

**PETITION TO THE CITY COUNCIL**

4

**TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:**

*The undersigned respectfully petitions your honorable body*

to Amend the Official Zoning Map of The City of Providence to include the following:

That those certain lots numbered 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 523, 299, 293, 294, 295, 296 on Assessor's Plat No. 97 are hereby changed from a designated zone of R-2, Two-Family Zone to a designated zone of R-4, Multiple Dwelling Zone.

This Petition is made under the provisions of Article X of the Zoning Ordinance of the City of Providence.

Applicant: Hagan Manor Associates  
(a Rhode Island limited partnership)  
12 Meadow View Boulevard  
North Providence, Rhode Island

Owner: Coby Construction Company, Inc.  
Providence, Rhode Island

Location: Frontage - Hagan Street  
Rear - Alaska Street  
Sides - Mendon and Russo Streets

Alaska, Mendon and Russo Streets are platted streets, but do not exist.

Land Area: 120,452 square feet

Ownership: The land is presently owned by Coby Construction Company, Inc.; General Partners of Hagan Manor Associates have an Option to Purchase.

Existing/  
Proposed  
Use: The land is presently vacant. The proposed use is the construction of one hundred (100) units of elderly housing to be government assisted.

Existing  
Zoning: R-2 Two Family

Proposed  
Zoning: R-4 Multiple Dwelling

Explanation Of Proposed Use:

If this Honorable Council grants this petition, the Applicant intends to purchase the land in question and proceed with its purpose of constructing one hundred (100) units of elderly housing. It is intended to seek and apply to rentals federal rental assistance under Section 8 of the National Housing Act.

The proposed elderly housing complex will be privately owned.

Compliance With Zoning Ordinance.

The proposed elderly housing complex has been designed to comply with all requirements of the Zoning Ordinance as it pertains to the designated R-4 Multiple Dwelling Zone.

All public utilities exist and are adequate.

In Support Of This Petition.

The Applicant submits the following to this Honorable Council in support of this Petition:

1. At present, this is vacant land not likely to attract one or two family homes. The proposed use would develop this land in a manner harmonious with the area.
2. The proposed use continues the residential zoning and residential use of the land and area.

The Applicant in requesting the approval of this Petition, submits to this Council that the proposed development would be a higher use of the land than presently allowed, and further, approval of this Petition would not be contrary to the public welfare of the City of Providence.

Applicant:

Hagan Manor Associates

Owner:

Coby Construction Company, Inc.

By: Robert F. Robich  
a General Partner

By: Michael Lomazzo  
Its: Pres.

DEC 13 2 51 PM '78  
DEPT. CITY CLERK  
PROVIDENCE, R.I.

IN CITY COUNCIL  
MAY 3 1979

ORDERED THAT PETITIONER  
HAVE LEAVE TO WITHDRAW

Rose M. Mendonca CLERK

DEPARTMENT OF CITY CLERK  
RECEIVED

DEC 13 1978

Rose M. Mendonca  
CITY CLERK OF PROVIDENCE, R.I.  
Pd by Ch # 2211  
amt. \$100.00

BY CITY COUNCIL

DEC 21 1978

NOT READING  
REFERRED TO COMMITTEE ON

ORDINANCES

Rose M. Mendonca

THE COMMITTEE ON

ORDINANCES

Recommends

Petitioner Be Granted Leave  
to Withdraw

Rose M. Mendonca  
Clerk

April 26, 1979

Zoning Change No.

Cross-Hatched Area to be Changed  
From an R-2 Two Family Zone to an  
R-4 Multiple Dwelling Zone.

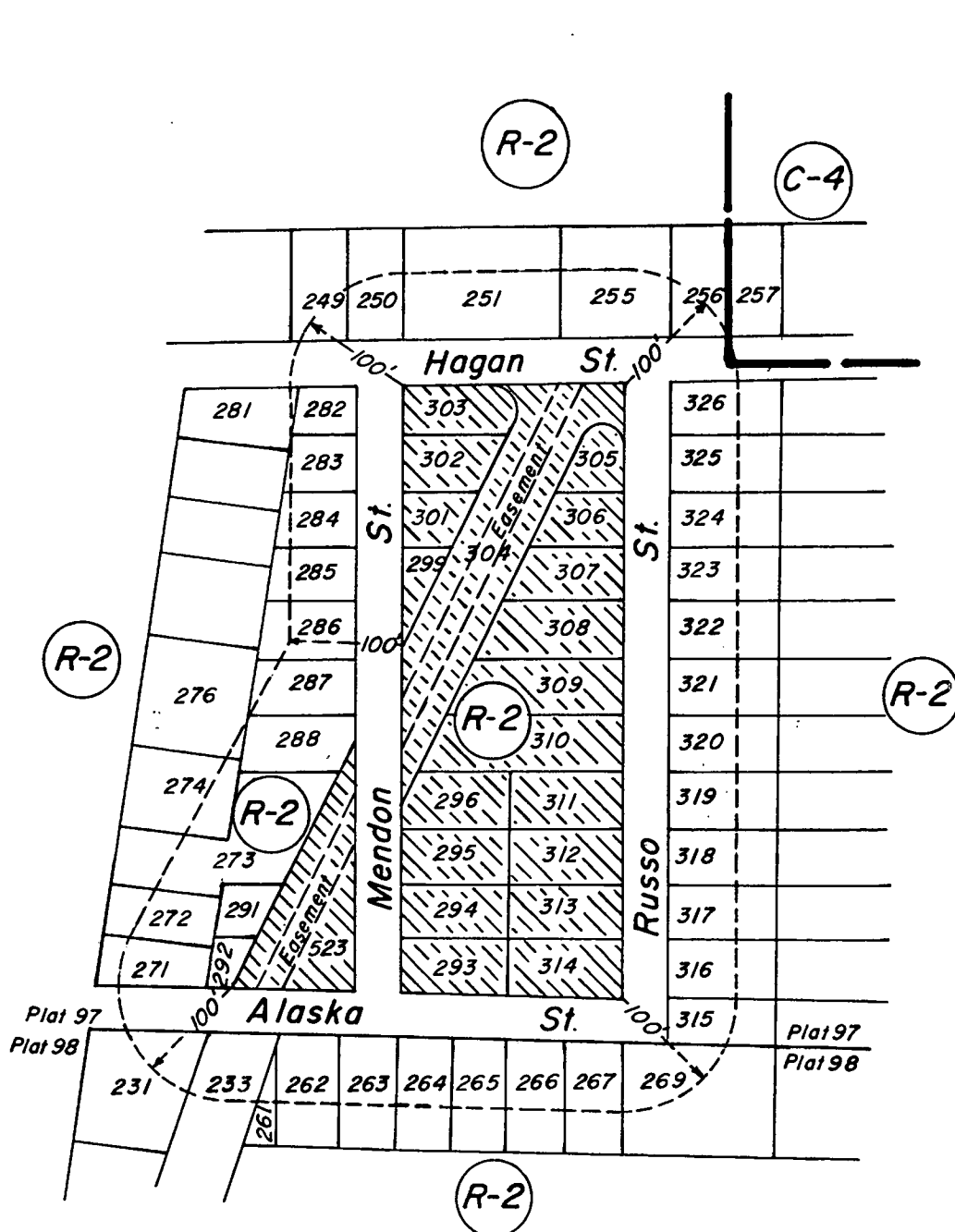
PROVIDENCE, R. I.

P. W. DEPT. - ENGINEERING OFFICE

CITY PROPERTY SECTION

Plan No.

Date April 23, 1979



CITY OF PROVIDENCE, R. I.  
Public Works Dept Engineering Office  
Showing Zoning Change No.

Drawn by J.A.M. Checked by A.J.P.  
Scale Not to Scale Date 4-23-79  
Correct R. J. Hughes Associate Engr.  
Approved James J. White CHIEF ENGINEER

Lot Numbers From Assessor's Plats 97 & 98



City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: January 22, 1979

TO: Clement Cesaro, Director of Public Works

SUBJECT: ABUTTING OWNERS

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of subject petition ofr change  
of zoning of Hagan Manor Associates.

Will you kindly submit to the subject Committee  
a list of abutting Owners and maps.

*Rose M. Mendonca*  
City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: January 22, 1979

TO: Director Stanley Bernstein

SUBJECT: PROPOSED ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of Petition Hagan Manor Associates for proposed Change of Zoning, for your study and report back, in writing, to the said Committee.

*Rose M. Henderson*  
City Clerk



## The City Plan Commission

PROVIDENCE, RHODE ISLAND

March 22, 1979

Committee on Ordinances  
c/o City Clerk's Office  
City Hall  
Providence, R.I.

Subject: Referral No. 2013 - Proposed Zone Change from R-2 to R-4 at Hagan St.

Gentlemen:

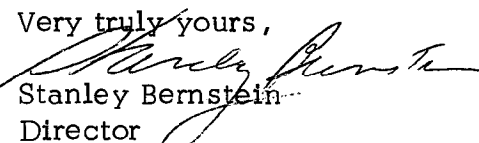
The City Plan Commission at its March 19, 1979 regular monthly meeting evaluated the petition of Hagan Manor Associates and Coby Construction Co., Inc., to rezone Lots 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 523, 299, 293, 294, 295, and 296 on Assessor's Plat 97 from R-2 Two-Family Zone to R-4 Multiple Dwelling Zone. The area in question is bounded by Hagan, Russo, Alaska and Mendon Streets and plus Lot 523 at the westerly corner of Alaska and Mendon Streets. These lots have a total area of 120,051 sq. ft. or 2-3/4 acres.

A field inspection revealed that the aforesaid area is fronting Hagan Street and is vacant. An existing city sewer, the Robin Brook Sewer, (a 46" x 48" brick storm and 18" sanitary) is located through the area in question. The boundary streets, Alaska, Mendon and Russo, are only platted streets which do not exist. The surrounding properties consist of vacant lots and one and two family residential structures in fair to good exterior condition. The applicant, Hagan Manor Associates, intends to purchase the land from the Coby Construction Company for the proposed construction of one hundred (100) units of elderly housing with government assistance. The Department of Planning and Urban Development offered no objection to the proposed use, but recommended against rezoning. There is no R-4 within a one mile radius from the area in question, and rezoning this area would be spot zoning. Therefore,

The Commission

Voted: - To recommend to your Committee that this petition be denied.

Very truly yours,

  
Stanley Bernstein  
Director

SB/cd

cc: Councilman Robert V. Salvatore  
Councilman James A. Petrosinelli

# LIST OF NAMES FOR

LOT NOS. 293-296 INCL., 299, 301-314 INCL., 523

PLAT NO. 97

CURRENT ZONE IS R2

PLAT NO.	LOT NOS.	ADDRESSES
97	248, 249	WILLIAM J. IMONDI & WF. ADELE M. 31 HAGAN ST. PROVIDENCE, R.I. 02904
	250, 251, 252, 255	SABATINO IMONDI & WF. GILDA 29 HAGAN ST. PROVIDENCE, R.I. 02904
	256	BENEDETTO BUCCI & WF. MARGARET 764 CHARLES ST. PROVIDENCE, R.I. 02904
	271, 292	ARTHUR S. ROSSI 179 GREELEY ST. PROVIDENCE, R.I. 02904
	272, 291	PETER VINACCO, JR. & WF. CARMELLA 85 TOURO ST. PROVIDENCE, R.I. 02904
	273	JAMES A. PETROSINELLI & WF. CAROLINA 559 BRANCH AVE. PROVIDENCE, R.I. 02904
	274, 322	PEITRO AFRICO & WF. CONCETTA 191 GREELEY ST. PROVIDENCE, R.I. 02904
	276	AMERICO P. FIGLIUZZI & WF. ESTHER E. 211 GREELEY ST. PROVIDENCE, R.I. 02904
	281	RAYMOND G. CLINTON & WF. ANNA E. 221 GREELEY ST. PROVIDENCE, R.I. 02904
	282, 283	RAYMOND J. GIDDINGS 36 HAGAN ST. PROVIDENCE, R.I. 02904
	284	MARIO CAPALDI & WF. MARIA 65 HENRIETTA ST. PROVIDENCE, R.I. 02904
	285	CARMELA PIRAINO 6 GILLEN ST. PROVIDENCE, R.I. 02904
	286	CHRISTINE CRADY, THOMAS E. CRADY & ANNA E. CLINTON 36 HAGAN ST. PROVIDENCE, R.I. 02904
	287, 288	GERALD E. ROSATI & MARY ROSATI 61 CAMPBELL ST. EA, PROVIDENCE, R.I.
	293-296 INCL., 299, 301-314 INCL., 523	COBY CONST. CO., INC. 21 LOMBARDI ST. PROVIDENCE, R.I. 02904
	317, 318	PAMPINO PIGNATELLI & WF. SUSAN 710 CHARLES ST. PROVIDENCE, R.I. 02904
	319, 320	PASQUALE SIRAVO, JR. & WF. DORIS M. 10 RUTHERFORD AVE. WARWICK, R.I.
	321	JAMES E. REAVEY & WF. GLORIA A. 722 CHARLES ST. PROVIDENCE, R.I. 02904
	323	GINO DI PAOLA & WF. MARIA & LOUIS VOLANTE & WF. ELEANOR G. 44 SMART ST. PROVIDENCE, R.I. 02904
	324	MAROL REALTY, INC. 946 LDDY ST. PROVIDENCE, R.I. 02905
	325, 326	ADELINA FAMIGLIETTI 308 LANGDON ST. PROVIDENCE, R.I. 02904
98	231	VINCENZO SACCHETTI & WF. TERESA 167 GREELEY ST. PROVIDENCE, R.I. 02904
	233, 269	CITY OF PROVIDENCE CITY HALL PROVIDENCE, R.I. 02903
	261	GIUSEPPE SACCHETTI 159 GREELEY ST. PROVIDENCE, R.I. 02904
	262	LORENZO TROIANI & WF. JULIA 32 PAUL ST. PROVIDENCE, R.I. 02904
	263	AGNES D'ANDREA, ETTA BIGBEE & JOSEPH CASOLI 31 GREELEY ST. PROVIDENCE, R.I. 02904
	264, 265, 266, 267	MICHAEL MAIELLO & WF. JOSEPHINE 62 PAUL ST. PROVIDENCE, R.I. 02904
97	315, 316	ANGELO A. ADAMO & WF. MARY K. 50 SO. ANGELL ST. PROVIDENCE, R.I. 02906

*Zoning Change*  
*Mendon, Hagan, Russo + Alaska Sts.*

*Plat 97*

*Lot 303*

*302*

*301*

*299*

*304*

*305*

*306*

*307*

*308*

*309*

*310*

Plat 97

Lot 311 ✓

312 ✓

313 ✓

314 ✓

296 ✓

295 ✓

294 ✓

293 ✓

326

325

324

Plot 97

Lot 323

322

321

320

319

318

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315

282

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Plot 97

Lot 284

285

286

287

288

273

272

271

291

292

523



Plot 97

Lot 281

276

274

249

250

251

255

256

Plot 98

Lot 233

261



Plat 98

Lot 262

263

264

265

266

267

269

*James A. O'Leary*

*Attorney at Law*

*180 Armistice Boulevard*

*Pawtucket, Rhode Island 02860*

*401-728-0060*

April 24, 1979

City Clerk  
City of Providence  
City Hall  
Providence, Rhode Island

Re: Petition of Hagan  
Manor Associates  
Ordinance Committee  
Hearing, April 26, 1979

To The City Clerk:

I hereby respectfully request to withdraw the captioned Petition. Said Petition was for a Change of Zoning. I further request that this withdrawal be without prejudice.

Hagan Manor Associates met with the neighbors of the parcel of land in this Petition. They voiced strong objections to the concept. In respect of their wishes, we will withdraw our Petition.

Very truly yours,

Hagan Manor Associates  
by its Attorney,

*James A. O'Leary*  
James A. O'Leary

JA0:ka

cc: Honorable James Petrosinelli

APR 24 1 22 PM '79  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.





PLAT NO.	LOT NOS.	ADDRESSES
97	248, 249	WILLIAM J. IMONDI & WIFE ADELE M. 51 MAGAN ST. PROVIDENCE, R.I. 02904
	250, 251, 252, 255	SEBASTIAN IMONDI & WIFE GLORIA 51 MAGAN ST. PROVIDENCE, R.I. 02904
	254	BIMBETO RUCCE & WIFE MARGARET 224 DUNNCE ST. 02904
	271, 292	ARTHUR S. KUDY 110 GREENE ST. PROVIDENCE, R.I. 02904
	272, 291	PETER VINACIO JR. & WIFE CARAMELLA 85 TOWNE ST. PROVIDENCE, R.I. 02904
	273	JACOB S. CLINTON & WIFE CAROLINA 551 BRIMLEY AVE. PROVIDENCE, R.I. 02904
	274, 222	PETRO CERFEO & WIFE CONSETTA 18 GREENE ST. PROVIDENCE, R.I. 02904
	276	RAYMOND J. ALVIZZI & WIFE ESTHER E. 24 GREENE ST. PROVIDENCE, R.I. 02904
	281	RAYMOND G. CLINTON & WIFE ANNA E. 221 GREENE ST. PROVIDENCE, R.I. 02904
	282, 283	RAYMOND J. GIGGINO 50 MAGAN ST. PROVIDENCE, R.I. 02904
	284	MARIO CAPALDI & WIFE MARIA 65 WESTBURY ST. PROVIDENCE, R.I. 02904
	285	CARMELA STANGE 5 GREENE ST. PROVIDENCE, R.I. 02904
	286	CHRISTINE CRADY, THOMAS E. CRADY & ANNA T. CLINTON 50 MAGAN ST. PROVIDENCE, R.I. 02904
	287, 288	GEORGE C. ROSATI & MARY ROSATI 61 SANDPINE ST. PA. PROVIDENCE, R.I.
	293 - 294 INCL., 295, 296, 297 INCL., 523	EDWARD EMMETT 31 ALGABARDI ST. PROVIDENCE, R.I. 02904
	317, 318	WILLIAM VINCIGUERRA & WIFE ROSAN 110 CHARLES ST. PROVIDENCE, R.I. 02904
	319, 320	PAUL V. GUARDINO & WIFE DEBRA M. 100 ELWING ST. WENENICK, R.I.
	321, 322	JAMES D. FRANKLIN & WIFE GLORIA A. 122 CHARLES ST. PROVIDENCE, R.I. 02904
	323	OLIVIO PAOLA & WIFE CAROL ANN VOLANTE & WIFE LORRAINE G. 140 S. MAIN ST. PROVIDENCE, R.I. 02904
	324	MARCEL GABILLI 100 E. DOWNT. ST. PROVIDENCE, R.I. 02904
	325, 326	AGNES F. MANGIACELLI 709 LANGFORD ST. PROVIDENCE, R.I. 02904
	327	JOSEPH SACCHETTI 159 GREENE ST. PROVIDENCE, R.I. 02904
	328	LORENZO TAGLIARI & WIFE JULIA 24 PAUL ST. PROVIDENCE, R.I. 02904
	329	AGNES DANORA, ETHERIDGE & JOSEPH CAROL 21 KIRKPATRICK ST. PROVIDENCE, R.I. 02904
	329, 326, 326, 327	MICHAEL MARIC & WIFE JOSEPHINE 62 PAUL ST. PROVIDENCE, R.I. 02904
	330, 331	ANGELO PAVANARO & WIFE MARIE L. 50 S. MAIN ST. PROVIDENCE, R.I. 02904

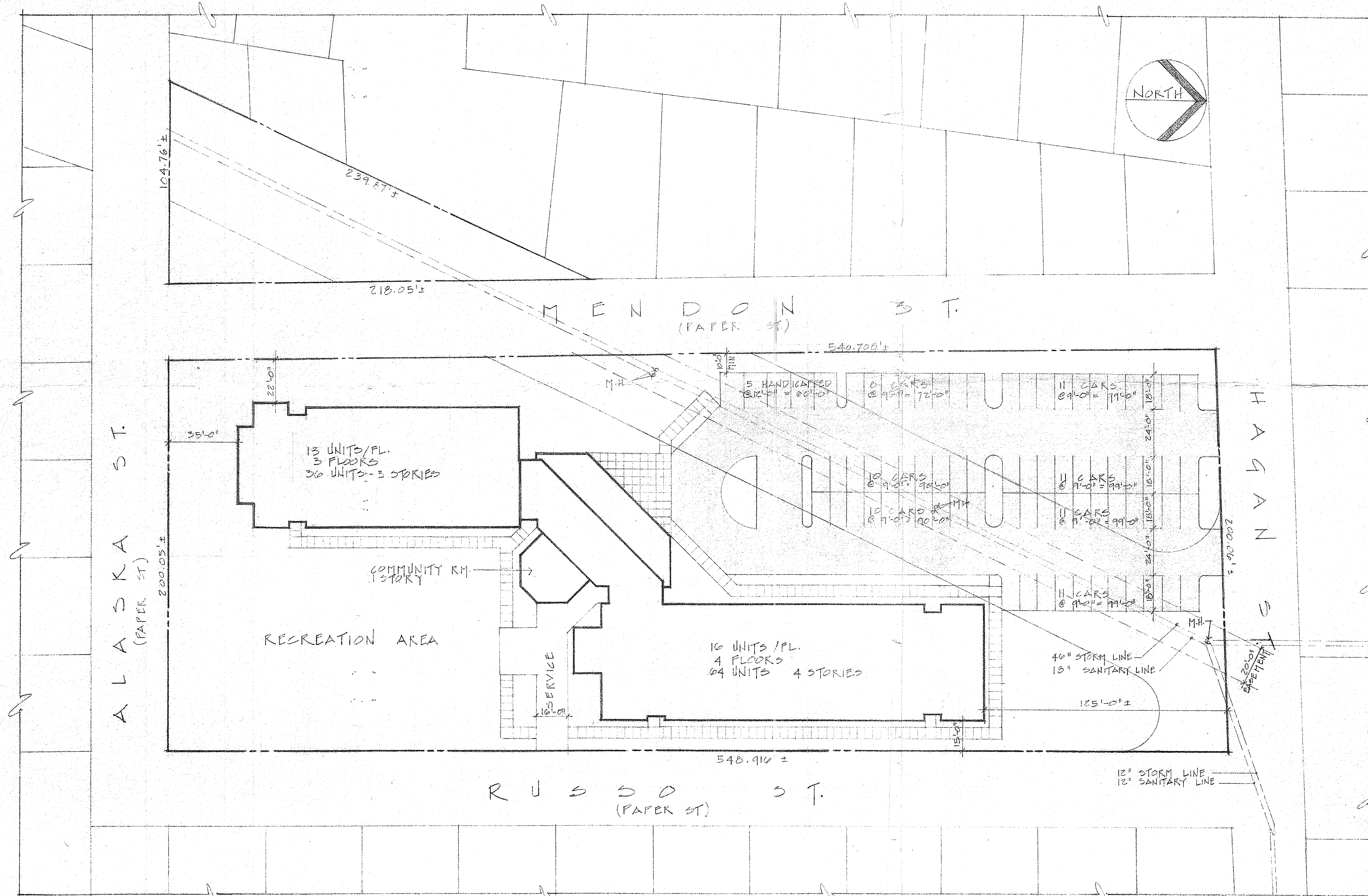
PROPOSED  
 100 UNIT ELDERLY HOUSING COMPLEX  
 LOCATED AT  
 HAGAN STREET  
 PROVIDENCE RHODE ISLAND  
 100 FT.  
 RADIUS PLANNED  
 LIST OF  
 NAMES &  
 ADDRESSES  
 ZONING  
 REQUIREMENTS

JOB NO. 7808  
 SCALE 1"=50'-0"  
 ISSUED 10-20-78  
 DESIGNED BY JPM  
 DRAWN BY JPM

INCORPORATED  
 MALLOZZI ASSOCIATES  
 ARCHITECTS  
 170 WINDWARD SPRING AVENUE  
 NORTH PROVIDENCE RHODE ISLAND

100 FT. RADIUS PLANNED  
 LIST OF NAMES & ADDRESSES  
 ZONING REQUIREMENTS





ASSESSOR'S PLAT No 97  
 LOT Nos: 523, 304, 299, 301,  
 302, 303, 293-296 INCL.  
 305-314 INCL.  
 PRESENTLY ZONED: R-2  
 PROPOSED ZONING: R-4  
 LAND AREA = 120,452 SQ. FT.

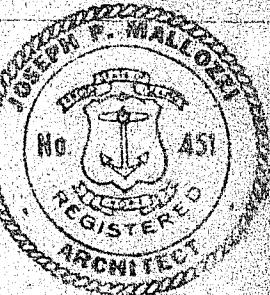
## SITE PLAN

SCALE: 1" = 30'-0"  
 100 UNITS  
 77 PARKING SPACES

UNIT TABULATION									
BR TYPE	1BR		1BR (HANDICAPED)		2BR		2BR (HANDICAPED)		
WING	L	R	L	R	L	R	L	R	
1ST FL	10	0	0	0	2	0	0	0	2
2ND FL	10	14			2	2			
3RD FL	10	14			2	2			
4TH FL		14				2			
TOTAL	30	48		0	6	6		2	

TOTAL UNITS = 100

MALLOZZI ASSOCIATES INCORPORATED  
 ARCHITECTS



1170 MINERAL SPRING AVENUE  
 NORTH PROVIDENCE, RHODE ISLAND

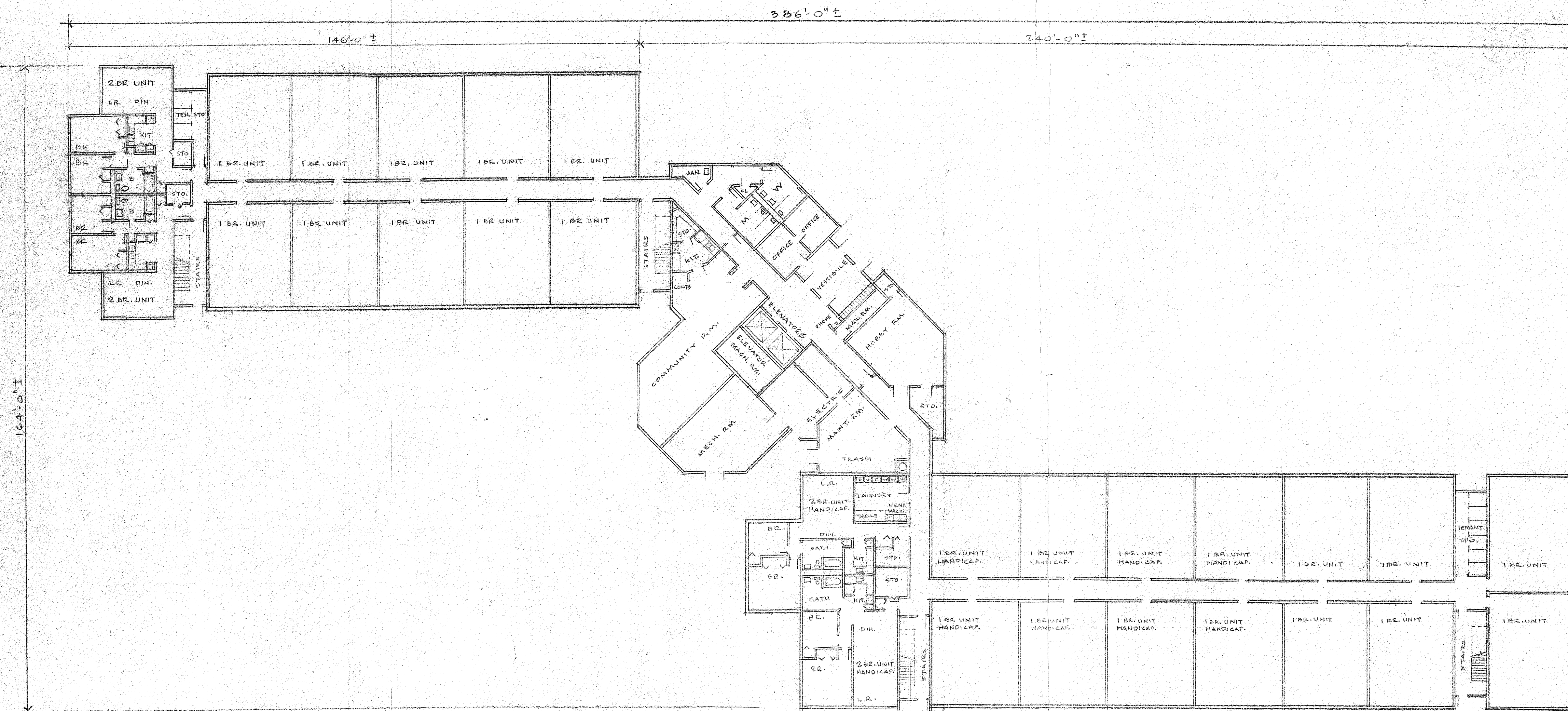
PROPOSED  
 100 UNIT ELDERLY HOUSING COMPLEX

LOCATED AT  
 HAGAN STREET  
 PROVIDENCE, RHODE ISLAND

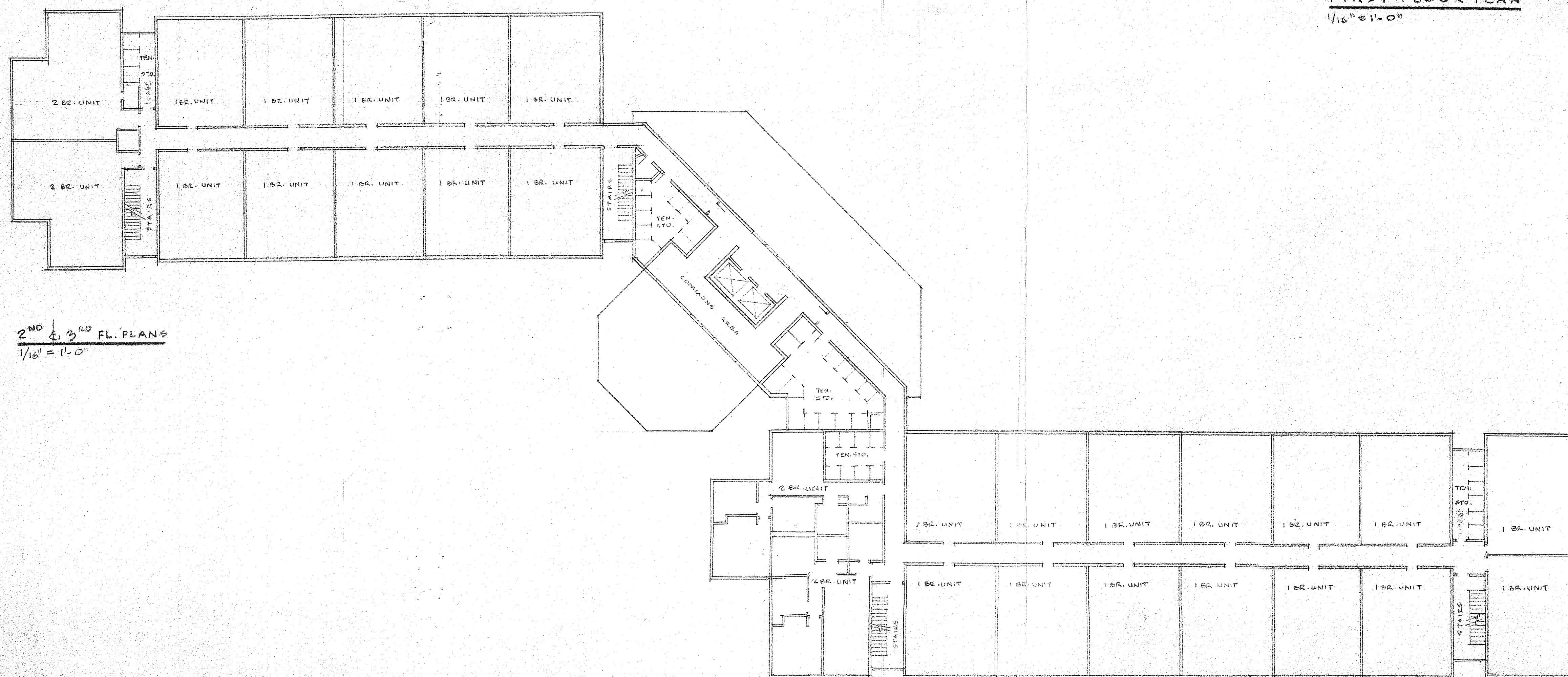
OWNED BY: RL  
 DESIGNED BY: JAM  
 ISSUED: 10-10-78  
 SCALE: 1" = 30'-0"  
 JOB NO. 7808

TITLE  
 SITE &  
 PARKING  
 PLAN





FIRST FLOOR PLAN  
1/16" = 1'-0"



2<sup>ND</sup>, 3<sup>RD</sup> & 4<sup>TH</sup> FL. PLANS  
1/16" = 1'-0"

2<sup>ND</sup>, 3<sup>RD</sup> & 4<sup>TH</sup> FLOOR PLANS  
1/16" = 1'-0"

MALLOZZI ASSOCIATES, INCORPORATED  
ARCHITECTS

1270 MINERAL SPRING AVENUE  
NORTH PROVIDENCE, RHODE ISLAND



PROPOSED  
100 UNIT ELDERLY HOUSING COMPLEX

LOCATED AT  
HAGAN STREET  
PROVIDENCE, RHODE ISLAND

DRAWN BY JPM  
CHECKED BY JPM  
ISSUED 10-20-78  
SCALE AS NOTED  
JOB NO. 7808

TITLE  
FLOOR PLANS



