

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1978-21

No. 489 AN ORDINANCE IN AMENDMENT OF CHAPTER 544 OF 1951, AS HERETOFORE AMENDED, BY CHANGING FROM AN R-3 GENERAL RESIDENCE ZONE TO AN R-1 ONE FAMILY ZONE, LOTS 9, 10, 79, 78, 2, 37, 31, 39, 32, 81, 30, 12 AND 11, AS SET OUT AND DELINEATED ON THE CITY ASSESSOR'S PLAT 111; SAID LOTS BEING SITUATED ALONG THE WESTERLY SIDE OF PLAINFIELD STREET.

Approved August 10, 1978

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, is hereby further amended by changing from an R-3 General Residence Zone to an R-1 One Family Zone, Lots 9, 10, 79, 78, 2, 37, 31, 39, 32, 81, 30, 12 and 11, as set out and delineated on Assessor's Plat 111; said lots being situated along the Westerly side of Plainfield Street bounded and described as follows:

Beginning at the southeasterly corner of lot 9 on the City of Providence Assessor's Plat 111; thence in a generally northeasterly direction along Plainfield Street to the northeasterly corner of lot 11 on the City of Providence Assessor's Plat 111; thence Westerly 1131.63 feet more or less to the northwesterly corner of lot 17 on City of Providence Assessor's Plat 111, thence turning and running in a generally southerly direction to an intersection with lot 9 on City of Providence Assessor's Plat 111; thence turning and running in a generally southwesterly direction 381.42 feet more or less to the southwesterly corner of lot 9 on City of Providence Assessor's Plat 111, thence turning and running in a generally easterly direction along the Providence, Johnston boundary to the southeasterly corner of lot 9 on City of Providence Assessor's Plat 111, said point being the point and place of beginning.

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

IN CITY COUNCIL
JUL 6 1978
FIRST READING
READ AND PASSED
Rose M. Mendonca
Clerk

IN CITY COUNCIL
AUG 3 1978
FINAL READING
READ AND PASSED
Ralph Fargnoli
PRESIDENT
Rose M. Mendonca
CLERK

No.

CHAPTER

AN ORDINANCE

IN CITY COUNCIL

MAR 16 1978

FIRST READING

REFERRED TO COMMITTEE ON ORDINANCES

Rose M. Mendonca Clerk

May 14, 1978
THE COMMITTEE ON
ORDINANCES

Recommends

Be Continued

Rose M. Mendonca Clerk

May 25, 1978
THE COMMITTEE ON
ORDINANCES

Recommends

Be Continued

Rose M. Mendonca Clerk

THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Rose M. Mendonca Clerk
June 28, 1978

APPROVED

MAYOR

IN CITY COUNCIL
AUG 1978
READ AND PASSED
AUG 1978

THE COMMITTEE ON
ORDINANCES
Approves
The Within Ordinance

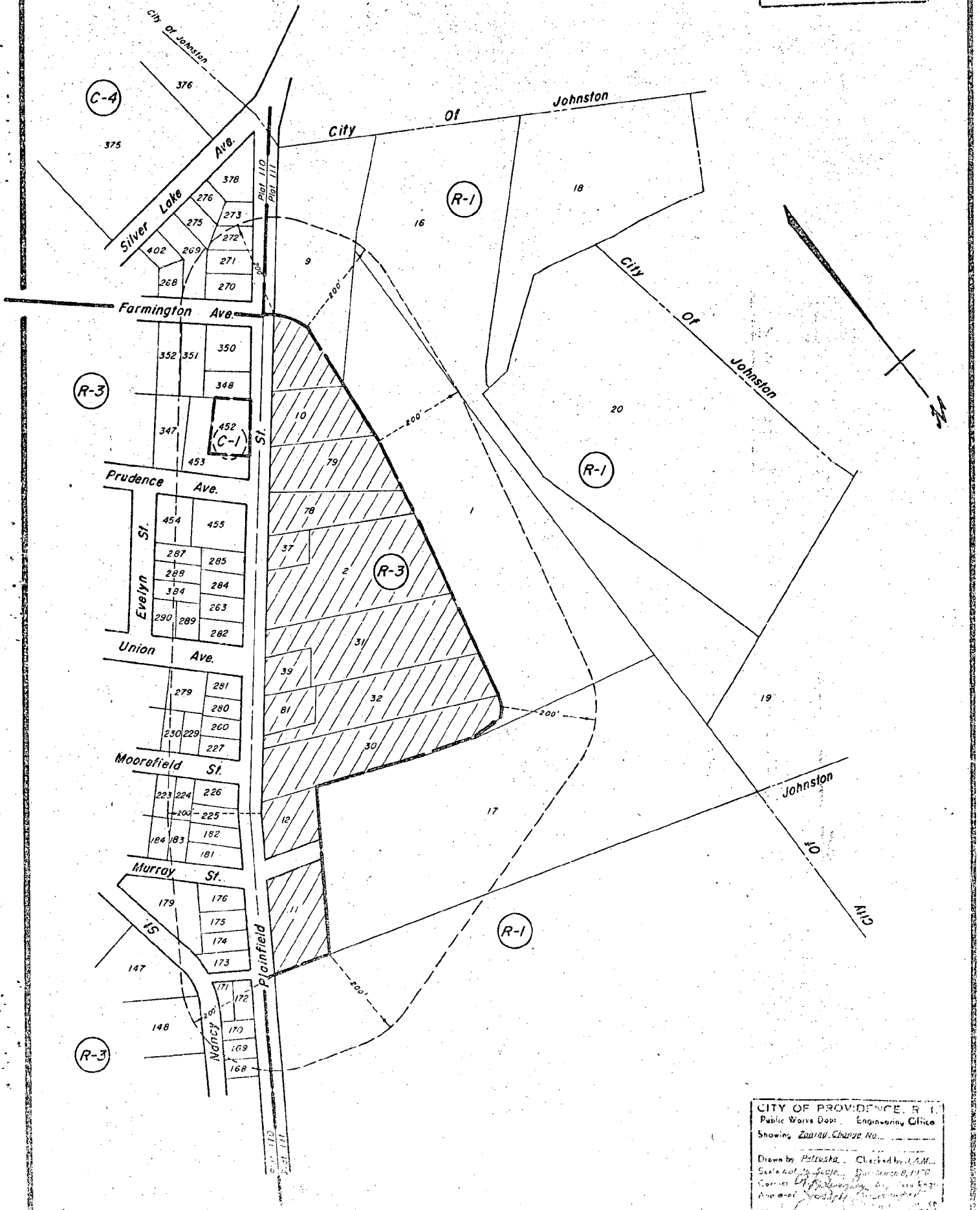
Chairman

Councilman Stravato and Councilman Almagro (By Request)

Zoning Change No. 278

Cross-Hatched Area To Be Changed From
An R-3 General Family Zone To An R-1
One Family Zone.

PROVIDENCE, R. I.
P. W. DEPT. ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date March 8, 1978



Lot Numbers From Assessor Plats 110 & 111

CITY OF PROVIDENCE, R. I.
Public Works Dept. Engineering Office
Showing Zoning Change No. _____
Drawn by: Paluszka, Checked by: A.M.
Scale: Not to Scale, Date: March 8, 1978
Corr'd by: [Signature], App'd by: [Signature]

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: April 18, 1978

TO: Director of Planning & Urban Development, Stanley Bernstein

SUBJECT: ZONING CHANGE - PLAINFIELD STREET

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of subject Ordinance for study,
report and recommendation back to said Committee,
in writing.

Jose M. Mendonca
City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: April 18, 1978

TO: Director of Public Works, Daniel E. Healy

SUBJECT: ZONING CHANGE - PLAINFIELD STREET

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of Ordinance for change of zoning as indicated.

Will you kindly furnish the subject Committee with Plat and Lot Numbers of all owners abutting property, and map within the radius of 250 feet from the peripheral boundaries of the subject lots.

Rose M. Mendonca
City Clerk

GEORGE AJOOTIAN

ATTORNEY AT LAW

200 SMITH STREET

PROVIDENCE, RHODE ISLAND 02908

PHONE (401) 331-0083

May 8, 1978

Hon Vincent Cirelli Chairman
Committee on Ordinances
% Rose Mendonca City Clerk
City Hall
Providence R.I

Re A.P. 111 Lot #12

Dear Mr Cirelli:

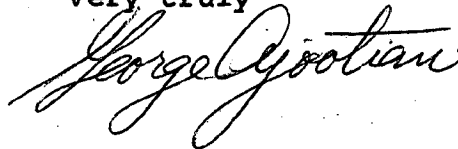
On behalf of Joyce & Edward Ajootian, I
object to changing the zoning from R-3 to R - 1.

This land is on Plainfield Street opposite
Murray St next to the Bus turnaround.

This location is unsuitable for a 1 family
house due to the traffic and playground activity there.
It will cost about \$45,000.00 dollars to pay for the
fill required to bring the lot to grade.

No one would pay \$50,000.00 or more to
build a 1 family house at this location.

Very truly



PROVIDENCE, RI
DEPT. OF CITY CLERK

MAY 8 1978

FILED

MAY 9 9 12 AM '78

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

LEGAL COUNSEL

REPLY TO CITY CLERK'S OFFICE RE: THE PROSECUTION

AS THE COURT HAS PROCEEDED TO CONSIDER THE
MATTER RELATIVE TO THE PROSECUTION FOR THE
REASON THAT THE COURT HAS CONSIDERED THE
MATTER AND THE COURT HAS CONSIDERED THE
MATTER AND THE COURT HAS CONSIDERED THE

THE PROSECUTION IS CONSIDERING THE
MATTER AS THE COURT HAS CONSIDERED THE

THE COURT IS ON THE PROSECUTION'S OFFICE
OFFICE TO CONSIDER THE MATTER FROM THE
OFFICE TO CONSIDER THE MATTER FROM THE

ON BEHALF OF THE COURT IS CONSIDERING THE
MATTER AS THE COURT HAS CONSIDERED THE

RE: THE PROSECUTION FOR THE

PROSECUTION IS
CITY CLERK
RE: THE PROSECUTION FOR THE
PROSECUTION IS CONSIDERING THE
MATTER AS THE COURT HAS CONSIDERED THE

MAY 8 1978

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 11, 1978

TO: Acting City Solicitor, Ronald H. Glantz

SUBJECT: ORDINANCE REQUESTING ZONING CHANGE ALONG PLAINFIELD STREET

CONSIDERED BY: Councilman Vincent J. Cirelli, Chairman - Committee on Ordinances

DISPOSITION: VOTED: to request an opinion from you, in writing, as to whether or not the above named Committee has jurisdiction to re-zone the area as outlined in the accompanying Ordinance.

Rose M. Mendonca
City Clerk

MARCACCIO & MARCACCIO

ATTORNEYS AT LAW

118 WATERMAN STREET

PROVIDENCE, RHODE ISLAND

02906

THOMAS L. MARCACCIO (1926-1976)

THOMAS L. MARCACCIO JR.

EDWARD J. MARCACCIO

TELEPHONE

AREA CODE 401

331-1682

May 30, 1978

Councilman Vincent J. Cirelli,
Chairman
Committee on Ordinances
City Hall
Providence, RI

Attention: Office of the City Clerk

Re: Ordinance to amend zoning map
Hearing - May 10, 1978
Amend ordinance map
Approved September 21, 1951 -
including but not limited to
Lots 2 and 31 belonging to
Vincent J. Mesolella

Dear Mr. Cirelli:

I am advised that the above ordinance and the consideration thereof is in committee and that you are awaiting a legal opinion from the City Solicitor. Vincent J. Mesolella is concerned with these proceedings, as he is the owner of Lots 2 and 31 on Plainfield Street which will be effected by the proposed ordinance.

Accordingly, I request notification of any action by the Committee. I would also like to be advised when and if the Committee sends the matter to the City Council and/or the mayor for further consideration and action.

Perhaps you would accommodate my client, the property owner, by advising the City Clerk to keep us informed as this matter progresses.

Very truly yours,

PROVIDENCE
DEPT. OF CITY CLERK

MAY 31 8 05 AM '78

Thomas L. Marcaccio Jr.
Thomas L. Marcaccio, Jr.,
Attorney for Vincent J. Mesolella
and Hillside Village Apartments

TLM,JR:cmb

June 2, 1978

Thomas L. Marcaccio, Jr., Esquire
116 Waterman Street
Providence, RI 02906

Dear Mr. Marcaccio:

I am writing to inform you of the postponement of the meeting scheduled by the Committee on Ordinances for Thursday, June 8, 1978.

The meeting has been re-scheduled to meet on Monday, June 12, 1978, at 7:30 o'clock P.M. (E.D.T.) in the Conference Room, City Hall.

Very truly yours,

Rose M. Mendonca,
City Clerk of Providence

RMM:hgg

June 1, 1978

Thomas L. Marcaccio, Jr., Esquire
116 Waterman Street
Providence, Rhode Island 02906

Dear Mr. Marcaccio;

I am writing in response to your communication dated May 30, 1978, addressed to Councilman Vincent J. Cirelli, Chairman, Committee on Ordinances in which you request to be notified as to the progress of the Ordinance presently before the Committee requesting a Zoning change along Plainfield Street.

I have been directed by Chairman Cirelli to inform you a meeting is scheduled at 7:30 o'clock P.M., Thursday, June 8, 1978, in the Conference Room, Third floor level, City Hall.

Very truly yours,

Rose Mendonca
City Clerk of Providence

VV:mds



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

INSURING OFFICE
300 POST OFFICE ANNEX
PROVIDENCE, RHODE ISLAND 02903

REGION I
Room 808
John F. Kennedy Federal Building
Boston, Massachusetts 02203

December 16, 1977

IN REPLY REFER TO:

Honorable Vincent A. Cianci, Jr.
Mayor of Providence
City Hall
Providence, Rhode Island

Dear Mayor Cianci:

I am in receipt of your letter received November 23, 1977 in which you expressed an objection to the construction of 42 Units of Section 8 assisted family housing at Neutaconkanut Hill (Hillside Village).

I have reviewed your objection carefully as I know you do not frivolously exercise your right of rejection. Section 213 of the 1974 Housing Act promulgated as 24 CFR 891 provides the Executive Officer with administrative license to object to the approval of certain applications if the specific application does not conform to, and is inconsistent with the locally approved Housing Assistance Plan (HAP).

Following, are five reasons why the Chief Executive Officer can object on the basis the application is inconsistent with the HAP Plan. Each of the HUD regulations is reprinted with the paragraph below responding with my comments.

891.204 (b) Objection

"(1) The number of dwelling units or household to be assisted under a specific housing program is inconsistent with the information in the applicable HAP with respect to the housing assistance needs and housing assistance goals."

Comment:

Table II of the City of Providence HAP Plan for 7/77 to 6/78 (attachmentB) identified a housing assistance need thusly:

b-2 Elderly	11,729
b-3 Family (four or less	14,688
b-4 Family (five or more)	2,242

2.

Hillside Village, with 42 units planned will provide 10 one bedroom units, 16 two bedroom units and 8 three bedroom units in response to the identified need for family units in the HAP Plan.

Obviously, Hillside Village is not inconsistent with the housing assistance needs identified by and for the City of Providence HAP Plan.

"891.204 (b) (2) The number of dwelling units or households to be assisted by household type (elderly and/or handicapped, family, large family) is inconsistent with the information in the applicable HAP with respect to the three year housing assistance."

Comment Table III - Goals for lower income housing assistance. Current year goal of the Providence HAP Plan specifies the following goals (Attachement C).

	b All Hshlds	c Elderly	d Family	e Lg/ Family
A. New Rental Units				
1. Section 8-HUD (Section 8/202)	100	100	-	-
2. State Agency Total				
a. Section 8 RIHMFA	200	100	80	20

Providence said it wants RIHMFC to finance 100 Section 8 units under new construction family occupancy. Hillside Village would meet 42% of that 100 unit goal set by the City of Providence. For its three year goal Providence wants the Corporation to finance a total of 700 new construction units, 210 for elderly, 350 for family and 140 for large family.

"891.204 (b) (3) The type of housing proposed (new construction substantial rehabilitation, or existing housing) is not included in the types of housing assistance identified in the annual housing assistance goals."

Comment: As shown conclusively in the above table, Providence set a goal of new construction of family units under Section 8 of 100 units by the Corporation in its annual goal.

Hillside Village certainly must then be consistent with the HAP Plan in this respect.

"891.204 (b) (4) The proposed location of newly constructed or substantially rehabilitated units is inconsistent with the general locations specified in the applicable HAP, and is objectionable to the local government for reasons which are specified."

Comment: Hillside Village is proposed for a site in Census Tract 17. Table IV-General locations for Proposed Lower Income Housing in the applicable HAP lists Census Tract 17 as an area for new construction of assisted housing.

(Attachment D)

The location is therefore consistent with the HAP Plan of the City of Providence. The further states that the census tracts identified for new construction were changed from the previous year to reflect:

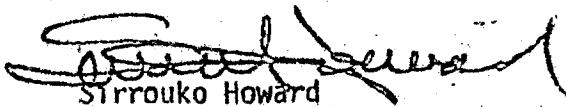
- "(1) Potential sites as noted by the Department of Planning and Urban Development."
- "(2) Surrounding amenities to serve the residents of such projects."
- "(3) Minority, eligible family and eligible elderly concentrations."
- "(4) A varied range of locations to allow for personal flexibility in the selection of units by residents."

The City of Providence has these requirements for its sites for new construction. The Hillside Village site in Census Tract 17 responds with high marks to these 4 criterion to wit:

- a. Hillside Village site is on a major RIPTA public bus transportation route.
- b. The Site is within walking distance to shopping, parks and recreation, schools and amenities.
- c. The side is easily available by bus to the city's major employment areas at affordable daily costs.
- d. There is no assisted housing for elderly or family occupancy in Census Tract 17 under Section 236, Low Rent Public Housing or Section 8, new construction or substantial rehabilitation.

In view of the above, I find that the subject application is consistent with the applicable HAP of the City of Providence and have notified the RIHMF Corp. to continue processing.

Respectfully,


Sirrouko Howard
Director

cc: Pari
Corsini
Champagne
Lareau

MARCACCIO & MARCACCIO

ATTORNEYS AT LAW

116 WATERMAN STREET

PROVIDENCE, RHODE ISLAND

02908

TELEPHONE

AREA CODE 401

331-1882

THOMAS L. MARCACCIO (1926-1978)

THOMAS L. MARCACCIO JR.

EDWARD J. MARCACCIO

June 22, 1978

Councilman Vincent J. Cirelli,
Chairman
Committee on Ordinances
City Hall
Providence, R. I.

Attn: Office of the City Clerk

Re: Ordinance to amend zoning map
Hearing - May 10, 1978
Amend ordinance map
Approved September 21, 1951
including but not limited to Lots 2 and
31 belonging to Vincent J. Mesolella

Dear Mr. Cirelli:

I last met you with regard to the above entitled matter on June 12, 1978, at the conference room, Ordinance Committee consideration. My recollection is that you advised the secretary sitting at the table to keep me informed of the proceedings.

Would you please have this letter serve as a reminder to have your secretary or the City Clerk keep me advised of the proceedings and any conclusions that the Ordinance Committee comes to. I would also like to be advised in the event the matter is sent to the City Council as to the dates and times, etc.

Thank you for your consideration throughout this matter.

Very truly yours,

Thomas L. Marcaccio, Jr.
THOMAS L. MARCACCIO, JR.
Attorney for Vincent
J. Mesolella and Hillside
Village Apartments

m/v

June 23, 1978

Thomas L. Marcaccio, Jr., Esquire
116 Waterman Street
Providence, R.I. 02906

Dear Mr. Marcaccio:

I have been directed by Councilman Vincent J. Cirelli, Chairman of the Committee on Ordinances to respond to your communication dated June 22, 1978, relative to that Ordinance pending before said Committee for a proposed change to the Zoning Map.

A meeting has been scheduled for Wednesday, June 28, 1978, in the City Council Chamber, City Hall, it being a public hearing on a separate matter pending before said Committee.

Councilman Cirelli requests I inform you if there is a quorum present the Ordinance you refer to will be acted upon prior to the Public Hearing.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM:mds

Plainfield Street
Zoning Change
From R-3 Zone
To R-1 Zone

Plat 111
Lot 9 City of Providence

Lot 10 David A. Beradis & wf Dorothy F.
2562 Cranston St.
Cranston, R.I. 02904

Lot 78 Lucio De Biasio & wf Etta
867 Plainfield Street
Providence, R.I. 02909

Lot 79 Same

Lot 2 Vincent J. Mesolella
119 Garfield Street
North Prov, R.I.

Lot 37 Wm Conca & wf Jennie
861 Plainfield Street
Providence, R.I. 02909

Lot 31 Vincent J. Mesolella
119 Garfield Street
North Prov, R.I.

Lot 39 ~~39~~ Marie Scungio
815 Plainfield Street
Providence, R.I. 02909

Lot 32 Teresa Rossini
791 Plainfield Street
Providence, R.I. 02909

Plainfield Street Court

Zoning Change

FROM R-3 Zone
TO R-1 Zone

Plat 111

Lot 81 Robert H. Robitaille & wf. Doris
805 Plainfield Street
Providence, R. I. 02909

Lot 30 Teresa Rossini
291 Plainfield Street
Providence, R. I. 02909

Lot 12 Edward A. Ajoston & wf. Joyce A.
100 Taber Ave
Providence, R. I. 02906

Lot 11 Rhode Island Public Transit Authority

Lot 17 City of Providence

Lot 1 Same

Lot 19^{out} City of Providence

Lot 20^{out} Same

Lot 16 Same

Plainfield Street Cont'd
Zoning Change
From R-3 zone
to R-1 zone

Plat 111
Lot 18 out

City of Providence

Lot 8

Same

Plat 110

Lot 378

Loresight Incorporated

1010 Plainfield Street

Johnston, R.I. 02919

Lot 273

Marie C. Pascone

884 Plainfield Street

Providence, R.I. 02909

Lot 272

Same

Lot 271

Same

Lot 270

Same

Lot 350

Gus Marinaro & Annette

868 Plainfield Street - Prov, R.I.

Lot 348

Peter Buffardi and Theresa

858 Plainfield Street

Providence, R.I. 02909

Plainfield Street Cor'dd
Zoning Change
From R-3 Zone
To R-1 Zone

Plat 110

Lot 452 Carmino Jancrucci & wif Emma
542 Plainfield Street - Prov. R.I. 02909

Lot 455 Antonia Jerocki
836 Plainfield Street - Prov. R.I. 02909

Lot 285 Louis Greco & wif Florence
826 Plainfield Street - Prov. R.I.

Lot 284 Anthony Simone & wif. Elizabeth
822 Plainfield St. - Prov. R.I.

Lot 283 Robert Chaves & Gloria
816 Plainfield St. - Prov. R.I.

Lot 282 Urbano Prignano & wif. Edith
14 Plainfield Street - Prov. R.I.

Lot 281 Egidio L. Tulinio & wif. Olimpia
800 Plainfield Street - Prov. R.I.

Lot 280 Santino Palazzo
798 Plainfield Street - Prov. R.I.

Lot 260 Robert J. Di Raimo & wif. Cheryl
794 Plainfield Street
Providence, R.I.

Springfield Mass Conty
 young charge
 from R-3 zone
 to R-1 zone

Plot 110

lot 227

same

lot 226

Canceled Advice
 776 Planting site - Rm. R.I.

lot 225

Henry Augustine & W. Thelma
 772 Planting site - Rm. R.I.

lot 182

John A. Allen & W. Antoinette
 768 Planting site - Rm. R.I.

lot 181

Rosemary M. Benedicta, Jr. & W. E. E. E.
 764 Planting site - Rm. R.I.

lot 176

Angelo M. De Santis & W. Cleopatra
 758 Planting site - Rm. R.I.

lot 175

same

lot 376

out Anthony J. Barone & W. Rose
 305 Langdon Street
 Rm. R.I. 02004
 same

lot 375

lot 378

9
Zoning Change
From R-3 Zone
to R-1 Zone

Plot 110

Lot 174 Julio A. Panaccia & wf. Norma
742 Plainfield St. - Prov. R.I.

Lot 173

Same

Lot 171

Almacs Inc.

1 Noyes Ave - East Prov. R.I.

Lot 172

Same

Lot 170

Clara A. Seary Eva M. Seary
724 Plainfield Street - Prov. R.I.

Lot 169

Same

Lot 168

Carmine Albano & wf. Elaine
4 Regina Dr. - Johnston, R.I.

Lot 148

Almacs Inc

1 Noyes Ave - East Prov. R.I.

Lot 147

John Martins & wf. Anna
272 Princess Ave - Cranston, R.I.

Lot 179

Edward Melici & wf. Evelyn
14 Murray Street - Prov. R.I.

Lot 183

Peter Alviti & wf. Mary
15 Murray Street - Prov. R.I.

Lot 224

Ernest Corvino & Ada
165 Moorfield Street - Prov. R.I.

Lot 184

Peter Ciancola & wf. Josephine
19 Murray Street - Prov. R.I.

Zoning Change
From R-3
TO R-1

Plot 110

Lot 223

Giacomo Salera & wf Mary
161 Moorfield Street - Prov. R.I.

Lot 230

Joseph H. Lonnelly & wf Lucy
60 Yeoman Ave - Cranston, R.I.

Lot 229

Same

Lot 279

Espedito Parente & wf. Virginia
721 Union Ave - Prov. R.I.

Lot 290

Anthony J. Moretti & wf. Beatrice
716 Union Ave - Prov. R.I.

Lot 289

Espedito Parente & wf. Virginia
721 Union Ave - Prov. R.I.

Lot 384

Michael A. DiMauro & wf. Louise
9 Evelyn Street Prov. R.I. 02909

Lot 288

Michael DiMauro & wf. Aurora
722 Union Ave - Prov. R.I.

Lot 287

John C. McPhillips & wf. Joan
17 Evelyn Street - Prov. R.I.

Lot 454

John Rao & wf. Anne
20 Prudence Ave - Prov. R.I.

Lot 453

Latterina Rega
21 Prudence Ave - Prov. R.I.

Lot 347

Nicholas Barone & wf. Barbara
21 Prudence Ave - Prov. R.I.

Lot 352

Joseph Calabrese & Anna J. Atwell
24 Farmington Ave - Prov. R.I.

Lot 351

Same

Zoning Change
R-3 Zone
R-1 Zone

Plat 110

Lot 268

Albert L. Pistocco

141 Silver Lake ave - Prov. R.I.

Lot 402

^{out} Albert L. Pistocco

141 Silver Lake ave. - Prov. R.I. 02909

Lot 269

Anne's Wet Wash Laundry Inc.

c/o Mrs Joseph Pullano

~~Lot 275~~

66 Garlond ave - Cranston, R.I.

Lot 275

Foresight Inc.

1010 Plainfield Street

Johnston, R.I. 02919