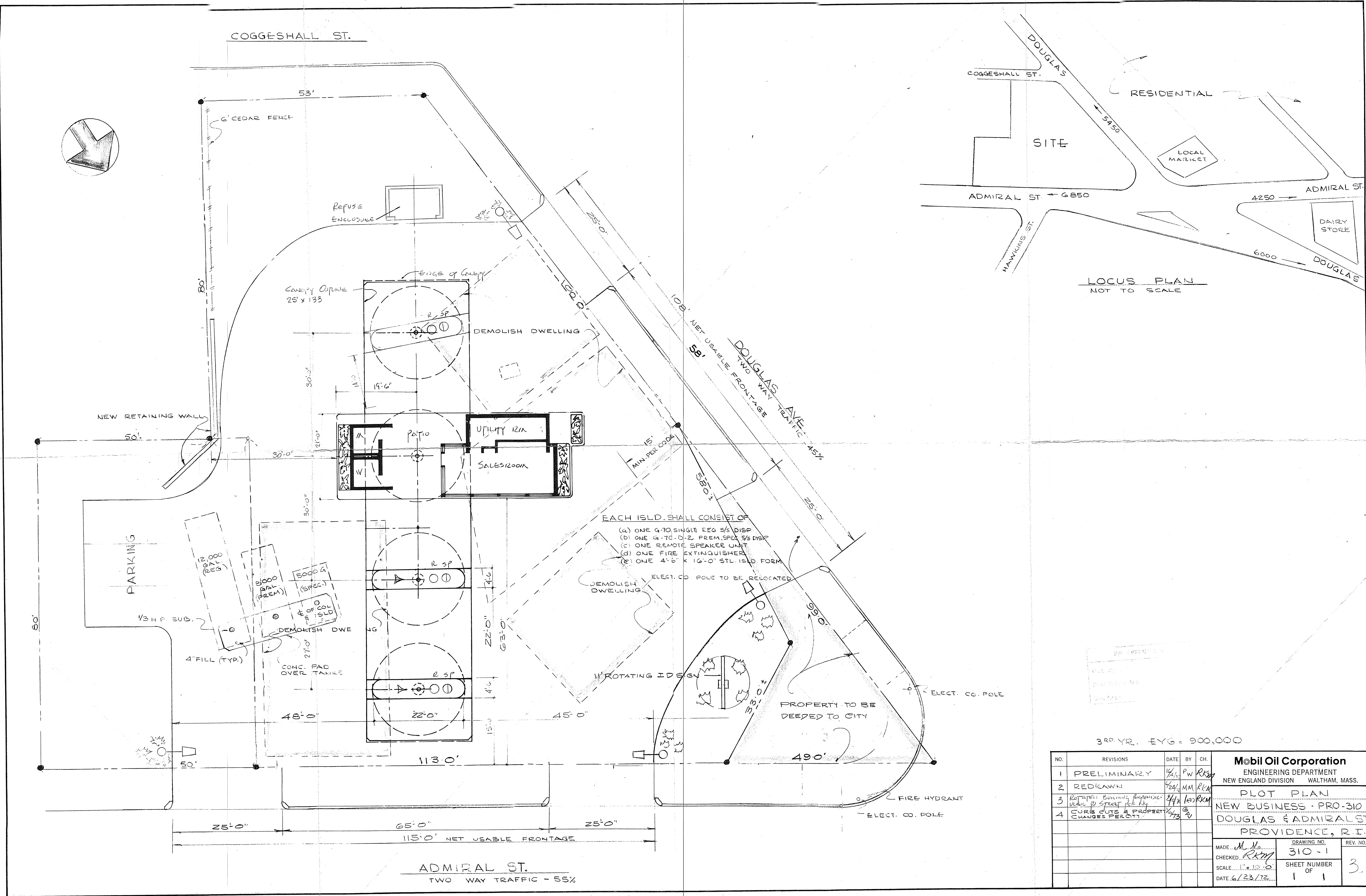
MOBIL OIL CORPORATION



W. K. BULL
Real Estate Representative

WKG:sme

c.c. City of Providence
Traffic Engineering, Mr. Frank Tibaldi
52 Ernest Street
Providence, Rhode Island



NO.		REVISIONS		DATE		BY		CH.		Mobil Oil Corporation ENGINEERING DEPARTMENT NEW ENGLAND DIVISION WALTHAM, MASS.			
1	PRELIMINARY	1/4/71	PW	RKM						PLOT PLAN NEW BUSINESS - PRO-310 DOUGLAS & ADMIRAL ST. PROVIDENCE, R.I.			
2	REDRAWN	4/24/71	MM	RKM									
3	ROTATED BUILDING PERPENDICULAR TO STREET PER CITY	8/1/71	MM	RKM									
4	CURB CUTS & PROPERTY CHANGES PER CITY	4/73	AV										
										DRAWING NO. 310-1 SHEET NUMBER OF 3			
MADE BY: M. No.		CHECKED BY: RKM		SCALE: 1" = 10'-0"		DATE: 6/23/72							