

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1985-91

No. 685 AN ORDINANCE IN AMENDMENT OF CHAPTER 544 OF 1951 BY CHANGING FROM AN R-3 GENERAL RESIDENCE ZONE TO AN M-1 GENERAL INDUSTRIAL ZONE, LOT 9, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 56, SAID LOT BEING SITUATED OFF SHIPYARD STREET.

Approved December 24, 1985

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map, accompanying and made part 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, as heretofore amended, is hereby further amended by changing from an R-3 General Residence Zone to an M-1 General Industrial Zone, Lot 9, as set out and delineated on City Assessor's Plat 56, said lot being situated off Shipyard Street, bounded and described as follows:

Beginning at a point on the northerly street line of New York Avenue at the southwesterly corner of herein described parcel;

Thence northerly along the westerly lot line of Lot 9 to the intersection with the northerly street line of Toronto Avenue;

Thence westerly along the northerly street line of Toronto Avenue, to the southeasterly corner of Lot 51, on City of Providence Assessor's Plat 101;

Thence northerly along the westerly lot line of Lot 9, to the northeasterly corner of Lot 51, on City of Providence Assessor's Plat 101;

Thence easterly to the southeasterly corner of Lot 64, on City of Providence Assessor's Plat 56;

Thence northerly along the easterly lot line of Lot 64, to the northeasterly corner of Lot 64;

Thence westerly along the northerly lot line of Lot 64, to the northwesterly corner of Lot 64;

Thence northerly along the westerly line of herein described parcel to the northwesterly corner of Lot 9;

Thence easterly along the northerly line of Lot 9 to an angle;

Thence southeasterly along the said northerly line to a point on the westerly street line of Shipyard Street;

Thence generally southeasterly along the westerly street line of Shipyard Street to a point on Shipyard Street;

No.

CHAPTER

AN ORDINANCE

Thence southerly along the easterly lot line of Lot 9,
to the southeasterly corner of herein described parcel;

Thence westerly along the northerly street line of New
York Avenue to the southwesterly corner of herein described
parcel, said point being further identified as point and
place of beginning.

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

IN CITY COUNCIL
DEC 5 1985
FINAL READING
READ AND PASSED

Rose M. Mendave CLERK

IN CITY
COUNCIL
DEC 9 1985

FINAL READING
READ AND PASSED

Michael W. Ector
PRESIDENT
Rose M. Mendave
CLERK

**THE COMMITTEE ON
ORDINANCES**

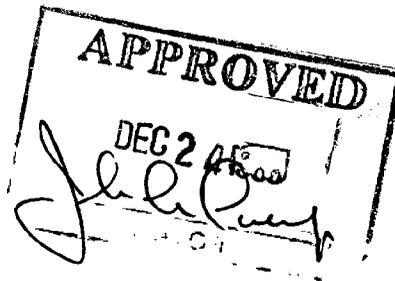
**Approves Passage of
The Within Ordinance**

Rose M. Mendonca
Clerk Chairman

November 18, 1985

CONFIRMED
IN CITY

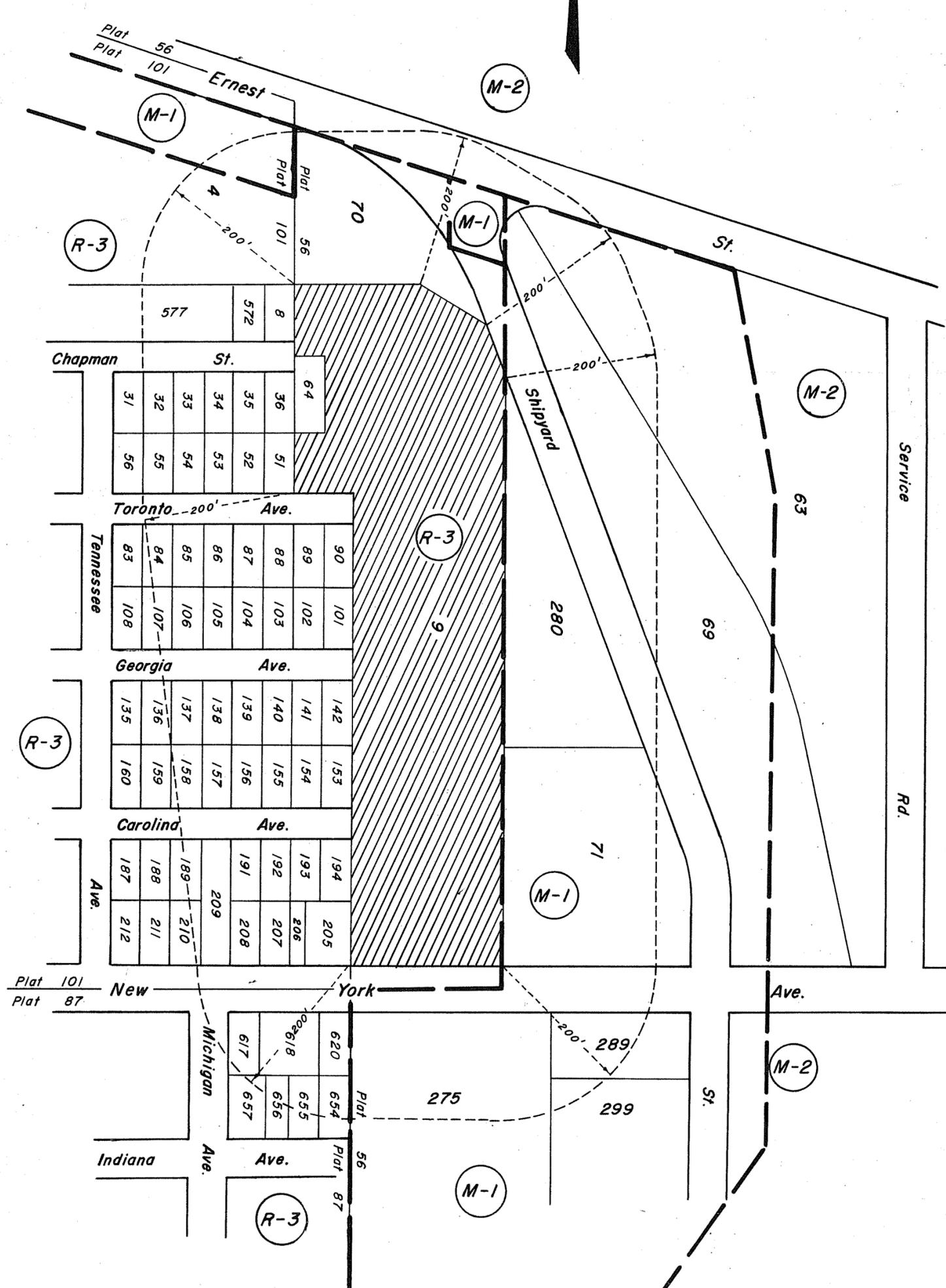
RECEIVED



Zoning Change No. 297

Cross-Hatched Area To Be Changed From
An R-3 General Residence Zone To An
M-1 General Industrial Zone.

PROVIDENCE R.
PUBLIC WORKS DEPT. ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date JUNE 25, 1985



Lot Numbers From Assessor's Plats 56, 87 & 101

CITY OF PROVIDENCE
Public Works Dept. - Engineering Office
Showing Zoning Change No. _____
Drawn by Petruska Checked by J.A.M.
Scale 1"=160' Date June 25, 1985
Corrected by [Signature] Approved by A. A. Scungio
City Engineer



Department of Public Works

"Building Pride In Providence"

August 30 , 1985

PROPOSED ZONING CHANGE

Area to be changed from an R-3 General Residence Zone to an M-1 General Industrial Zone.

Lot 9 on City of Providence, Assessor's Plat: 56 ;

Beginning at a point on the northerly street line of New York Avenue at the southwesterly corner of herein described parcel;

Thence northerly along the westerly lot line of Lot 9 to the intersection with the northerly street line of Toronto Avenue;

Thence westerly along the northerly street line of Toronto Avenue, to the southeasterly corner of Lot 51, on City of Providence Assessor's Plat 101;

Thence northerly along the westerly lot line of Lot 9, to the northeasterly corner of Lot 51, on City of Providence Assessor's Plat 101;

Thence easterly to the southeasterly corner of Lot 64, on City of Providence Assessor's Plat 56;

Thence northerly along the easterly lot line of Lot 64, to the northeasterly corner of Lot 64;

Thence westerly along the northerly lot line of Lot 64, to the northwesterly corner of Lot 64;

Thence northerly along the westerly line of herein described parcel to the northwesterly corner of Lot 9;

Thence easterly along the northerly line of Lot 9 to an angle;

Thence southeasterly along the said northerly line to a point on the westerly street line of Shipyard Street;

Thence generally southeasterly along the westerly street line of Shipyard Street to a point on Shipyard Street;

Zoning Change
Page -2-
August 30, 1985

Thence southerly along the easterly lot line of Lot 9, to the southeasterly corner of herein described parcel;

Thence westerly along the northerly street line of New York Avenue to the southwesterly corner of herein described parcel, said point being further identified as point and place of beginning.

*Check on
Zoning*

PETITION TO THE CITY COUNCIL

IN CITY COUNCIL
FILED IN COMMISSION OF
FIRST DEPT. OF
RECORDS
NO. 100-111111-111111

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

1. That the Laber Russo Trucking Company, Inc. is the owner of property located in the City of Providence, designated as Lot No. 9 on Assessor's Plat 56;
2. That the property is bounded on three sides by property which is all zoned M-1, General Industrial Zone;
3. That the zoning designation of the petitioner's property is R-3, General Residence Zone;
4. That the petitioner is engaged in the trucking business that operates from this location;
5. That the petitioner seeks to have its property changed from a R-3 zoning designation to that of M-1, General Industrial Zone, to conform to the general character of the surrounding properties to allow the petitioner's business to continue to grow and operate freely from the present restrictions inherent in the present zoning designation;
6. That to grant this petition would not have an adverse impact on the surrounding properties.

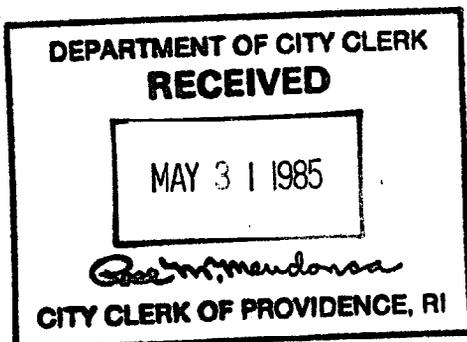
WHEREFORE, the Laber Russo Trucking Company, Inc. respectfully petitions your honorable body to change the zoning designation of Assessor's Plat 56, Lot No. 9 from its current R-3 to M-1.

The Petitioner,

By its President,

Laber Russo, Jr.
LABER RUSSO, JR.

DATED: May 31, 1985



*Pd by Ch #16136
amt \$150.00*

FILED

MAY 31 12 13 PM '85

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

CITY CLERK OF PROVIDENCE, R. I.
Michael R. Choment
RECEIVED
DEPARTMENT OF CITY CLERK

IN CITY COUNCIL

JUN 6 1985

FIRST READING

REFERRED TO COMMITTEE ON ORDINANCES

Michael R. Choment CLERK
1st Deputy City

THE COMMITTEE ON *Aug. 29, 1985*
ORDINANCES

Recommends *Be Continued*

Michael R. Choment
Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: August 6, 1985

TO: Kathleen D. Field, Associate Director of Planning

SUBJECT: LABER RUSSO TRUCKING CO., ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject matter, for your study and report, back in writing to the said committee,

Michael R. Clement

Michael R. Clement

First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: August 27, 1985

TO: Kathleen D. Field, Associate Director of Planning

SUBJECT: LABOR RUSSO TRUCKING CO., ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject matter, for your study and report, back in writing to the said committee.

It would be very much appreciated, if you could place the subject matter on your agenda for Wednesday, September 4, 1985, meeting.

Michael R. Clement
Michael R. Clement,

First Deputy **City Clerk**

Zoning Change
Lot 9 on Assessor's Plat 56 to be changed
from a R-3 General Residence zone to an M-1
General Industrial zone

Plat 56

Lot 9 Labe Russo Trucking Co.
84 Fort Ave

~~255~~ Prov. R.L. 02905

63 John J. Hudson Inc
1 Service Rd, Prov. R.L. 02905

69 Brewster Building Materials Co.
30 Shipyard St, Prov. R.L. 02905

71 Same

280 Same

289 Metco Associates
105 Valley St, East Prov. R.L. 02914

299 Klarid Friedman
PO Box 6768, Prov. R.L. 02905

275 City of Providence

64 Same

70 Same

~~257~~

Plat 101

Lot 4

8 Rhode Island Facilities Corp.
c/o Clifford Land Co
75 Chapman St, Prov. R.L.

Plat 101	
Lat 52	Ronald C. Foster + Martha M. McNally
	33 Toronto Ave, Prov. R.S. 02905
577	R.S. Facilities Corp.
572	Same
36	Same
35	Same
34	Same
51	Memo Carbone + Valerie Carbone
	31 Toronto Ave, Prov. R.S. 02905
53	Ronald C. Foster
90	David M. Medeiros + wif. Maria
	25 Georgia Ave, Prov. R.S. 02905
89	Same
88	Antonio S. De Melo + wif. Maria
	134 Vine St, East Prov. R.S. 02915
87	Maurice A. Raposa
	34 Toronto Ave, Prov. R.S. 02905
86	Francisco Pimental + wif. Maria
	40 Toronto Ave, Prov. R.S. 02905
105	Jose A. De Rosa + wif. Miriam
	33 Georgia Ave, Prov. R.S. 02905
104	Same
103	Jose M. Jimenez
	29 Georgia Ave
	Prov. R.S. 02905

Plat 101	
Lot 102	David M. Medeiros + wif. Maria
101	Ruthann LeFebvre + Matthew J. Sersa 21 Georgia Ave, Prov. R.I. 02905
139	Lawrence P. Brennan + wif. Maria 32 Georgia Ave, Prov. R.I. 02905
140	Same
141	Francis R. Harnedy + wif. Laura 14 Elm St, Pawtucket, R.I. 02916
142	Same
156	David B. Kinney + Eileen 35 Carolina Ave, Prov. R.I. 02905
155	Jose R. Benevides + Maria 31 Carolina Ave, Prov. R.I. 02905
154	Louis S. Cabral + Gizelia 25 Carolina Ave, Prov. R.I. 02905
153	Carlo C. Franco 17 Carolina Ave, Prov. R.I. 02905
191	Lester N. Flemming + Ruth 34 Carolina Ave, Prov. R.I. 02905
192	Luis C. Da Silva + Carmelia 28 Carolina Ave, Prov. R.I. 02905
193	Same
194	Gerald R. Coutu 68 Bel-Aire Drive, Johnston, R.I. 02919
207	Barbara J. King 163 New York Ave, Prov. R.I. 02905
206	Same

Plat 101

Lot 205 Salvatore F. Petrarca & Jean
145 New York Ave, Prov. R.I. 02905

208

Barbara King

209

Jose L. Correia & Adeline
165 New York Ave, Prov. R.I. 02905

210

Edward J. Cahis & Kathleen
169 New York Ave, Prov. R.I. 02905

189

Catherine G. McLean
44 Carolina Ave, Prov. R.I. 02905

157

Gerald R. Coutin

158

William H. Gormally & John Nye
205 Massachusetts Ave, Prov. R.I. 02905

136

James B. Bernard
46 Georgia Ave, Prov. R.I. 02905

137

Henry L. Kaufmann
44 Georgia Ave, Prov. R.I. 02905

138

Lawrence F. Martineau & Rosalie
38 Georgia Ave, Prov. R.I. 02905

106

Maxine V. Barnes
41 Georgia Ave, Prov. R.I. 02905

107

Robert J. Wilton & Judith
45 Georgia Ave, Prov. R.I. 02905

84

Amardo R. Carrreira & Maria
46 Toronto Ave, Prov. R.I. 02905

85

Alfredo S. Furtado
42 Toronto Ave, Prov. R.I. 02905

54

Anthony A. Cmondi & Dorothy
43 Toronto Ave, Prov. R.I. 02905

55

Antonio S. Medeiros & Bonaria
47 Toronto Ave, Prov. R.I. 02905

Plat 101

Lot 56

Christovao N. De Almeida & Maria

53 Georgia Ave, Prov. R.I. 02905

33

R.I. Facilities

32

Same

31

Margaret M. Lima

2 Tennessee Ave, Prov. R.I. 02905

Plat 87

Lot 617

Leo B. Looby & Pearl

150 New York Ave, Prov. R.I. 02905

618

Chas A. Cockshutt & Lillean

146 New York Ave, Prov. R.I. 02905

620

Temple Emanuel

99 Taft Ave, Prov. R.I. 02906

657

William A. Martucci

83 Indiana Ave, Prov. R.I. 02905

656

Same

655

Temple Emanuel

654

Same

Councilman Lloyd J. Griffin, Jr.



Department of Law
"Building Pride In Providence"

July 29, 1985

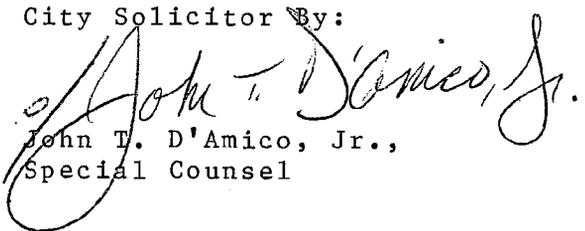
Thomas Glavin, Chairman
Council Committee on Ordinances
c/o City Clerk's Office
City Hall
Providence, Rhode Island 02903

Dear Chairman Glavin:

I have reviewed the agenda for the Ordinance Committee meeting scheduled for tomorrow evening and have noted that a petition by Mr. Laber Russo is to be heard at that time. The Committee should be made aware that Mr. Russo originally requested that I represent him with respect to this zoning matter. In declining to act as his attorney, I suggested that Mr. Russo obtain other counsel and I made reference to Healy & Jones, his current attorneys.

In light of this, I am respectfully requesting that Mr. Russo's matter be taken up first by the Committee-for which consideration I will not be present-and that my absence should be noted in the minutes of the Committee meeting. I am also requesting that this letter be entered in the minutes of the Committee meeting.

Respectfully Submitted
Edward C. Clifton,
City Solicitor By:


John T. D'Amico, Jr.,
Special Counsel

JTD/sms

cc: Edward C. Clifton



Department of Planning and Development

"Building Pride In Providence"

September 25, 1985

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

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2156 - Proposed Zone Change from R-3 to M-1
Lot 9 on A.P. 56 off Shipyard Street

Gentlemen:

The City Plan Commission at its September 18, 1985, re-scheduled regular monthly meeting reviewed and evaluated the subject referral from your Committee.

The petitioner is Laber Russo, Jr., owner of the Laber Russo Trucking Company, Inc. located on aforesaid lot.

A field inspection revealed that the lot in question is used as a trucking yard. Fort Avenue is abandoned as a public right-of-way and the eastern boundary of the property in question runs along Lots 280 and 71 occupied by the Brewster Company. Approximately one-third of the lot area close to New York Avenue is vacant and overgrown with weeds. The western boundary of Lot 9 is located on a very steep embankment (difference of 65 feet in elevation) which separates this industrial use located on the bottom from the residential uses located on the top of aforesaid embankment.

The zoning boundaries as outlined on the existing official zoning map are arbitrary and do not follow either topographical, physical or legal boundaries.

The Commission voted: to recommend to the Committee on Ordinances that no objection is offered to this petition and advise the Committee that a consideration be given to straightening out the zone line to follow the western boundary of Lot 9 so as not to lease a "sliver" of R-3 land along the abandoned Fort Avenue.

Sincerely,

Kathleen D. Field
Associate Director of Planning

KDF/p

FILED

SEP 27 9 39 AM '85

DEPT. OF CLERK
PROVIDENCE, R. I.



Department of Law
"Building Pride In Providence"

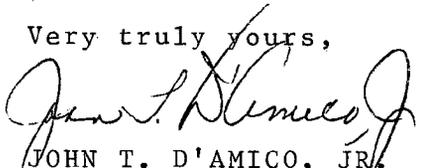
November 18, 1985

Thomas Glavin, Chairman
Council Committee on Ordinances
c/o Office of the City Clerk
City Hall
Providence, Rhode Island 02903

Dear Mr. Chairman:

In reviewing the agenda for this evening's meeting, I have noticed that scheduled is the application of L. Russo Trucking. As I have indicated in previous communications, the applicant originally contact my office and I think that discretion mandates that I leave the committee meeting prior to any consideration of that application. Hence, I respectfully request that upon the conclusion of consideration of items one and two on today's docket, that I be excused from further attendance at this meeting. Further, I respectfully request that this communication be made a part of today's meeting's record.

Very truly yours,


JOHN T. D'AMICO, JR.
Special Counsel

JTD/vav



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.





J. BENJAMIN NEVIN Co.

Realtors

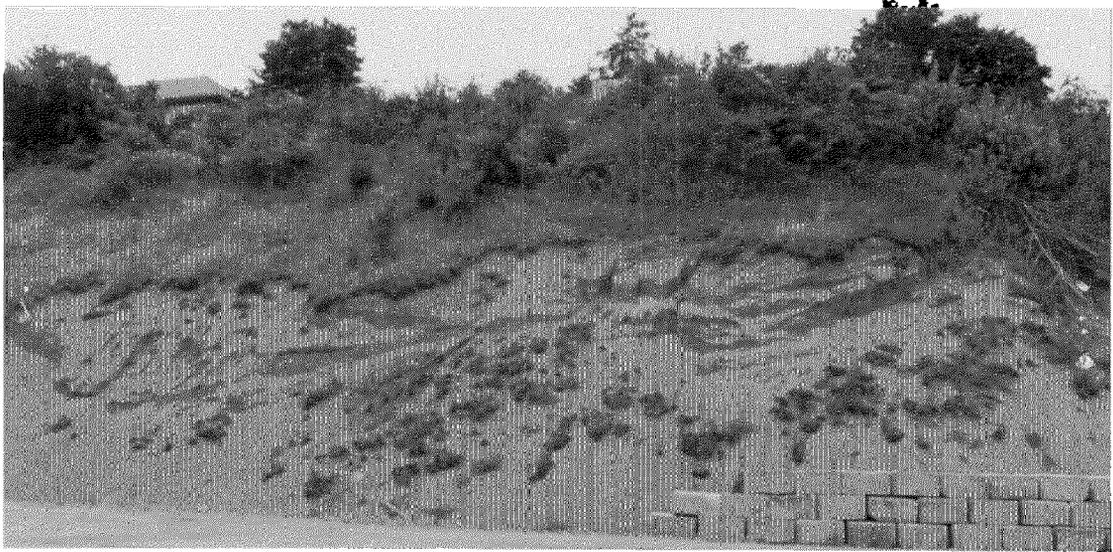
615 FLEET NATIONAL BANK BUILDING • PROVIDENCE, RHODE ISLAND 02903

J. CLIFDEN O'REILLY, JR.
President

TELEPHONE 331-2740

A.P. 56, Lot 9

Russo Property





J. BENJAMIN NEVIN Co.
Realtors

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A.P. 56, Lot 9

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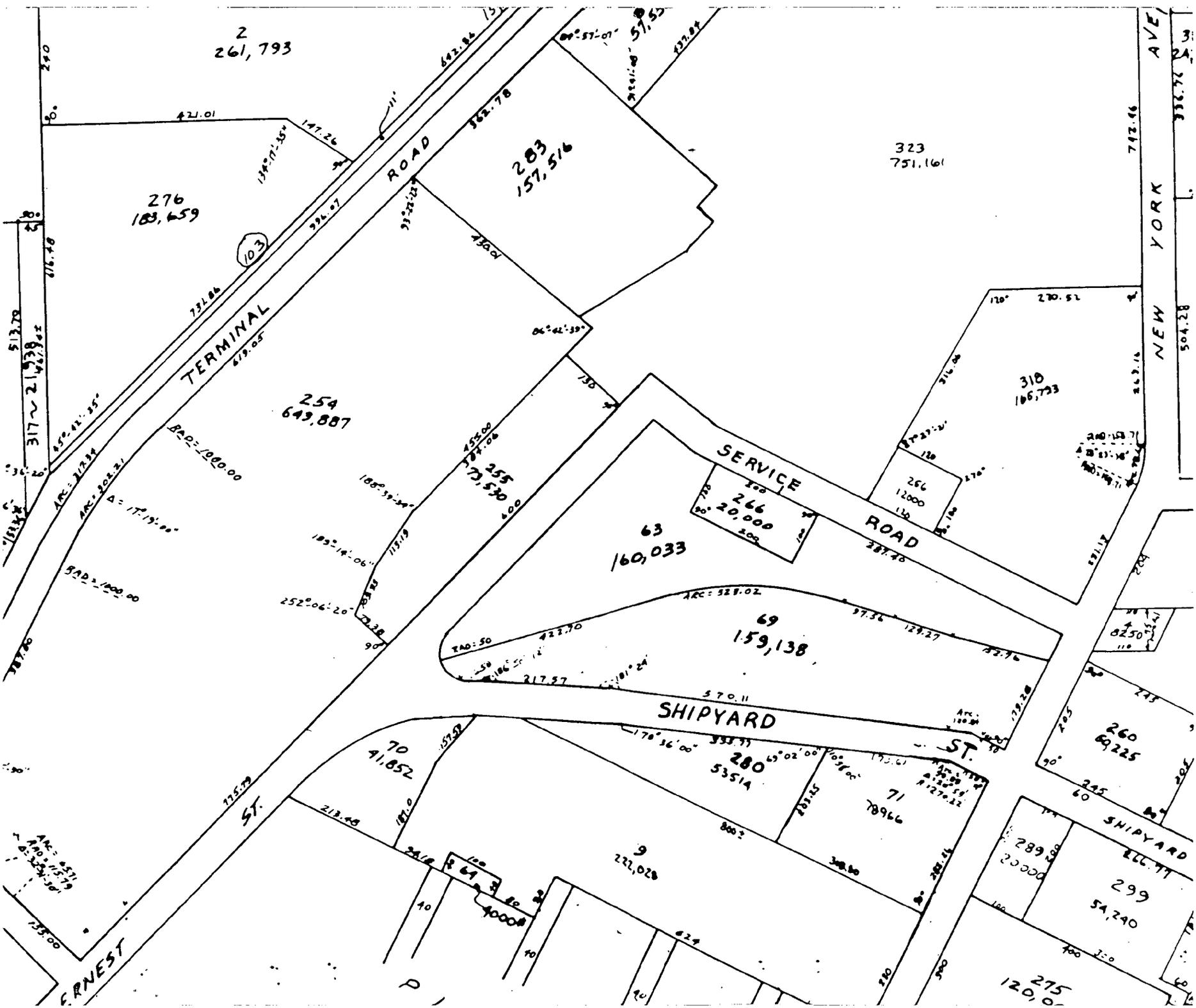
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TELEPHONE 331-2740

A.P. 56, Lot 9

Russo Property



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261,793

276
183,659

203
157,516

323
751,161

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649,887

63
160,033

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78966

9
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289
20000

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54,240

275
120,000

310
186,793

TERMINAL ROAD

SERVICE ROAD

SHIPYARD ST.

ERNEST ST.

NEW YORK AVE.

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A.P. 56, Lot 9

Russo Property





J. BENJAMIN NEVIN CO.

Realtors

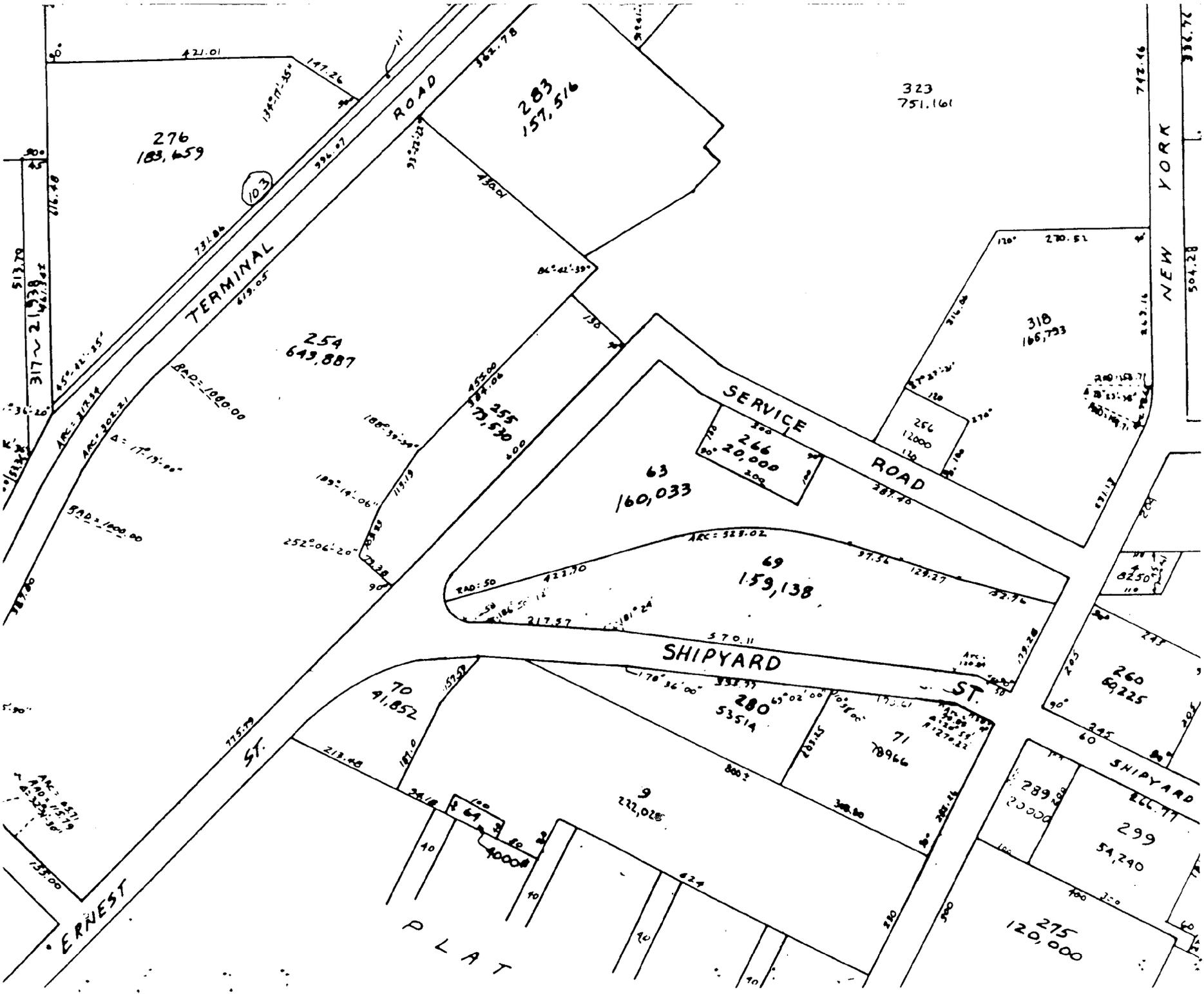
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J. CLIFDEN O'REILLY, JR.
President

TELEPHONE 331-2740

- A.P. 56, Lot 9

Russo Property



276
183,659

283
157,516

323
751,161

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643,887

318
166,793

63
160,033

SERVICE
ROAD

69
159,138

SHIPYARD
ST.

260
89,225

70
41,852

280
53,514

71
78,966

SHIPYARD
ECC. 77

299
54,240

ERNEST
ST.

PLAT

NEW YORK

275
120,000





J. BENJAMIN NEVIN CO.

Realtors

615 FLEET NATIONAL BANK BUILDING • PROVIDENCE, RHODE ISLAND 02903

J. CLIFDEN O'REILLY, JR.
President

TELEPHONE 331-2740

A.P. 56, Lot 9

Russo Property





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J. CLIFDEN O'REILLY, JR.
President

TELEPHONE 331-2740

A.P. 56, Lot 9

Russo Property

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: August 29, 1985

TO: Councilman Thomas M. Glavin, Chairman - Committee on Ordinances

SUBJECT: ZONING CHANGE REQUESTED BY LABER RUSSO TRUCKING ON PLAT 56, LOT 9

CONSIDERED BY: Councilman Thomas F. O'Connor, Jr.

DISPOSITION:

This lot located within Plat 56 is within the general jurisdiction of the Port Commission which by law is charged with oversight of all properties within the Port (designated as Plat 56 in its entirety).

The petitioner seems to be correcting the zoning to conform with its current use and as such I have no objection, but as a matter of course the Port Commission should review.

cc; Henry Fazzano
Wm. H.D. Goddard

Michael R. Clement
FIRST DEPUTY City Clerk