

City of Providence

*Zoning Change No. 285*

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1982-9

No. 102 **AN ORDINANCE** AMENDING CHAPTER 544 OF 1951, BY CHANGING FROM AN R-1 ONE FAMILY ZONE TO AN R-2 TWO FAMILY ZONE, LOT 243, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 86, SAID LOT BEING LOCATED ALONG COLE AVENUE.

Approved March 9, 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 an R-1 One Family Zone to an R-2 Two Family Zone, Lot 243, as set out and delineated on City Assessor's Plat 86; said lot being located along Cole Avenue, bounded and described as follows:

Beginning at the northeasterly intersection of Luzon Avenue and Cole Avenue thence northerly along the westerly line of Cole Avenue to the southwesterly intersection of Laurel Avenue and Cole Avenue; thence westerly along the southerly line of Laurel Avenue to the northeasterly corner of Lot 546 on City of Providence Assessor's Plat 86, thence southerly bounded westerly by Lots 546 and 250 to the northerly street line of Luzon Avenue, thence easterly along the northerly street line of Luzon Avenue to the north-easterly intersection of Laurel Avenue and Cole Avenue, said point being point and place of beginning.

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

IN CITY COUNCIL  
FEB 18 1982  
FIRST READING  
READ AND PASSED

*Rose M. Mendonca* CLERK

IN CITY  
COUNCIL  
MAR 4 1982

FINAL READING  
READ AND PASSED

*Robert S. Lynch*  
PRESIDENT

*Rose M. Mendonca*  
CLERK

APPROVED  
MAR 9 1982  
*Vincent A. Cianci*  
MAYOR

No.

**CHAPTER**  
**AN ORDINANCE**

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REC'D 10 1982

FOR BUS

RECEIVED  
CITY CLERK  
MAY 11 1982

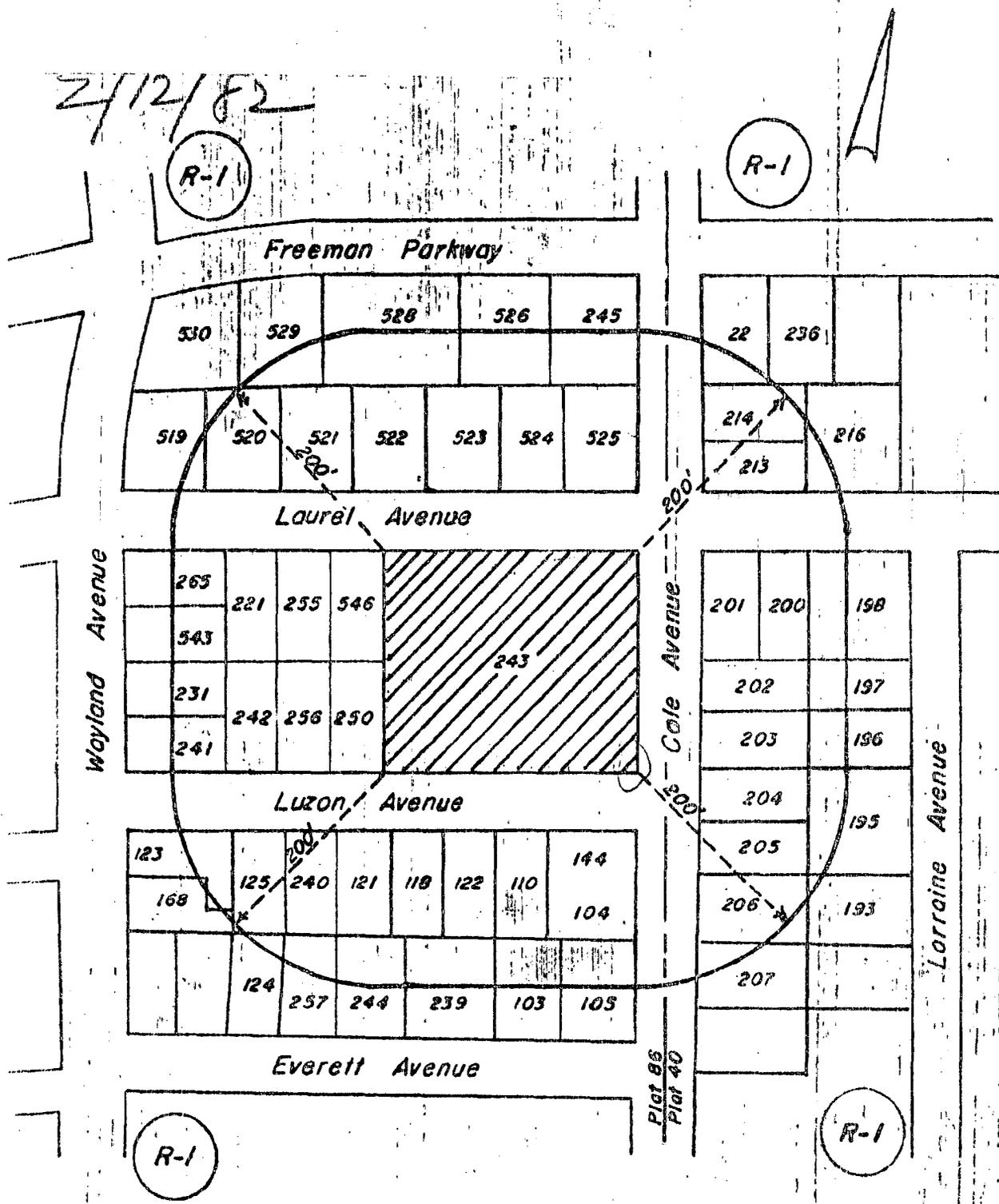
**THE COMMITTEE ON**  
**ORDINANCES**

Approves Passage of  
The Within Ordinance

*Rose M. Mendonca*  
Clerk Chairman  
February 1, 1982

Zoning Change No. \_\_\_\_\_  
 Cross-Matched Area to be Changed  
 from An R-1 One Family Zone  
 to An R-2 Two Family Zone

PROVIDENCE, R. I.  
 P. W. DEPT. - ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plan No. \_\_\_\_\_  
 Date October 16, 1981



CITY OF PROVIDENCE, R. I.  
 Public Works Dept. Engineering Office  
 Showing Zoning Change No. \_\_\_\_\_  
 Drawn by J. F. M. Checked by \_\_\_\_\_  
 Scale Not To Scale Date Oct. 16, 1981  
 Correct \_\_\_\_\_  
 Approved [Signature] P.E.  
 CHIEF ENGINEER

Lot Numbers From Assessor's Plot 40 & 86

Revised  
 OK

PROPOSED ZONING CHANGE

COLE AVENUE  
PLAT 86 LOT 243

Cross hatched area to be changed from an R-1 One family zone to an R-2 Two family zone.

A

*single  
appt*

Beginning at the northeasterly intersection of Luzon Avenue and Cole Avenue thence northerly along the westerly line of Cole Avenue to the southwesterly intersection of Laurel Avenue and Cole Avenue; thence westerly along the southerly line of Laurel Avenue to the northeasterly corner of lot 546 on City of Providence Assessor's Plat 86; thence southerly bounded westerly by lots 546 and 250 to the northerly street line of Luzon Avenue; thence easterly along the northerly street line of Luzon Avenue to the northeasterly intersection of Laurel Avenue and Cole Avenue, said point being point and place of beginning.

CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

2/1/82

PETITION TO THE CITY COUNCIL

RECEIVED TO THE CITY CLERK  
CITY OF PROVIDENCE  
FEB 1 1982

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

that COLE AVENUE REALTY COMPANY, LTD., a Rhode Island corporation with a principal place of business in the City and County of Providence, State of Rhode Island as owner who comes and furnishes the following information in connection with this petition and request for an amendment to the Zoning Ordinance of the City of Providence:

1. Owner of premises: Cole Avenue Realty Company Ltd.
2. Description of premises: All that premises located in the City of Providence described as Lot 243 on Tax Assessor's Plat 86 as appears of record in the Office of the Assessor of Taxes, City of Providence and consisting of approximately 48,800 square feet. A metes and bounds description is attached hereto and made a part hereof.
3. Present Zoning Classification: R1 - one family zone as that classification is described and defined by the Zoning Ordinance of this City of Providence, as amended.
4. Zoning change requested: Zoning change requested R2 two family zone as that term is described and defined by the Zoning Ordinance of the City of Providence as amended.
5. Reasons for proposed change: To permit, consistent with the comprehensive plan of the City, the development of the recently purchased described premises for the uses permitted in the R2 zone specifically for the purpose of the construction of a condominium development.

WHEREFORE, it is respectfully requested that the Zoning Law of the said City of Providence be amended by changing the Zoning Classification of the above-described premises presently classified as R1 to R2.

Respectfully submitted,

COLE AVENUE REALTY COMPANY LTD.

By David Newman

Its officer thereunto duly authorized.

By Its Attorney  
SELYA AND IANNUCCILLO, INC.

DEPARTMENT OF CITY CLERK  
RECEIVED  
FEB 21 1981

Richard Mendonca  
CITY CLERK OF PROVIDENCE, R. I.

*Pd by Clk #1004*  
*EJL*

Owen B. Landman, Esquire  
Bruce M. Selya, Esquire  
P.O. Box 1355  
320 South Main Street  
Providence, Rhode Island 02901

**FILED**

DEC 21 3 39 PM '81

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
CITY OF PROVIDENCE

IN CITY COUNCIL

JAN 7 1982

FIRST READING

REFERRED TO COMMITTEE ON ORDINANCES

*Rose M. Mendonca*  
CLERK

*Councilman Snowden (By Request)*

LIST OF ABUTTERS

Page 1

PLAT #	LOT #	OWNER	ADDRESS
86	521	Gerald A. Faitch and wife Penny A.	168 Laurel Avenue Providence, RI 02906
86	522	Russell C. Cherry and wife Janet W.	174 Laurel Avenue Providence, RI 02906
86	523	Alan J. Miller and wife Elsie M.	182 Laurel Avenue Providence, RI 02906
86	524	Stephen D. Block and wife Barbara J.	186 Laurel Avenue Providence, RI 02906
86	525	Meyer S. Miller and wife Beatrice W.	142 Cole Avenue Providence, RI 02906
86	255	Madeline T. Talamo	167 Laurel Avenue Providence, RI 02906
86	546	Harl E. Ryder and wife Mary I.	171 Laurel Avenue Providence, RI 02906
86	256	Warren D. Weinstein and wife Marie	18 Luzon Avenue Providence, RI 02906
86	250	Elizabeth F. Wardell	24 Luzon Avenue Providence, RI 02906
86	240	Allen Whitt and Joyce Rothschild Whitt	17 Luzon Avenue Providence, RI 02906
86	121	Donald J. Shein and wife Ruth T.	753 Elmgrove Avenue Providence, RI 02906
86	118	Leonard Halzel and wife Barbara	27 Luzon Avenue Providence, RI 02906
86	122	Donald J. Shein and wife Ruth T.	753 Elmgrove Avenue Providence, RI 02906
86	110	Margaret E. Harrington	37 Luzon Avenue Providence, RI 02906
86	144	Robert J. McGarry	110 Cole Avenue Providence, RI 02906
86	243	City of Providence	City Hall Providence, RI
40	213	Andrew I. Douglass and wife Barbara J.	198 Laurel Avenue Providence, RI 02906
40	201	Robert Kalian and wife Anna M.	P.O. Box 2342 Providence, RI 02906

LIST OF ABUTTERS

Page 2

PLAT #	LOT #	OWNER	ADDRESS
40	202	Ruth Kaufman ✓	125 Cole Avenue Providence, RI 02906
40	203	Victor Tulenfeld ✓	165 Emeline Street Providence, RI 02906
40	204	Sheldon H. Slomowitz and wife Florence ✓	115 Cole Avenue Providence, RI 02906
40	205	Claire B. Cohen ✓	P.O. Box 923 Woonsocket, RI 02895

Zoning change

Plat 86  
Lot 243 ✓

Lot 245 Bernice J. White  
235 Freeman Pkwy  
Providence, R.I. 02906

Lot ✓ 526 Joel H. Sekeres  
225 Freeman Pkwy  
Providence, R.I. 02906

✓ 528 Edward Barnes  
215 Freeman Pkwy  
Providence, R.I. 02906

✓ 529 Milton J. Wintzman  
201 Freeman Pkwy  
Providence, R.I. 02906

✓ 520 Irving N. Wolpert  
162 Laurel Ave  
Providence, R.I. 02906

✓ 519 Murray A. Cohen  
455 Weyland Ave  
Providence, R.I. 02906

521 ✓

522 ✓

523 ✓

Zoning change

Plat 86  
Lot 243 ✓

Lot 524 ✓

Lot 525 ✓

Lot 546 ✓

Lot 255 ✓

Lot ✓ 221 Sylvia Bellone  
111 Westminister St - Room 525  
Providence, R.I. 02903

Lot ✓ 265 Ramon J. Berger  
155 Laurel ave  
Providence, R.I. 02906

Lot 543 Same

Zoning change

Plot 86  
Lpt 243

Lot ✓ 231 Charles J. Vicerra  
441 Wayland Ave  
Providence, R.I. 02906

Lot ✓ 241 Corbet S. Johnson  
435 Wayland Ave  
Providence, R.I. 02906

Lot 242 Raymond Felice  
14 Lyon Ave  
Providence, R.I. 02906

Lot 256 ✓

Lot 250 ✓

Lot ✓ 123 Manue e Kantor  
423 Wayland Ave  
Providence, R.I. 02906

Lot ✓ 168 Harry Goldstein  
421 Wayland Ave  
Providence, R.I. 02906

Zoning change

Plot 86  
Lot 243 ✓

Lot ✓ 124 Elizabeth Potter  
150 Everett ave  
Providence, R.I. 02906

Lot ✓ 125 Jacques Lohou  
11 Lizon ave  
Providence, R.I. 02906

Lot ✓ 1257 Sidney D. Long  
156 Everett ave  
Providence, R.I. 02906

Lot 240 ✓

Lot ✓ 244 Israel M. Oelbaum  
162 Everett ave  
Providence, R.I. 02906

Lot ✓ 239 Robert J. Guerin  
170 Everett ave  
Providence, R.I. 02906

Lot ✓ 103 Anthony J. Agostinella  
176 Everett ave  
Providence, R.I. 02906

Lot ✓ 105 Charles F. Francis  
182 Everett ave  
Providence, R.I. 02906

Zoning change

Plat 86

Lot 243 ✓

Lot 104 Maria P. Amaral

106 Cole Ave

Providence, R.I. 02906

Lot 144 ✓

Lot 110 ✓

Lot 122 ✓

Lot 118 ✓

Lot 121 ✓

Plat 40

Lot 22 Lawrence H. Hapfenburg

151 Cole Ave

Providence, R.I. 02906

Lot 236 Edwin B. Sumner

245 Freeman Pkwy

Providence, R.I. 02906

# zoning change

Plat 86  
Lot 243

Plat 40  
Lot 214 J. Franklin Campbell  
141 Cole ave  
Providence, R.I. 02906

Lot 213 ✓

Lot 216 Hugo Jaussig  
210 Laurel ave  
Providence, R.I. 02906

Lot 198 ✓ Arthur L. Geltzer  
96 Lorraine ave  
Providence, R.I. 02906

Lot 200 ✓ Harvey J. Banks  
205 Laurel ave  
Providence, R.I. 02906

Lot 201 ✓

Lot 202 ✓

Lot 203 ✓

Lot 204 ✓

Zoning Change  
Plat 86  
Lot 243

Plat 40  
Lot 205 ✓

Lot 206 Daniel C. McQuenny  
101 Cole ave  
Providence, R.I. 02906

Lot ✓ 207 A. Ralph Barton Jr.  
95 Cole ave  
Providence, R.I. 02906

Lot ✓ 193 Barton M. Fain  
68 Lorraine ave  
Providence, R.I. 02906

Lot ✓ 195 Julius C. Mickelson  
78 Lorraine ave  
Providence, R.I. 02906

Lot ✓ 196 Lillian L. Bomes  
215 Freeman Pkwy  
Providence, R.I. 02906

Lot ✓ 197 John F. Mills  
86 Lorraine ave  
Providence, R.I. 02906

~~Lot 198~~

Mike Clement  
City Clerk

Zoning Change  
Cole Ave  
Plot 86 Lot 243

Plot 40

Lot 22

Lot 236

Lot 214

Lot 213

Lot 216

Lot 201

Lot 200

Lot 198

Plat 40

Lot 202

Lot 197

Lot 203

Lot 196

Lot 204

Lot 205

Lot 195

Lot 206

Plot 40

Lot 193

Lot 207

Plot 86

Lot 245

Lot 525

Lot 524

Lot 523

Lot 522

Lot 521

Plot 86

Lot 520

Lot 519

Lot 526

Lot 528

Lot 529

Lot 530

Lot 243

Lot 546

Plot 86

Lot 255

Lot 221

Lot 265

Lot 543

Lot 231

Lot 241

Lot 242

Lot 256

Plot 86

Lot 250

Lot 144

Lot 104

Lot 110

Lot 122

Lot 118

Lot 121

Lot 240

P<sub>1/2</sub> 86

Lot 125

Lot 123

Lot 168

Lot 124

Lot 257

Lot 244

Lot 239

Lot 103

Plot 86

Lot 105

**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:**

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Respectfully submitted,

COLE AVENUE REALTY COMPANY LTD.

By \_\_\_\_\_

Its officer thereunto duly  
authorized.

By Its Attorney  
SELYA AND IANNUCCILLO, INC.

\_\_\_\_\_  
Owen B. Landman, Esquire  
Bruce M. Selya, Esquire  
P.O. Box 1355  
320 South Main Street  
Providence, Rhode Island 02901

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: January 5, 1982

TO: Stanley Bernstein, Director of Planning and Urban Development

SUBJECT: COLE AVENUE - ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject Petition, for your study and report back in writing to the said Committee as soon as possible.

*Michael R. Clement*

First Deputy City Clerk



# The City Plan Commission

PROVIDENCE, RHODE ISLAND

January 19, 1982

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

Attention: Michael Clement

Subject: Referral No. 2050A: - Zone Change from R-1 to R-2 for  
Lot 243 on A.P. 86 at 116 Cole Avenue

Gentlemen:

The City Plan Commission, at its January 6, 1982 regular meeting, evaluated the subject petition and found that the petitioner previously submitted a petition to rezone the same lot from R-1 to R-4.

A field inspection revealed that the subject lot is vacant. Almost all of the houses within the surrounding area are single family structures except that a few of them fronting the southerly side of Luzon Avenue are two to three family structures. All structures are in good to excellent condition. To rezone this lot from R-1 to R-2 would constitute spot zoning and would be an unwarranted intrusion into a neighborhood that has a single family residential character.

Under the zoning regulations the density for R-1 is 6,000 sq. ft. of lot area per dwelling unit. For R-2, the density is 2,500 sq. ft. per dwelling unit. Therefore, there is a great difference in density between R-1 and R-2 zones with a ratio of a single family in the R-1 Zone to 2.4 families in the R-2 Zone. If the subject lot were zoned R-2, it would permit eighteen (18) families. The proposed zone change would have a detrimental effect on the surrounding residential properties.

After due consideration, the Commission voted to recommend to your Committee that this petition be denied.

Very truly yours,

  
Stanley Bernstein  
Director

SB/cd

FILE

JAN 20 1 09 PM '82

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.