

The City of Providence

Zoning Change #265

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1973-41

THE COMMISSION  
The Mayor Ordinance  
Vehicles Present

No. 420

AN ORDINANCE AMENDING CHAPTER 544 OF 1951 BY CHANGING FROM AN R-1 ONE FAMILY ZONE TO AN R-4 MULTIPLE DWELLING ZONE, THAT PORTION OF LOT 331, PRESENTLY ZONED R-1 ONE FAMILY ZONE, AND ALL OF LOTS 179, 180, 181, 182, 183, 184, 214, 215, AND 236, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 73; SAID LOTS BOUNDING ALONG AND UPON HIGHLAND AVENUE, SECOND STREET, AND STANTON AVENUE.

Approved September 11, 1973

Be it ordained by the City of Providence:

Section 1. The Zoning Map, accompanying and made part of Chapter 544 of the Ordinances of the City of Providence, approved September 21, 1951, entitled: "An Ordinance Zoning the City of Providence and Establishing Use, Height, and Area Regulations, as heretofore amended, it is hereby further amended by changing from an R-1 One Family Zone to an R-4 Multiple Dwelling Zone, that portion of Lot 331, presently zoned R-1 One Family Zone, and all of Lots 179, 180, 181, 182, 183, 184, 214, 215, and 236, as set out and delineated on City Assessor's Plat 73; said lots bounding along and upon Highland Avenue, Second Street, and Stanton Avenue.

Beginning on the south line of Highland Avenue at the northwest corner of Lot 236, on City Assessor's Plat 73, and continuing along the south line of Highland Avenue to the northeast corner of Lot 179; thence easterly along the north line of Lots 179, 181, 182, 183 and 184 to the northeast corner of Lot 184; thence westerly along the southerly line of Lots 184 and 214, to the southeasterly corner of Lot 214; thence westerly along the northerly line of Lot 390 to an angle in the Zoning Division Line and continuing along the Zoning Division Line to the south line of Highland Avenue and the northwest corner of Lot 236; said point being the point and place of beginning, and

Beginning at a point on the range of the center line of Highland Avenue and the north line of Lot 331, thence easterly along the north line of Lot 331, to the northwesterly corner of Lot 390, then making an interior angle of 90°, and continuing to the north line of Stanton Avenue; thence westerly along the north line of Stanton Avenue to the intersection with the range of the center line of Highland Avenue; thence westerly along the center line of Highland Avenue to the north line of Lot 331.

Section 2. This Ordinance shall take effect upon its passage.

IN CITY COUNCIL  
FIRST READING  
READ AND PASSED  
*Vincent Caspica*  
CLERK

AUG 2 1973

APPROVED

MAYOR

*Joseph A. Dowley*

SEP 11 1973

IN CITY COUNCIL

SEP 6 1973

FINAL READING  
READ AND PASSED

*Robert J. Hutton*  
PRESIDENT  
*Vincent Caspica*  
CLERK

THE COMMITTEE ON  
*Ordinance*  
Approves Passage of  
The Within Ordinance

*Committee Report*

*July 24, 1913*

*Clark*

COUNCIL IN CITY

READ AND PASSED  
FIRST READING

PRESIDENT

APPROVED

CLERK

SEP 1 1913

RECEIVED  
CITY CLERK  
SEP 1 1913

SEP 1 1913

CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

1

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

to amend the Zoning Map which is part of the Zoning Ordinance by changing from an R-1 Residential Zone to an R-4 Multiple Dwelling Zone that portion of Lot 331 presently zoned R-1 and all of Lots 179, 180, 181, 182, 183, 184, <sup>+185 a.o.</sup> 214, 215, 236, ~~223, 228, 286~~ and ~~390~~ on Assessor's Plat 73, said lots bounding along and upon Highland Avenue, Second Street and Stanton Avenue.

Respectfully Submitted,  
Providence Hockey Club, Inc.

By Shawn P. Pucci, Vice President

*added in error  
and a portion of lot 331  
presently zoned R-1 a.o.*

*Pucci & Galder  
Ch. no. 468  
\$100.00 fee*

RECOMMENDED  
BY  
COMMITTEE ON

RECOMMENDED  
BY  
COMMITTEE ON

Edward P. Manning, Esquire  
711 Industrial Bank Building  
Providence, Rhode Island 02903

IN CITY  
COUNCIL

MAY 17 1973  
FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES

*Normant Vespa*  
CLERK

THE COMMITTEE ON

*Ordinances*  
Recommends  
*Be Continued*  
*Normant Vespa*  
June 27, 1973

THE COMMITTEE ON

*Ordinances*  
Recommends  
*Be Continued*  
*Normant Vespa*  
July 11, 1973

*Councilman Addison, by request*

FILED  
MAY 19 3 56 PM '73  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: May 18, 1973

TO: Director Pallozzi

SUBJECT: PROVIDENCE HOCKEY CLUB, INC.--ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of Petition on above subject for study and report.

*Vincent Vespa*  
City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: May 25, 1973

TO: Director Pallozzi

SUBJECT: PROVIDENCE HOCKEY CLUB, INC. - ZONING CHANGE.

CONSIDERED BY: Clerk - Committee on Ordinances.

DISPOSITION: The attached petition supersedes the previous petition transmitted to you on May 18, 1973.

City Clerk

ZONING CHANGE

FIRST STREET, SECOND STREET, AND HIGHLAND AVENUE

CITY OF PROVIDENCE

PLAT 73

LOTS

524	John W. Hammond & Wf. Janet F. 86 Third Street
139	Gertrude C. Muddiman, Agnes G. Muddiman, and Thomas E. Muddiman, Jr. 84 Third Street
138	Clara Lerner 82 Third Street
137	Manuel Simonds & Wf. Vera G. 78 Third Street
135	John J. Baldwin & Wf. Theresa A. 68 Third Street
136	Sidney Pickar & Wf. Rae 72 Third Street
134	Barbara F. Bolan, Arthur H. Richter, and Mollie R. Fisch 64 Third Street
132	Kenneth T. Loiselles & Wf. Maureen A. 58 Third Street
133	Clifton G. Rison 54 Third Street
169	Desi Weis 87 Third Street
170	Walter A. Kenney 85 Third Street
171	Herman Silverman & Rose Silverman 77 Third Street
172	Roland G. Ferland & Wf. Joan 73 Third Street
173	Albert Alter & Wf. Esther H. 67 Third Street
174	Joseph Lapatin 65 Third Street
176	P. William Hutchinson and Patsy F. Hutchinson 57 Third Street
175	Arthur P. Patt & Wf. Pauline E. 53 Third Street
184	Walter A. Kenney 85 Third Street
183	Providence Hockey Club, Inc. 1111 North Main Street
295	State of Rhode Island Providence County Court House, Prov., R. I.
489	Sarah D. Belinsky 100 Third Street
406	Paul A. Francis & Wf. Ruth E. 38 Creston Way
501	Harold Rakatansky & Wf. Muriel 28 Creston Way

LOTS

509 Annie Feinstein  
24 Creston Way

471 Edwin M. J. Kretzmann & Wf. Mildred  
20 Creston Way

490 Moe Fink  
12 Creston Way

401 Howard Diwinsky & Faith Diwinsky  
14 Creston Way

492 Howard S. Chase & Wf. Sylvia  
10 Creston Way

386 Edward W. Weiner & Wf. Florence  
61 Memorial Road

182 Providence Hockey Club, Inc.  
1111 North Main Street

181 "

179 "

180 "

214 "

215 "

236 "

390 State of Rhode Island

494 Edith Olsen, Widow Peter A.  
50 Third Street

131 George Sirois & Wf. Monique  
44 Third Street

361 Maurice Leach & Wf. Charlotte  
39 Creston Way

472 Charles W. Cole, Jr. & Wf. Patricia A.  
21 Creston Way

416 Inus Thrasher & Wf. Ardell and James L. Thrasher  
25 Memorial Road

491 Arnold M. Feldman & Wf. Ann T.  
15 Creston Way

408 Paul F. Greenberg & Wf. Marcia B.  
19 Memorial Road

553 Arthur L. Stone & Wf. Jessie N.  
44 Memorial Road

552 Harold M. Gertz & Wf. Florence  
48 Memorial Road

237 Charles Swartz & Esther Swartz  
54 Memorial Road

448 Joseph A. Fitzpatrick & Wf. Josephine  
58 Memorial Road

551 Judith S. Sweet  
64 Memorial Road

549 George R. Carlson & Ella L. Carlson  
74 Memorial Road

285 Alfred Fain & Sylvia K. Fain  
78 Memorial Road

543 Justin E. Abrams & Wf. Joan M.  
61 Edgehill Road

544 Ann Connor, Timothy F. Foley, and Paul Foley  
65 Edgehill Road

545 Edmund F. Carlson & Wf. Phebe R.  
71 Edgehill Road

LOTS

388

Selina W. Strauss & Avis S. Posner  
75 Edgehill Road

426

Burton W. Goldstein & Wf. Fay  
116 Summit Avenue

232

Marvin S. Kerzner & Wf. Thelma  
226 Blackstone Boulevard

286

Providence Hockey Club, Inc.  
1111 North Main Street

From

VINCENT VESPIA, CITY CLERK  
DEPARTMENT OF CITY CLERK  
CITY HALL  
PROVIDENCE, R. I. 02903

NAME AND ADDRESS OF SENDER

Indicate type of mail

INSURED  C. O. D.  
 CERTIFIED

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

POSTMARK AND DATE OF RECEIPT

NUMBER OF ARTICLE	NAME OF ADDRESSEE, STREET, AND POST-OFFICE ADDRESS	POSTAGE	FEE	DUE SENDER IF C. O. D.	ENDORSEMENT <sup>1</sup>	R. R. FEE	S. D. FEE	S. H. FEE <sup>2</sup>	RESTRICTED DELIVERY FEE	REMARKS
1	32,846 Mr. & Mrs. Albert Alter 67 Third Street									
2	32,847 Mr. & Mrs. Justin C. Abrams 61 Edgell Rd.									
3	32,848 Barbara F. Bolan, et al., 64 Third St.									
4	32,849 Mrs. Sarah D. Belinsky 100 Third St.									
5	32,850 Mr. & Mrs. John J. Baldwin 68 Third St.									
6	32,851 George & Ola Carlson 74 Memorial Rd.									
7	32,852 Mr. & Mrs. Howard Chase 10 Creston Way									
8	32,853 Mr. & Mrs. Charles W. Cole Jr. 21 Creston Way									
9	32,854 Mr. & Mrs. Edmund F. Carlson 71 Edgell Rd.									
10	32,855 Mrs. Ann Connor, et al. 65 Edgell Rd.									
11	32,856 Mr. Howard Diwinski & Faith 14 Creston Way									
12	32,857 Mr. & Mrs. Roland H. Ireland 73 Third St.									
13	32,858 Mr. & Mrs. Paul G. Francis 38 Creston Way									
14	32,859 Mr. Moe Fink 12 Creston Way									
15	32,860 Mr. & Mrs. Arnold M. Feldman 15 Creston Way									
16	32,861 Mrs. Annie Feinstein 24 Creston Way									
17	32,862 Mr. Alfred Fain & Sylarik 78 Memorial Rd.									
18	32,863 Mr. & Mrs. Joseph A. Fitzpatrick <sup>53</sup> Memorial Rd.									
19	32,864 Mr. & Mrs. Burton N. Waldstein 116 Summit									
20	32,865 Mr. & Mrs. Harold M. Hart 48 Memorial Rd.									
TOTAL NUMBER OF PIECES LISTED BY SENDER		TOTAL NUMBER OF PIECES RECEIVED AT POST OFFICE		POSTMASTER PER (Name of receiving employee)		<sup>1</sup> Mark "F" if "Fragile," "P" if "Perishable," "E" if "Eggs," "EH" if "Eggs for Hatching," "B" if "Butter," "FL" if "Fragile-Liquid," and "FLU" if "Fragile-Liquid-This Side Up." <sup>2</sup> Special-handling charges apply only to fourth-class parcels. Special-delivery service also includes special-handling service.				
20										

POD Form 3877-A—July 1958

From

VINCENT VESPIA, CITY CLERK  
DEPARTMENT OF CITY CLERK  
CITY HALL  
PROVIDENCE, R. I. 02903

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1	32,866 Mr. & Mrs. Paul G. Greenberg 19 Memorial Rd.								
2	32,867 Mr. & Mrs. John W. Hammond 86 Third St								
3	32,868 Mr. William P. Hutchinson & Patsy P. 57 Third St.								
4	32,869 Mr. Walter A. Kenney 85 Third St.								
5	32,870 Mr. & Mrs. Edwin M. J. Kretzman Creston Way								
6	32,871 Mr. Joseph Sapata 65 Third St.								
7	32,872 Clara Server, 82 Third Street								
8	32,873 Mr. & Mrs. Maurice Leach 39 Creston Way								
9	32,874 Mr. & Mrs. Kenneth T. Laisle 58 Third St.								
10	32,875 Gertrude C. Muddiman, et als, 84 Third St								
11	32,876 Edith Olson 50 Third Street								
12	32,877 Mr. & Mrs. Sidney Pickar 72 Third St								
13	32,878 Providence Hockey Club, Inc. 1111 76. Main Street								
14	32,879 Mr. & Mrs. Arthur P. Patt 53 Third St.								
15	32,880 Clifton G. Lison 54 Third St.								
16	32,881 Mr. & Mrs. Harold Rabatansky 28 Creston Way								
17	32,882 Mr. & Mrs. Maquel Knoda 178 Third St								
18	32,883 Mr. Herman Silverman & Rose 77 Third St.								
19	32,884 Mr. & Mrs. Morg Jirois 44 Third St.								
20	32,885 State of R. I. - Prov. County Courthouse Prov.								
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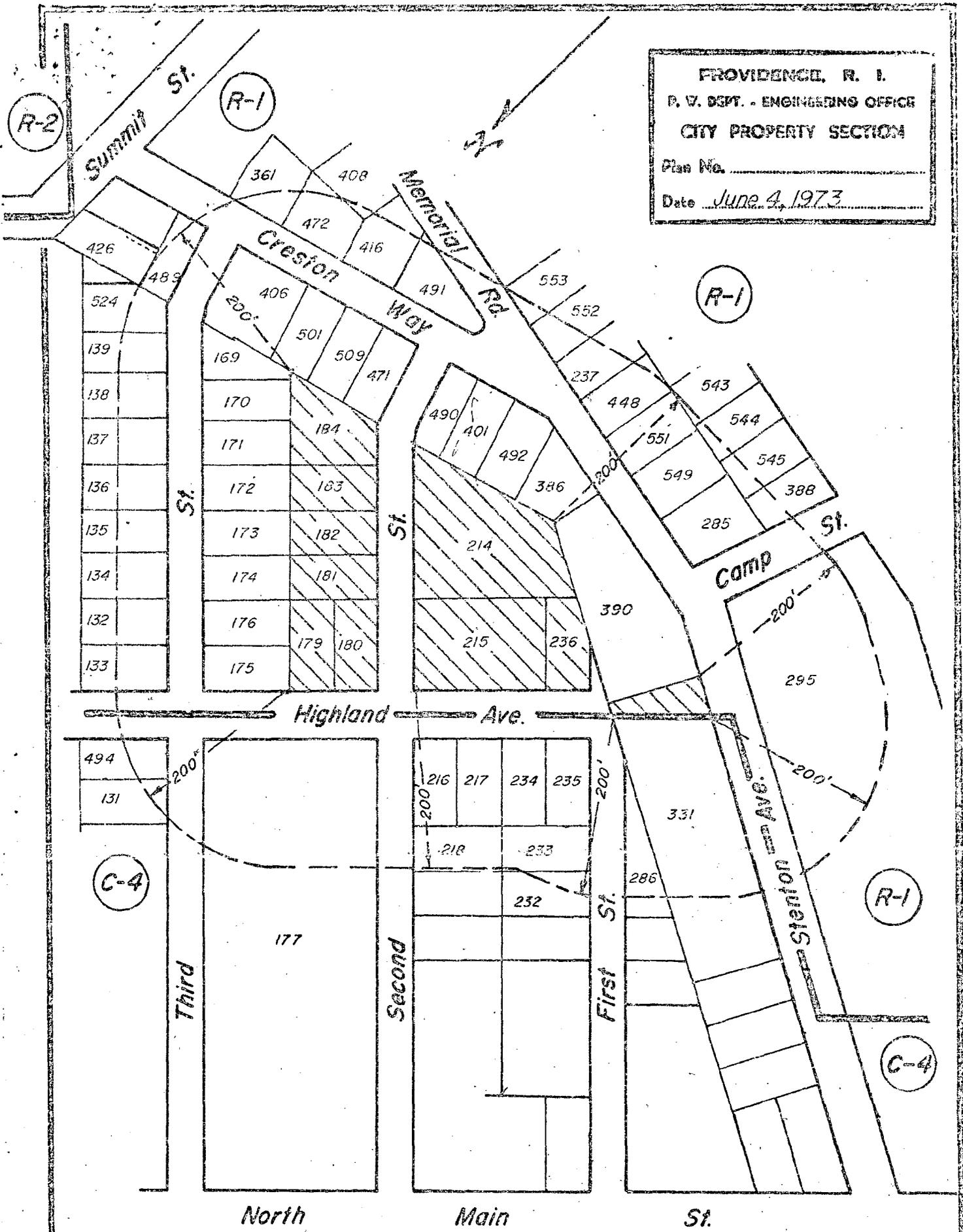
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1	32,886 Mrs. & Mr. Arthur L. Stone 44 Memorial Rd.								
2	32,887 Charles Swartz & Esther 54 Memorial Rd.								
3	32,888 Ms. Judith S. Sweet 64 Memorial Rd.								
4	32,889 Mr. & Mrs. Marvin Skerzner 226 Blackstone Blvd.								
5	32,890 Ms. Selina W. Strauss, et al 75 Edgemoor Rd.								
6	32,891 Mr. & Mrs. Ines Thrasher, et al 35 Memorial Rd.								
7	32,892 Mr. & Mrs. Edward W. Weiner 61 Memorial Rd.								
8	32,893 Mr. Desi Neis 87 Third Street								
9									
10									
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POD Form 3877-A—July 1958

8

PROVIDENCE, R. I.  
 P. W. DEPT. - ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plan No. \_\_\_\_\_  
 Date June 4, 1973



Zoning Change No.

Cross-Hatched Area To Be Changed  
 From R-1 One Family Zone To A  
 R-4 Multiple Dwelling Zone.

Lot Numbers Form Assessor's Plat 73

CITY OF PROVIDENCE, R. I.  
 Public Works Dept. - Engineering Office  
 Showing Zoning Change No.  
 Drawn by Donofrio Checked by A.P.  
 Scale Not To Scale Date June 4, 1973  
 Corrected by A. J. ... Associate Engr.  
 Approved Joseph J. Camp  
 CHIEF ENGINEER

VINCENT PALLOZZI  
DIRECTOR



JOSEPH A. DOORLEY, JR.  
MAYOR

**DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT**  
40 FOUNTAIN ST. • PROVIDENCE, R. I. 02903 • TEL. 401-831-6550

July 24, 1973

Committee on Ordinances  
City Hall  
Providence, Rhode Island 02903

SUBJECT: Referral No. 1875 - ZONING CHANGE - PROVIDENCE HOCKEY CLUB, INC.

Gentlemen:

This petition from the Committee on Ordinances seeks a zone change on Lots 180, 179, 181, 182, 183, 184, 214, 215 and 236 Assessor's Plat 73, from R-1 to R-4.

Inspection revealed that the plat of land represented by the above mentioned lots is vacant and unimproved and spans a portion of Second Street which is unpaved, uncurbed and is largely unused by the public. The area to the west is occupied by the R.I. Auditorium Building and by a large parking lot. The area on the north and east is in use by good quality residential structures.

The Master Plan for Public Recreation and Conservation, which was approved by the City Plan Commission in 1966, indicates the area in question as the site of a playground to serve the surrounding low density residential neighborhood. The Master Plan land use map also shows the area in question and surrounding area to the east as low density residential.

Attention is directed to Zoning Board of Review Referral No. 2953, dated February 16, 1973 (this department's recommendation attached) which requests exception and variation in the proposed construction of a 180 bed nursing home and 200 convalescent care apartments on land zoned C-4 directly to the south of the plat indicated on this petition. At that time, this department offered no objection to the proposed construction but strongly recommended that the developer make an effort to acquire adjacent land to alleviate the deficiency in area on the subject plot.

At two public hearings held by the Committee on Ordinances on June 27 and July 11, 1973 it was disclosed that this petition rather than being an attempt to implement the above recommendation was in fact a petition for a zone change for the purpose of the development of several 2½ story apartment buildings. At the first hearing the buildings were proposed to contain 60 dwelling units. At the second hearing the number was increased to 75 dwelling units. The total area of the tract proposed for rezoning is 73,593 sq. ft. which would allocate 981 sq. ft. per dwelling unit for 75 units. R-4 requirements call for a minimum of 1200 sq. ft. per dwelling unit.

The staff recommendation stated that if the change is made, the rezoned area will

July 24, 1973

be the only R-4 zone in this section of the city. This may trigger further attempts to rezone R-1 property to R-4 which will tend to downgrade the good R-1 neighborhood.

Mr. Kelly stated that he had attended the two public hearings held by the Committee on Ordinances and interested people in the neighborhood. He reported that it was his impression that the people in the area liked the idea of 2½ story Garden Apartment buildings as proposed and felt it was in good context with the present area and that they would prefer this type to a high rise apartment building.

After the discussion, Mr. Kelly made a motion that the City Plan Commission should recommend that the change in zoning be made with the provision that there is a binding agreement to build only the apartments as specified and to include only 60 dwelling units so that the plan would conform to the square footage required for R-4 zoning (1200 sq. ft. per unit).

The Commission

VOTED: To abide by Mr. Kelly's recommendation as stated above.

Sincerely yours,

Vincent Pallozzi  
Director

VP:ee

cc: Councilman Michael E. Kelly  
Councilman Philip F. Addison, Jr.