

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 northeasterly 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 L. Lynch
PRESIDENT

Rose M. Mendonca
CLERK

APPROVED
MAR 9 1982
Vincent A. Cianci
MAYOR

No.

CHAPTER
AN ORDINANCE

THE COMMITTEE ON
ORDINANCES

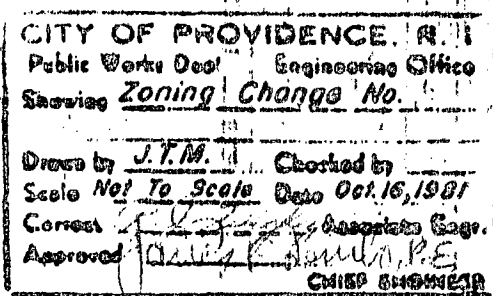
Approves Passage of
The Within Ordinance

Rose M. Mendonca
Clerk Chairman
February 1, 1982

REC'D TO REC'D

RECEIVED
COUNCIL
IN CHIEF

PROVIDENCE, R. I.
P. O. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date *October 16, 1931*



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.

2/1/82
E.C.

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:

RECEIVED TO CC
FIRST RECD
JAN 1 1982

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

JAN 21 1981

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

Pd by Clk #1004
Efl

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. Mendonça
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 Kallian 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 Bonnes
215 Freeman Pkwy
Providence, R.I. 02906

✓ 529 Milton J. Wintman
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 Bellove
111 Westminister St - Room 525
Providence, R.I. 02903

Lot ✓ 265 Ramon F. 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 Corbett S. Johnson
435 Wayland Ave
Providence, R.I. 02906

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

Lot 256 ✓

Lot 250 ✓

Lot ✓ 123 Maurice 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 Luzon ave
Providence, R.I. 02906

Lot ✓157 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. Agostinelli
176 Everett ave
Providence, R.I. 02906

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

Joining 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 1236 Edwin B. Sumner
245 Freeman Pkwy
Providence, R.I. 02906

Zoning Change

Plot 86
Lot 243

Plot 40
Lot 214 J. Franklin Campbell
141 Cole ave
Providence, R.I. 02906
Lot 213 ✓

Lot 216 Hugo Jauszig
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 1206 Daniel C. McQuerry
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. Barnes
215 Freeman Pkwy
Providence, R.I. 02906

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

~~Lot 128~~

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

Plot 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_{1/2} 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

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JAN 20 1 09 PM '82

DEPT. OF CITY CLERK
PROVIDENCE, R.I.