

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 840

*zoning change
#46*

No. 152 AN ORDINANCE IN AMENDMENT OF CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE APPROVED SEPTEMBER 21, 1951, ENTITLED, "AN ORDINANCE ZONING THE CITY OF PROVIDENCE AND ESTABLISHING USE, HEIGHT AND AREA REGULATIONS."

Approved April 1, 1954

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height, and Area Regulations" is hereby amended by changing from an R-3 Residential Zone to a C-2 Commercial Zone, Lots 640, 641 and 642 as set out and delineated on City Assessor's Plat 79; said lots being located on the northwesterly corner of Lubec Street and Douglas Avenue and on the westerly side of Douglas Avenue next to the corner of Lubec Street and designated as 1084-1090 Douglas Avenue, bounded and described as follows:

Beginning at the northwesterly corner of Douglas Avenue and Lubec Street; thence westerly along the northerly line of Lubec Street to the southwesterly corner of Lot 640 on Assessor's Plat 79; thence northerly along the easterly lines of Lots 639 and 643 to the northwesterly corner of Lot 642; thence easterly along the northerly line of Lot 642 to the westerly line of Douglas Avenue and the northeasterly corner of said Lot 642; thence southerly along the said westerly line of Douglas Avenue to the northwesterly corner of Douglas Avenue and Lubec Street and the point and place of beginning.

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

IN CITY
COUNCIL

MAR 18 1954

FIRST READING
READ AND PASSED

Everett Whelan
CLERK

APPROVED

APR 1 1954

Wallace H. Reynolds
MAYOR

IN CITY
COUNCIL

APR 1 - 1954

FINAL READING
READ AND PASSED

Thomas S. Sings
PRESIDENT
Everett Whelan
CLERK

IN CITY
COUNCIL

JAN 1 1954

FIRST MEETING
REFERRED TO COMMITTEE ON
ORDINANCES

.....
Theodore W. Phelps, Clerk

Wm. B. + a.

<i>Received of</i>	January 13	19 54
	Joseph Iannucci	
	Ten and...00/100	<i>Dollars</i>
For petition to the City Council for a change in the zoning of Lots		
619, 620, 640, 641 and 642 on Plat 79		
	JAN-13-54 157 9FC-1E	10.00
\$10.00		
<i>Subans 704</i>		

The City of Providence — Legislative Department
CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

Providence, R. I., January 22, 1954

TO: City Plan Commission
SUBJECT: Rezoning of 1062-1090 Douglas Avenue
CONSIDERED BY: Committee on Ordinances
ACTION TAKEN: Voted: to refer to City Plan Commission for study, report,
and recommendation attached petition of Joseph
Iannucci.

1

City Clerk

PETITION OF JOSEPH IANNUCCI

1062-1090 Douglas Avenue

PLAT 79

Lots

- 619 Joseph Iannucci + wif. Violet R. It
300 Squantum Drive, Edgewood, R.I.
- 620 " " "
- 640 " " "
- 641 " " "
- 642 " " "
- ✓ 618 Hugh Jackson, Sr. + wif. Louise It.
1060 Douglas Ave.
- 617 " " "
- 616 " " "
- 615 Joseph Iannucci + wif. Violet R. It
same as 69
- 621 Wanskuck Co.
4/2 Hospital tr. Bldg.

Plat 79

Lots

622 Wanskuck Co.

623 " "

638 " "

639 " "

643 " "

271 " "

Plat 78

lots

188 Thomas A. & Marguerite V. Corbett^{jr.}
1065 Douglas Ave.

189 Michael Capobianco
1725 Mineral Spring Ave., No. Prov., R.I.

191 Wanskuck Co.
412 Hospital Trust Bldg.

192 " "

193 " "

194 " "

187 Angelo M. Parente & wif. Mary M. Jr.
365 Mt. Pleasant Ave.

Councilmen Matera & Gallogly



City Plan Commission

GEORGE HURLEY, *Chairman*
JERRY V. LORENZO RALPH MATERA

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUZI, *Vice Chairman*
HARRY PINKERSON EDWARD WIND

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

February 10, 1954

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: REFERRAL NO. 576 - ZONING CHANGE AT 1062-1090 DOUGLAS AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, February 9, 1954.

This referral is a request for a change in zoning from an R-3 Zone to a C-4 Zone of the following lots on Assessor's Plat 79: Lot 619 located on the westerly side of Douglas Avenue next to the corner of Burns Street; Lot 620 located on the southwesterly corner of Lubec Street and Douglas Avenue; Lot 640 located on the northwesterly corner of Lubec Street and Douglas Avenue; Lots 641 and 642 located on the westerly side of Douglas Avenue next to the corner of Lubec Street.

On the field trip it was found that Lots 640 and 641 are at present enclosed by a chain link fence, and believed to be used for parking. Lots 619, 620 and 642 are presently vacant. Lubec Street is not opened and only exists as a paper street on the Assessor's Plat Maps.

This change in zoning will not permanently or substantially injure the adjacent properties nor the surrounding neighborhood. Therefore,

The Commission

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

Very truly yours,

Millard Humstone
Millard Humstone
Senior Planner
City Plan Commission

MH:MMH

c.c. Councilman Ralph Matera
Councilman John P. Gallogly

ZONING CHANGE NO.

SHADED AREA TO BE CHANGED FROM A
RESIDENTIAL R-3 ZONE TO A
COMMERCIAL C-2 ZONE

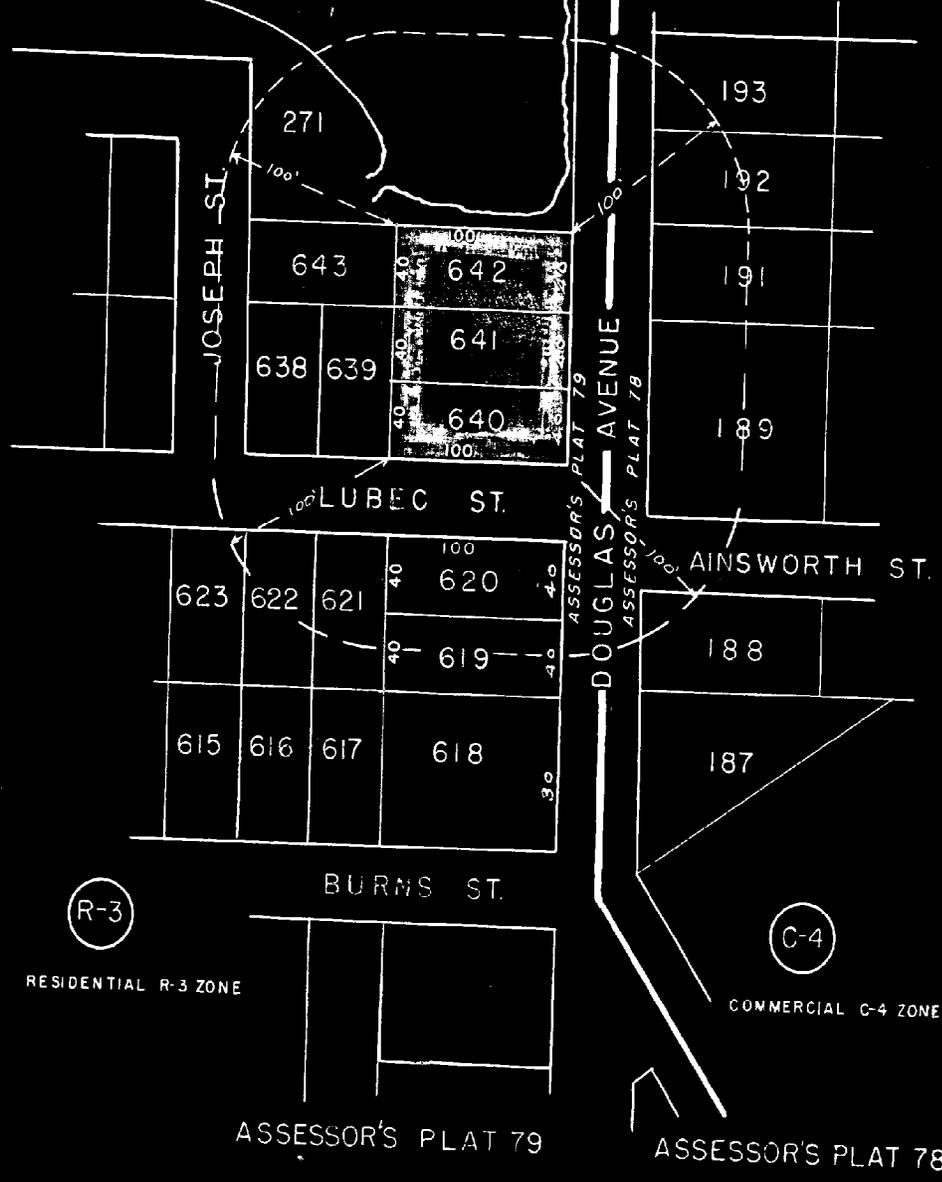
PROVIDENCE
CITY PROPERTY DEPARTMENT
Plan No.
Date JAN 21 1954

RESIDENTIAL R-3 ZONE

(R-3)

COMMERCIAL C-4 ZONE

(C-4)



(R-3)
RESIDENTIAL R-3 ZONE

(C-4)
COMMERCIAL C-4 ZONE

ASSESSOR'S PLAT 79

ASSESSOR'S PLAT 78

ZONING CHANGE NO.
DUFFY
1"=80'
W.L.B.
JAN. 21, 1954
William L. Bagley
Robert A. Smith

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 341

*Moving Change
47*

No. 153 AN ORDINANCE IN AMENDMENT OF CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE APPROVED SEPTEMBER 21, 1951, ENTITLED, "AN ORDINANCE ZONING THE CITY OF PROVIDENCE AND ESTABLISHING USE, HEIGHT AND AREA REGULATIONS."

Approved April 1, 1954

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height, and Area Regulations" is hereby amended by changing from a C-1 Limited Commercial Zone to a C-2 General Commercial Zone, Lots 912, 776, and 793 as set out and delineated on City Assessor's Plat 48; said lots being located on the northeasterly corner of Broad Street and Norwich Avenue and designated as 792 Broad Street; on the northerly side of Norwich Avenue next to the corner of Broad Street and designated as 51 Norwich Avenue; and on the southeasterly corner of Broad Street and designated as 784-790 Broad Street.

Beginning at the northeasterly corner of Broad Street and Norwich Avenue; thence northerly along the easterly line of Broad Street to the southeasterly corner of Broad Street and Gladstone Street; thence easterly along the southerly line of Gladstone Street to the northeasterly corner of Lot 776 on Assessor's Plat 48; thence southerly along the westerly line of Lot 1014 to the southwesterly corner of said Lot 1014; thence easterly along the southerly line of Lots 1014 and 1013 to the northeasterly corner of Lot 793; thence southerly along the westerly line of Lot 792 to the northerly line of Norwich Avenue and the southeasterly corner of Lot 793; thence westerly along the said northerly line of Norwich Avenue to the northeasterly corner of Broad Street and Norwich Avenue and the point and place of beginning.

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

IN CITY
COUNCIL

MAR 18 1954

FINAL READING
READ AND PASSED

Everett Whelan
CLERK

APPROVED

APR 1 1954

Walter R. Taylor
MAYOR

IN CITY
COUNCIL

APR 1 - 1954

FINAL READING
READ AND PASSED

Thomas E. Brown
PRESIDENT
Everett Whelan
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 petition your honorable body

To amend the Zoning Map which is a part of the Zoning Ordinance of the City of Providence by changing from a Commercial C-1 Zone to a Commercial ~~C-1~~ ^{C-2} Zone, the following lots on assessor's plat 48; lot 912 located on the northeasterly corner of Broad Street and Norwich Avenue (792 Broad Street) lot 793 located on the northerly side of Norwich Avenue next to the corner of Broad Street (51 Norwich Avenue) lot 776 located on the southeasterly corner of Broad Street (784-790 Broad Street) and ~~lot 1014~~ located on the southerly side of Gladstone Street (~~7 Gladstone Street~~).

*Charles J. Donnelly
790 Broad St
Pro. R.I.*

*Theresa N. Brogan
539 North Avenue*

*Catharine J. Donnelly
49 Alhambra Cir
Edgewood R.I.*

**IN CITY
COUNCIL**

JAN 21 1954

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES
.....
Therese W. Nelson Clerk

N-1854

January 18, 1954

19

Received of

23 Catherine T. Donnelly
Charles J. Donnelly, Theresa G. Brogan &

Ten and -----00/100

Dollars

100

Fee for petition to City Council for change in Zoning of Lot 912 on

Plat 48(792 Broad Stree) Lot 793 Plat 48(51 Norwich Ave.) Lot776 Plat 48
(784-790 Broad St.) & Lot 1014 Plat 48 (7Gladstone St.)

\$ 10.00

000

PAID - City of Providence - James M. Sordani, City Collector

The City of Providence — Legislative Department
CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

Providence, R. I., Jan. 22, 1954

TO: City Plan Commission

SUBJECT: petition - Zoning change on Broad St., Gladstone St., & Norwich Ave

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: voted: to refer for study, report, and recommendation
the accompanying petition.

City Clerk

PETITION OF CHARLES J. DONNELLY ET. AL.

PLAT 48

Lots

912 Domenick Dehisi + Rose M. Dehisi
1262 Westminster St.

793 Charles J. Donnelly
790 Broad St.

776 Catherine + Donnelly
49 Alhambra Circle, Edgewood, R.I.

1014 Horace G. + Mary E. Brogan Jr.
85 Sprague St.

1013 Byron W. Showcross + wf. Ethel D. Jr.
11 Gladstone St.

1012 Anna Del Toro + Laura Mignone
13 Gladstone St.

407 Anthony Antonucci + wf. Helen Jr.
49 Camden Ave.

99 Dorothy M. Haerr
18 Gladstone St.

961 Cora Goldsmith
118 Prairie Ave.

945 Ann M. Brechin
Box 694, Pinchurst, N.C.

Plot 48

lots

790 Bogos Sarkissian & wif. Lucia B. Jt.
41 Norwich Ave.

791 James W. MacDonald & wif. Elizabeth
A. Jt. 43 Norwich Ave.

792 Russell G. Hayes & Lottie G. Hayes Jt.
47 Norwich Ave.

797 Albert B. Bentsen & Mary Bentsen Jt.
40 Norwich Ave.

796 Catherine F. Mahoney
44 Norwich Ave.

795 Edna A. Murnag
48 Norwich Ave.

911 Francis P. Moran & wif. Shirley Jt.
806 Broad St.

910 Thomas F. Gallagher Estate & Bernard
J. Gallagher 49 Hillian Ave.

940 Elizabeth M. Fitzsimon
306 Potters Ave.

Plot 49

lots

281. Brydson Realty Co.
22 La Belle Drive

278 Stanley B. Mason
775 Broad St.

279 Irving Katz & Jennie Katz Estate
779 Broad St.

280 Theodore Armington w/ Herbert H.
789 Broad St.

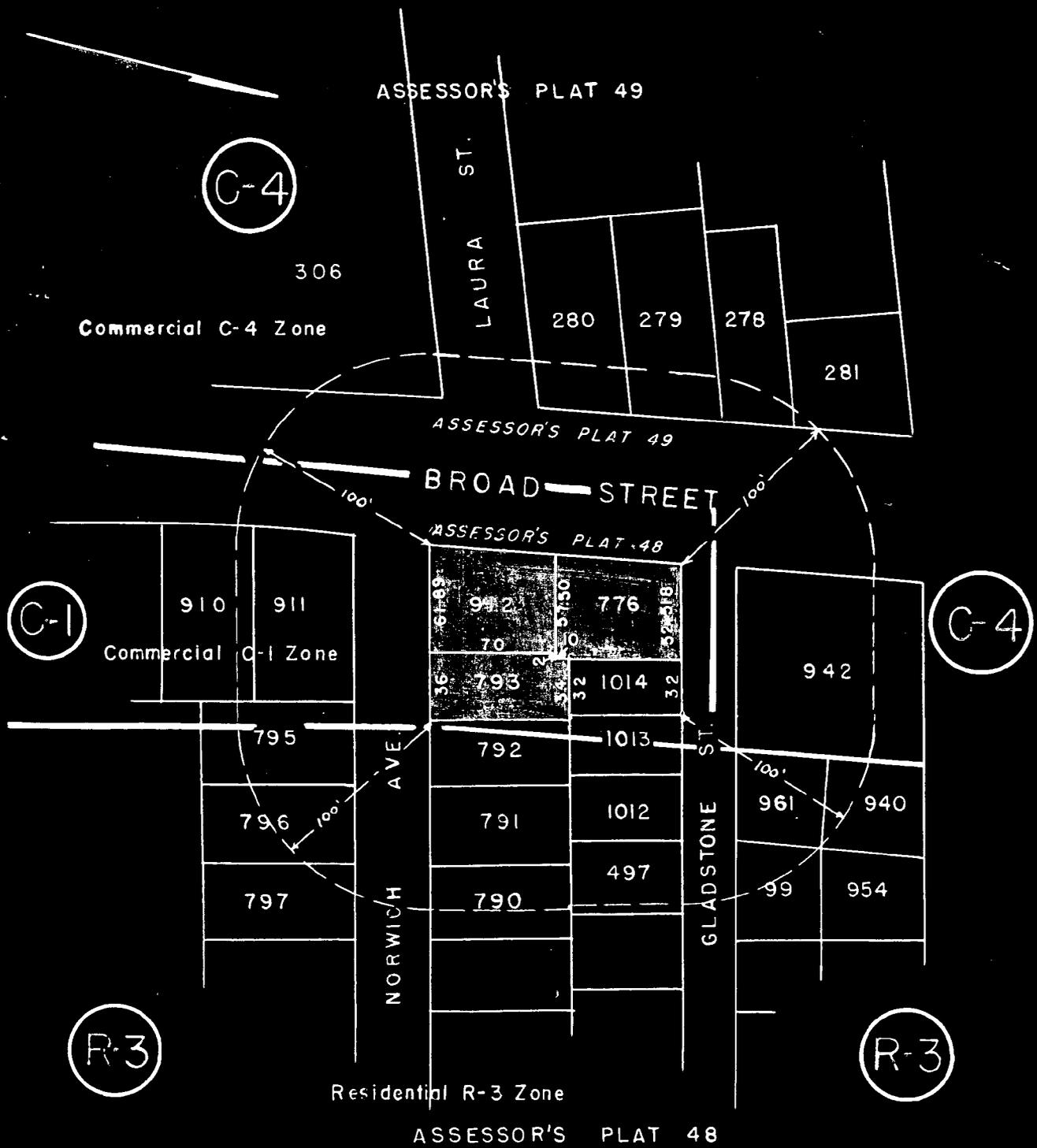
306 Home for Aged Men & Aged Couples
807 Broad St.

Councilmen Ashill & O'Connor

Zoning Change No.

Shaded Area to be changed from a
Commercial C-1 Zone to a
Commercial C-2 Zone

Date JAN, 28, 1954



Zoning Change No.

T.H.D. L.P.R.
1"=80' JAN. 28, 1954
William J. Gealey
Gilbert Cottrell



City Plan Commission

GEORGE HURLEY, *Chairman*
JERRY V LORENZO RALPH MATERA

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUCL, *Vice Chairman*
HARRY PINKERSON EDWARD WINCOR

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

February 10, 1954

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: REFERRAL NO. 575 - ZONING CHANGE ON BROAD STREET, GLADSTONE STREET
AND NORWICH AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, February 9, 1954.

This referral is a request for a change in zoning from a C-1 Zone to a C-4 Zone of the following lots on Assessor's Plat 48: Lots 776 and 1014 located on the southeasterly corner of Broad and Gladstone Streets, and Lots 912 and 793 located at the northeasterly corner of Broad Street and Norwich Avenue, and containing a total land area of 12,379 square feet.

Reference is made to Referral No. 469, dated June 19, 1953 at which time the petitioner, and owner of Lot 793, applied to the Zoning Board of Review requesting permission to use part of the existing building as a self-service launderette. On the field trip at that time it was found that the area was occupied by a dry cleaning establishment, and it was noted that extra large washing units already had been installed. The Director's recommendation for denial was upheld by the Zoning Board.

At that time it appeared that an illegal use had been created, and it now seems that this request for a zoning change is an effort to legalize that use. Furthermore, the dry cleaning establishment is the only C-4 use in the subject area.

On the present field trip it was found that the area in question is at present occupied by a mixture of commercial and residential uses. On the Broad Street frontage, consisting of Lots 776 and 912, are located the following establishments, a men's clothing store, a shoe repairing shop, a speciality shop, a package liquor and grocery store, with four dwelling units above. Lot 1014, on Gladstone Street, is occupied by a one-family dwelling, and Lot 793 is occupied by a dry cleaning establishment.

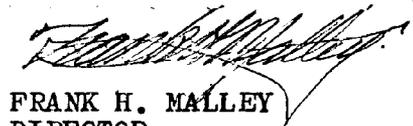
February 10, 1954

Recognizing the harmonious characteristics of the neighborhood and the predominant C-1 uses in the immediate vicinity, a change in zoning would be undesirable and unwarranted. Therefore,

The Commission

VOTED: To recommend to the Committee on Ordinances that this petition be denied.

Very truly yours,



FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

c.c. Councilman James L. Cahill
Councilman Charles H. O'Connor