

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2004-53

IN CITY COUNCIL
RECEIVED
CLERK

No. 639

AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE"

Approved December 23, 2004

Be it ordained by the City of Providence:

Section 1: Chapter 27 of the Ordinances of the City of Providence is hereby amended as long as Roger Williams Medical Center operates the subject parcel(s) Plat 82, Lots 219, 220, 221, 222, 223 and 224, or its ancestors, it will continue to pay taxes on the subject parcels. Roger Williams Medical Center, its successors and assigns, agree that this property will be subject to full taxation at all times. Roger Williams Medical Center also agrees not to transfer the property to a tax-exempt entity or to allow any transfer by any subsequent transferee to a tax-exempt entity. Roger Williams Medical Center is also required as a condition precedent to this zoning change to record notice of the requirement that the property covered by this Ordinance be transferred only to a tax paying entity in the Land Evidence Records of the City of Providence. Notwithstanding anything to the contrary herein used in connection herewith, the provisions of this zoning change shall continue to be given full force and effect until such time as the same shall be amended or terminated by majority vote of the Providence City Council.

RECORDS
CLERK

IN CITY COUNCIL
DEC 2 2004
FIRST READING
READ AND PASSED

Michael R. Clement
CLERK

IN CITY
COUNCIL
DEC 16 2004
FINAL READING
READ AND PASSED

Michael R. Clement
PRESIDENT
APPROVED

[Signature]
MAYOR
12/23/04

No.

CHAPTER
AN ORDINANCE

IN CITY COUNCIL

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Michael R. Clement
CLERK
am

Herbert Clement

THE COMMITTEE ON

Ordinances

Recommends

Ann M. Stein

CLERK

4-29-02 - Schedule P. Hy

5-30-02 - P. Hykel

MRC-6-5-02 Con't

CRB 6-12-02 - Con't

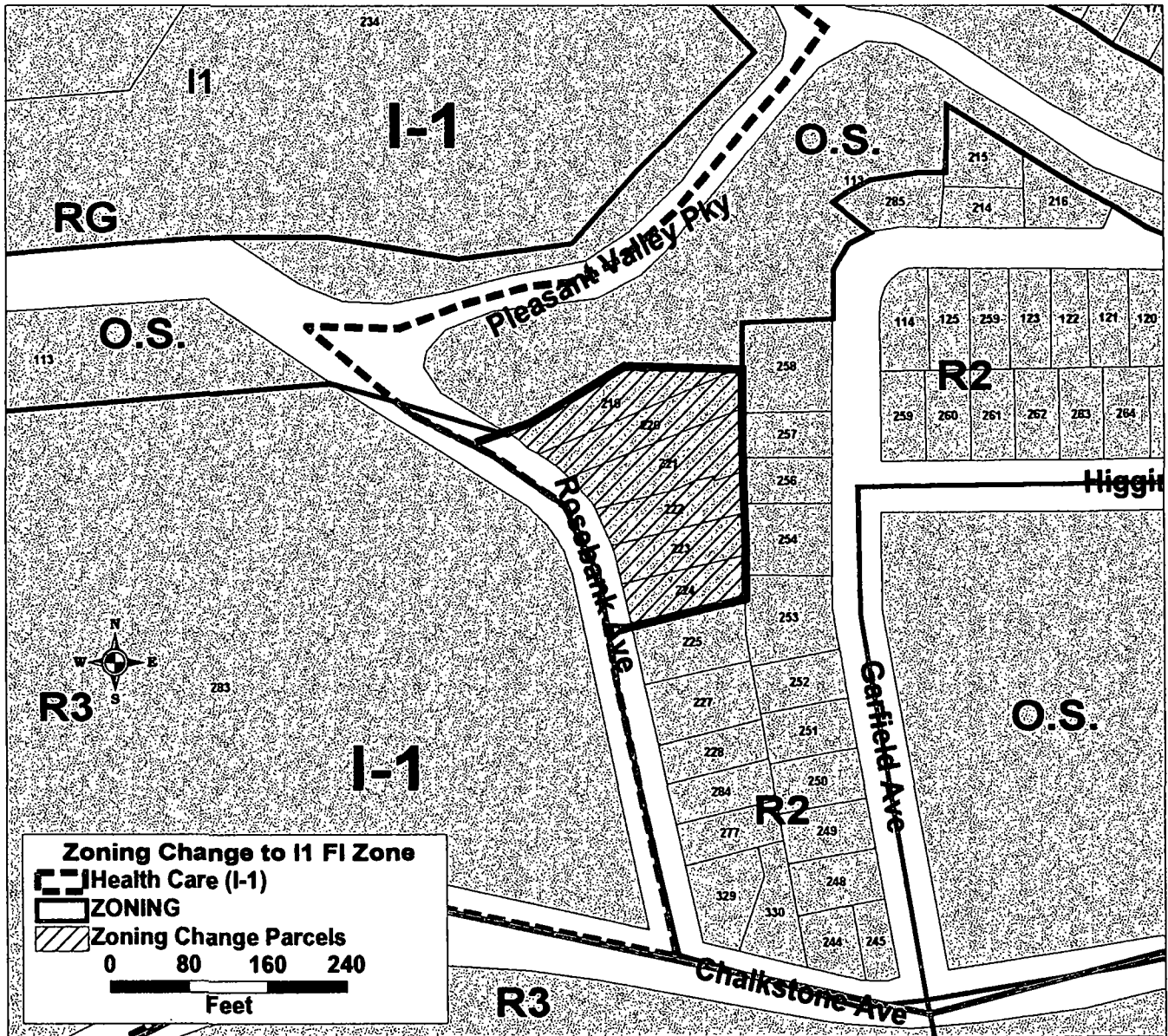
THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Ann M. Stein, as Amended
Clark

11-22-04

Health Care Floating District Zoning Change



April 18, 2002

Honorable City Council
City of Providence
c/o Councilman Patrick Butler
City Hall
Providence, RI 02903

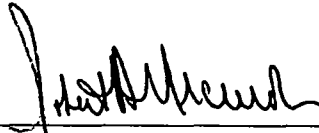
Re: Rosebank Corporation

Ladies and Gentlemen:

Rosebank Corporation ("Rosebank") an affiliate of Roger Williams Hospital ("Roger Williams") has requested a zoning change to change Assessor's Plat 82, Lots 219, 220, 221, 222, 223 and 224 from Zone R-2 (residential) to (I-1) Health Care Institution Zone.

Notwithstanding that the property will be used for hospital purposes, neither Rosebank nor Roger Williams will attempt to remove this property from the tax rolls of the City of Providence.

Rosebank Corporation
Roger Williams Hospital



Robert A. Urciuoli
President



ROGER WILLIAMS MEDICAL CENTER

LIST OF ABUTTERS

PETITIONER/OWNER: ROSEBANK CORPORATION
SUBJECT PROPERTY: AP 82 LOTS 219, 220, 221, 222, 223 AND 224

ASSESSOR'S PLAT 82

OWNER

| | |
|---------|--|
| LOT 92 | City of Providence Schools 25 Dorrance Street Providence, RI 02903 |
| LOT 113 | City of Providence Providence City Hall Providence, RI 02903 |
| LOT 114 | Renee M. Warren 77 Garfield Avenue Providence, RI 02908 |
| LOT 125 | Bay State Realty 56 Brownell Street Warren, RI 02885 |
| LOT 225 | Kelvey Family Revocable Trust Roy Kelvey Carol Kelvey Trustees 20 Sylvan Drive East Greenwich, RI 02818 |
| LOT 227 | Prime Properties RIGP 1445 Wampanoag Trail East Providence, RI 02915 |
| LOT 228 | Jason Moreira 1779 Rosebank Street Providence, RI 02908 |
| LOT 234 | Roger Williams Corporation 825 Chalkstone Avenue Providence, RI 02908 |
| LOT 250 | John P. & Ellen Morrisette 20-22 Garfield Avenue Providence, RI 02908 |

ASSESSOR'S PLAT 82

OWNER

| | |
|---------|---|
| LOT 251 | Juan A. Rubio & Anny E. Lopez 26-28 Garfield Avenue Providence, RI 02908 |
| LOT 252 | Miguel Garcia 36 Gifford Street Providence, RI 02909 |
| LOT 253 | Richard A. & Cathy Jane Regan 991 Pitman Pike Chepachet, RI 02814 |
| LOT 254 | Richard A. & Cathy Jane Regan 991 Pitman Pike Chepachet, RI 02814 |
| LOT 256 | Rebeca Castelar & Carlos K. Ortiz 48 Garfield Avenue Providence, RI 02908 |
| LOT 257 | Lorri A. Finnegan 117 Water St. Apt. 1 Quincy, MA 02169 and 56 Garfield Avenue Providence, RI 02908 |
| LOT 258 | Kandakai A. & Sarah Y. Duncan 58 Garfield Avenue Providence, RI 02908 |
| LOT 259 | Scott Cohen 55 Higgins Avenue Providence, RI 02908 |
| LOT 260 | Ronald L. Lefebvre 51 Higgins Avenue Providence, RI 02908 |

ASSESSOR'S PLAT 82

OWNER

LOT 277

George & Joann Buxton
11 Rosebank Avenue
Providence, RI 02908

LOT 283

Roger Williams General Hospital
825 Chalkstone Avenue
Providence, RI 02908

LOT 284

Daniel J. Martin & Mary O. Bracoloni-Martin
872 South Westgate Avenue
Los Angeles, CA 90049

LOT 285

Sean E. O'Brien
19 Oakland Road
West Kingston, RI 02892

State of Rhode Island
Department of Administration
Associate Director of Division of Planning
One Capitol Hill
Providence, RI 02908

Providence Water Supply Board
552 Academy Avenue
Providence, RI 02908

LEGAL DESCRIPTION

That certain tract of land with all buildings and improvements thereon, situated on the easterly side of Rosebank Avenue in the City of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the easterly line of Rosebank Avenue four hundred forty and 94/100 (440.94) feet, more or less, northerly from the northerly line of Chalkstone Avenue as measured along the easterly line of Rosebank Avenue said point of beginning being at the northwesterly corner of land now or lately of John F. Dillon and wife; thence northwesterly bounding southwesterly on Rosebank Avenue forty and 48/100 (40.48) feet as measured along the line of a curve forming the northeasterly line of Rosebank Avenue to land now or lately of Roger Williams General Hospital; thence northeasterly bounding northwesterly on said Roger Williams General Hospital land a distance of one hundred eighty six and 93/100 (186.93) feet to land now or lately of Thomas A. Romano and wife; thence southerly bounding easterly in part on said Romano land, and in part on land now or lately of Alfred Iavarone and wife and in part on land now or lately of Samuel Rotmer et als a distance of sixty three and 30/100 (63.30) feet to said Dillon land; thence westerly bounding southerly on said Dillon land a distance of thirty and 49/100 (30.49) feet to a corner; thence turning a right angle and running northerly bounding westerly still on said Dillon land four and 54/100 (4.54) feet to a corner; thence turning an interior angle of 269° 02' and running westerly bounding southerly still on said Dillon land twenty three and 09/100 (23.09) feet; thence turning an interior angle of 192° 28' and running southwesterly bounding southeasterly still on Dillon land twenty two and 75/100 (22.75) feet; thence turning an interior angle of 168° 30' and running westerly bounding southerly still on Dillon land seventy eight and 81/100 (78.81) feet to Rosebank Avenue and point of beginning.

Comprising the greater portion of Lot No. 12 (twelve) and the southerly five (5) feet in width by the entire depth of Lot No. 13 (thirteen) on that plat entitled: "PLAT of lots owned by ELIZABETH C. McLAREN September, 1920. Walter J. Grady, Engr." and recorded in the Office of the Recorder of Deeds in said City of Providence on Plat Card 1018.

Subject to restrictions and easements referred to in deed of Vincent M. Smith to Elizabeth C. McLaren dated September 17, 1920 and recorded in said records in Book 591 at page 442.

LEGAL DESCRIPTION

That certain lot or parcel of land, with all buildings and improvements thereon, situated on the easterly side of ROSEBANK AVENUE, in the City and County of Providence, State of Rhode Island, laid out and designated as Lot Number 11 (Eleven) on that plat of land entitled, "Plat of lots owned by Elizabeth C. McLaren, Sept. 1920. Walter J. Grady, Engr.", which plat is recorded in the office of the Recorder of Deeds of the City of Providence in Plat Book 35 at Page 20 and (copy) on Plat Card 1018.

Together with a certain tract or parcel of land, with all buildings and improvements thereon situated in said Providence, easterly of Rosebank Avenue and bounded and described as follows:

Beginning at a point in the southerly line of Lot No. Twelve (12) on the above described plat, just seventy eight and $81/100$ (78.81) feet easterly from the easterly line of Rosebank Avenue as measured along said southerly line of Lot No. Twelve (12); thence continuing easterly along the southerly line of said Lot No. Twelve (12), bounding southerly on land now or lately of Juliette Walsh, forty-five and $46/100$ (45.46) feet; thence turning a right angle and running northerly four and $54/100$ (4.54) feet; thence turning an interior angle of $90^{\circ}-58'-00''$ and running westerly twenty three and $9/100$ (23.09) feet; thence turning an interior angle of $167^{\circ}-32'-00''$ and running southwesterly twenty two and $75/100$ (22.75) feet to the point and place of beginning.

Meaning and intending to describe the premises conveyed by deed dated July 27, 1977 and recorded August 4, 1977 at 12:53 P.M. in City of Providence Land Evidence Book 1200 at Page 516.

ASSESSOR'S PLAT 82
LOT 222

LEGAL DESCRIPTION

Those two (2) lots of land, with all buildings and improvements thereon, situated on the easterly side of Rosebank Avenue, in the City of Providence, in the State of Rhode Island, laid out and delineated as Lots Nos. 9 (nine) and 10 (ten) on that plat entitled, "Plat of lots owned by Elizabeth C. McLaren September 1920, Walter J. Grady Engr." which plat is recorded in the office of the Recorder of Deeds in said City of Providence in Plat Book 35 at page 20 and (copy) on Plat Card No. 1018.

Said two (2) lots together form one (1) parcel bounding westerly on Rosebank Avenue eighty and 2/100 (80.02) feet, northerly on land now or lately of John F. Dillon about one hundred thirty seven and 84/100 (137.84) feet, easterly on land now or lately of NALCO Incorporated, about eighty one and 66/100 (81.66) feet, and southerly on land now or lately of Robert N. Markey and wife, about one hundred twenty and 74/100 (120.74) feet.

Subject to the rights and easements set forth in instrument from Vincent M. Smith to Elizabeth C. McLaren dated September 17, 1920 and recorded with said records in Book 591 at page 442.

ASSESSOR'S PLAT 82
LOTS 223 AND 224

LEGAL DESCRIPTION

Parcel 1: That certain tract or parcel of land with all the buildings and improvements thereon situate on the Northeasterly side of Rosebank Avenue in the City of Providence, State of Rhode Island, comprising lots number 13 and 14 on that plat entitled "Plat of Lots owned by Elizabeth C. McLaren, September, 1920, Walter J. Grady, Engr." which plat is recorded in the office of the Recorder of Deeds of the City of Providence in Plat Book 35 at page 20 and (copy) on Plat Card 1018.

Said tract is bounded and described as follows:

Beginning at a point in the Northeasterly line of Rosebank Avenue at the Northwestern corner of land now or lately of Rosebank Corporation and the Southwesterly corner of the premises herein described, and running thence Northeasterly bounding Southeasterly on said Rosebank Corporation land a distance of one hundred eighty-six and $93/100$ (186.93) feet to land now or lately of Thomas A. Romano et ux; thence turning and running Northerly bounding Easterly on said Romano land a distance of thirty-eight and $53/100$ (38.53) feet to land now or lately of the City of Providence; thence turning an interior angle of $90^{\circ} 51' 00''$ and running Westerly bounding Northerly on said last named land a distance of one hundred twenty (120) feet to a granite bound; thence turning and running Southwesterly bounding Northwesterly on said City of Providence land a distance of one hundred thirty-two and $21/100$ (132.21) feet to Rosebank Avenue;

thence turning and running in a Southeasterly direction bounding Southwesterly on said Rosebank Avenue a total distance of seventy-seven and $81/100$ (77.81) feet to said Rosebank Corporation land and the point or place of beginning.

Said premises are conveyed subject to the restriction that no fence or structure shall be built within fifteen (15) feet of Pleasant Valley Parkway nor any billboards or advertising devices shall be built over said land within one hundred (100) feet of Parkway land nor shall the premises be used for manufacturing purposes within one hundred (100) feet of Parkway land.

Said premises are also conveyed subject to an easement to build, maintain and repair an eight (8) inch sewer line in the Easterly twenty (20) feet of lot number 13 on said plat as set forth in a deed from William D. Eaton to the Providence Lying-In Hospital dated June 14, 1917 and recorded in the office of the Recorder of Deeds of said City of Providence, in Deed Book 569 at page 133.

Parcel 2: That certain tract or parcel of land with all the buildings and improvements thereon situate on Winrooth Avenue in the City of Providence, State of Rhode Island, comprising lots number 92 and 93 on that plat entitled "Inter-Park Plat of House Lots belonging to Frank Holland, June, 1922" which plat is recorded in the office of the Recorder of Deeds of the City of Providence in Plat Book 32 at page 2 and (copy) on Plat Card 1101.

Said tract is bounded and described as follows:

Beginning at a point in the Northerly line of Winrooth Avenue ninety (90) feet, more or less, Easterly from the Easterly line of Parkway Avenue, said point of beginning being at the Southeasterly corner of land now or lately of John J. Carroll et ux and the Southwesterly corner of the premises herein described and running thence Northerly bounding Westerly on said Carroll land a distance of eighty (80) feet to land now or lately of Robert C. Reavey et ux; thence turning and running Easterly bounding Northerly on said Reavey land a distance of ninety (90) feet to the Westerly line of Winrooth Avenue; thence turning and running Southerly

bounding Easterly on said Winrooth Avenue a distance of eighty (80) feet to the Northerly line of Winrooth Avenue; thence turning and running Westerly bounding Southerly on said Winrooth Avenue a distance of ninety (90) feet to said Carroll land and the point and place of beginning.

Said premises are conveyed subject to the restriction that no dwelling house of more than one family shall be erected upon either of said lots as set forth in a deed from Frank Holland and wife to Gus Winrooth and wife, dated December 4, 1925, and recorded in the office of the Recorder of Deeds of the City of Providence in Deed Book 681 at page 305 insofar as the same is applicable and enforceable.

ASSESSOR'S PLAT 82
LOTS 219 AND 220

STATE OF RHODE ISLAND

CITY OF PROVIDENCE

PROVIDENCE, SC.


THE HONORABLE CITY COUNCIL

RE: PETITIONER: ROSEBANK CORPORATION
SITE: PROVIDENCE ASSESSOR'S PLAT 82, LOTS 219, 220,
221, 222, 223 AND 224

AFFIDAVIT

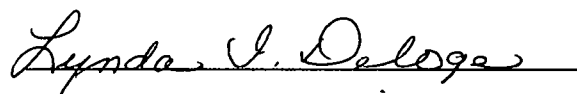
I, MARYANNE PEZZULLO, of the City of Cranston, Rhode Island, do hereby make oath, affidavit and say:

That I did on the 10th day of May, A.D. 2002 forward notice of the pendency of the Petition for zone change to all abutters and interested parties set forth on abutters list and as evidenced by copies of postal receipts, all of which are attached hereto and incorporated herein by this reference.


MARYANNE PEZZULLO

STATE OF RHODE ISLAND
COUNTY OF KENT

Subscribed and sworn to before me this 14th day of May,
2002.


Notary Public
LYNDA I. Deloge
my commission expires 10/10/05

CITY OF PROVIDENCE
CITY COUNCIL COMMITTEE ON ORDINANCES
NOTICE OF PUBLIC HEARINGS

Notice is hereby given pursuant to Rhode Island General Laws 45-24-51 and 45-24-53 that a Public Hearing will be held by the City Council Committee on Ordinances which shall meet in the City Council Chambers, 3rd Floor, City Hall, Providence, Rhode Island at the time noted below.

PUBLIC HEARING COMMENCING WEDNESDAY, MAY 30 AT 6:00 P.M.:

Item 2. PROPOSED ORDINANCE:

Section 1: Chapter 27 of the Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance" approved June 27, 1994, as amended, is hereby amended by changing the zoning district designation of the following lots of the Zoning District Map 82 of the Official Zoning Maps from R-2 to R-2 overlain by the I-1 Floating Zone:

LOTS 219, 220, 221, 222, 223 and 224

Section 2: This Ordinance shall take effect upon passage.

Complete copies of the proposed amendments to the Zoning Ordinance indicated above may be examined and copied, at cost, in the Office of the City Clerk, City Hall, Providence, Rhode Island and in the Office of the Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island, Monday through Friday from 8:30 a.m. to 4:00 p.m.

The proposed Ordinance may be modified or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any modification or amendment will be presented for comment in the course of the hearing.

All persons interested in the above are respectfully requested to be present at the time and place to be heard thereon. Facilities are accessible to persons with disabilities.

INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST NOTIFY THE MAYOR'S OFFICE OF CITIZENS ASSISTANCE AT 421-7740 (EXTENSION 248), NO LATER THAN 48 HOURS IN ADVANCE OF THE MEETING DATE.

THE CITY COUNCIL COMMITTEE ON ORDINANCES

Councilwoman Rita M. Williams, Chair

Councilman Luis A. Aponte, Vice-Chair

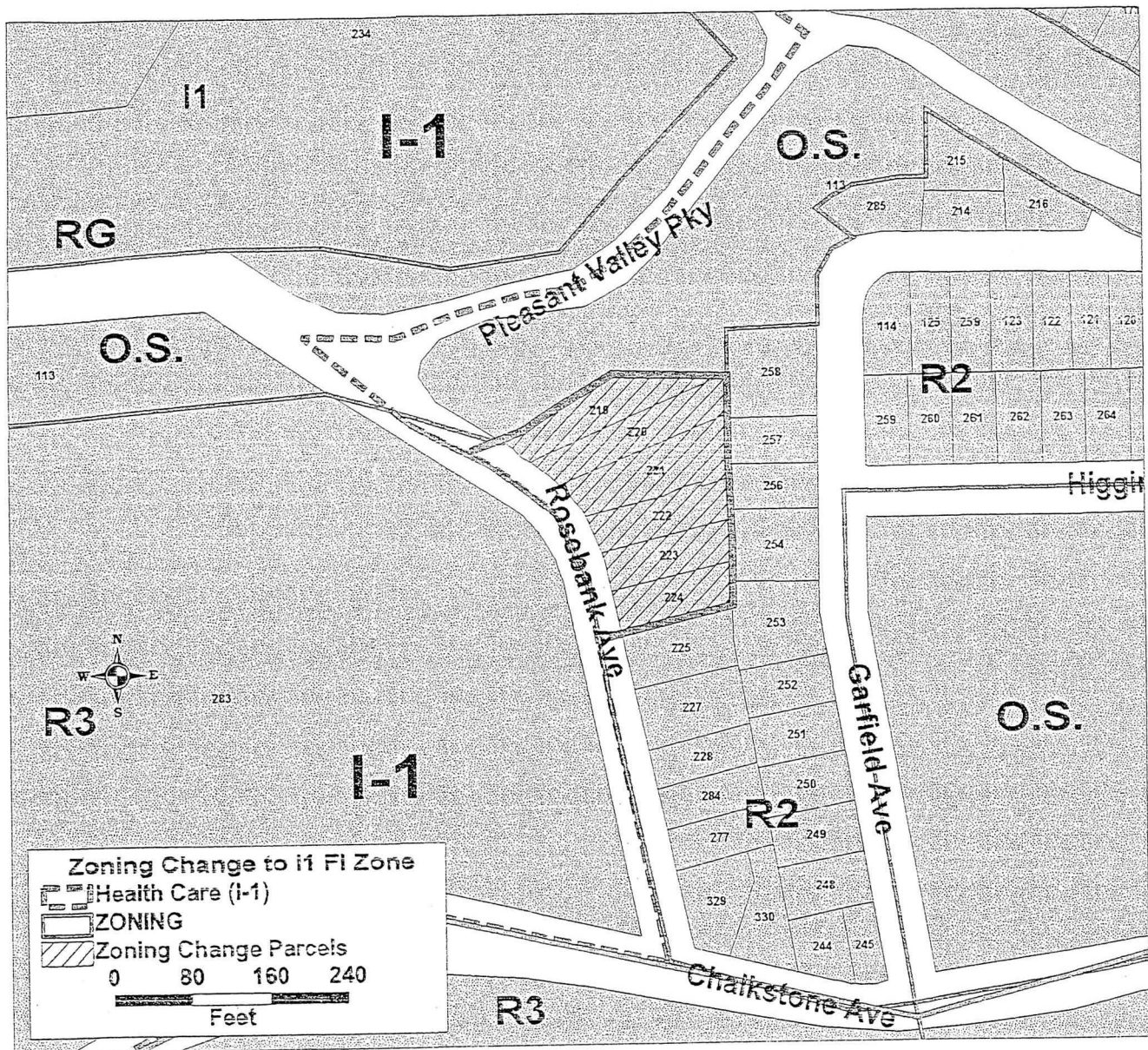
Councilman Patrick K. Butler

Councilman Terrence M. Hassett

Councilwoman Balbina A. Young

Michael R. Clement, City Clerk

Health Care Floating District Zoning Change



ROGER WILLIAMS MEDICAL CENTER

LIST OF ABUTTERS

PETITIONER/OWNER: ROSEBANK CORPORATION
SUBJECT PROPERTY: AP 82 LOTS 219, 220, 221, 222, 223 AND 224

ASSESSOR'S PLAT 82

OWNER

| | |
|---------|--|
| LOT 92 | City of Providence Schools 25 Dorrance Street Providence, RI 02903 |
| LOT 113 | City of Providence Providence City Hall Providence, RI 02903 |
| LOT 114 | Renee M. Warren 77 Garfield Avenue Providence, RI 02908 |
| LOT 125 | Bay State Realty 56 Brownell Street Warren, RI 02885 |
| LOT 225 | Kelvey Family Revocable Trust Roy Kelvey Carol Kelvey Trustees 20 Sylvan Drive East Greenwich, RI 02818 |
| LOT 227 | Prime Properties RIGP 1445 Wampanoag Trail East Providence, RI 02915 |
| LOT 228 | Jason Moreira 1779 Rosebank Street Providence, RI 02908 |
| LOT 234 | Roger Williams Corporation 825 Chalkstone Avenue Providence, RI 02908 |
| LOT 250 | John P. & Ellen Morrisette 20-22 Garfield Avenue Providence, RI 02908 |

ASSESSOR'S PLAT 82

OWNER

| | |
|---------|---|
| LOT 251 | Juan A. Rubio & Anny E. Lopez 26-28 Garfield Avenue Providence, RI 02908 |
| LOT 252 | Miguel Garcia 36 Gifford Street Providence, RI 02909 |
| LOT 253 | Richard A. & Cathy Jane Regan 991 Pitman Pike Chepachet, RI 02814 |
| LOT 254 | Richard A. & Cathy Jane Regan 991 Pitman Pike Chepachet, RI 02814 |
| LOT 256 | Rebeca Castelar & Carlos K. Ortiz 48 Garfield Avenue Providence, RI 02908 |
| LOT 257 | Lorri A. Finnegan 117 Water St. Apt. 1 Quincy, MA 02169 |
| | and |
| | 56 Garfield Avenue Providence, RI 02908 |
| LOT 258 | Kandakai A. & Sarah Y. Duncan 58 Garfield Avenue Providence, RI 02908 |
| LOT 259 | Scott Cohen 55 Higgins Avenue Providence, RI 02908 |
| LOT 260 | Ronald L. Lefebvre 51 Higgins Avenue Providence, RI 02908 |

ASSESSOR'S PLAT 82

OWNER

| | |
|---------|---|
| LOT 277 | George & Joann Buxton 11 Rosebank Avenue Providence, RI 02908 |
| LOT 283 | Roger Williams General Hospital 825 Chalkstone Avenue Providence, RI 02908 |
| LOT 284 | Daniel J. Martin & Mary O. Bracoloni-Martin 872 South Westgate Avenue Los Angeles, CA 90049 |
| LOT 285 | Sean E. O'Brien 19 Oakland Road West Kingston, RI 02892 |

State of Rhode Island
Department of Administration
Associate Director of Division of Planning
One Capitol Hill
Providence, RI 02908

Providence Water Supply Board
552 Academy Avenue
Providence, RI 02908

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

OFFICIAL USE

Postage \$
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 3.94



Sent To
Bay State Realty
Street, Apt. No., or PO Box No. 56 Brownell Street
City, State, ZIP+4 Warren, RI 02885

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

OFFICIAL USE

Postage \$.34
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Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 3.94



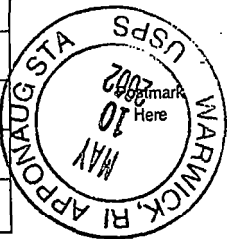
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City of Providence Schools
Street, Apt. No., or PO Box No. 25 Dorrance Street
City, State, ZIP+4 Providence, RI 02903

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

OFFICIAL USE

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Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 3.94



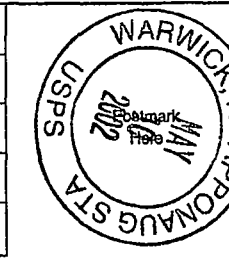
Sent To
Kelvey Family Revocable Trust
Roy Kelvey Carol Kelvey Trustees
Street, Apt. No., or PO Box No. 20 Sylvan Drive
City, State, ZIP+4 East Greenwich, RI 02818

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

OFFICIAL USE

Postage \$
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 3.94



Sent To
City of Providence
Street, Apt. No., or PO Box No. Providence City Hall
City, State, ZIP+4 Providence, RI 02903

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

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Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 3.94



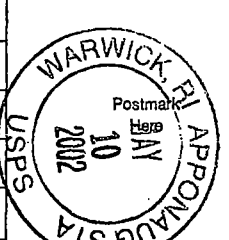
Sent To
Prime Properties RIGP
Street, Apt. No., or PO Box No. 1445 Wampanoag Trail
City, State, ZIP+4 East Providence, RI 02915

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

OFFICIAL USE

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Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 3.94

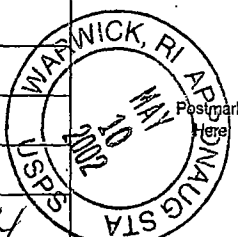


Sent To
Renee M. Warren
Street, Apt. No., or PO Box No. 77 Garfield Avenue
City, State, ZIP+4 Providence, RI 02908

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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OFFICIAL USE

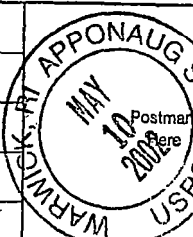
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| Return Receipt Fee (Endorsement Required) | | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 3.94 | |

Sent To
Juan A. Rubio & Anny E. Lopez
Street, Apt. No.,
or PO Box No. 26-28 Garfield Avenue
City, State, ZIP+4 Providence, RI 02908

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

OFFICIAL USE

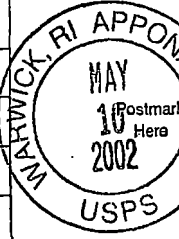
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| Postage | \$ |  |
| Certified Fee | | |
| Return Receipt Fee (Endorsement Required) | | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 3.94 | |

Sent To
Jason Moreira
Street, Apt. No.,
or PO Box No. 1779 Rosebank Street
City, State, ZIP+4 Providence, RI 02908

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

OFFICIAL USE


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| Certified Fee | | |
| Return Receipt Fee (Endorsement Required) | | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 3.94 | |

Sent To
Miguel Garcia
Street, Apt. No.,
or PO Box No. 36 Gifford Street
City, State, ZIP+4 Providence, RI 02909

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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OFFICIAL USE


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|--|---------|--|
| Postage | \$ |  |
| Certified Fee | | |
| Return Receipt Fee (Endorsement Required) | | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 3.94 | |

Sent To
Roger Williams Corporation
Street, Apt. No.,
or PO Box No. 825 Chalkstone Avenue
City, State, ZIP+4 Providence, RI 02908

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

OFFICIAL USE


| | | |
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| Postage | \$ |  |
| Certified Fee | | |
| Return Receipt Fee (Endorsement Required) | | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 3.94 | |

Sent To
Richard A. & Cathy Jane Regan
Street, Apt. No.,
or PO Box No. 991 Pitman Pike
City, State, ZIP+4 Chepachet, RI 02814

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

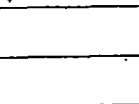
OFFICIAL USE

| | | |
|--|---------|---|
| Postage | \$ |  |
| Certified Fee | | |
| Return Receipt Fee (Endorsement Required) | | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 3.94 | |

Sent To
John P. & Ellen Morrisette
Street, Apt. No.,
or PO Box No. 20-22 Garfield Avenue
City, State, ZIP+4 Providence, RI 02908

PS Form 3800, January 2001 See Reverse for Instructions


| OFFICIAL USE | |
|---|---------|
| Postage | \$ |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 3.94 |



Sent To
Kandakai A. & Sarah Y. Duncan
 Street, Apt. No.;
 or PO Box No. **58 Garfield Avenue**
 City, State, ZIP+ 4 **Providence, RI 02908**

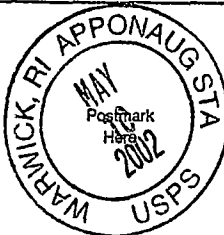
PS Form 3800, January 2001 See Reverse for Instructions

| | |
|--|---------|
| U.S. Postal Service CERTIFIED MAIL RECEIPT <i>(Domestic Mail Only, No Insurance Coverage Provided)</i> | |
| OFFICIAL USE | |
| Postage | \$ |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 3.94 |




| | |
|---|--|
| Sent To Rebeca Castelar & Carlos K. Ortiz | |
| Street, Apt. No.; or PO Box No. 48 Garfield Avenue | |
| City, State, ZIP+4 Providence, RI 02908 | |

PS Form 3800, January 2001 See Reverse for Instructions

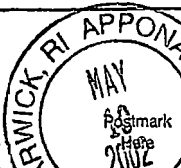
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|---|--|
| U.S. Postal Service CERTIFIED MAIL RECEIPT <i>(Domestic Mail Only - No Insurance Coverage Provided)</i> | |
| O F F I C I A L U S E | |
| Postage \$ |  |
| Certified Fee | |
| Return Receipt Fee <small>(Endorsement Required)</small> | |
| Restricted Delivery Fee <small>(Endorsement Required)</small> | |
| Total Postage & Fees \$ 3.94 | |
| Sent To Scott Cohen <hr/> Street, Apt. No.; or PO Box No. 55 Higgins Avenue <hr/> City, State, ZIP+ 4 Providence, RI 02908 | |

PS Form 3800, January 2001 See Reverse for Instructions

| U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only. No Insurance Coverage Provided) | |
|--|---------|
| OFFICIAL USE | |
| Postage | \$ |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 3.94 |
|  | |
| Sent To Lorri A. Finnegan Street, Apt. No.; or PO Box No. 117 Water St., Apt. 1 City, State, ZIP + 4 Quincy, MA 02169 | |
| PS Form 3800, January 2001 See Reverse for Instructions | |

1558 9 1558 4 798T 1000 0960 1001

| | |
|---|---------|
| U.S. Postal Service CERTIFIED MAIL RECEIPT <i>(Domestic Mail Only. No Insurance Coverage Provided)</i> | |
| OFFICIAL USE | |
| Postage | \$ |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 3.94 |



| | |
|------------------------------------|-----------------------------|
| Sent To Ronald L. Lefebvre | |
| Street, Apt. No.; or PO Box No. | 51 Higgins Avenue |
| City, State, ZIP+4 | Providence, RI 02908 |

PS Form 3800, January 2001 See Reverse for Instructions

| | |
|--|---------|
| U.S. Postal Service CERTIFIED MAIL RECEIPT <i>(Domestic Mail Only, No Insurance Coverage Provided)</i> | |
| OFFICIAL USE | |
| Postage | \$ |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 3.94 |

WARRICK, RI APPROVING STA
 MAY 10 2002
 Postmark Here
 USPS

| |
|---|
| Sent To Lorri A. Finnegan Street, Apt. No.; or PO Box No. 56 Garfield Avenue City, State, ZIP + 4 Providence, RI 02908 |
|---|

PS Form 3800, January 2001
See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

OFFICIAL USE

Postage \$
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$3.94



Sent To
Sean E. O'Brien
Street, Apt. No., or PO Box No. 19 Oakland Road
City, State, ZIP+4 West Kingston, RI 02892

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

OFFICIAL USE

Postage \$
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$3.94



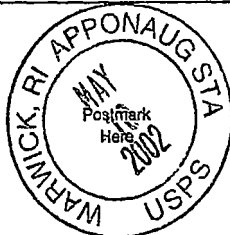
Sent To
George & Joann Buxton
Street, Apt. No., or PO Box No. 11 Rosebank Avenue
City, State, ZIP+4 Providence, RI 02908

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

OFFICIAL USE

Postage \$
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$3.94



Sent To State of Rhode Island, Department of
Administration, Associate Director of
Division of Planning
Street, Apt. No., or PO Box No. One Capitol Hill
City, State, ZIP+4 Providence, RI 02908

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

OFFICIAL USE

Postage \$
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$3.94



Sent To
Roger Williams General Hospital
Street, Apt. No., or PO Box No. 825 Chalkstone Avenue
City, State, ZIP+4 Providence, RI 02908

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

OFFICIAL USE

Postage \$
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$3.94



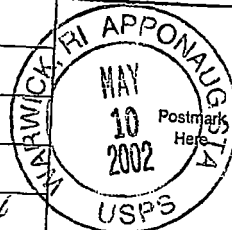
Sent To
Providence Water Supply Board
Street, Apt. No., or PO Box No. 552 Academy Avenue
City, State, ZIP+4 Providence, RI 02908

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

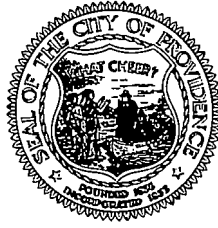
OFFICIAL USE

Postage \$
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$3.94



Sent To
Daniel J. Martin & Mary O.
Bracoloni-Martin
Street, Apt. No., or PO Box No. 872 South Westgate Avenue
City, State, ZIP+4 Los Angeles, CA 90049

PS Form 3800, January 2001 See Reverse for Instructions



PROVIDENCE CITY PLAN COMMISSION

"Planning The Future of Providence"

May 1, 2002

Councilwoman Rita Williams
Chair, Ordinance Committee
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attention: Anna Stetson, Second Deputy City Clerk

**Re: Proposed Zoning Amendment for Plat 82, Lots 219, 220, 221, 222, 223 and 224,
on Rosebank Ave.**

Dear Councilwoman Williams:

At a meeting of the City Plan Commission on April 30, 2002, and pursuant to Section 1101 of the City of Providence Zoning Ordinance, the Commission reviewed a proposal to amend the City's Official Zoning Map by changing the zoning designation of the above captioned lots from R-2 to R-2 overlain by the I-1 Floating Zone. The Commission unanimously voted as described below to make certain findings of fact and to recommend that the proposed amendment be approved.

Findings of Fact

The proposed ordinance is consistent with the Comprehensive Plan in that the Plan requires institutional uses to be located within institutional zones. This amendment will make a non-conforming condition in conformance with the Plan.

The amendment is in accordance with the purposes of zoning as set forth in Section 100 of the Ordinance as follows:

1. It provides promotes the public health, safety, and welfare.
2. It provides for orderly growth and development.
3. It provides for implementation of provisions of the Comprehensive plan.

Recommendation

The Commission recommends approval of the proposed rezoning for the subject lots on Rosebank Avenue with the conditions that the petitioner's landscape plan be approved by the City Forester and the petitioner further explore with the Smith Hill Community Development Corporation the possibility of donating and relocating a house now located on Plat 82, Lot 222.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Azar". The signature is fluid and cursive, with the first name "Robert" being more prominent than the last name "Azar".

Robert E. Azar
Administrative Officer



797 BALD HILL ROAD
WARWICK, RI 02886

401-821-1330
FAX 401-823-0970
E-MAIL: Petrarcamcgair@hotmail.com
www.petrarcamcgair.com

April 3, 2002

City of Providence
Office of the City Clerk
ATTN: CLAIRE BESTWICK
25 Dorrance Street
Providence, RI 02903

RE: PETITION OF ROSEBANK CORPORATION FOR ZONE CHANGE
PROPERTY: AP 82 LOTS 219-224

Dear Ms. Bestwick:

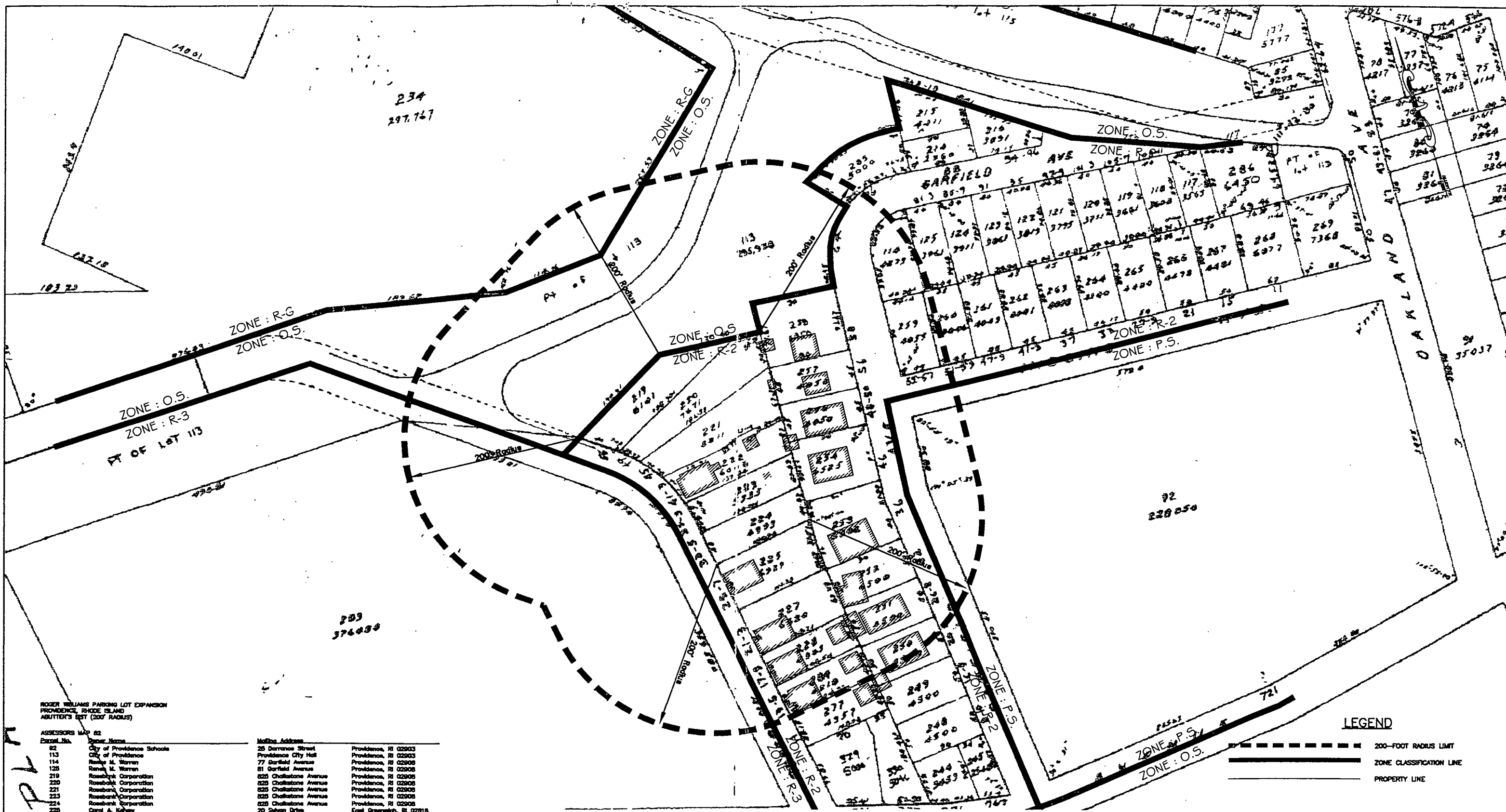
Pursuant to our April 3, 2002 telephone conversation, attached please find legal descriptions for Lots 221, 222, 223 and 224 and reduced copy of radius map erroneously omitted when filed with your office on March 29, 2002.

Kindly include the enclosed documents with the subject Petition and should you have any questions, please do not hesitate to call me.

Yours truly,

Maryanne Pezzullo, Esq.

MP:kz
Enc.



ROGER WILLIAMS PARKING LOT EXPANSION
PROVIDENCE, RHODE ISLAND
ASBUTTER'S BEST (200' RADIUS)

ASSESSORS MAP 82

| Parcel No. | Owner Name |
|------------|---|
| 82 | City of Providence Schools |
| 113 | City of Providence |
| 114 | Ramsey M. Warren |
| 125 | Ramsey M. Warren |
| 219 | Rosebank Corporation |
| 220 | Rosebank Corporation |
| 221 | Rosebank Corporation |
| 223 | Rosebank Corporation |
| 224 | Rosebank Corporation |
| 225 | Carol A. Kelley |
| 227 | Prime Properties RGP |
| 228 | Secretary of Housing & Urban Development |
| 234 | Roger Williams Corporation |
| 250 | John P. & Ellen Morrisette |
| 251 | Juan A. Rubio & Arny E. Lopez |
| 252 | Sedona Associates |
| 253 | Richard A. & Cathy Jane Regan |
| 254 | Richard A. & Cathy Jane Regan |
| 258 | Rebecca Cantalar & Carlos K. Ortiz |
| 257 | Alfred & Mary C. Iovane |
| 258 | Kandakal A. & Sarah Y. Dunoon |
| 259 | Scott Cohen |
| 260 | Ronald L. LeFebvre |
| 277 | George & Jeanne Burton |
| 283 | Roger Williams General Hospital |
| 284 | Daniel J. Martin & Mary G. Brookland-Martin |
| 285 | Sean E. O'Brien |

| Mailing Address | Providence, RI 02903 |
|---------------------------|---------------------------|
| 25 Darnace Street | Providence, RI 02903 |
| Providence City Hall | Providence, RI 02908 |
| 77 Garfield Avenue | Providence, RI 02908 |
| 81 Garfield Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 20 Sylvan Drive | East Greenwich, RI 02918 |
| 1445 Wampanoag Trail | East Providence, RI 02915 |
| 10 Weybosset Street | Providence, RI 02903 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 20-22 Garfield Avenue | Providence, RI 02908 |
| 25-28 Garfield Avenue | Providence, RI 02908 |
| 1445 Wampanoag Trail | East Providence, RI 02915 |
| 981 Pitman Pike | Chapohet, RI 02814 |
| 981 Pitman Pike | Providence, RI 02814 |
| 48 Garfield Avenue | Providence, RI 02908 |
| 58 Garfield Avenue | Providence, RI 02908 |
| 58 Garfield Avenue | Providence, RI 02908 |
| 51 Higgins Avenue | Providence, RI 02908 |
| 11 Rosebank Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 872 South Westgate Avenue | Los Angeles, CA 90049 |
| 19 Oakland Road | West Kingston, RI 02892 |

LEGEND

- 200-FOOT RADIUS LIMIT
- ZONE CLASSIFICATION LINE
- PROPERTY LINE

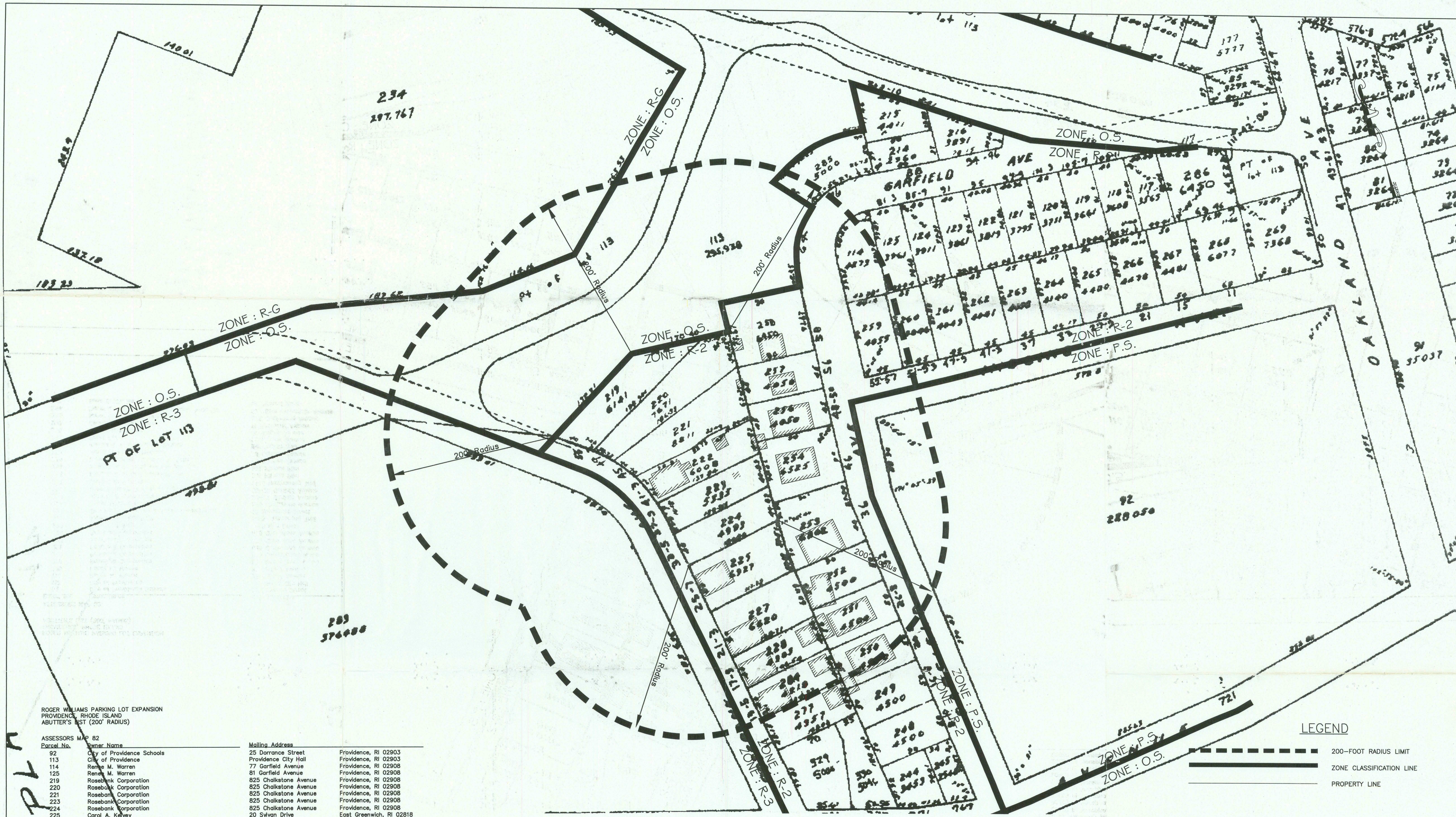
NOT RELEASED FOR CONSTRUCTION

| | | | |
|--------------------|----|------------------------|--|
| PROJ. MANAGER: MPS | | CHIEF DESIGNER: JDS/SA | |
| REVIEWED | BY | DATE | |
| SITE | | | |
| STRUCTURAL | | | |
| REVISION DATE: | | | |
| DATE | BY | DATE | |
| DATUM: H: V: | | | |
| SCALE: 1"=50' | | | |

FUSE & O'NEILL INC. Consulting Engineers
275 PROVIDENCE STREET, SUITE 200, PROVIDENCE, RI 02908
(401) 891-3070

200-FOOT RADIUS PLAN
A.P. 82/LOTS 219 THRU 224
ROGER WILLIAMS MEDICAL CENTER

| | |
|------------------------|--------------------------|
| ROSEBANK AVENUE | PROVIDENCE, RHODE ISLAND |
| JOB NUMBER: 2000174810 | PHASE: 2/08/02 |
| SHEET NO. 3 OF 6 | |



ROGER WILLIAMS PARKING LOT EXPANSION
PROVIDENCE, RHODE ISLAND
ABUTTER'S LOT (200' RADIUS)

ASSESSORS MAP 82

| Parcel No. | Owner Name |
|------------|--|
| 92 | City of Providence Schools |
| 113 | City of Providence |
| 114 | Rene M. Warren |
| 125 | Rene M. Warren |
| 219 | Rosebank Corporation |
| 220 | Rosebank Corporation |
| 221 | Rosebank Corporation |
| 223 | Rosebank Corporation |
| 224 | Rosebank Corporation |
| 225 | Carl A. Kelvey |
| 227 | Prime Properties RCP |
| 228 | Secretary of Housing & Urban Development |
| 234 | Roger Williams Corporation |
| 250 | John P. & Ellen Morrisette |
| 251 | Juan A. Rubio & Anny E. Lopez |
| 252 | Sedona Associates |
| 253 | Richard A. & Cathy Jane Regan |
| 254 | Richard A. & Cathy Jane Regan |
| 256 | Rebecca Castelar & Carlos K. Ortiz |
| 257 | Alfred & Mary C. Iavarone |
| 258 | Kandakai A. & Sarah Y. Duncan |
| 259 | Scott Cohen |
| 260 | Ronald L. Lefebvre |
| 277 | George & Joann Buxton |
| 283 | Roger Williams General Hospital |
| 284 | Daniel J. Martin & Mary O. Bracconi-Martin |
| 285 | Sean E. O'Brien |

| Mailing Address | Providence, RI 02903 |
|---------------------------|---------------------------|
| 25 Dorrance Street | Providence, RI 02903 |
| 77 Garfield Avenue | Providence, RI 02908 |
| 81 Garfield Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 20 Sylvan Drive | East Greenwich, RI 02818 |
| 1445 Wampanoag Trail | East Providence, RI 02915 |
| 10 Weybosset Street | Providence, RI 02903 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 20-22 Garfield Avenue | Providence, RI 02908 |
| 26-28 Garfield Avenue | Providence, RI 02908 |
| 1445 Wampanoag Trail | East Providence, RI 02915 |
| 991 Pittman Pike | Chapachet, RI 02814 |
| 991 Pittman Pike | Chapachet, RI 02814 |
| 48 Garfield Avenue | Providence, RI 02908 |
| 56 Garfield Avenue | Providence, RI 02908 |
| 58 Garfield Avenue | Providence, RI 02908 |
| 55 Higgins Avenue | Providence, RI 02908 |
| 51 Higgins Avenue | Providence, RI 02908 |
| 11 Rosebank Avenue | Providence, RI 02908 |
| 825 Chalkstone Avenue | Providence, RI 02908 |
| 872 South Westgate Avenue | Los Angeles, CA 90049 |
| 19 Oakland Road | West Kingston, RI 02892 |

LEGEND

- 200-FOOT RADIUS LIMIT
- ZONE CLASSIFICATION LINE
- PROPERTY LINE

NOT RELEASED FOR CONSTRUCTION

| | | | |
|--|---|--|---|
| FILENAME: 00174.RAD LCS: 10/2/02 DATE: 10/2/02 | PROJ. MANAGER: MPS | | |
| | CHIEF DESIGNER: JDS/SA | | |
| | REVIEWED BY DATE | | |
| | SURVEY | | |
| | SITE | | |
| | STRUCTURAL | | |
| | REVISION DATE: | | |
| | DATUM: H: V: | | |
| | SCALE: 1"=50' | | |
| | FUSS & ONEILL INC. Consulting Engineers <small>THE FOUNDRY CORPORATE OFFICE CENTER 275 PROMENADE STREET, SUITE 350, PROVIDENCE, R.I. 02908 (401) 861-3070</small> | | 200-FOOT RADIUS PLAN A.P. 82/LOTS 219 THRU 224 ROGER WILLIAMS MEDICAL CENTER ROSEBANK AVENUE PROVIDENCE, RHODE ISLAND JOB NUMBER 2000174B10 PHASE DATE 2/06/02 SHEET NO. 3 OF 6 |