

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body
and represents:

W. J. Daly
First, that John J. Daly and Lawrence A. Natale are the owners of real estate in the City of Providence designated as Assessor's Plat 1, Lots 39, 40, 45, 46, 48, 49, 50, and 64.

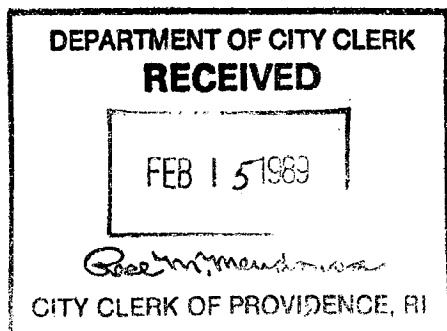
Second, that Assessor's Plat 1, Lot 46 is zoned C-4. A building on lot 46 houses the Natale Daly Insurance Agencies. Lots 39, 40, 45, 48, 49, 50 and 64 are zoned R-3.

Third, that your petitioner's insurance agencies require additional office space because of the continuing growth of the agencies and additional staff requirements.

Fourth, that your petitioner's desire to convert a single family dwelling on lot 45 which immediately abutts the agency to office space.

WHEREFORE, John J. Daly and Lawrence J. Natale requests that Assessor's Plat 1, Lot 45 be rezoned from R-3 to C-4.

John J. Daly and
Lawrence A. Natale
By their attorney,



*Pd by Ch # 1426 and #150.00
signed by Ernest Barone*

Ernest Barone
Ernest Barone
43 High Service Avenue
North Providence, RI 02911
(401) 353-0510

IN CITY COUNCIL

JUN 15 1989
ORDERED THAT PETITIONER
HAVE LEAVE TO WITHDRAW

Rose M. Mereloni
CLERK

FILED

FEB 15 9 08 AM '89

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY COUNCIL

2 1989

FIRST READING
REFERRED TO COMMITTEE ON

PUBLIC WORKS

Rose M. Mendonça CLERK

THE COMMITTEE ON

ORDINANCES

Recommends

Be Continued

Michael R. Clement
Clerk

THE COMMITTEE ON

ORDINANCES

Recommends

Petitioner Be Granted

Rose M. Mendonça Clerk

June 5, 1989

From the Clerk's Desk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 3, 1989
TO: B. James Suzman, Director of Public Works
SUBJECT: Change of Zone - Cemetery Street
CONSIDERED BY: Committee on Ordinances
DISPOSITION:

Attached are copies of the subject petition for your study and report back in writing to the above-named Committee.

It is also requested that you provide the committee with a list of abutting property owners and a tracing of the area, as soon as practical.

First Deputy

City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 3, 1989

TO: Thomas V. Moses, Dir. of Planning & Development

SUBJECT: Change of Zone - Cemetery Street

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

Attached are copies of the subject petition for your study and report back in writing to the above-named Committee, as soon as practical.

City Clerk

AP 1 LOT 51
PEDRO DOS SANTOS
ANNA D. MENDES

AP 1 LOT 50 DOROTHY H. & ALAN F. HOPP

AP 1 LOT 49
LAWRENCE A. NATALE
JOHN J. DALY

AP 1 LOT 64
LAWRENCE A. NATALE
JOHN J. DALY

AP 1 LOT 44
HELEN M. & JAMES R. DEGNATH

AP 1 LOT 46
LAWRENCE A. NATALE
JOHN J. DALY

EXISTG 1 CAR GARAGE

PARKING PLACE #4
PARKING PLACE #3
PARKING PLACE #2
PARKING SPACE #1

STOCKADE FENCE

EXISTING 1 FAMILY RESIDENCE
#46 NASHUA ST

EXTG GATE

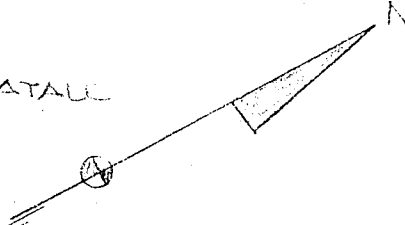
CONC PUMT

12.0'

BIT. CONC. PUMT

NASHUA ST.

9'-0"
EXTG CURB OPENING



12/20/88-RP-3220
J. J. Jesta
APPROVED
TRAFFIC ENG DEPT

46 NASHUA ST. LOT 45 AP 1 PROVIDENCE RI	1"=10'-0" 09/15/88
MOHAWK ENGINEERING N. PROVIDENCE, RI	ME
PLOT PLAN	

AP 1 LOT 51
PEDRO DOS SANTOS
ANNA D. MENDES

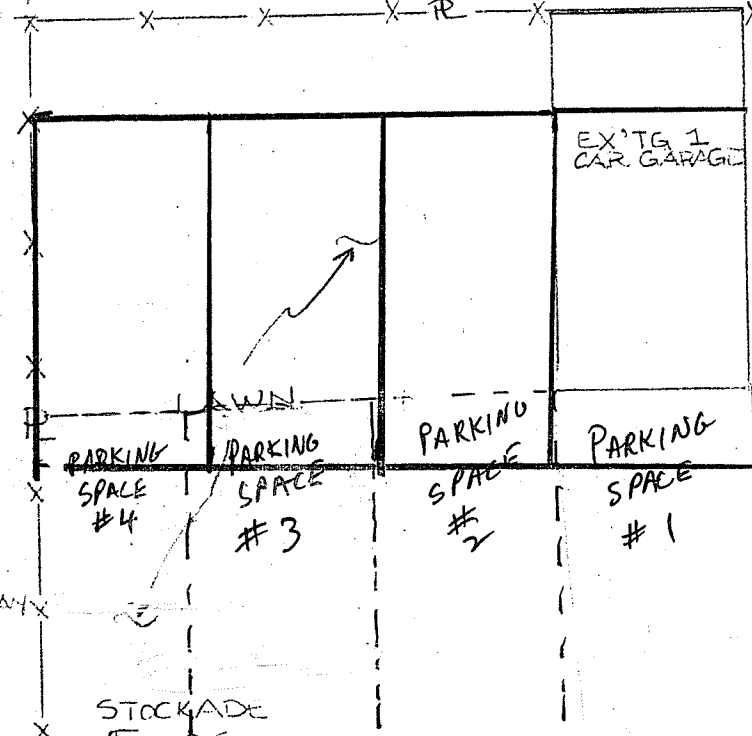
AP 1 LOT 50 DOROTHY H. & ALAN F. HOPP

AP 1 LOT 49
LAWRENCE A. NATALE
JOHN J. DALY

AP 1 LOT 64
LAWRENCE A. NATALE
JOHN J. DALY

AP 1 LOT 44
HELEN M. & JAMES R. DEGNAY

AP 1 LOT 46
LAWRENCE A. NATALE
JOHN J. DALY



EXISTING 1 FAMILY
RESIDENCE
#46 NASHUA ST

BIT. CONC.
PUMT

NASHUA ST.

9' 11"
EXT. CURB
OPENING

12/20/88 RP-3220

D. J. Lenta
APPROVED
TRAFFIC ENG DEPT

46 NASHUA ST. LOT 45 AP 1 PROVIDENCE RI	1"=10'-0" 09/15/88
MOHAWK ENGINEERING N. PROVIDENCE, RI	ME
PLOT PLAN	

Nashua St. Rezoning

ch 200' R

PLAT 1

LOT #

OWNER

41

Omer + Catherine Liguere
28 Nashua Street
Providence, R.I. 02904

43

Helen AND JAMES DEGNAN
36 Nashua Street
Providence, R.I.

44

SAME AS LOT # 43

Same

45

John J. Daly AND Lawrence A. Natale
50 Nashua Street
Providence, R.I. 02904

46

SAME AS 45

Same

48

SAME AS 45

Same

49

SAME AS 45

Same

50

SAME AS 45

Same

51

Pedro das SANTAS AND ANNA P. MENDOZA
1 Concord Street
Providence, R.I. 02904

52

Roy A. Smith
633 Washington Street
Norwood, Ma 02032

53

BRUCE W. HAMMOND
28 Cemetery Street
Providence, R.I. 029

64

SAME AS 45

John J. Daly + Lawrence A. Natale

PLAT 1

LOT #

OWNER

20

Peter and Beatrice PRAZZO
22 Trinidad Street
Providence, R.I. 02908

22

SAME AS LOT # 20

Same

~~19~~ 19

Esmond Realty Corp
340 Waterman Avenue
Esmond, R.I.

14

EBR Associates
300 Station Street
Cranston, R.I. 02910

~~14~~

15

SAME AS Lot 14

Same

30

Frances and Robert Paul Melillo
21 Nashua Street
Providence, R.I. 02904

31

Raul and Aldina Demello
170 Pidge Avenue
Pawtucket, R.I. 02860

32

Robert and Carol Roy
38 Apple Orchard Lane
Seekonk, Ma 02771

34

SAME AS LOT 14

EBR Associates

38

NORMAN AND Gloria GANNON
14 Nashua Street
Providence, R.I. 02904

39

SAME AS Lot 45

John J. Klaty + Lawrence A. Katala

40

SAME AS LOT 45

Same

PLAT 1

54 Hillside Associates
1145 Reservoir Avenue
Cranston, R.I. 02920

PLAT 73

177 Miriam Hospital

PLAT 75

105 Ocean State Ventures Inc.
~~105~~ 89 Broad Street
Cranston, R.I. 02864

106 SAME AS LOT 105
Same

107 SAME AS LOT 105
Same

108 John Daly and Laurence A Natale

109 SAME AS LOT 108
Same

180 Hillside Associates
1145 Reservoir Avenue
Cranston, R.I. 02920

182 SAME AS LOT 180
Same

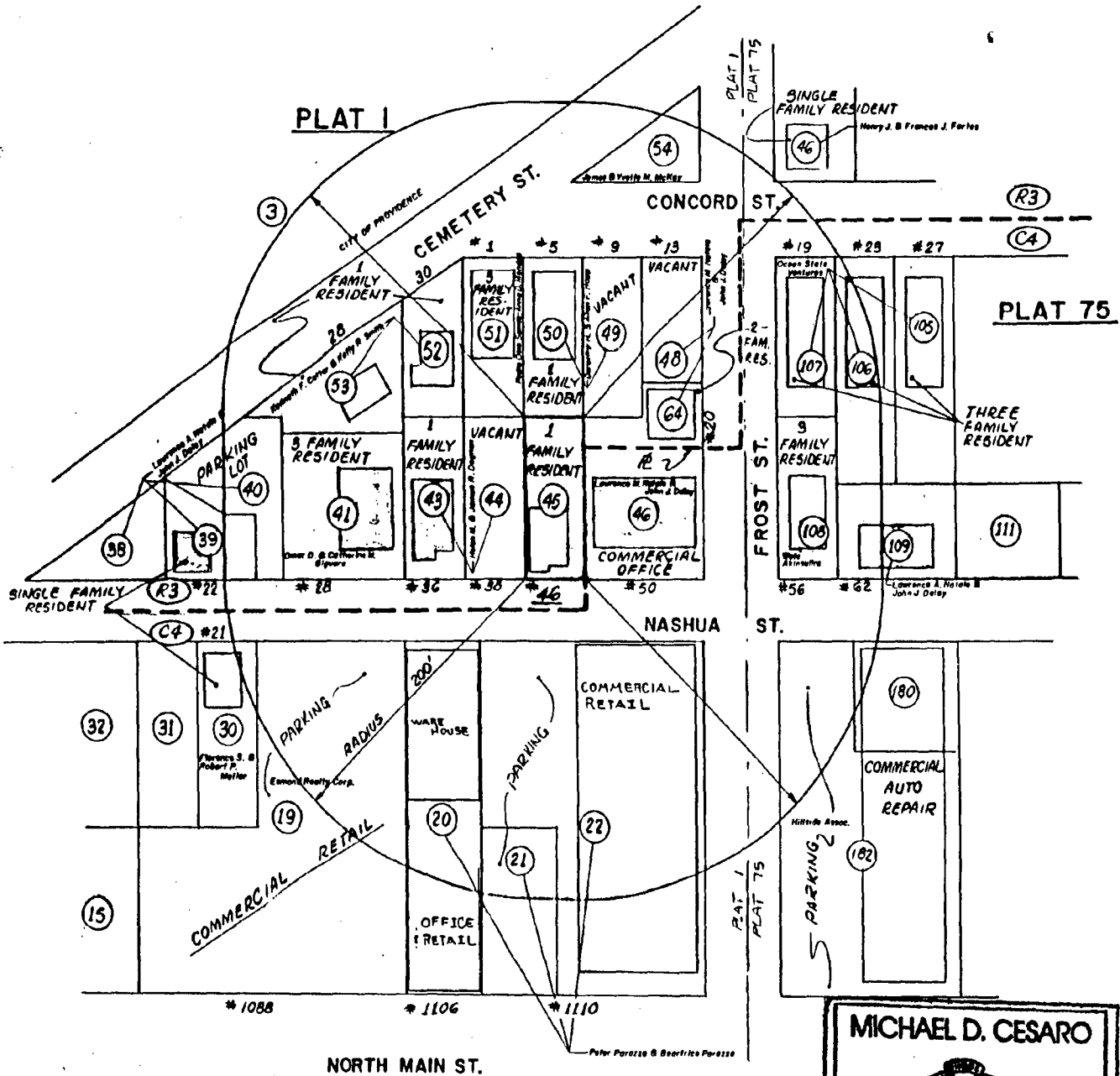
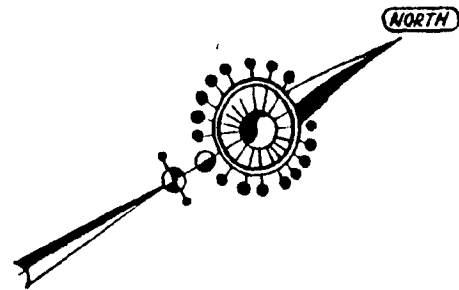
REVISIONS			DATE
No.	By	Date	
1	MDC	01/28/89	

46 NASHUA ST.
 LOT 45 + AP1
 PROVIDENCE, R.I.

MOHAWK ENGINEERING
 NORTH PROVIDENCE, R.I.

RADIUS PLAN

SCALE: 1"=50'
 DRAWN BY: PM/FO
 SHT 1/2



46 NASHUA ST. ABUTTORS INFORMATION

	STREET ADDRESS	OWNER'S NAME & ADDRESS	USE
PLAT 1	LOT 3	CITY OF PROVIDENCE CITY HALL, PROV., R.I.	CEMETERY
	19 ✓	ESMOND REALTY CORP 340 WATERMAN AVE. ESMOND, R.I.	PARKING
	20 ✓	PETER PARAZZO - BEATRICE PARAZZO	COMMERCIAL
	21	22 TRINIDAD ST. PROVIDENCE, R.I. 02908	COMMERCIAL RETAIL
	22	1120 N. MAIN ST.	COMM. RETAIL
	41	OMER D. & CATHERINE M. GIGUERE 28 NASHUA ST. PROV., R.I. 02904	3 FAMILY RESIDENT.
	43	HELEN M. & JAMES R. DEGNAN 36 NASHUA ST. PROVIDENCE, R.I. 02904	1 FAMILY RESIDENT.
	44		VACANT
	46	LAWRENCE M. NATALE & JOHN J. DALY 50 NASHUA ST. PROV., R.I. 02904	COMM. OFFICE
	48		VACANT.
	49	DOROTHY H. & ALAN F. HOPP 5 CONCORD ST PROVIDENCE, R.I. 02904	VACANT
	50		1 FAMILY RESIDENT.
	51	PEDRO DOS SANTOS - ANNA D. MENDES 1 CONCORD ST. PROV., R.I. 02904	3 FAMILY RESIDENT.
	52	KENNETH F. COTTER & KELLY R. SMITH 30 CEMETERY ST. PROV. 02904	1 FAMILY RESIDENT.
	53		1 FAMILY RESIDENT.
	54	JAMES S. & YVETTE M. MC KAY	VACANT
	64	LAWRENCE A. NATALE & JOHN J. DALEY 50 NASHUA ST., PROV., R.I. 02904	2 FAMILY RESIDENT.
	30	FLORENCE S. MELLOR, ROBERT P. MELLOR ET AL, 21 NASHUA ST., PROV., R.I. 02904	1 FAMILY RESIDENT
	39	LAWRENCE A. NATALE & JOHN J. DALY 50 NASHUA ST., PROV., R.I. 02904	1 FAMILY RESIDENT
	40	LAWRENCE A. NATALE & JOHN J. DALY 50 NASHUA ST., PROV., R.I. 02904	PARKING LOT
PLAT 75	LOT 107	OCEAN STATE VENTURES INC. 89 BROAD ST. CUMBERLAND, R.I. 02864	3 FAMILY RESIDENT.
	108	WALE AKINSULIRE 617 HARTFORD AVE., PROV., R.I. 02909	3 FAMILY RESIDENTIAL
	109	LAWRENCE A. NATALE & JOHN J. DALY 50 NASHUA ST., PROV., R.I. 02904	3 FAMILY RESIDENT.
	106	OCEAN STATE VENTURES INC. 89 BROAD ST., CUMBERLAND, R.I. 02864	3 FAMILY RESIDENT.
	180	HILLSIDE ASSOC, 1145 RESERVOIR AV. CRANSTON, R.I. 02920	COMM. AUTO REPAIR CTR.
	182	HILLSIDE ASSOC, 1145 RESERVOIR AV. CRANSTON, R.I. 02920	COMM. AUTO REPAIR CTR.
	46	HENRY J. & FRANCES J. FORTES 70 ROCHAMBEAU AVE., PROV 02906	1 FAMILY RESIDENT.



Department of Planning and Development

"Building Pride In Providence"

April 3, 1989

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

Attention: Rose M. Mendonca, City Clerk

RE: Referral NO. 2288 - Zone change from R-3 to C-4
Assessor's Plat 1, Lot 45 on Nashua Street

Gentlemen:

The City Plan Commission, at its March 28, 1989 regular monthly meeting, reviewed and evaluated the proposed zone change from R-3 to C-4 on Lot 45 on Assessor's Plat 1, located at 46 Nashua Street.

The petitioners are John J. Daly and Lawrence A. Natale, owners of the subject Lot 45, and the adjacent Lots 39, 40, 46, 48, 49, 50 and 64. They are represented by their attorney Ernest Barone of 43 High Service Avenue, North Providence, Rhode Island.

A field inspection revealed the subject lot is occupied by a one family, wooden frame structure in good condition. The adjacent Lot 46 contains the applicants' one-story cement block commercial structure in very good condition with paved parking fronting on Nashua Street, and is located in a C-4 zone. The structure houses the Natale Daly Insurance Agency offices. The petitioners intend to expand their office space into the adjacent house on the subject lot.

The area is in residential use, with single, two and three-family residences in good condition. The properties across Nashua Street from the subject lot are in heavy commercial use, including Benny's Automotive Services and Sear's Automotive Store.

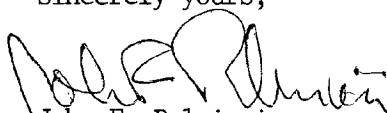
Rezoning Lot 45 for a commercial use would not have an adverse impact on the surrounding area.

PAGE 2
COMMITTEE ON ORDINANCES
REFERRAL NO. 2288

The Commission voted:

To advise the Committee on Ordinances that no objection is offered to this petition.

Sincerely yours,



John F. Palmieri
Deputy Director

JFP/bms
GT

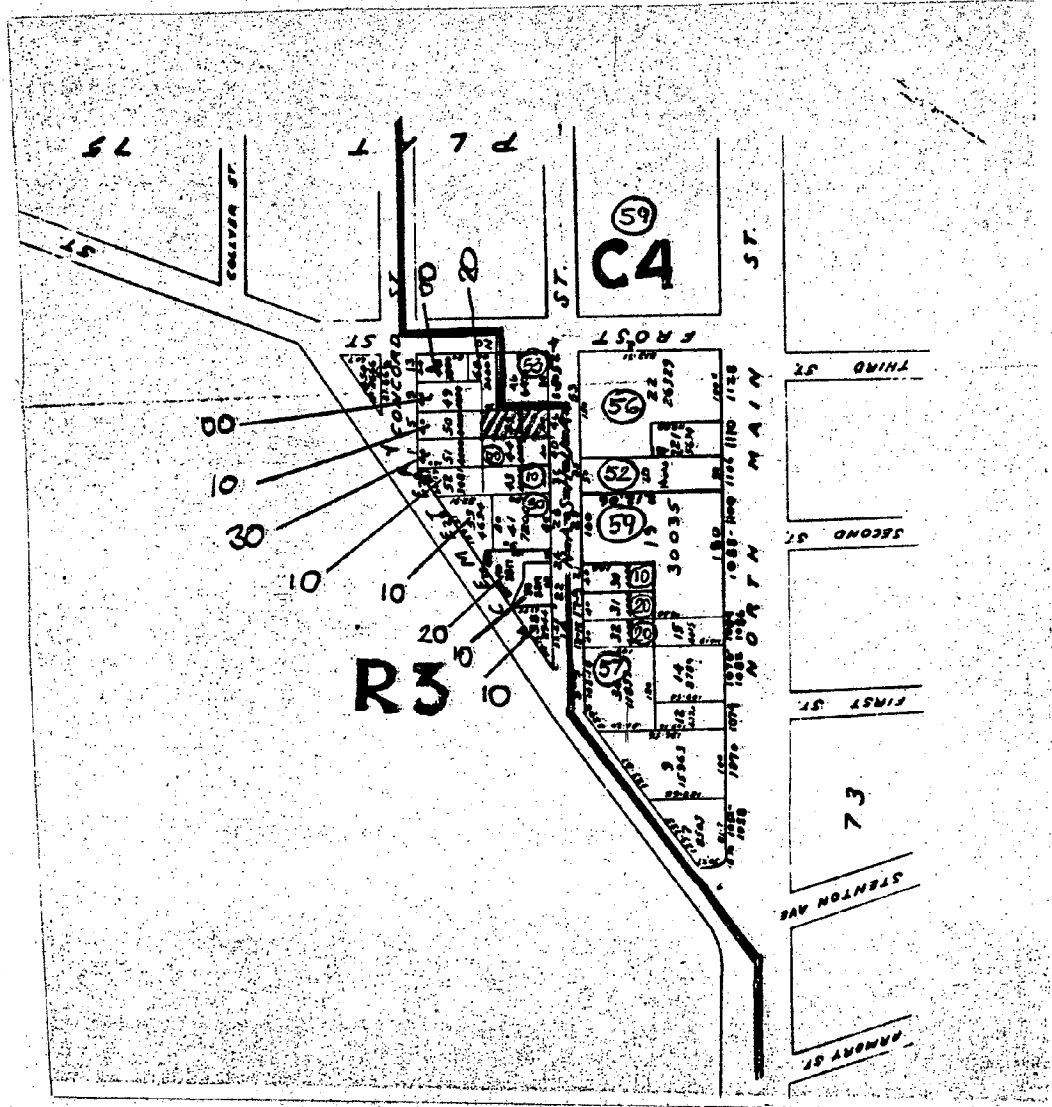
cc: Councilman James A. Petrosinelli
Thomas V. Moses, Esq., Director

CITY PLAN COMMISSION
PROVIDENCE, R. I.

Ref. No. 2228 Subject ZONE CHANGE FROM R-3 TO C-4 AT 46 NASHUA ST
Plat No. 1 Lot No. 45
Lot Area: 4000 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.S.)



AREA IN QUESTION

Date 3/21/89 By GT Scale

Department of Planning and Development
44 Washington Street
Providence, Rhode Island 02903

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

Attention: Rose M. Mendonca, City Clerk

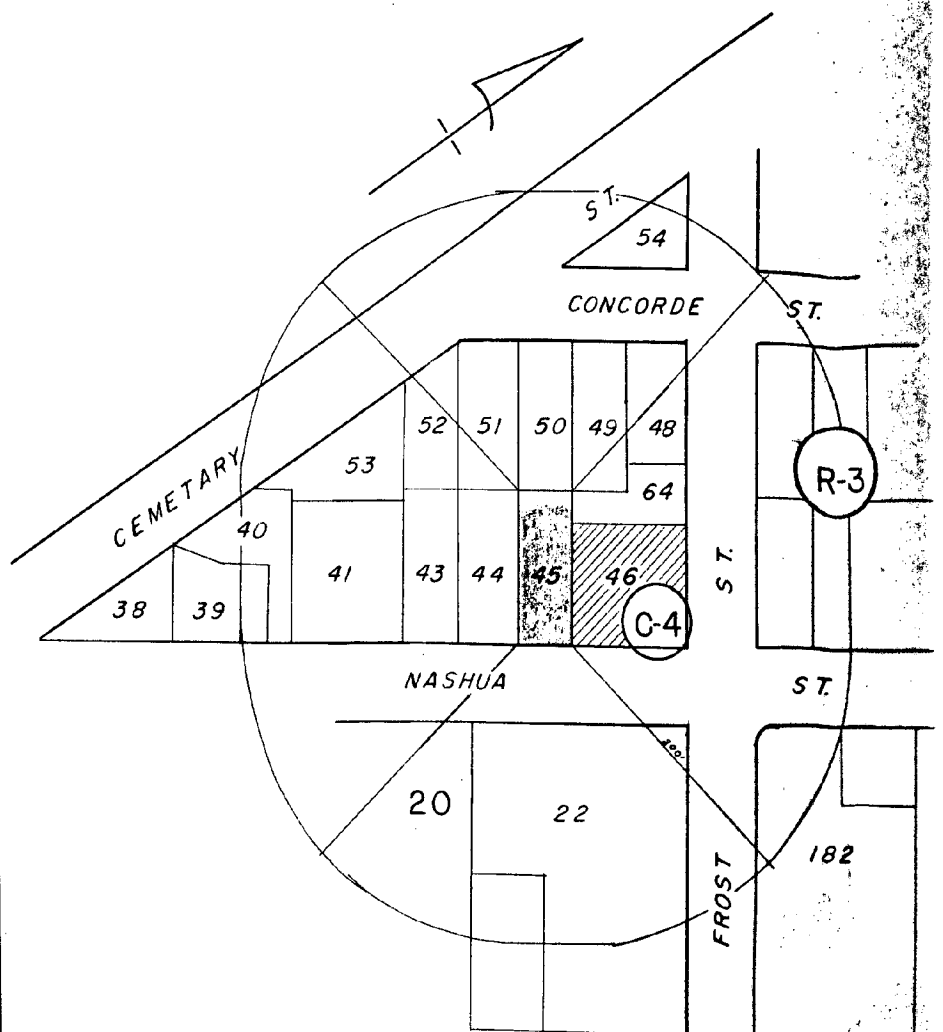


APR 4 2 57 PM '88
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

FILED

NOTE:
CROSS HATCHED AREA REZONED
TO C-4 1961.CCR# 511

CITY PROPERTY SECTION
PLAN No. 064454
DATE 4/28/89



NOTE
SHADED AREA INDICATES ZONE CHANGE
FROM R-3 TO C-4

CITY OF PROVIDENCE	
REZONING	CHANGING IN RVR
Drawn by JAV	Date 4/29/89
Scale NONE	Author JAV

Nashua Street

	Name	Address	YES / NO
✓1	Ernest Baurse	43 High Service Ave	yes
✓2	James V. Stinson	Councilman	NO -
✓3	Thomas Frontalino	23 C Concord St	No
✓4	Michael E. Rudolf	19 C CONCORD ST	NO
✓5	Edward E. Shaw	31 C Concord St	No
✓6	Marianne Onate	31 a Concord St	NO

7

8

9

10

We the owners of property
surrounding the lot in question
disapprove of the application of -
Blaley & Watale to change lot
45 to Commercial use -

Florence J. Mellen
21 Nashua St.

Mrs. Helen M. Dequan
36 Nashua St., Prov. R.I.

James R. Dequan
34 Nashua St.
Providence R.I.

Paul de Meles
17 Nashua St.
Providence, R.I.

Omer D. Hequere
28 Nashua St.
Providence R.I.

Catherine M. Liguere
28 Nashua St.
Prov. R.I. 02904

Gloria Cannon
14 Nashua St.

George P. I.
Norman L. Cannon
14 Nashua St.
Prov.

Signed before me this 12th day of
May, 1989.

James G. Petrusinelli
6/91 Notary Public.

CITY OF PROVIDENCE
RHODE ISLAND
COMMITTEE ON ORDINANCES
OF THE
CITY COUNCIL

PUBLIC HEARING

RELATIVE TO AMENDMENTS TO THE ZONING ORDINANCE AND ZONING MAP:

Notice is hereby given that a Public Hearing is scheduled to be held in the Chamber of the City Council on MONDAY, MAY 15, 1989 at 5:30 o'clock P.M. (E.D.T.) at which time and place the following Petitions in Amendment to the Zoning Ordinance and the Zoning Map of the City of Providence, approved September 21, 1951, as heretofore amended, will be considered, Viz:

Peacedale Associates, by their Attorney Maureen A. Hobson, to change from a C-3 Downtown Commercial Zone to an M-1 General Industrial Zone Lots 172 and 189 on City Assessor's Plat 68 located along Ark Court.

John J. Daly and Lawrence A. Natale, by their Attorney Ernest Barone, to change from an R-3 General Residence Zone to a C-4 Heavy Commercial Zone Lot 45 on City Assessor's Plat 1, located along Nashua Street.

Johnson & Wales College to change from an R-4 Multiple Dwelling Zone to a C-3 Downtown Commercial Zone, Lot 634 on City Assessor's Plat 24, located along 262-264 Pine Street.

Persons interested in the above are hereby notified to be present at that time and place to be heard thereon.

Persons other than Attorneys who represent Petitioners, must be so authorized, in writing, therefore.

The Petitions may be seen and information on file, obtained relative to the above, during regular business hours, prior to said Hearing at the Department of the City Clerk, City Hall.

PER ORDER OF COMMITTEE ON ORDINANCES,

COUNCILMAN THOMAS M. GLAVIN, CHAIRMAN
COUNCILWOMAN BALBINA A. YOUNG, VICE-CHAIR-
WOMAN

COUNCILWOMAN JOSEPHINE DI RUZZO
COUNCILMAN DONALD J. LOPES
COUNCILMAN MALCOLM FARMER, III

ROSE M. MENDONCA
CITY CLERK

Ernest Barone, Esq.

Attorney at Law
43 High Service Avenue
North Providence, Rhode Island 02911

(401) 353-0510

Ernest Barone

May 26, 1989

Providence City Council
Committee on Ordinances
City Hall
Providence, Rhode Island

Attention: Thomas M. Glavin, Chairman
Re: Zoning Petition of Lawrence A. Natale and John J. Daly
Assesor's Plat 1, Lot 45

Dear Mr. Glavin:

Please be advised that I have refiled my client's zoning petition to request a zone change from R-3 to C-1 instead of from R-3 to C-4. Therefore, my clients are withdrawing their original request and wish to be heard on the new petition.

Very truly yours,



Ernest Barone

EB/m

FILED

MAY 26 12 17 PM '89

DEPT. OF CITY CLERK
PROVIDENCE, R.I.