

City of Providence

Zoning Change # 289

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1983-37

No. 512 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF 1951 BY CHANGING FROM AN R-4 MULTIPLE DWELLING ZONE TO AN M-1 GENERAL INDUSTRIAL ZONE, LOTS 268 AND 120 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 96, SAID LOTS BEING SITUATED ALONG MANTON AVENUE AND DEARBORN STREET.

Approved August 12, 1983

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map, accompanying and made a part of Chapter 544 of the Ordinances of the City of Providence, approved September 21, 1951, entitled: "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", as heretofore amended, is hereby further amended by changing from an R-4 Multiple Dwelling Zone to an M-1 General Industrial Zone, Lots 268 and 120 as set out and delineated on City Assessor's Plat 96, said lots being situated along Manton Avenue and Dearborn Street, bounded and described as follows:

Beginning at a point at the southeasterly intersection of Manton Avenue and Dearborn Street, said point being the northwesterly corner of Lot 268 on City of Providence, Assessor's Plat 96; thence running generally easterly along the southerly side of Manton Avenue to the northeasterly corner of Lot 268; thence running generally southerly, bounded easterly by Lot 265 on City of Providence, Assessor's Plat 96, to the southeasterly corner of Lot 268; thence running generally easterly, bounded northerly by Lot 265, on City of Providence, Assessor's Plat 96, to an angle; thence running generally southeasterly, bounded northerly by Lots 54, 118 and 121, on City of Providence, Assessor's Plat 96, to the northeasterly corner of herein described parcel; thence running generally southerly, bounded easterly by Lot 121, on City of Providence, Assessor's Plat 96, to the southeasterly corner of herein described parcel; thence running generally westerly, bounded southerly by Lots 250, 249, 247 and 132, on City of Providence, Assessor's Plat 96, to the easterly street line of Dearborn Street, said point being further identified as the southwesterly corner of herein described parcel; thence running generally northerly along the easterly line of Dearborn Street to the southeasterly intersection of Manton Avenue and Dearborn Street, said point being point and place of beginning.

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

No.

CHAPTER
AN ORDINANCE

No.

CHAPTER
AN ORDINANCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

City of Providence

THE COMMITTEE ON

FINANCE

Approves Passage of
The Within Ordinance

Rose M. Mendonça
Clerk
July 5, 1983

Approved

Be it ordained by the City of Providence:

IN CITY COUNCIL

JUL 14 1983
FIRST READING
READ AND PASSED

Rose M. Mendonça CLERK

IN CITY
COUNCIL
AUG 4 1983

FINAL READING
READ AND PASSED

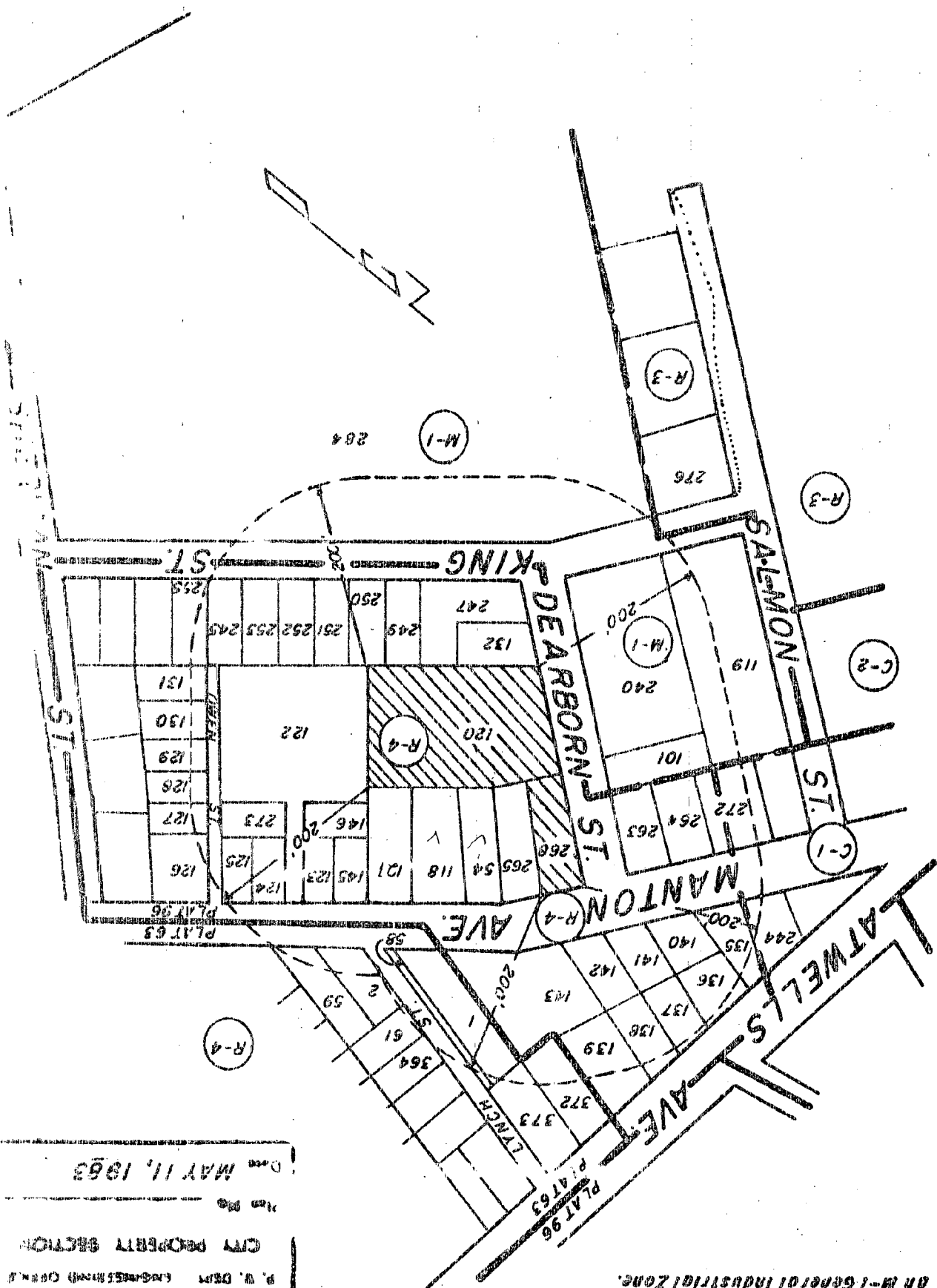
John A. Daley
PRESIDENT
Rose M. Mendonça
CLERK

APPROVED

AUG 12 1983

Vincent A. Cianci
MAYOR

CITY OF PROVIDENCE, R.I.
Public Works Dept. Engineering Office
Shown: Zoning Change No. _____
Drawn by: J.A.M.
Checked by: A.L.S.
Scale: Not to Scale. Date: 5-11-63
Corrected: J.F. [Signature]
Approved: J.F. [Signature]



PROVIDENCE, R.I.
P.W. DEPT. (ENGINEERING) OFFICE
CITY PROPERTY SECTION
Date: MAY 11, 1963

ZONING CHANGE NO. 289
Cross-Hatched Area to be changed
From an R-4 Residential Zone to
an M-1 General Industrial Zone.



CITY OF PROVIDENCE, RHODE ISLAND
MAYOR VINCENT A. CIANCHI, JR.

DEPARTMENT OF PUBLIC WORKS . 700 ALLENS AVENUE . 02905
Joseph C. DiSanto, Director James F. Lembo, Deputy Director

" ZONING CHANGE "

Assessor's Plat 96 - - Lots No. 120 & 268

Area to be changed from an R-4 Residential Zone to an M-1 General Industrial Zone.

Beginning at a point at the southeasterly intersection of Manton Avenue and Dearborn Street, said point being the northwesterly corner of Lot 268 on City of Providence, Assessor's Plat 96;

Thence running generally easterly along the southerly side of Manton Avenue to the northeasterly corner of Lot 268;

Thence running generally southerly, bounded easterly by Lot 265 on City of Providence, Assessor's Plat 96, to the southeasterly corner of Lot 268;

Thence running generally easterly, bounded northerly by Lot 265, on City of Providence, Assessor's Plat 96, to an angle;

Thence running generally southeasterly, bounded northerly by Lots 54, 118 and 121, on City of Providence, Assessor's Plat 96, to the northeasterly corner of herein described parcel;

Thence running generally southerly, bounded easterly by Lot 122, on City of Providence, Assessor's Plat 96, to the southeasterly corner of herein described parcel;

Thence running generally westerly, bounded southerly by Lots 250, 249, 247 and 132, on City of Providence, Assessor's Plat 96, to the easterly street line of Dearborn Street, said point being further identified as the southwesterly corner of herein described parcel;

Thence running generally northerly along the easterly line of Dearborn Street to the southeasterly intersection of Manton Avenue and Dearborn Street, said point being point and place of beginning.

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

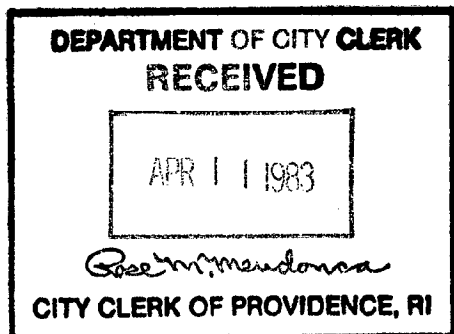
Pursuant to 45-24-5 of the General Laws of Rhode Island and Article X, Section 101 of the Zoning Ordinance of the City of Providence, to amend the zoning ordinance so that lots 268 and 120 of Assessor's Plat 96 which are presently zoned R4 be changed to the zoning classification M1. The property is located within the midst of a general industrial area on all sides and is used for industrial use by the applicant in the operation of its business, which is that of providing supplies for welding and cutting, the repair of same, and the rental and sales of equipment, including compressed gases.

AEC Realty Co., Inc.

By its Attorney,

[Signature]
JOHN D. BIAFORE
GOLDMAN & BIAFORE
72 SOUTH MAIN STREET
PROVIDENCE, RI 02903

April 7, 1983



*Pd. by Ch. # 1052 amt \$150.00
A.E.C. Realty Co. Inc.*

FD-50

APR 11 4 26 PM '83

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

CITY CLERK (R) PROVIDENCE, RI
DEPARTMENT
CLERK

IN CITY COUNCIL
APR 21 1983

FIRST READING
REFERRED TO COMMITTEE ON ORDINANCES

Joseph M. Mendonca
CLERK

THE COMMITTEE ON *Jun. 6, 1983*
ORDINANCES

Recommends *Be Continued*
Michael R. Clement
Clerk

From the Clerk's Desk

GOLDMAN & BIAFORE

ATTORNEYS AND COUNSELLORS AT LAW
72 SOUTH MAIN STREET
PROVIDENCE, RHODE ISLAND 02903
401-274-1300

ALAN J. GOLDMAN
JOHN D. BIAFORE

Of Counsel

DENNIS H. ESPOSITO
DONALD A. DELAHUNT
RONALD C. MARKOFF

April 7, 1983

Clerk, City Council
City Hall
LaSalle Square
Providence, RI 02903


Re: A.E.C. Realty Co., Inc.

Dear Sir:

I am enclosing herewith a petition for change in the zoning classification on some property. I also enclose three maps of the area and three lists of names and addresses of property owners within the 200' radius. Further enclosed is a check in the amount of \$150.00.

Kindly file same and advise us when this matter will be heard.

Very truly yours,


JOHN D. BIAFORE

JDB:SP
Enc./check

NAMES AND ADDRESSES OF PROPERTY OWNERS WITHIN THE 200 FOOT RADIUS

PLAT 96

<u>LOT NO.</u>	<u>NAMES AND ADDRESSES</u>
*268-120	AEC Realty Co. Inc. 396 Manton Avenue, 02909
265	Warren D. Hartshorn and wf. Ruth M. 390 Manton Avenue, 02909
54	Pasquale DeTora and wf Liberina 384 Manton Avenue, 02909
118	Pasquale DeTora & wf Liberina 384 Manton Avenue, 02909
121	Anthony B. Delle Femine Jr. & wf Helen C. 72 Imera Avenue, 02909
145	Luis A. Silveira and wf Maria E. 368 Manton Avenue, 02909
146	Luis A. Silveira and wf Maria E. 368 Manton Avenue, 02909
123	Luis A. Silveira and wf Maria E. 368 Manton Avenue, 02909
124 & 273	David F. Barrette and wf Norma M. 362 Manton Avenue, 02909
125	Harold R. Smith 1 Phillips Angel Ct., Johnston, 02919
126	D & D Real Estate Corp. 29 Valley Street, 02909
127	Domenic DeAngelis and wf Katherine E. 10 Owen Street, 02908
128	Viaduct Realty Corp. 14 Imperial Place, 02903
129	Ernest R. Pistocco and Sabatino Pistocco 18 Owen Street, 02909
130	George Collingston 22 Owen Street, 02909
131	George Collingston 22 Owen Street, 02909

PLAT 96 cont'd

<u>LOT NO.</u>	<u>NAMES AND ADDRESSES</u>
132	Viaduct Realty Corp. 14 Imperial Place, 02903
247	Viaduct Realty Corp. 14 Imperial Place, 02903
249	Viaduct Realty Corp. 14 Imperial Place, 02903
250	Viaduct Realty Corp. 14 Imperial Place, 02903
251	Viaduct Realty Corp. 14 Imperial Place, 02903
252	Viaduct Realty Corp. 14 Imperial Place, 02903
253	Viaduct Realty Corp. 14 Imperial Place, 02903
254	Viaduct Realty Corp. 14 Imperial Place, 02903
255	Viaduct Realty Corp. 14 Imperial Place, 02903
284	Viaduct Realty Corp. 14 Imperial Place, 02903
240	Hugo Cicchitelli and Elvira Cicchitelli 38 Susan Circle, Johnston, 02919
119	Decon Realty Inc. 50 Curtis Street, 02909
101	Allen H. Cicchitelli 39 Susan Circle, Johnston, 02919
272	Thomas G. DeConcilis, Jr. 416 Manton Avenue, 02909
264	Richard D. Ferry & wf Gertrude 408 Manton Avenue, 02909
263	Ernest Piscopiello & wf Angela 45 Sisson Street, 02909
244	Gabrielle Perron 415 Manton Avenue, 02909
135	Robert J. Beaudreault 411 Manton Avenue, 02909

PLAT 96 cont'd

<u>LOT NO.</u>	<u>NAMES AND ADDRESSES</u>
136	Edmund N. Pope and wf. Jean 199 Spooner Avenue, Warwick, 02886
137	Andrew J. Quinn and wf. Therese F. 259 Long Street, Warwick, 02886
138	Thomas DeQuattro & Fred DeQuattro 39 Hilarity Street, 02909
139	Thomas G. Williams & wf Lorraine 550 Putnam Pike, Greenville, 02828
140	Anthony DiPaolo & Carmella DiPaolo 407 Manton Avenue, 02909
141	Andrew J. Quinn & wf Therese 259 Long Street, Warwick, 02886
142	Andrew J. Quinn & wf Therese 259 Long Street, Warwick, 02886
143	Hondre Tremblay & wf Alice 7 Villa Drive, Esmond, 02917

PLAT 63

372	Thomas G. Williams & wf Lorraine 550 Putnam Pike, Greenville, 02828
373	Thomas G. Williams & wf Lorraine 550 Putnam Pike, Greenville, 02828
1	Church of God of Rhode Island 381 Manton Avenue, 02909
2	Luigi Schiappa and wf Giovannina 373 Manton Avenue, 02909
59	Luigi Schiappa and wf Giovannina 373 Manton Avenue, 02909
61	Cristiano DesDasilva & wf Maria L. 24 Greenwood Street, 02909
364	Cristiano DesDasilva & wf Maria L. 24 Greenwood Street, 02909
58	Cristiano DesDasilva & wf Maria L. 24 Greenwood Street, 02909

NAMES AND ADDRESSES OF PROPERTY OWNERS WITHIN THE 200 FOOT RADIUS

PLAT 96

<u>LOT NO.</u>	<u>NAMES AND ADDRESSES</u>
*268-120	AEC Realty Co. Inc. 396 Manton Avenue, 02909
265	Warren D. Hartshorn and wf. Ruth M. 390 Manton Avenue, 02909
54	Pasquale DeTora and wf Liberina 384 Manton Avenue, 02909
118	Pasquale DeTora & wf Liberina 384 Manton Avenue, 02909
121	Anthony B. Delle Femine Jr. & wf Helen C. 72 Imera Avenue, 02909
145	Luis A. Silveira and wf Maria E. 368 Manton Avenue, 02909
146	Luis A. Silveira and wf Maria E. 368 Manton Avenue, 02909
123	Luis A. Silveira and wf Maria E. 368 Manton Avenue, 02909
124 & 273	David F. Barrette and wf Norma M. 362 Manton Avenue, 02909
125	Harold R. Smith 1 Phillips Angel Ct., Johnston, 02919
126	D & D Real Estate Corp. 29 Valley Street, 02909
127	Domenic DeAngelis and wf Katherine E. 10 Owen Street, 02908
128	Viaduct Realty Corp. 14 Imperial Place, 02903
129	Ernest R. Pistocco and Sabatino Pistocco 18 Owen Street, 02909
130	George Collingston 22 Owen Street, 02909
131	George Collingston 22 Owen Street, 02909

PLAT 96 cont'd

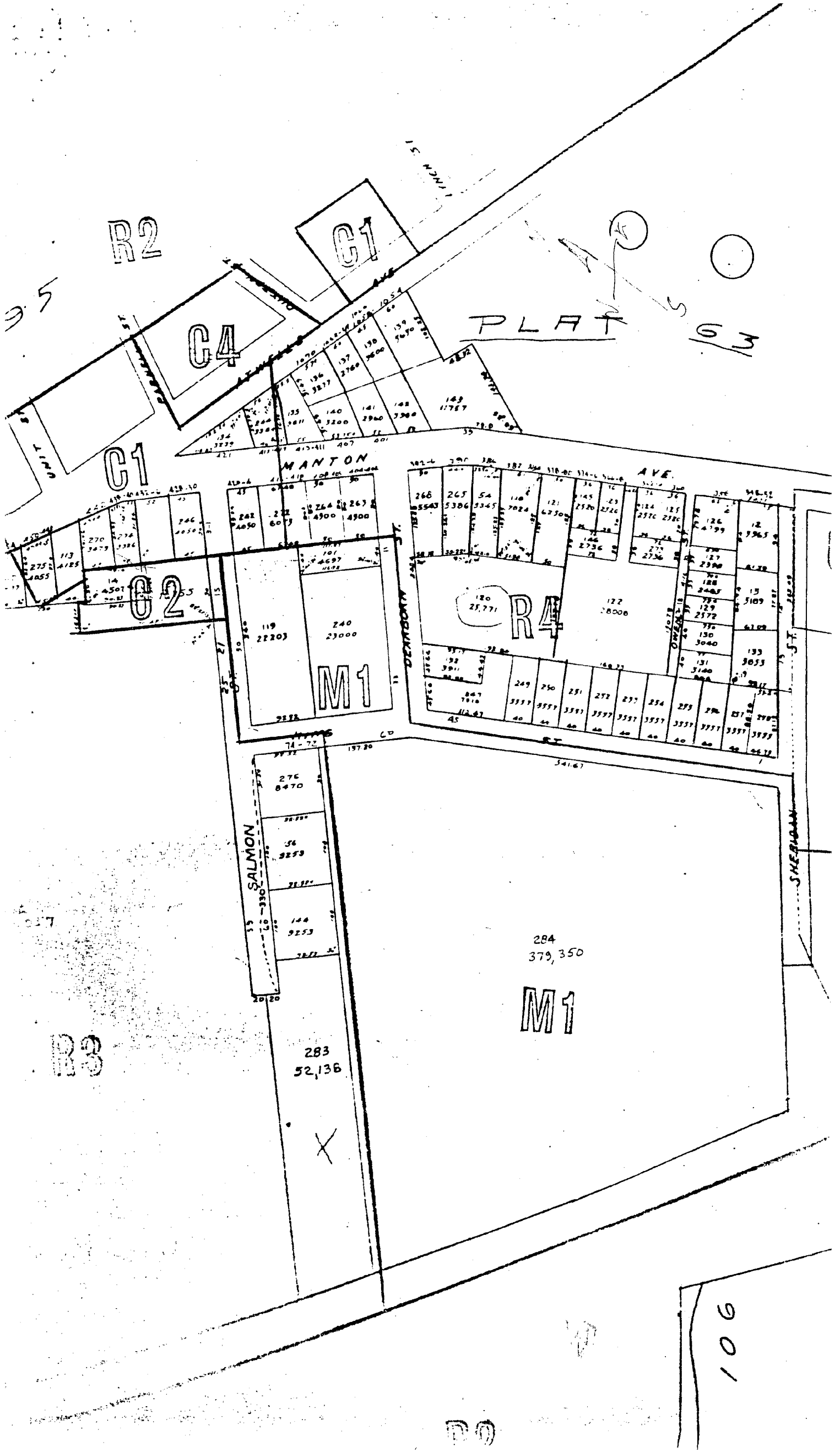
<u>LOT NO.</u>	<u>NAMES AND ADDRESSES</u>
132	Viaduct Realty Corp. 14 Imperial Place, 02903
247	Viaduct Realty Corp. 14 Imperial Place, 02903
249	Viaduct Realty Corp. 14 Imperial Place, 02903
250	Viaduct Realty Corp. 14 Imperial Place, 02903
251	Viaduct Realty Corp. 14 Imperial Place, 02903
252	Viaduct Realty Corp. 14 Imperial Place, 02903
253	Viaduct Realty Corp. 14 Imperial Place, 02903
254	Viaduct Realty Corp. 14 Imperial Place, 02903
255	Viaduct Realty Corp. 14 Imperial Place, 02903
284	Viaduct Realty Corp. 14 Imperial Place, 02903
240	Hugo Cicchitelli and Elvira Cicchitelli 38 Susan Circle, Johnston, 02919
119	Decon Realty Inc. 50 Curtis Street, 02909
101	Allen H. Cicchitelli 39 Susan Circle, Johnston, 02919
272	Thomas G. DeConcilis, Jr. 416 Manton Avenue, 02909
264	Richard D. Ferry & wf Gertrude 408 Manton Avenue, 02909
263	Ernest Piscopiello & wf Angela 45 Sisson Street, 02909
244	Gabrielle Perron 415 Manton Avenue, 02909
135	Robert J. Beaudreault 411 Manton Avenue, 02909

PLAT 96 cont'd

<u>LOT NO.</u>	<u>NAMES AND ADDRESSES</u>
136	Edmund N. Pope and wf. Jean 199 Spooner Avenue, Warwick, 02886
137	Andrew J. Quinn and wf. Therese F. 259 Long Street, Warwick, 02886
138	Thomas DeQuattro & Fred DeQuattro 39 Hilarity Street, 02909
139	Thomas G. Williams & wf Lorraine 550 Putnam Pike, Greenville, 02828
140	Anthony DiPaolo & Carmella DiPaolo 407 Manton Avenue, 02909
141	Andrew J. Quinn & wf Therese 259 Long Street, Warwick, 02886
142	Andrew J. Quinn & wf Therese 259 Long Street, Warwick, 02886
143	Hondre Tremblay & wf Alice 7 Villa Drive, Esmond, 02917

PLAT 63

372	Thomas G. Williams & wf Lorraine 550 Putnam Pike, Greenville, 02828
373	Thomas G. Williams & wf Lorraine 550 Putnam Pike, Greenville, 02828
1	Church of God of Rhode Island 381 Manton Avenue, 02909
2	Luigi Schiappa and wf Giovannina 373 Manton Avenue, 02909
59	Luigi Schiappa and wf Giovannina 373 Manton Avenue, 02909
61	Cristiano DesDasilva & wf Maria L. 24 Greenwood Street, 02909
364	Cristiano DesDasilva & wf Maria L. 24 Greenwood Street, 02909
58	Cristiano DesDasilva & wf Maria L. 24 Greenwood Street, 02909



R2

C1

C4

PLAT

6/1

C1

MANTON

AVE.

02

M1

R4

R3

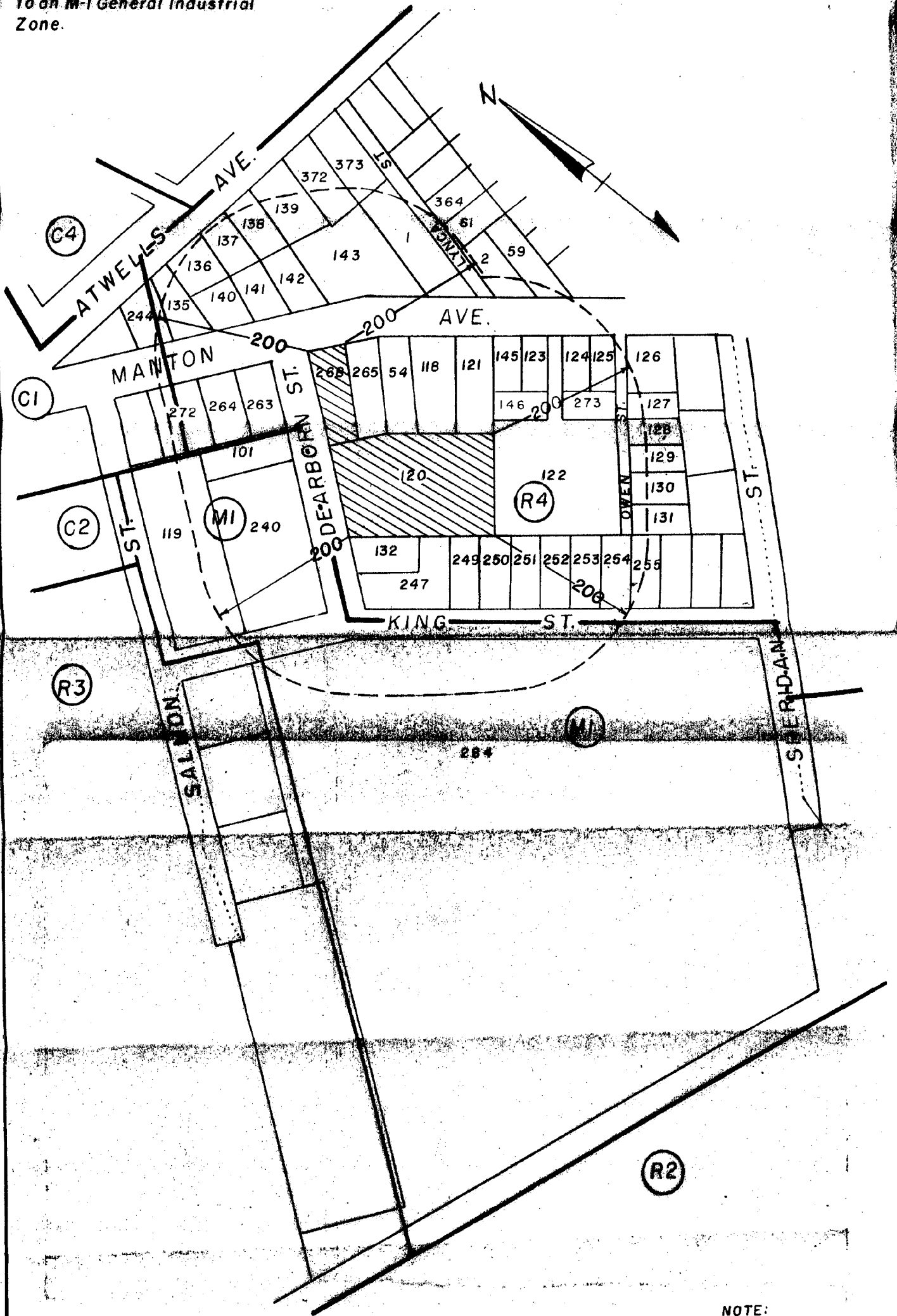
M1

100

DO

ZONING CHANGE NO.

Cross-Hatched Area to be Changed
From R-4 Residential Zone
To an M-1 General Industrial
Zone.



NOTE:
NOT TO SCALE:

LOT NUMBERS FROM ASSESSOR'S PLAT 96 & 63

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: April 25, 1983
TO: Joseph C. DiSanto, Director of Public Works
SUBJECT: CHANGE OF ZONING - A.E.C. REALTY CO., INC.
CONSIDERED BY: Committee on Ordinances
DISPOSITION:

Attached is a copy of the subject matter, for your study and report back in writing, along with a list of abutting property owners.

Michael R. Clement
FIRST DEPUTY City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: April 26, 1983

TO: Stanley Bernstein, Director of Planning and Urban Development

SUBJECT: CHANGE OF ZONING - A.E.C. REALTY CO., INC.

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

Attached is a copy of the subject matter, for your study and report back in writing to the said Committee.

Michael R. Clement
FIRST DEPUTY City Clerk

Wanton Avenue + Dearborn St.
Zoning Change
Plot 96 Lots 120, 268

Cross Hatched Area to be changed
from an R-4 Residential Zone to a
M-1 General Industrial Zone

Plot 96

Lot 244 ok

Lot 135 ok

Lot 136 ok

Lot 140 ok

Lot 137 ok

Lot 141 ok

Lot 138 ok

Lot 142 ok

zoning change
Plat 96 Lots 139, 268

Plat 96

Lot 139

ok

Lot 143

ok

Lot 284

ok

Plat 63 Lot 372

ok

Lot 373

ok

Lot 1

ok

Lot 61

ok

Lot 364

ok

Lot 2

ok

Lot 59

ok

Lot 58

ok

Zoning Changes
Plot 96 Lot 120, 268

Plot 96

Lot 264 ok

Lot 263 ok

Lot 101 ok

Lot 240 ok

Lot 119 ok

Lot 132 ok

Lot 247 ok

Lot 249 ok

Lot 250 ok

Lot 251 ok

Lot 272 ok

Zoning Change
Plat 96 Lot 268 + 120

Plat 96

Lot 252

ok

Lot 253

ok

Lot 254

ok

Lot 255

ok

Lot 131

ok

Lot 130

ok

Lot 129

ok

Lot 128

ok

Lot 127

ok

Lot 126

ok

Zoning change Plat 96 Lot 120, 268

Plat 96

Lot 125 ok

Lot 124 ok

Lot 123 ok

Lot 145 ok

Lot 121 ok

Lot 118 ok

Lot 54 ok

Lot 265 William A. Leresgue
390 Montan Ave
Providence, R.I. 02909

Lot 146 ok

Lot 273 ok

Lot 122 ok

NAMES AND ADDRESSES OF PROPERTY OWNERS WITHIN THE 200 FOOT RADIUS

PLAT 96

<u>LOT NO.</u>	<u>NAMES AND ADDRESSES</u>
*268-120	AEC Realty Co. Inc. 396 Manton Avenue, 02909
265 ✓	Warren D. Hartshorn and wf. Ruth M. 390 Manton Avenue, 02909
54 ✓	Pasquale DeTora and wf Liberina 384 Manton Avenue, 02909
118 ✓	Pasquale DeTora & wf Liberina 384 Manton Avenue, 02909
121 ✓	Anthony B. Delle Femine Jr. & wf Helen C. 72 Imera Avenue, 02909
145 ✓	Luis A. Silveira and wf Maria E. 368 Manton Avenue, 02909
146 ✓	Luis A. Silveira and wf Maria E. 368 Manton Avenue, 02909
123 ✓	Luis A. Silveira and wf Maria E. 368 Manton Avenue, 02909
124 & 273 ✓	David F. Barrette and wf Norma M. 362 Manton Avenue, 02909
125 ✓	Harold R. Smith 1 Phillips Angel Ct., Johnston, 02919
126 ✓	D & D Real Estate Corp. 29 Valley Street, 02909 <i>356 Manton Ave</i>
127 ✓	Domenic DeAngelis and wf Katherine E. 10 Owen Street, 02908
128 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
129 ✓	Ernest R. Pistocco and Sabatino Pistocco 18 Owen Street, 02909
130 ✓	George Collingston 22 Owen Street, 02909
131 ✓	George Collingston 22 Owen Street, 02909

PLAT 96 cont'd

<u>LOT NO.</u>	<u>NAMES AND ADDRESSES</u>
136 ✓	Edmund N. Pope and wf: Jean 199 Spooner Avenue, Warwick, 02886
137 ✓	Andrew J. Quinn and wf. Therese F. 259 Long Street, Warwick, 02886
138 ✓	Thomas DeQuattro & Fred DeQuattro 39 Hilarity Street, 02909
139 ✓	Thomas G. Williams & wf Lorraine 550 Putnam Pike, Greenville, 02828
140 ✓	Anthony DiPaolo & Carmella DiPaolo 407 Manton Avenue, 02909
141 ✓	Andrew J. Quinn & wf Therese 259 Long Street, Warwick, 02886
142 ✓	Andrew J. Quinn & wf Therese 259 Long Street, Warwick, 02886
143 ✓	Hondre Tremblay & wf Alice 7 Villa Drive, Esmond, 02917

PLAT 63

372 ✓	Thomas G. Williams & wf Lorraine 550 Putnam Pike, Greenville, 02828
373 ✓	Thomas G. Williams & wf Lorraine 550 Putnam Pike, Greenville, 02828
1 ✓	Church of God of Rhode Island 381 Manton Avenue, 02909
2 ✓	Luigi Schiappa and wf Giovannina 373 Manton Avenue, 02909
59 ✓	Luigi Schiappa and wf Giovannina 373 Manton Avenue, 02909
61 ✓	Cristiano DesDasilva & wf Maria L. 24 Greenwood Street, 02909
364 ✓	Cristiano DesDasilva & wf Maria L. 24 Greenwood Street, 02909
58 ✓	Cristiano DesDasilva & wf Maria L. 24 Greenwood Street, 02909

PLAT 96 cont'd

<u>LOT NO.</u>	<u>NAMES AND ADDRESSES</u>
132 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
247 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
249 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
250 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
251 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
252 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
253 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
254 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
255 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
284 ✓	Viaduct Realty Corp. 14 Imperial Place, 02903
240 ✓	Hugo Cicchitelli and Elvira Cicchitelli 38 Susan Circle, Johnston, 02919
119 ✓	Decon Realty Inc. 50 Curtis Street, 02909
101 ✓	Allen H. Cicchitelli 39 Susan Circle, Johnston, 02919
272 ✓	Thomas G. DeConcilis, Jr. 416 Manton Avenue, 02909
264 ✓	Richard D. Ferry & wf Gertrude 408 Manton Avenue, 02909
263 ✓	Ernest Piscopiello & wf Angela 45 Sisson Street, 02909
244 ✓	Gabrielle Perron 415 Manton Avenue, 02909
135 ✓	Robert J. Beaudreault 411 Manton Avenue, 02909



The City Plan Commission

40 FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

May 16, 1983

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

Attention: Michael Clement

Subject: Referral No. 2079 - Proposed Zone Change from R-4 to M-1
for Lots 268 and 120 on A.P. 96

Gentlemen:


The City Plan Commission, at its May 3, 1983 regular monthly meeting, reviewed and evaluated the subject referral which contained a request by John Biafore, attorney for the AEC Realty Company at 396 Manton Avenue for rezoning of the subject lots from R-4 Multiple Dwelling Zone to M-1 General Industrial Zone.

A field inspection revealed that Lot 268 is located at the corner of Dearborn Street and Manton Avenue. It contains 5,543 square feet of land and a one story masonry structure which is occupied by a metal shop in good condition. Lot 120 is located at Dearborn Street and is adjacent to Lot 268. It contains 25,771 square feet of land and is used for open storage of gas containers and tank providing for welding and cutting. There are residential properties adjoining the subject lots and fronting along Manton Avenue in good to excellent condition. There are two industrial uses (dairy and jewelry mfg.) within the existing M-1 zone across Dearborn Street. From a planning point of view this proposal is not a proper extension of an M-1 District. Rather, it represents an intrusion of industrial uses in a residential area. The proposed zone change would have a detrimental effect on the surrounding residential properties.

Therefore, the Commission

✓ Voted: To recommend to the Committee on Ordinances that this petition be denied.

Sincerely yours,


Stanley Bernstein
Director

SB/gl

c: Councilman Raymond Cola

FILED

MAY 17 8 35 AM '83

DEPT. OF CITY CLERK
PROVIDENCE, R.I.



J. BENJAMIN NEVIN CO.

Realtors

INDUSTRIAL BANK BUILDING • PROVIDENCE, RHODE ISLAND 02903

J. CLIFDEN O'REILLY, JR.
President

TELEPHONE 331-2740

QUALIFICATIONS:

J. CLIFDEN O'REILLY, JR.

BUSINESS ASSOCIATION:

Associated with J. Benjamin Nevin Co. for over twenty-five years in the general real estate business; selling, leasing and appraising of residential, commercial, industrial and farm properties throughout Rhode Island, nearby Massachusetts and Connecticut.

APPRAISALS AND SALES:

Have held many contracts with the State of Rhode Island for appraising, for condemnation purposes on properties located in Providence, East Providence, Pawtucket, Johnston, Warwick, West Warwick, Cranston, Foster and Glocester, Rhode Island, over the past twenty-five years. Also, for the Providence Redevelopment Agency, preliminary appraisals and re-use appraisals in the City of Providence and Housing Authorities for the Towns of Burrillville and Coventry, Rhode Island.

Have submitted many written appraisals, and sold for, private individuals, lawyers, law firms and banks, such as Industrial National Bank, Rhode Island Hospital Trust National Bank and Citizens Trust Company, on all types of property throughout Rhode Island. Some national concerns that I have submitted written appraisals to are: International Business Machines, Inc., Hartford Insurance Company, Aetna Insurance Company, Bethlehem Steel Corporation, Owens-Corning Fiberglas Corp., ITT Grinnell, Getty Oil and Phillips 66, and also, the United States Government, Small Business Administration.

Have appraised and sold properties in every city and town in Rhode Island and nearby Massachusetts and Connecticut.

Have qualified and testified on numerous occasions in Superior Court, State of Rhode Island and United States Federal District Court as a real estate expert on value; have testified in Equity Court to assess damages; have testified in every city and town in Rhode Island, before Zoning Boards of Review, Probate Courts and Town Councils.

PROFESSIONAL ORGANIZATIONS:

President of Greater Providence Board of Realtors: 1967.

President of the Rhode Island Realtors Association
of the National Association of Real Estate Boards: 1969.



J. BENJAMIN NEVIN Co.

Realtors

INDUSTRIAL BANK BUILDING • PROVIDENCE, RHODE ISLAND 02903

J. CLIFDEN O'REILLY, JR.
President

TELEPHONE 331-2740



396 Manton Avenue
(Front View)



J. BENJAMIN NEVIN Co.

Realtors

INDUSTRIAL BANK BUILDING • PROVIDENCE, RHODE ISLAND 02903

J. CLIFDEN O'REILLY, JR.
President

TELEPHONE 331-2740



396 Manton Avenue
(Rear View)