

City of Providence

Zoning Change # 285

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1982-45

No. 415 **AN ORDINANCE** AMENDING CHAPTER 544 OF 1951, BY CHANGING FROM A C-2 GENERAL COMMERCIAL ZONE, TO A C-4 HEAVY COMMERCIAL ZONE, LOT 53, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 35, SAID LOT BEING LOCATED AT 1950 WESTMINSTER STREET.

Approved July 8, 1982

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, approved September 21, 1951, as heretofore amended, and entitled: "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", as amended, is hereby further amended by changing from a C-2 General Commercial Zone to a C-4 Heavy Commercial Zone, Lot 53, as set out and delineated on City Assessor's Plat 35, said lot being located at 1950 Westminster Street bounded and described as follows:

Beginning at a point on the southerly line of Westminster Street at the northwesterly corner of Lot 53 on the City of Providence Assessor's Plat 35; thence easterly along the southerly line of Westminster Street to the northeasterly corner of Lot 53; thence southerly, bounded easterly by Lots 354, 358 and portion of Lot 355, to the southeasterly corner of Lot 53; thence westerly, bounded southerly by Lot 54, to a point on the easterly line of Stokes Street; thence northerly along the easterly line of Stokes Street to the southwesterly corner of Lot 359; thence easterly, bounded northerly by Lot 359, and continuing to the southeasterly corner of Lot 359; thence northerly, bounded westerly by Lot 359 and continuing to the easterly line of Westminster Street and the northwesterly corner of Lot 53; said point is further described as being point and place of beginning, said parcel is further described as being Lot 53 on City of Providence Assessor's Plat 35.

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

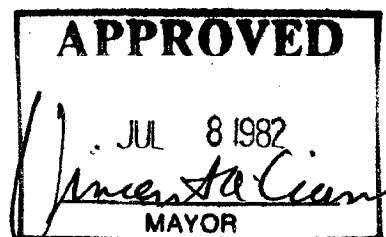
IN CITY COUNCIL
JUN 24 1982
FIRST READING
READ AND PASSED

IN CITY
COUNCIL
JUL 1 1982

FINAL READING
READ AND PASSED

PRESIDENT

CLERK



No.

CHAPTER
AN ORDINANCE

THE COMMITTEE ON

FINANCES

Approves Passage of
The Within Ordinance

Jose M. Mendonca
June 7, 1952

IN CITY

1952

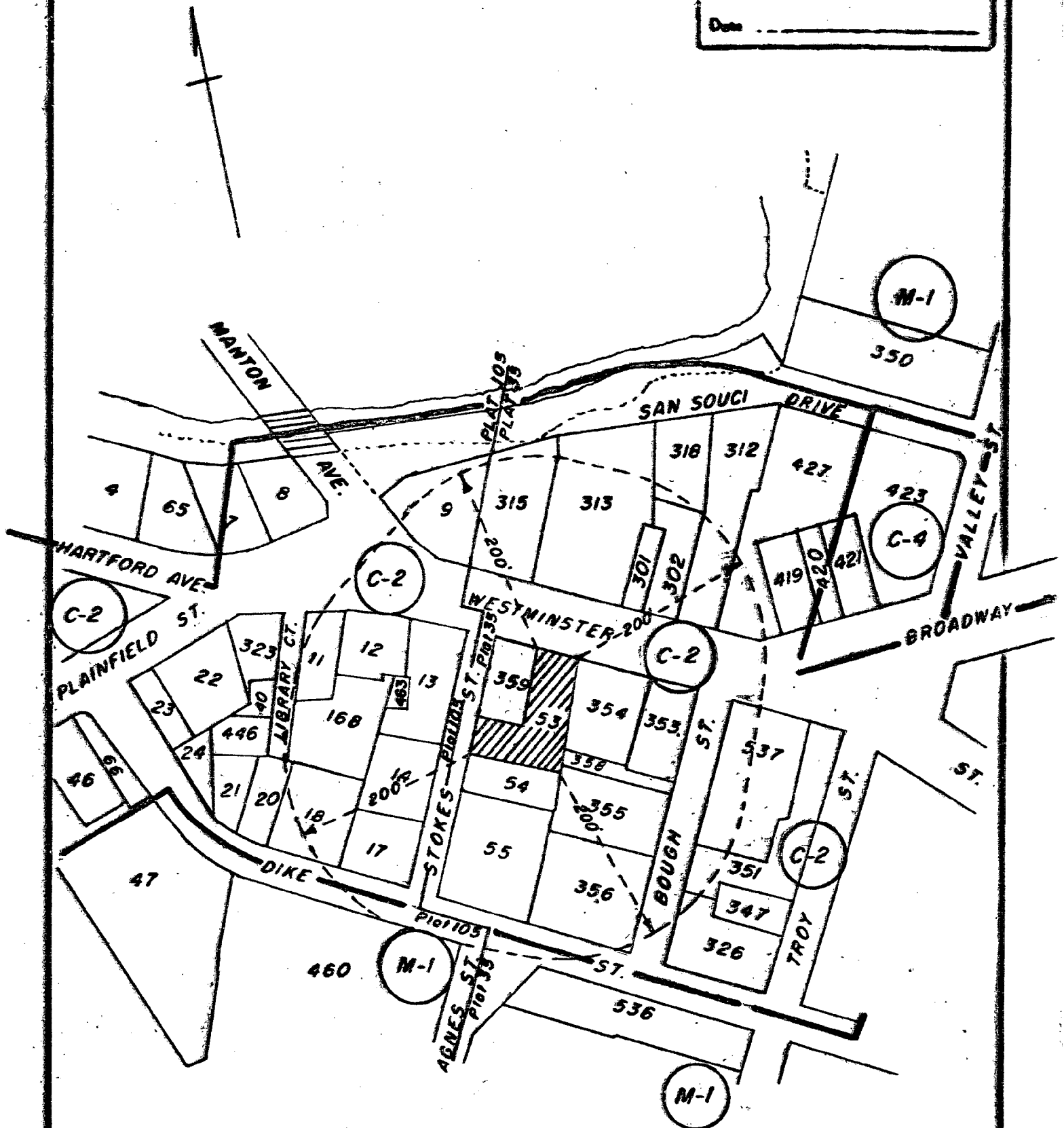
1952

RECEIVED

CLERK

Zoning Change No. 285
Cross-Hatched Area to be changed From an C-2
General Commercial Zone to a C-4 Heavy
Commercial Zone.

Date _____



CHIT-ANSWER

Lot Numbers From Assessor's Plats 35 & 105

Zoning Change
1950 Westminister St. to be changed from
an C-2 General Commercial Zone, to a
C-4 Heavy Commercial Zone.
Lot 53 Plat 35

Plat 35

Lot 315 Jarose Realty Corp.
740 Westminister Street
Providence, R.I. 02903
" 313 Herbert H. Goldberger ET ALs TRS
2000 S. Ocean Blvd APT 17A

301 William D. Riley & Wf. Dorothy L.
28 Ridge Street
Cranston, R.I. 02920

302 Old Stone Bank
86 S. Main Street
Providence, R.I. 02903

318 Barbara M. Ciampi & Raymond T. Mancini
1202 Jefferson Blvd
Warwick, R.I. 02886

312 Barbara Realty Co.
1202 Jefferson Blvd
Warwick, R.I. 02886

427 Same

359 Alan B. Goldstein
1920 Westminister Street
Providence, R.I. 02909

53 Ronald D. Tella & William C.
RFD Phillips Hill RD
Coventry, R.I. 02816

354 Hyman Parnes & Wf. Grace
9 Session Street
Providence, R.I. 02906

353 Leads Realty
420 Broadway
Providence, R.I. 02909

Zoning Change

Plat 35

✓ Lot 537 James J. Morses
96 Eldridge St
Cranston, R.I. 02910

54 Monoplane Inc
15 Wall Street
Bristol, R.I. 02809

358 Heggen Parnes & W. Grace
9 Sessions Street
Providence, R.I. 02906

355 Edward R. Helgizzo
15 Bough Street
Providence, R.I. 02909

351 James J. Morses
96 Eldridge Street
Cranston, R.I. 02910

55 E. J. O'Donnell & Sons Co
75 Wike Street
Providence, R.I. 02909

356 City of Providence

326 Narragansett Electric Co.
ATT. A.D. Houston Treasurer
280 Melrose Street
Providence, R.I. 02901

Zoning change

Plat 105

Lot 9 Rhode Island Hosp. Trust Bank
15 Westminster Street
Providence, R.I. 02903
11 Providence Public Library
150 Empire St 02903

12 Stuart A. Brodsky
141 Spencer Ave.
Warwick, R.I. 02818

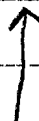
13 Rhode Island Hosp. Trust Bank

463

Same

168

Same



14 Diamond Paper Box Co.
12 Library Street
Prov, R.I. 02909

18

Same

20

Same

17

Same



CITY OF PROVIDENCE, RHODE ISLAND
MAYOR VINCENT A. CIANCI, JR.

DEPARTMENT OF PUBLIC WORKS . 700 ALLENS AVENUE . 02905

Joseph C. DiSanto, Director

James F. Lembo, Deputy Director

June 10, 1982

Zoning Change

Assessor's Plat 35 Lot 53

Area to be changed from a C-2 General Commercial Zone to a C-4 Heavy Commercial Zone;

Beginning at a point on the southerly line of Westminster Street at the northwesterly corner of lot 53 on the City of Providence Assessor's Plat 35;

thence easterly along the southerly line of Westminster Street to the northeasterly corner of lot 53;

thence southerly, bounded easterly by lots 354, 358 and portion of lot 355, to the southeasterly corner of lot 53;

thence westerly, bounded southerly by lot 54, to a point on the easterly line of Stokes Street;

thence northerly along the easterly line of Stokes Street to the southwesterly corner of lot 359;

thence easterly, bounded northerly by lot 359, and continuing to the southeasterly corner of lot 359;

thence northerly, bounded westerly by lot 359 and continuing to the easterly line of Westminster Street and the northwesterly corner of lot 53;

Said point is further described as being point and place of beginning

Said parcel is further described as being lot 53 on City of Providence Assessor's Plat 35.

Run along - paragraph

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 grant a change in zoning code from C2 status to C4 status, at the
address of 1950 Westminster Street, Providence, RI. This would greatly
improve my chances of renting this property to suitable tenants.

Respectfully submitted,

Alan Goldstein

Alan Barry Goldstein

DEPARTMENT OF CITY CLERK
RECEIVED

MAR 11 1982

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

Pd. by R.I. Hospital Trust Nat. Bank
Money order # 2280611 amt \$150.00
signed by Alan Barry Goldstein

RECEIVED BY
THE COMMISSIONER

FILED

MAR 11 12 34 PM '82
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY COUNCIL
MAR 18 1982
FIRST READING
REFERRED TO COMMITTEE ON ORDINANCES

Edmund M. Anderson
CLERK

From the Clerk's Desk

RECEIVED
MAR 8 8 1982

THE COMMITTEE ON
ORDINANCES
April 28, 1982

Recommends
Edmund M. Anderson
Richard R. Clement

THE COMMITTEE ON
ORDINANCES
May 10, 1982

Recommends
Edmund M. Anderson
Richard R. Clement

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 19, 1982

TO: Joseph C. DiSanto, Director of Public Works

SUBJECT: ZONING CHANGE - 1950 WESTMINSTER STREET

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject Zoning Change, for your study and report back in writing, along with a list of abutting owners and tracings of said area.

Michael R. Clement
First Deputy City Clerk

CPC Ref. # 2036

City of Providence



DEPARTMENT OF PLANNING
AND URBAN DEVELOPMENT

MAR 22 1982

Rhode Island

Department of City Clerk **RECEIVED**
SS, SOC, RP

MEMORANDUM

DATE: March 19, 1982

TO: Stanley Bernstein, Director of Planning and Urban Development

SUBJECT: ZONING CHANGE - 1950 WESTMINSTER STREET

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject Zoning Change for your study and report back in writing to said Committee.

RECEIVED
MAR 22 1982
PLANNING DIVISION

Charles R. Clement
First Deputy City Clerk

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 grant a change in zoning code from C2 status to C4 status, at the
address of 1950 Westminster Street, Providence, RI. This would greatly
improve my chances of renting this property to suitable tenants.

Respectfully submitted,

Alan Goldstein

Alan Barry Goldstein

DEPARTMENT OF CITY CLERK
RECEIVED

MAR 1 1982

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

Pl. by R.I. Hospital Trust Nat. Bank
Money order # 2780611 amt \$150.00
signed by Alan Barry Goldstein

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 19, 1982

TO: Stanley Bernstein, Director of Planning and Urban Development

SUBJECT: ZONING CHANGE - 1950 WESTMINSTER STREET

CONSIDERED BY: Committee on Ordinances

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

Michael R. Clement
First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: June 8, 1982
TO: Robert Quigley, Engineer's Office
SUBJECT: ZONING CHANGE - 1950 WESTMINSTER STREET
CONSIDERED BY: Michael R. Clement, First Deputy City Clerk.
DISPOSITION:

Attached is a copy of the subject Petition, which was recommended for passage to the City Council by the Committee on Ordinances and that the said zoning change be drafted into its proper form.

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

Attention: Michael Clement

Subject: Referral No. 2056 - Zone change from C-2 to C-4 for property
at 1950 Westminster 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 Alan Goldstein at 1920 Westminster Street for the rezoning of Lot 359 on A.P. 35 at 1950-54 Westminster Street from C-2 General Commercial Zone to C-4 Heavy Commercial Zone.

The subject lot contains 4,286 sq. ft. of land and is located at the southeasterly corner of Stokes and Westminster Streets within the Olneyville Square. A traffic circulation plan was prepared recently by CE Maguire as part of an overall revitalization effort for Olneyville Square. It would reroute most traffic around the Square except buses, while providing additional parking spaces for shoppers.

A field inspection revealed that the subject lot contains a one story masonry structure in good condition and is located along the C-2 commercial strip within the center of Olneyville Square.

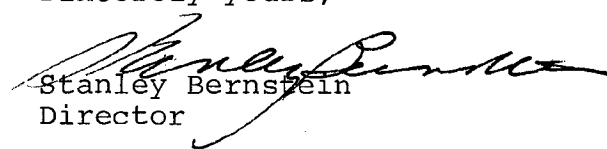
From a planning point of view the existing C-2 Zone along the Westminster Street frontage is a proper zone and should encourage the creation of a healthy mix of various types of retail shops and personal services which serve the needs of the residents of the neighborhood. For that reason, a spot C-4 Heavy Commercial Zone should not be created.

Therefore:

The Commission

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

Sincerely yours,


Stanley Bernstein
Director

SB/cd

cc: Councilman David G. Dillon
Councilman Laurence K. Flynn

FILED

APR 23 1 49 PM '82

DEPUTY CLERK
PROVIDENCE, R.I.

APR 23 1 49 PM '82
DEPUTY CLERK
PROVIDENCE, R.I.

CITY PLAN COMMISSION PROVIDENCE, R. I.

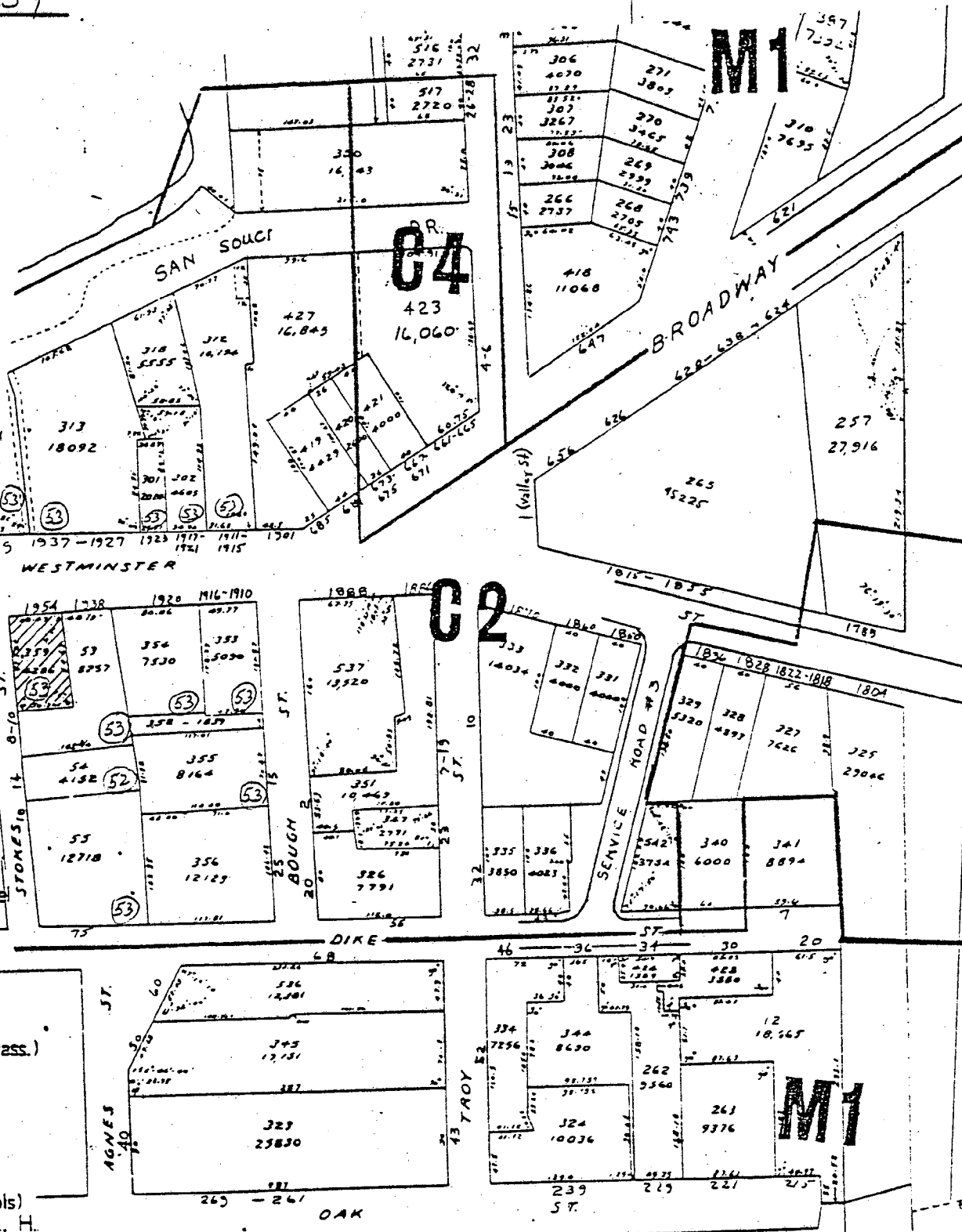
Ref. No. 2056 Subject: ZONE CHANGE from C-2 to C-4

Plat No. 35 Lot No. 359

Lot Area: 4286 sq. ft.

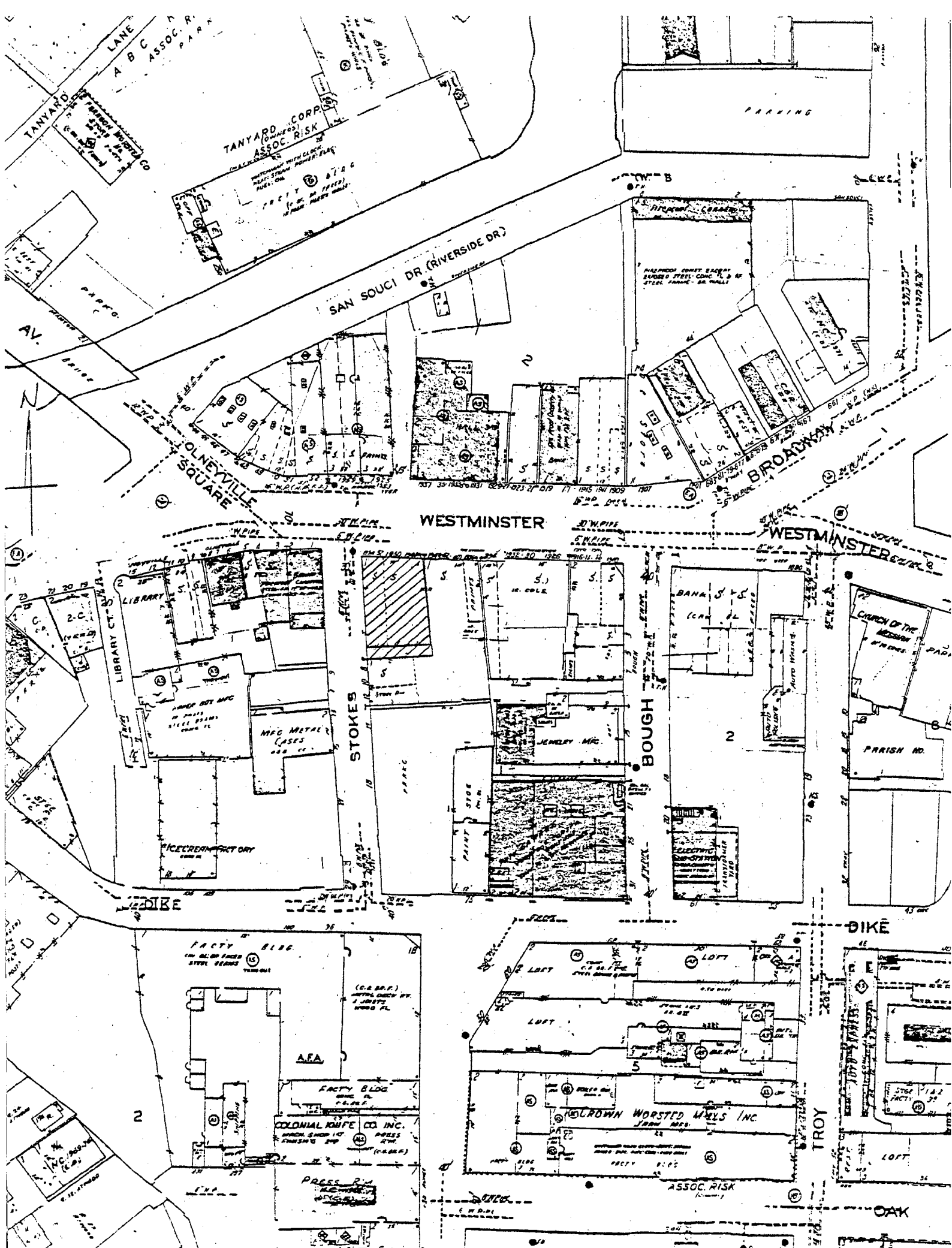
LAND USE LEGEND

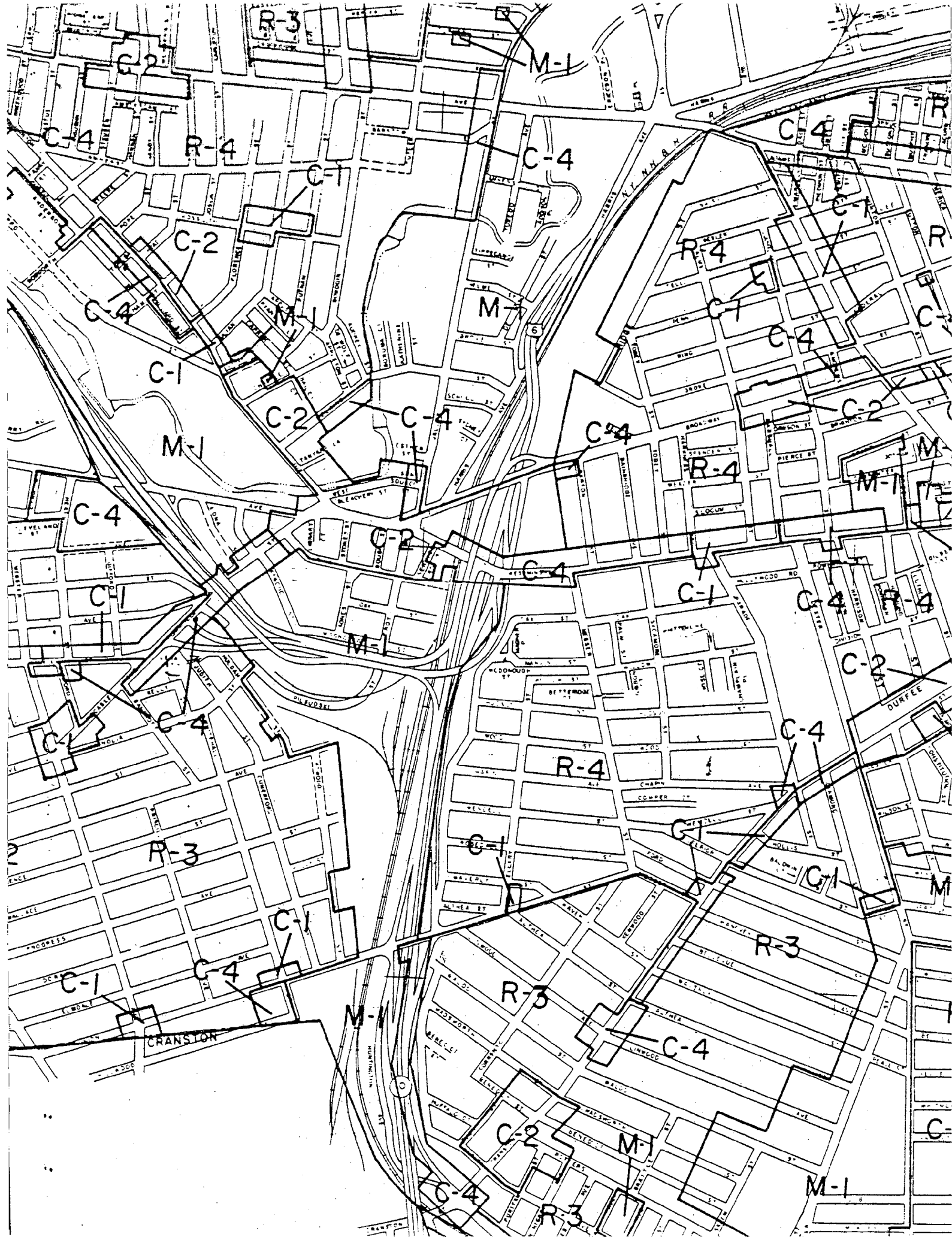
- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & 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.)



AREA IN QUESTION

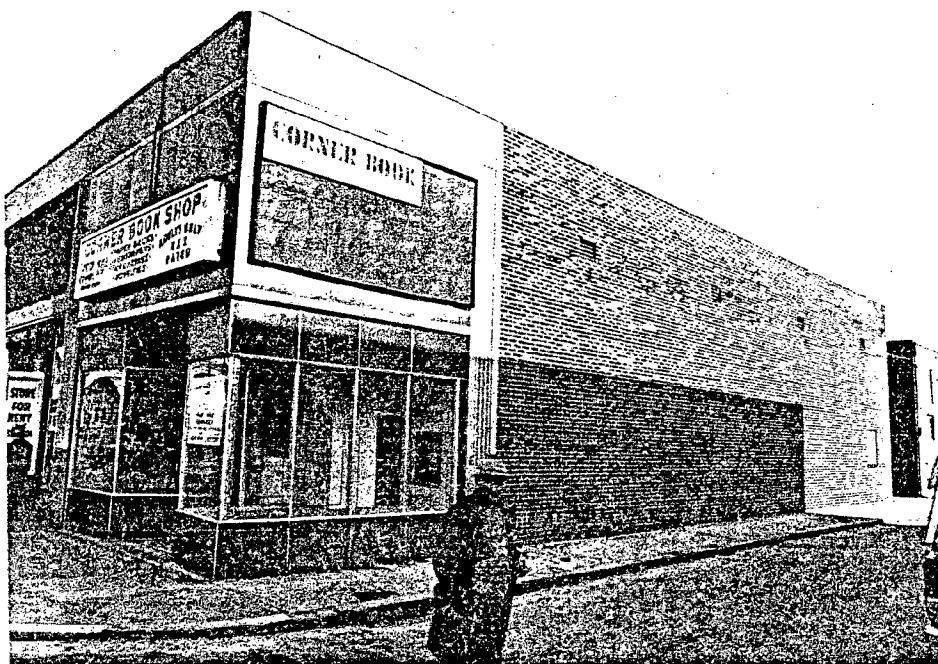
Date: _____ By: S.D.C. Scale: _____







FRONT VIEW OF SUBJECT LOT from WESTMINSTER ST.



SIDE VIEW OF SUBJECT LOT from STOKES ST.