

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2004-53

IN CITY COUNCIL
RECEIVED
COMMITTEE ON
FIRST READING
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

CM

IN CITY COUNCIL
DEC 2 2004
FIRST READING
READ AND PASSED
Michael R. Almont
CLERK

IN CITY COUNCIL
DEC 16 2004
FINAL READING
READ AND PASSED

Michael R. Almont
PRESIDENT
Michael R. Almont
CLERK

APPROVED

[Signature]
MAYOR
12/23/04

No.

CHAPTER
AN ORDINANCE

RECEIVED
CITY CLERK

IN CITY COUNCIL

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Michael R. Clement
CLERK

Armentia Clark Wash

THE COMMITTEE ON

Ordinances

Recommends

Ann M. Stein

CLERK

4-29-02 - Schedule P. Hwy

5-30-02 - P. Highway

MCC-6-5-02 Com't

CRB 6-12-02 - Com't

THE COMMITTEE ON
ORDINANCES

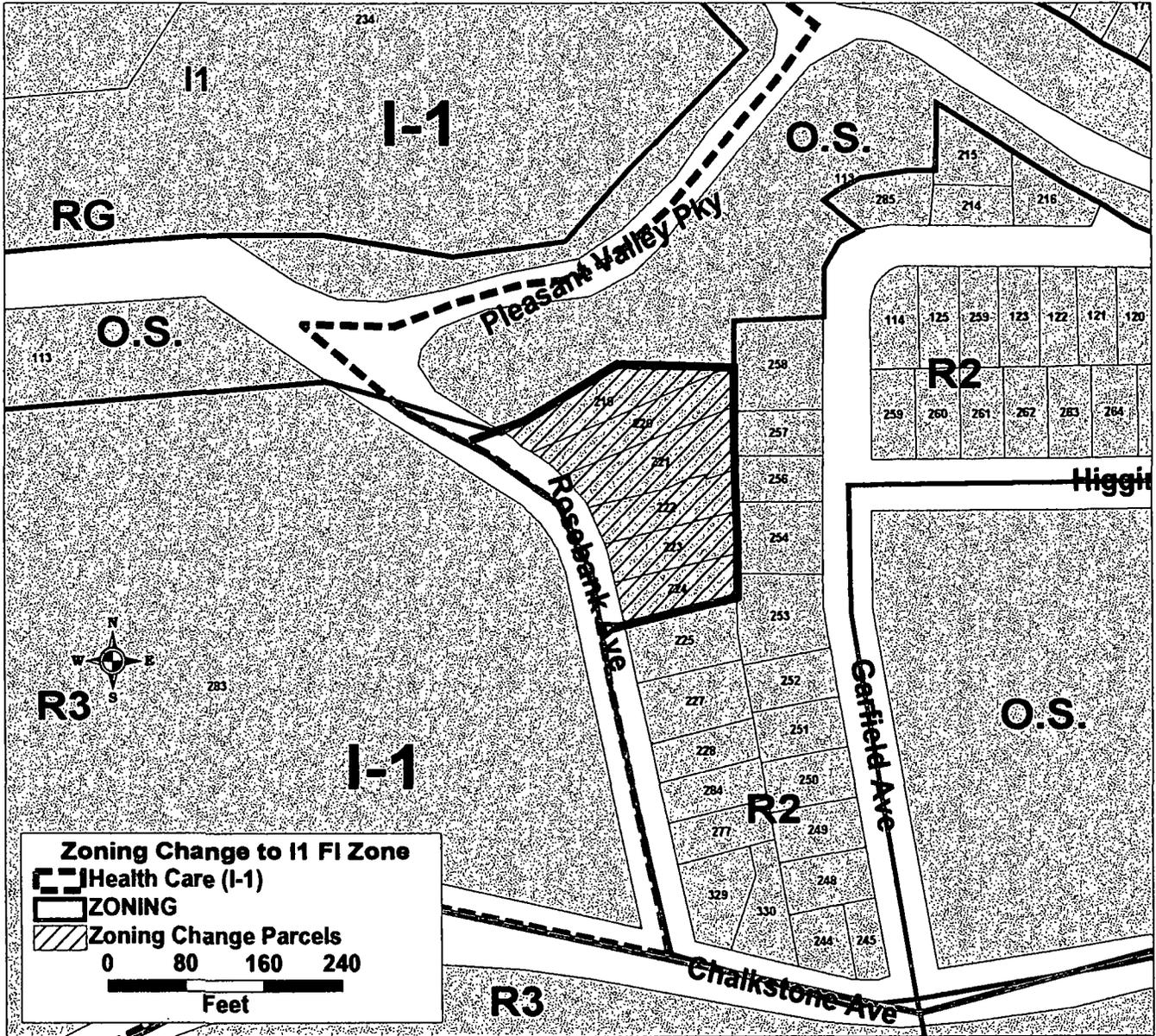
Approves Passage of
The Within Ordinance

, as Amended

Ann M. Stein
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

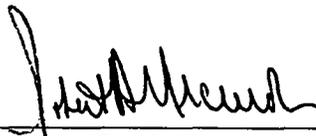
Re: Rosebank Corporation

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 Morrissette 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 $269^{\circ} 02'$ and running westerly bounding southerly still on said Dillon land twenty three and $09/100$ (23.09) feet; thence turning an interior angle of $192^{\circ} 28'$ and running southwesterly bounding southeasterly still on Dillon land twenty two and $75/100$ (22.75) feet; thence turning an interior angle of $168^{\circ} 30'$ 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 Northwesterly 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° 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:

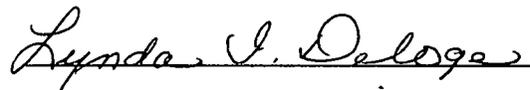
That I did on the 10th day of May, A.D. 2002 forward notice of the pendency of the Petition for zone change to all abutters and interested parties set forth on abutters list and as evidenced by copies of postal receipts, all of which are attached hereto and incorporated herein by this reference.



MARYANNE PEZZULLO

STATE OF RHODE ISLAND
COUNTY OF KENT

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



Notary Public
LYNDA J. 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.

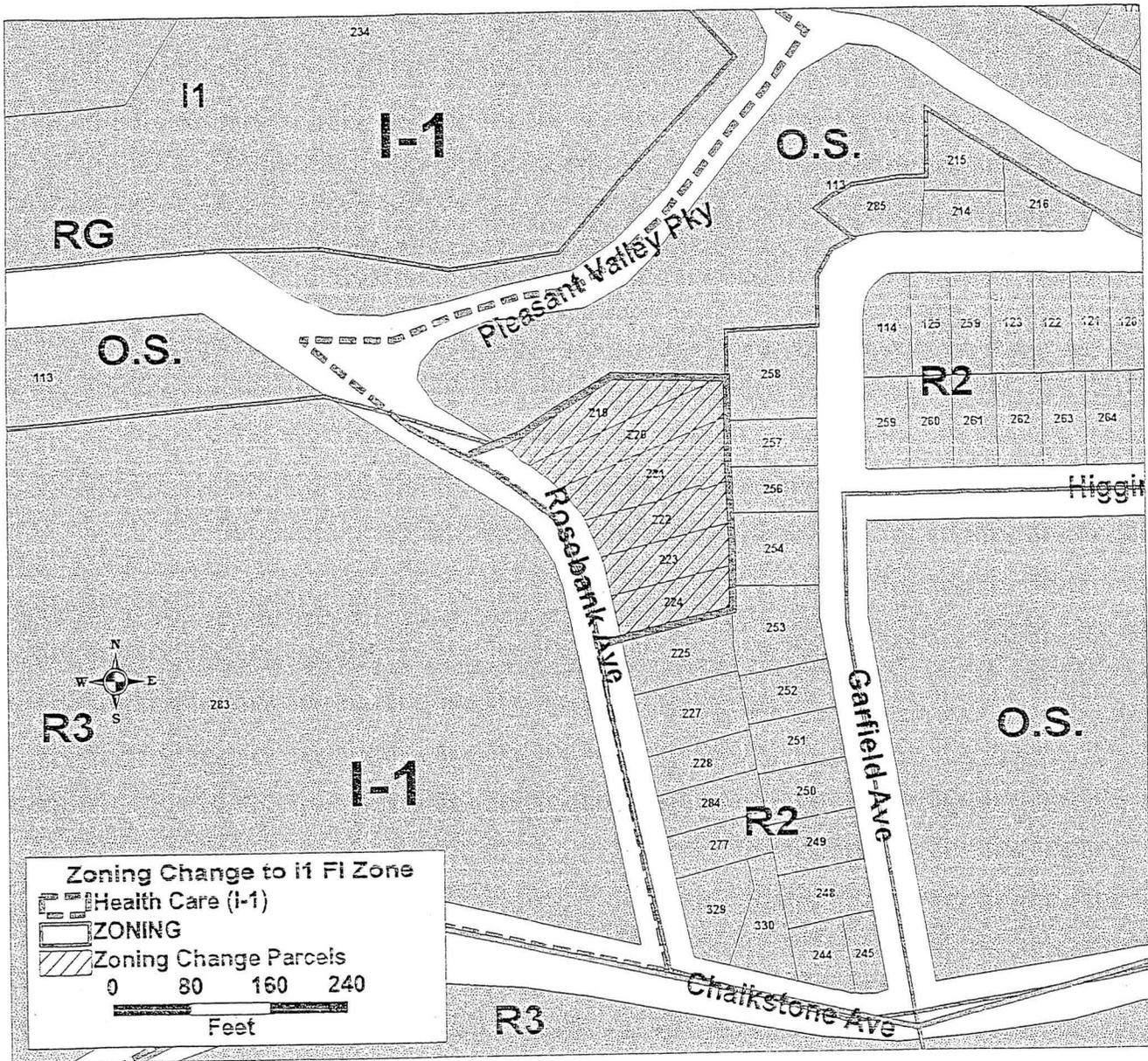
INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST NOTIFY THE MAYOR'S OFFICE OF CITIZENS ASSISTANCE AT 421-7740 (EXTENSION 248), NO LATER THAN 48 HOURS IN ADVANCE OF THE MEETING DATE.

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 Morrissette 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)

4818 4991 1000 0960 1007

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)

9229 4991 1000 0960 1007

OFFICIAL USE

Postage	\$.34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94



Sent To
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)

4128 4991 1000 0960 1007

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
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)

5428 4991 1000 0960 1007

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)

6928 4991 1000 0960 1007

OFFICIAL USE

Postage	\$
Certified Fee	
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**

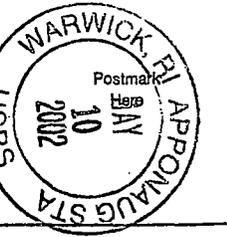
PS Form 3800, January 2001 See Reverse for Instructions

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

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OFFICIAL USE

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



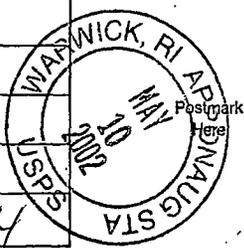
Sent To
Renee M. Warren
 Street, Apt. No., or PO Box No. **77 Garfield Avenue**
 City, State, ZIP+4 **Providence, RI 02908**

PS Form 3800, January 2001 See Reverse for Instructions

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

9308 499T 1864 1000 0960 0301 7001

OFFICIAL USE

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

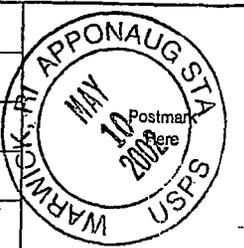
Sent To
Juan A. Rubio & Anny E. Lopez
 Street, Apt. No.; or PO Box No. **26-28 Garfield Avenue**
 City, State, ZIP+ 4 **Providence, RI 02908**

PS Form 3800, January 2001 See Reverse for Instructions

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

8276 499T 1864 1000 0960 0301 7001

OFFICIAL USE

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)

8318 499T 1864 1000 0960 0301 7001

OFFICIAL USE

Postage	\$	
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
(Domestic Mail Only, No Insurance Coverage Provided)

0628 499T 1864 1000 0960 0301 7001

OFFICIAL USE

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)

0288 499T 1864 1000 0960 0301 7001

OFFICIAL USE

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)

8288 499T 1864 1000 0960 0301 7001

OFFICIAL USE

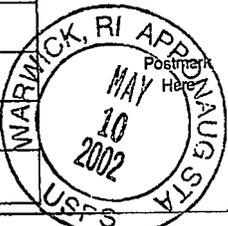
Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.94	

Sent To
John P. & Ellen Morrissette
 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

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

OFFICIAL USE

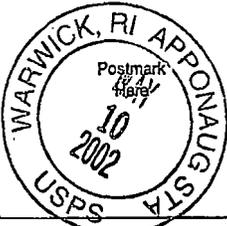
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.94	

Sent To
 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
 (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
 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

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
 Scott Cohen
 Street, Apt. No., or PO Box No. 55 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
 (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

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

OFFICIAL USE

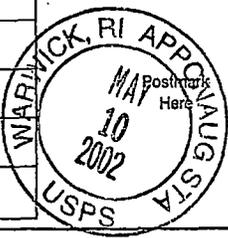
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.94	

Sent To
 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
 (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. 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



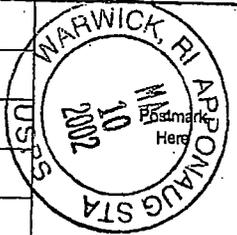
Sent To
 Sean E. O'Brien
 Street, Apt. No., or PO Box No. 19 Oakland Road
 City, State, ZIP+ 4 West Kingston, RI 02892

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

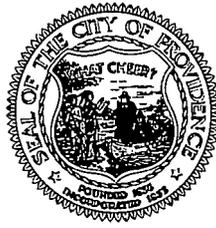
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94



Sent To
 Daniel J. Martin & Mary O. Bracolini-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

GEORGE CALCAGNI
Chair



VINCENT A. CIANCI, JR.
Mayor

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 written in a cursive, flowing style.

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:

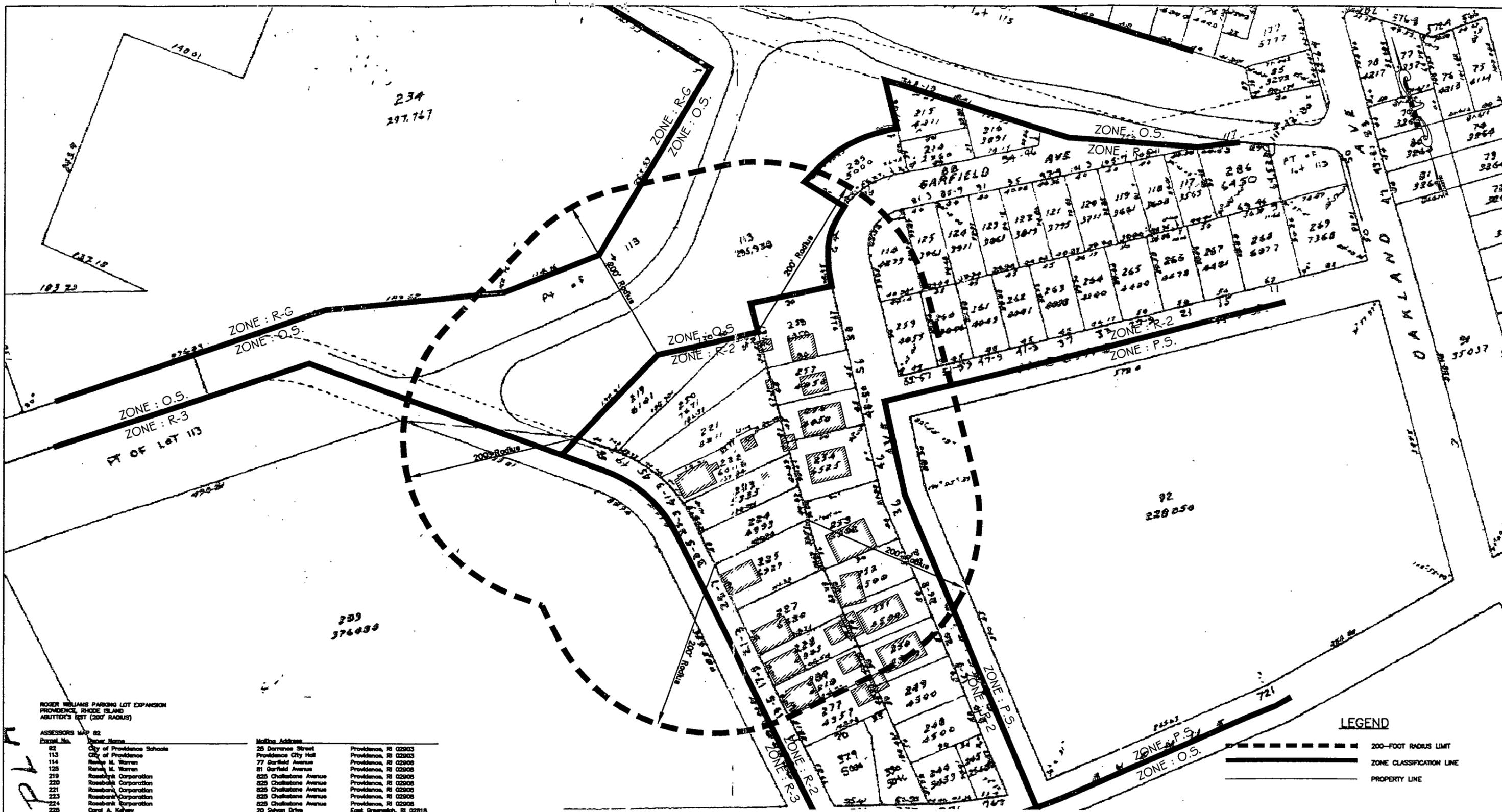
Pursuant to our April 3, 2002 telephone conversation, attached please find legal descriptions for Lots 221, 222, 223 and 224 and reduced copy of radius map erroneously omitted when filed with your office on March 29, 2002.

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.

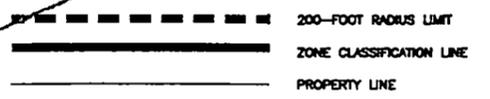


ROGER WILLIAMS PARKING LOT EXPANSION
 PROVIDENCE, RHODE ISLAND
 ASBUTTER'S EST (200' RADIUS)

ASSESSORS MAP 82

Parcel No.	Owner Name	Mailing Address	Providence, RI 02903
82	City of Providence Schools	25 Dorrance Street	Providence, RI 02903
113	City of Providence	Providence City Hall	Providence, RI 02903
114	Randy M. Warren	77 Garfield Avenue	Providence, RI 02908
125	Rosebank Corporation	81 Garfield Avenue	Providence, RI 02908
219	Rosebank Corporation	825 Chalkstone Avenue	Providence, RI 02908
220	Rosebank Corporation	825 Chalkstone Avenue	Providence, RI 02908
221	Rosebank Corporation	825 Chalkstone Avenue	Providence, RI 02908
223	Rosebank Corporation	825 Chalkstone Avenue	Providence, RI 02908
224	Rosebank Corporation	825 Chalkstone Avenue	Providence, RI 02908
225	Carol A. Kelsey	20 Sylvan Drive	East Greenwich, RI 02918
227	Prime Properties RGP	1446 Wampanoag Trail	East Providence, RI 02918
228	Secretary of Housing & Urban Development	10 Weybosset Street	Providence, RI 02903
234	Roger Williams Corporation	825 Chalkstone Avenue	Providence, RI 02908
250	John P. & Ellen Morrisette	20-22 Garfield Avenue	Providence, RI 02908
251	Juan A. Rubio & Arny E. Lopez	25-28 Garfield Avenue	Providence, RI 02908
252	Sedona Associates	1446 Wampanoag Trail	East Providence, RI 02918
253	Richard A. & Cathy Jane Regan	991 Pitman Pike	Chapohet, RI 02814
254	Richard A. & Cathy Jane Regan	991 Pitman Pike	Providence, RI 02903
258	Rebecca Cambler & Carlos K. Ortiz	48 Garfield Avenue	Providence, RI 02908
257	Alfred & Mary C. Ioverone	58 Garfield Avenue	Providence, RI 02908
258	Kandall A. & Sarah Y. Dunoon	58 Garfield Avenue	Providence, RI 02908
259	Scott Cohen	55 Higgins Avenue	Providence, RI 02908
250	Ronald L. LeFebvre	51 Higgins Avenue	Providence, RI 02908
277	George & Joann Burton	11 Rosebank Avenue	Providence, RI 02908
283	Roger Williams General Hospital	825 Chalkstone Avenue	Providence, RI 02908
284	Daniel J. Morth & Mary O. Broadland-Morh	872 South Westgate Avenue	Los Angeles, CA 90049
285	Sean E. O'Brien	19 Oakland Road	West Kingston, RI 02882

LEGEND



NOT RELEASED FOR CONSTRUCTION

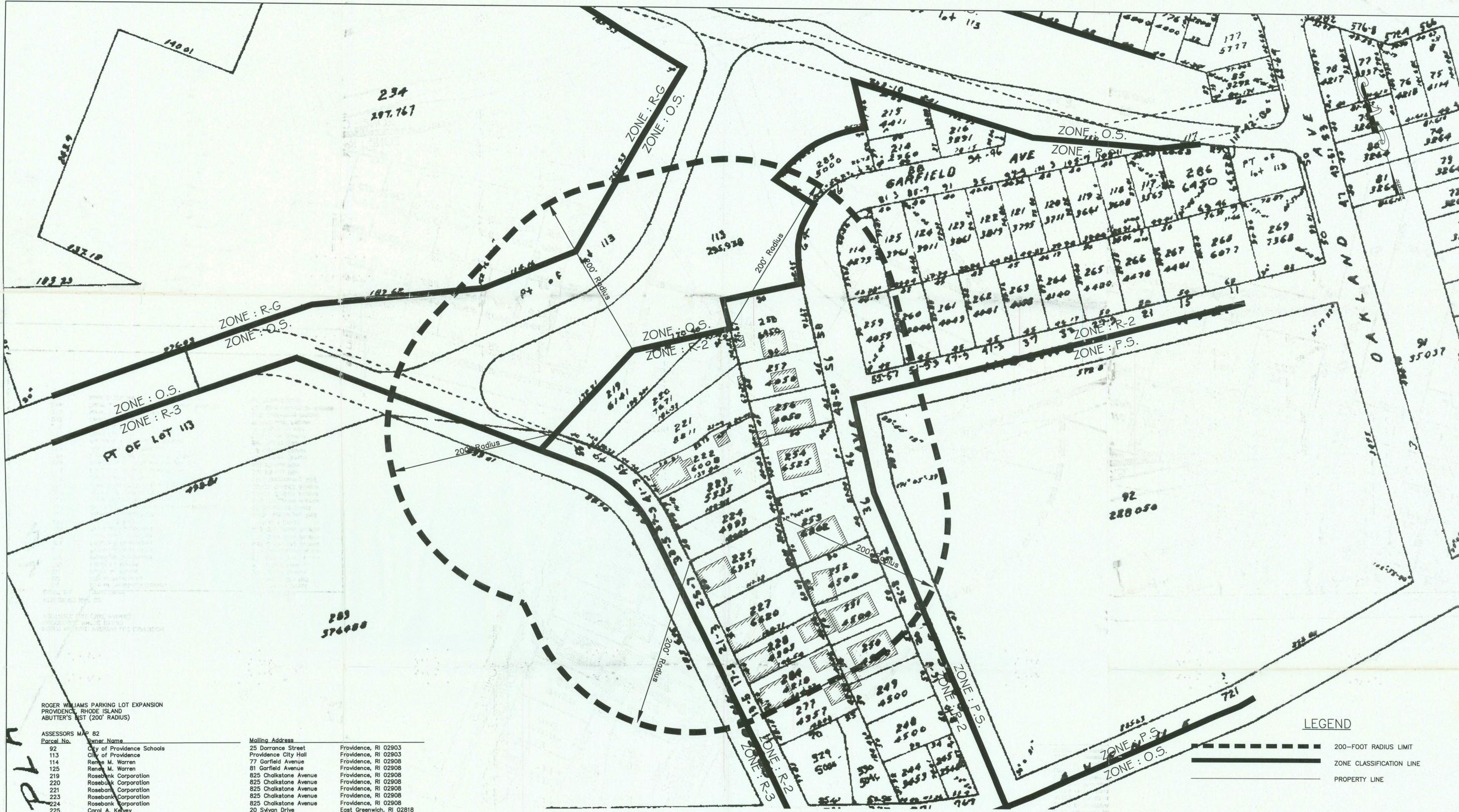
PROJ. MANAGER: MPS CHIEF DESIGNER: JDS/SA	REVIEWED	BY	DATE
	SURVEY		
	SITE		
	STRUCTURAL		
REVISION DATE:			
DATUM: H: V:			
SCALE: 1"=50'			

FUS & ONELL INC. Consulting Engineers
 270 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 DATE 2/06/02 SHEET NO. 3 OF 6



ROGER WILLIAMS PARKING LOT EXPANSION
 PROVIDENCE, RHODE ISLAND
 ABUTTER'S LUST (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 RIGP
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. Broccoli-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 Syvan Drive	East Providence, 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
26-28 Garfield Avenue	Providence, RI 02908
1445 Wampanoag Trail	East Providence, RI 02915
991 Pittman Pike	Chepachet, 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

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

FUSS & ONEILL INC. Consulting Engineers
 THE FOUNDRY CORPORATE OFFICE CENTER
 275 PROMENADE STREET, SUITE 350, PROVIDENCE, R.I. 02908
 (401) 861-3070

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

ROSEBANK AVENUE	PROVIDENCE, RHODE ISLAND
JOB NUMBER: 2000174B10	DATE: 2/06/02
PHASE:	SHEET NO. 3 OF 6