

*Zoning Change # 297*

# 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. Mendonca CLERK

IN CITY  
COUNCIL

DEC 19 1985

FINAL READING  
READ AND PASSED

Michael W. Epton  
PRESIDENT

Rose M. Mendonca  
CLERK

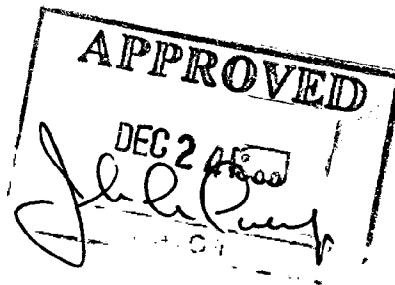
**THE COMMITTEE ON  
ORDINANCES**

**Approves Passage of  
The Within Ordinance**

*Rose M. Mendonca*  
Clerk Chairman  
November 18, 1985

CONFIRMED  
IN CITY

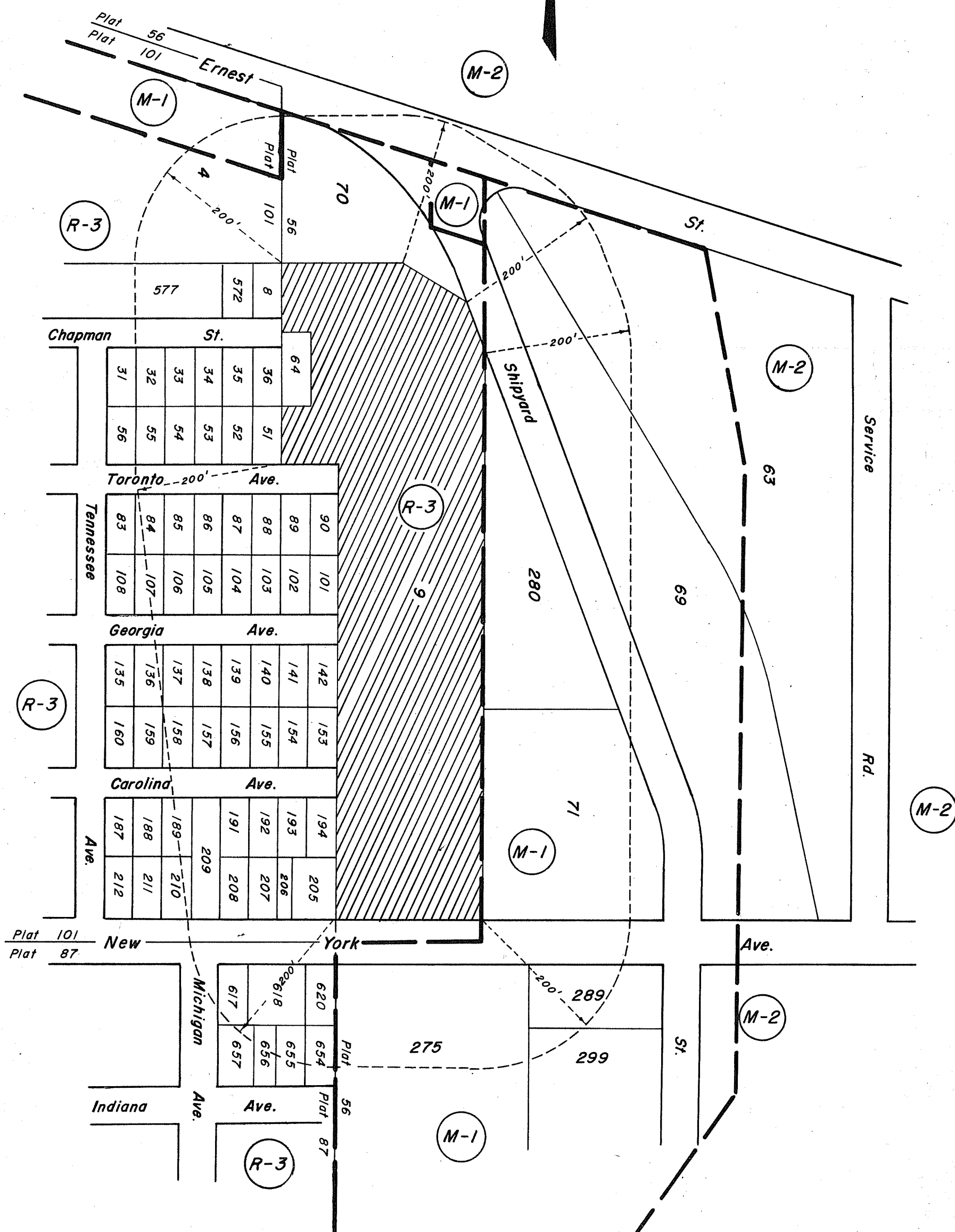
RECEIVED  
DEC 24 1985



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 Petrisko Checked by J.A.M.  
Scale 1"=160' Date June 25, 1985  
Corrected by \_\_\_\_\_ Approved by \_\_\_\_\_  
det. CIVIL 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.

**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

*Check on  
Zoning*

**PETITION TO THE CITY COUNCIL**

IN CITY COUNCIL

RECEIVED IN CITY COUNCIL

RECEIVED IN CITY COUNCIL

**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.

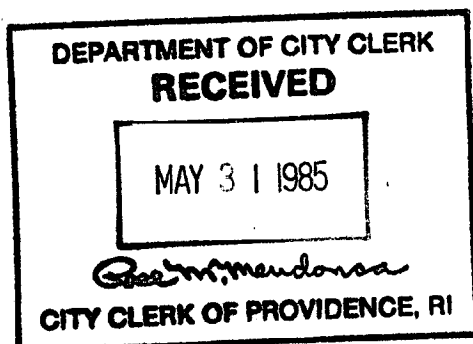
WHEREFORE, the Laber Russo Trucking Company, Inc. respectfully petitions your honorable body to change the zoning designation of Assessor's Plat 56, Lot No. 9 from its current R-3 to M-1.

The Petitioner,

By its President,

DATED: May 31, 1985

*Laber Russo Jr.*  
LABER RUSSO, JR.



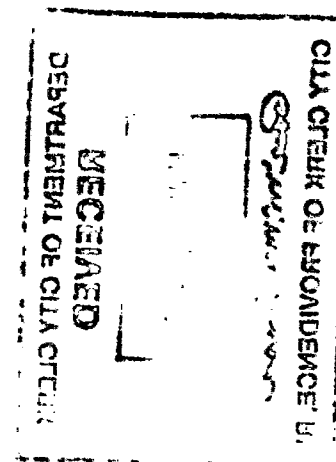
*Pd by Ch #16136  
and \$150.00*



FILED

MAY 31 12 13 PM '85

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.



IN CITY COUNCIL

JUN 6 1985

FIRST READING

REFERRED TO COMMITTEE ON ORDINANCES

*Michael R. Christ*  
1st Deputy City Clerk

THE COMMITTEE ON *Aug. 29, 1985*  
ORDINANCES

Recommends

*Be Continued*

*Michael R. Christ*  
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 MS-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 Harold Friedman

PO Box 6768, Prov. R.L. 02905

275

City of Providence

64

Same

70

Same

~~254~~

Plat 101

Lot 4

8 Rhode Island Facilities Corp.

c/o Clifford Land Co

75 Chapman St, Prov. R.L.

Plot 101

Lat 52

Ronald C. Foster + Martha M. McNally

33 Toronto Ave, Prov. R.L. 02905

577

R.L. Facilities Corp.

572

Same

36

Same

35

Same

34

Same

51

Memo Carbone + Valerie Carbone

31 Toronto Ave, Prov. R.L. 02905

53

Ronald C. Foster

90

David M. Medeiros + wf. Maria

25 Georgia Ave, Prov. R.L. 02905

89

Same

88

Antonio S. De Melo + wf. Maria

134 Vine St, East Prov. R.L. 02915

87

Maurice A. Raposa

34 Toronto Ave, Prov. R.L. 02905

86

Francisco Pimental + wf. Maria

40 Toronto Ave, Prov. R.L. 02905

105

Jose A. De Rosa + wf. Miriam

33 Georgia Ave, Prov. R.L. 02905

104

Same

103

Jose M. Jimenez

29 Georgia Ave

Prov. R.L. 02905

Plat 101

Lot 102 David M. Medeiros + wif. Maria

101 Ruthann LeFebvre + Matthew J. Serpa  
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 M. 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.L. 02905

208

Barbara King

209

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

210

Edward J. Cahir & Kathleen  
169 New York Ave, Prov. R.L. 02905

189

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

157

Gerald R. Coutu

158

William H. Gormally & John Nyer  
205 Massachusetts Ave, Prov. R.L. 02905

136

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

137

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

138

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

106

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

107

Robert J. Wilkin & Judith  
45 Georgia Ave, Prov. R.L. 02905

84

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

85

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

54

Anthony A. Amondi & Dorothy  
43 Toronto Ave, Prov. R.L. 02905

55

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

Plat 101

Lot 56

Christovao N. De Almeida & Maria  
53 Georgia Ave, Prov. R.I. 02905  
R.I. Facilities

33

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

620

Temple Emanuel-El  
99 Taft Ave, Prov. R.I. 02906

657

William A. Martucci  
83 Indiana Ave, Prov. R.I. 02905

656

Same

655

Temple Emanuel-El

654

Same

Councilman Lloyd J. Griffin, Jr.





Department of Law  
*"Building Pride In Providence"*

July 29, 1985

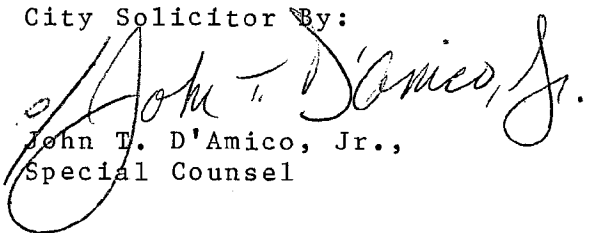
Thomas Glavin, Chairman  
Council Committee on Ordinances  
c/o City Clerk's Office  
City Hall  
Providence, Rhode Island 02903

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 leave a "sliver" of R-3 land along the abandoned Fort Avenue.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kathleen D. Field".

Kathleen D. Field  
Associate Director of Planning

KDF/p

FILED

SEP 27 9 38 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*

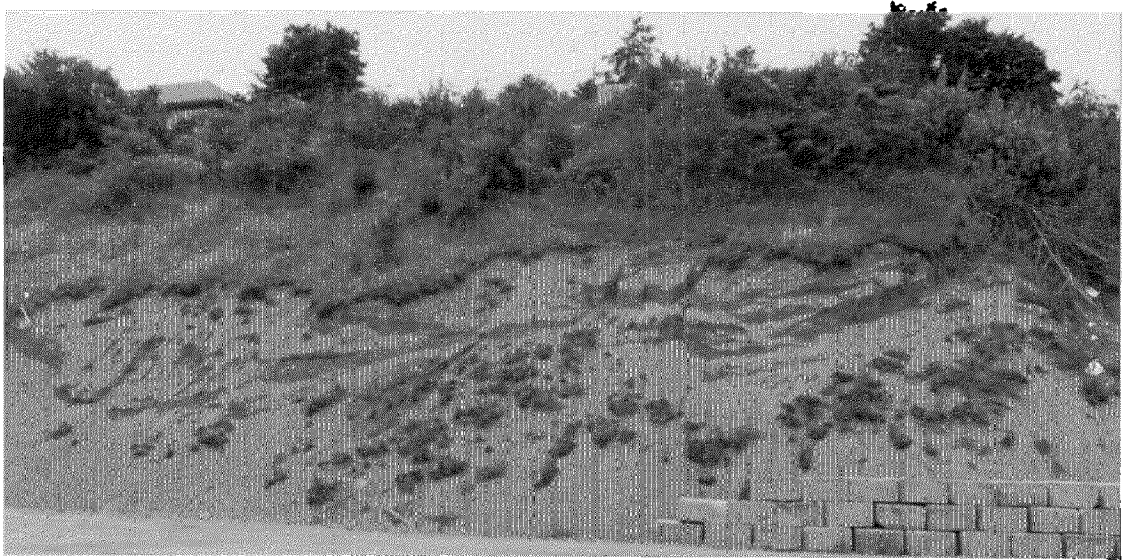
615 FLEET NATIONAL BANK BUILDING • PROVIDENCE, RHODE ISLAND 02903

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

TELEPHONE 331-2740

A.P. 56, Lot 9

Russo Property







# J. BENJAMIN NEVIN CO.

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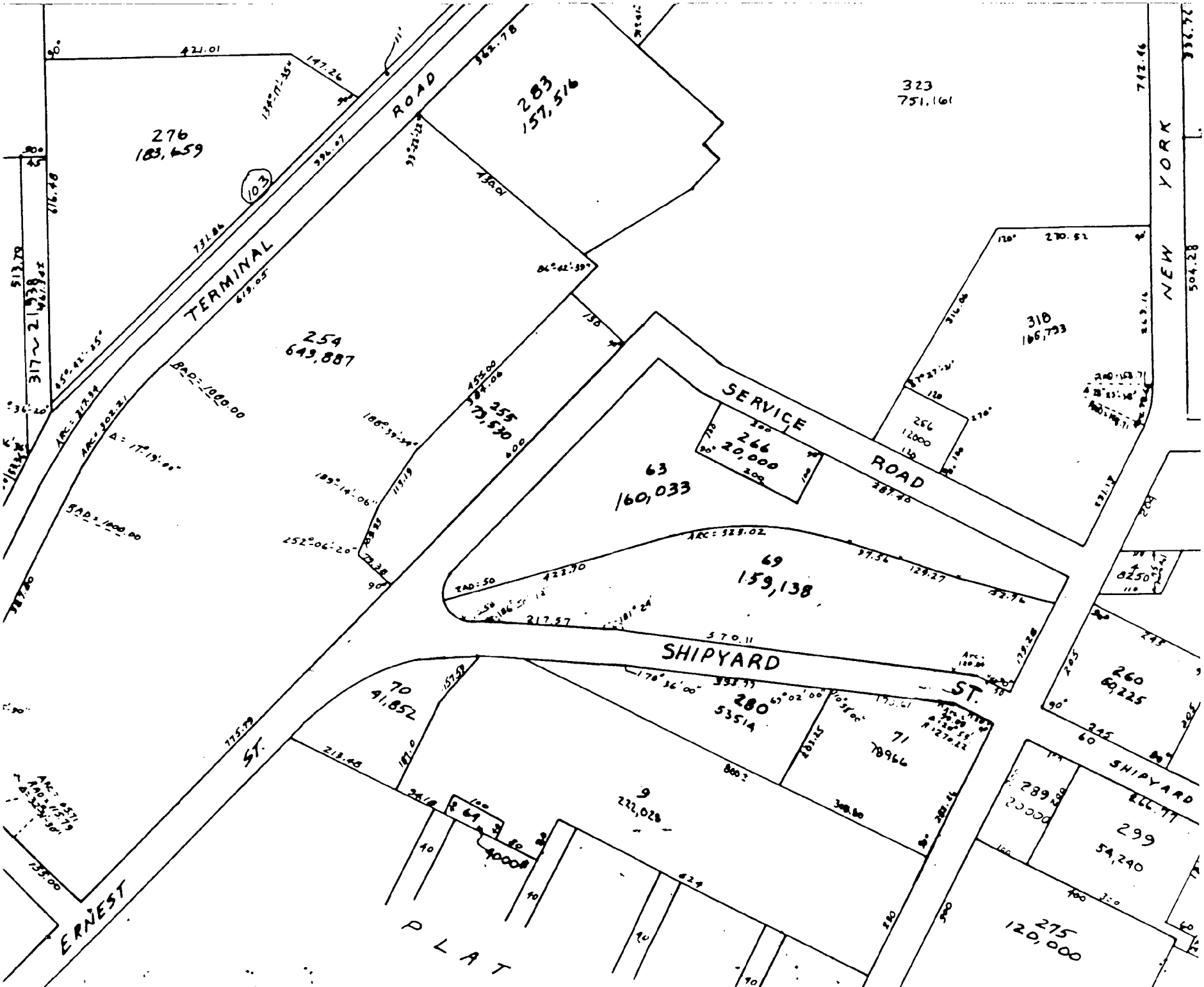
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*President*

TELEPHONE 331-2740

A.P. 56, Lot 9

Russo Property



276  
183,659

283  
157,516

254  
643,887

63  
160,033

69  
159,138

70  
91,852

280  
53514

71  
78966

260  
89,225

299  
54,240

275  
120,000

318  
166,793

323  
751,161

TERMINAL  
ROAD

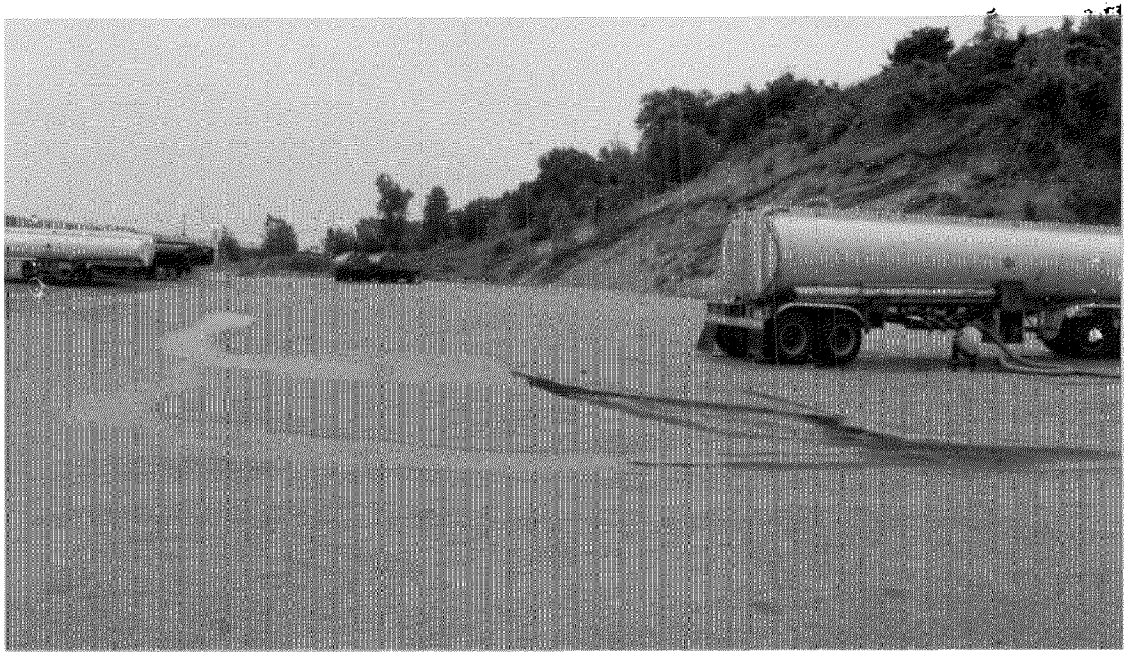
SERVICE  
ROAD

SHIPYARD  
ST.

NEW  
YORK

ERNEST  
ST.

PLAT





# 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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*Realtors*

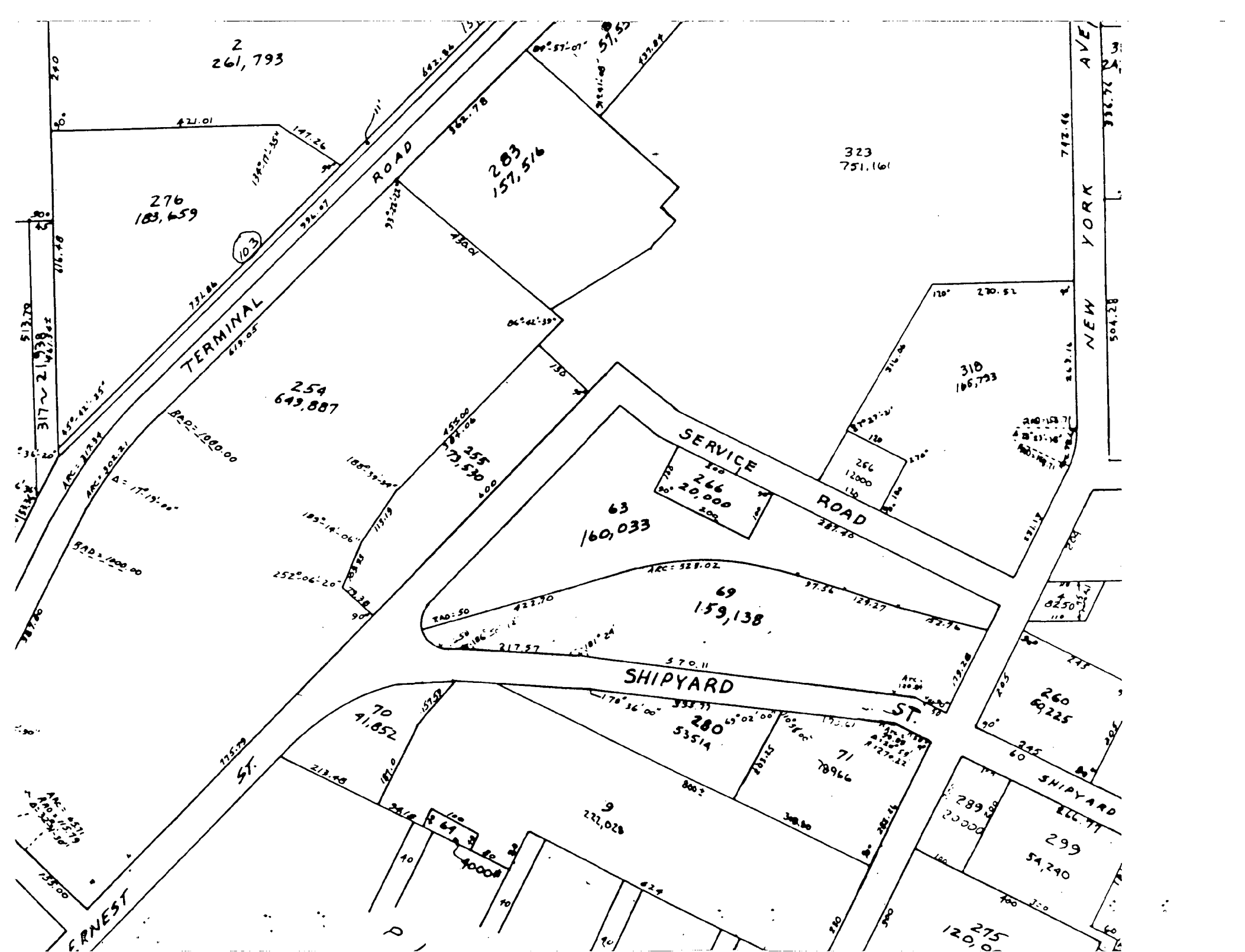
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A.P. 56, Lot 9

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A.P. 56, Lot 9

Russo Property





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*Realtors*

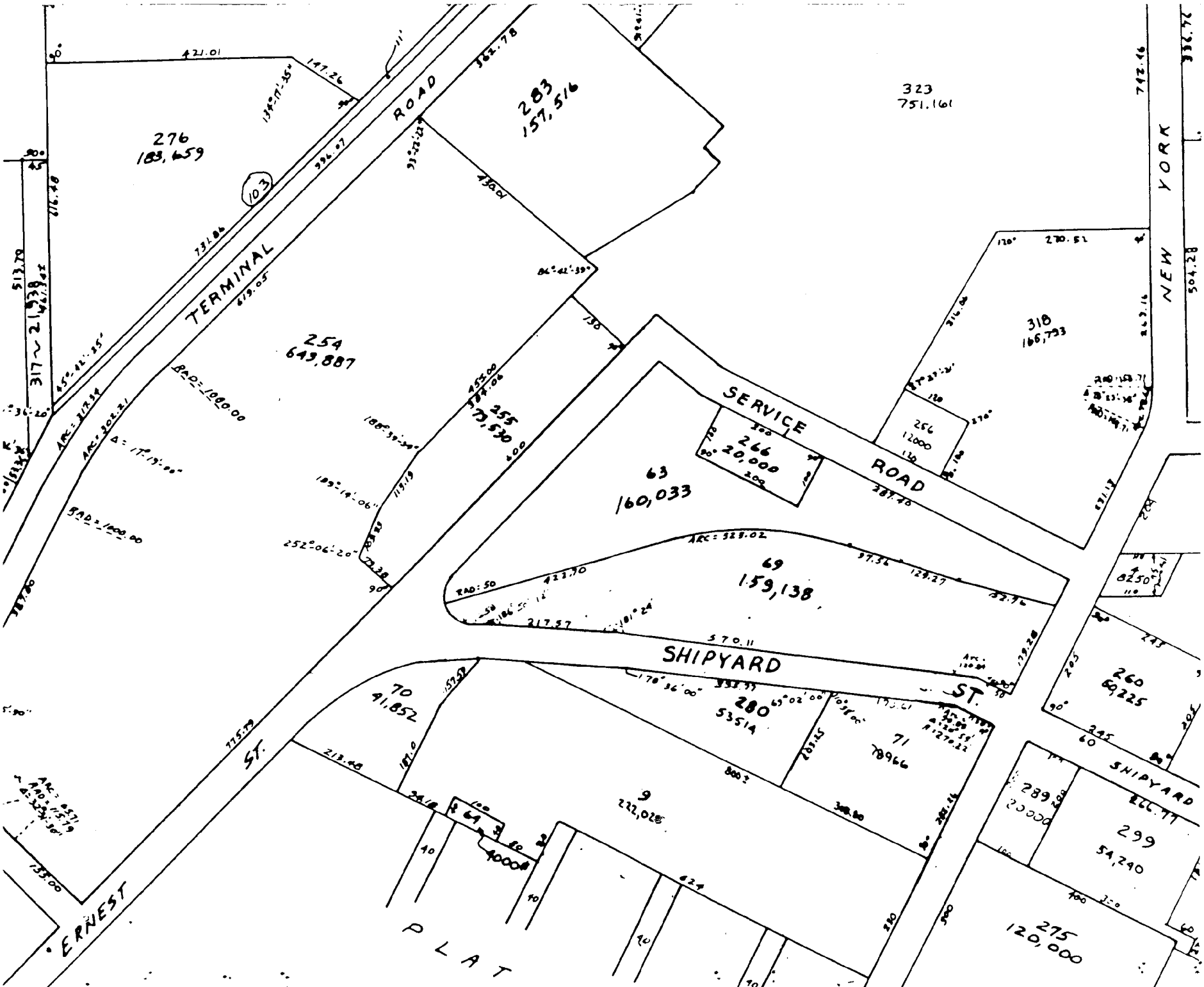
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*President*

TELEPHONE 331-2740

- A.P. 56, Lot 9

Russo Property







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*Realtors*

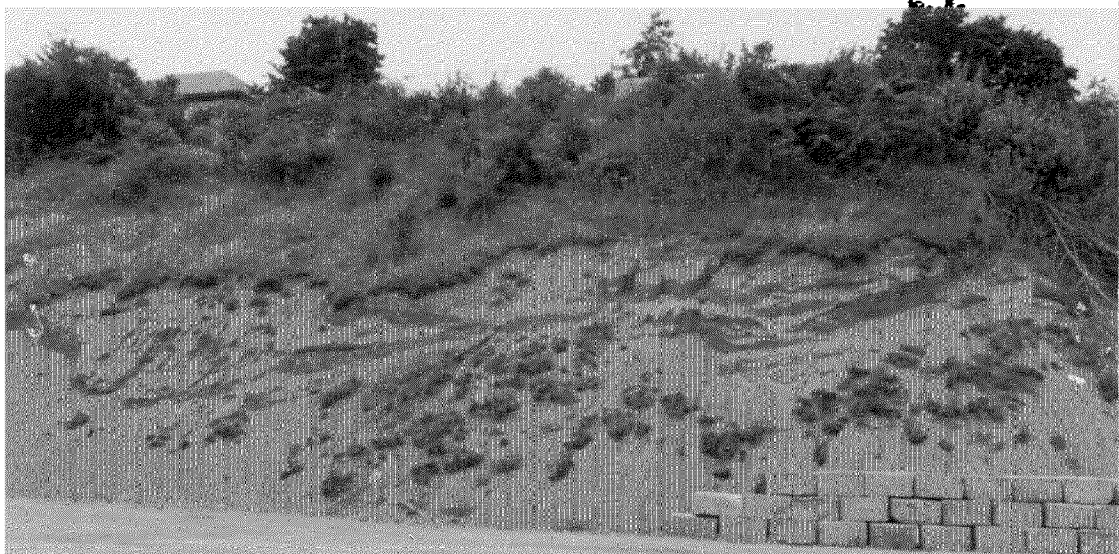
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*President*

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A.P. 56, Lot 9

Russo Property





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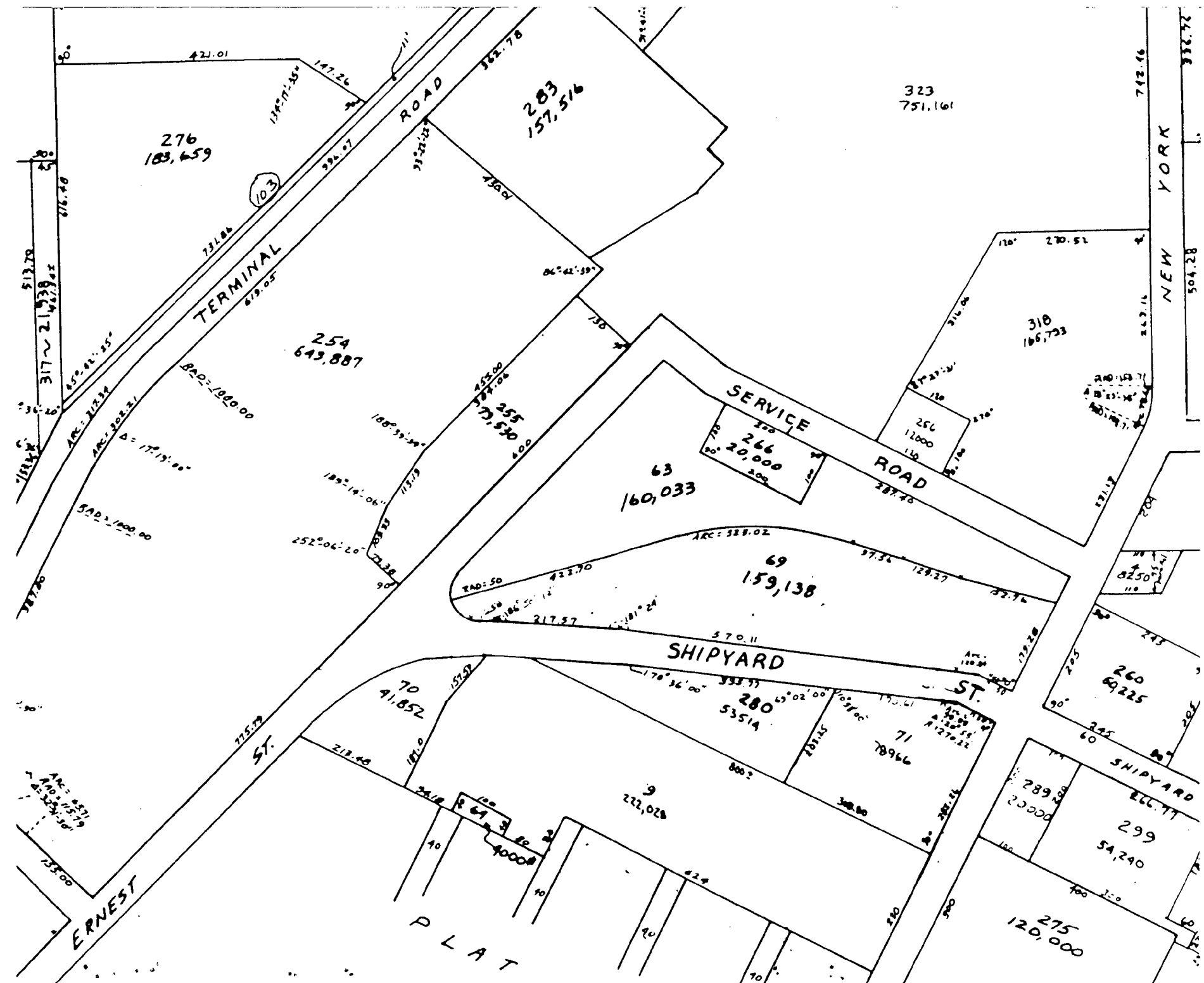
J. CLIFDEN O'REILLY, JR.  
*President*

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