

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1999 - 8

No. 140 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 564 OF THE ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED "THE CITY OF PROVIDENCE ZONING ORDINANCE" APPROVED JUNE 27, 1994, AS AMENDED, BY AMENDING PROVIDENCE ZONING DISTRICT MAP NUMBER 80 OF THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT DESIGNATION OF CERTAIN LOTS FROM R-2 TO C-4.

Approved March 12, 1999

Be it ordained by the City of Providence:

Approved

Be it ordained by the City of Providence:

Section 1: Chapter 564 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 Zoning District Map 80 of the Official Zoning Map from R- 2 to C - 4:

PLAT 80, LOTS 670, 718 and 744.

Section 2: This Ordinance shall take effect upon passage.

IN CITY COUNCIL
FEB 18 1999
FIRST READING
READ AND PASSED

Michael R. Clement
CLERK

IN CITY
COUNCIL
MAR 4 1999
FINAL READING
READ AND PASSED

Richard A. Harward
PRESIDENT
Michael R. Clement
CLERK

APPROVED
MAR 12 1999
Vincent A. Cianci
MAYOR

No.

CHAPTER

AN ORDINANCE

IN CITY COUNCIL

May 7, 1995

**FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES**

Michael R. Christ CLERK

THE COMMITTEE ON

Ordinances
Recommends *P.H.*
Barbara A. Garrison
10/29/98 Clerk

(P.H. Lee)

1/28/99 (Continued)

THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Barbara A. Garrison
2/4/99 Clerk

From the Clerk: Desk 1/28/99 (Continued)

DARREN F. CORRENTE
COUNSELLOR AT LAW

PROVIDENCE
CITY CLERK

April 14, 1998

04/15/98

TOTAL 150.00

Clerk
City of Providence
City Hall
Providence, RI 02903

6300A1 09:03
THANK YOU

Re: Petition to the City Council

Dear Sir or Madam:

Enclosed please find for filing a Petition to the City Council for a zone change along with a check in the amount of \$150.00. Please docket accordingly.

Very truly yours,



DARREN F. CORRENTE

DFC/am
Enc.

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

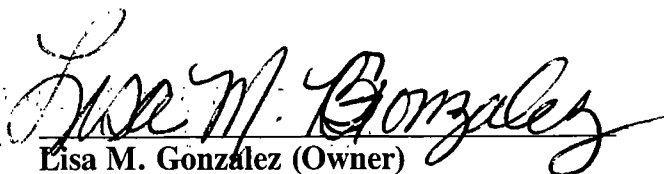
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

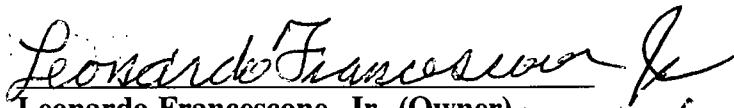
The undersigned respectfully petitions your honorable body

1. For a change in zoning of 7 Huber Avenue, Providence, Rhode Island Tax Assessor Plat 80, Lot 744, from R-2 Residential zone to C-4 Commercial zone.
2. For a change in zoning of 16 Fruit Hill Avenue, Providence, Rhode Island Tax Assessor Plat 80, Lots 670 and 718, from R-2 Residential zone to C-4 Commercial zone.

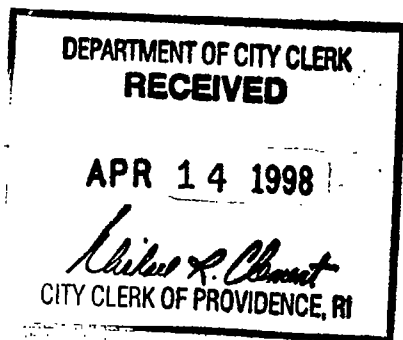
Respectfully submitted:

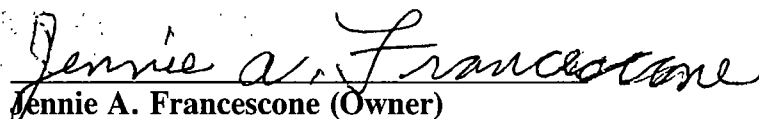


Lisa M. Gonzalez (Owner)
7 Huber Avenue
Providence, RI 02909
(Assessor Plat 80, Lot 744)



Leonardo Francescone, Jr. (Owner)
16 Fruit Hill Avenue
Providence, RI 02909
(Assessor Plat 80, Lot 670 and 718)





Jennie A. Francescone (Owner)
16 Fruit Hill Avenue
Providence, RI 02909
(Assessor Plat 80, Lot 670 and 718)

\$ 150.00
Ch# 1157

FILED

APR 14 3 47 PM '98

DEPT. OF REVENUE
PROVIDENCE, R.I.

IN CITY COUNCIL
MAY 7 1998
FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Michael A. Clement
CLERK

From The Clerk's Desk

GEORGE CALCAGNI

Chair



file
VINCENT A. CIANCI, JR.

Mayor

PROVIDENCE CITY PLAN COMMISSION

"Planning the Future of Providence"

May 28, 1997

Councilman David Igliozi, Chair
Council Ordinance Committee
City Council Office
City Hall
Providence, Rhode Island 02903

Re: CPC Referral No. 3106 - Petition for zone change from R-2 to C-4 at Fruit Hill Avenue, Huber Avenue and Wescott Street located at AP 80, Lots 670, 718 and 744.

Dear Councilman Igliozi:

The City Plan Commission at its May 20, 1997, meeting reviewed and evaluated the subject referral from the applicant, Mr. Azarig Kooloian. The petitioner requests the change of zoning for Assessor's Plat 80 Lots 670, 718 and 744 from R-2 to C-4. The parcels in question area bounded by Wescott Street, Huber Avenue and Fruit Hill Avenue and located in the Manton neighborhood. The petitioner would like to turn the residential and one vacant lot into a commercial use.

A field inspection revealed that two of the subject lots 718 and 744 each have a single family structure with yard space. Both homes appear to be well kept and in good condition. Lot 670 exists as a vacant lot which fronts Fruit Hill Avenue. The lots immediately facing Manton have three commercial structures. One of the corner lots provides parking for an auto sales business. Wescott, Huber and Fruit Hill are characterized by small mostly single family homes and Manton Avenue is one continuous commercial strip with general and neighborhood commercial-type uses.

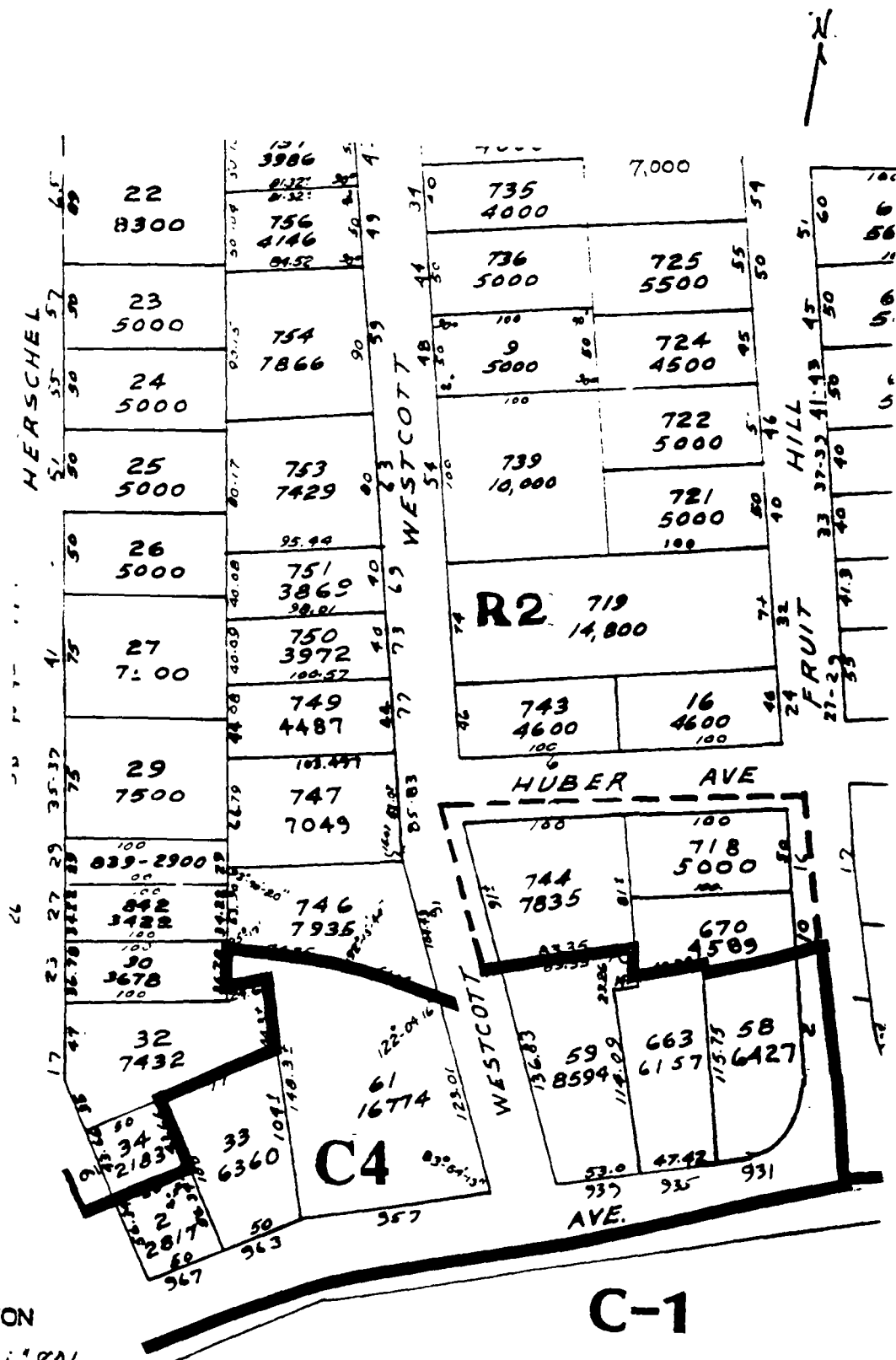
Rhode Island General Law 45-22.2-13 requires that all land use decisions shall be in conformance with the city's comprehensive plan. The Commission found the above changes to the zoning ordinance to be inconsistent with *Providence 2000: The Comprehensive Plan*. The plan provides for commercial activity along the major arteries of the City, such as Manton Avenue. However, the plan specifically provides for the protection of existing residential uses from commercial encroachment.


CITY PLAN COMMISSION PROVIDENCE, R. I.

Ref. No. 210-1 Subject: Request for land change from R-2 to C-1
 Plat No. 90 Lot No. 670, 715 corner 724
 Lot Area: 25 662

LAND USE LEGEND

- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 24 Two Fam. & One Fam.
- 25 Three Fam.
- 26 Three Fam. & Nonres.
- 27 Three Fam. & Home Occ.
- 28 Three Fam. & Prof. Off.
- 29 Three Fam. & One Fam.
- 30 Three Fam. & Two Fam.
- 40 Aot. 4 Fam. or More
- 41 Aot. & Nonres.
- 42 Aot. & Home Occ.
- 43 Aot. & Prof. Off.
- 44 Aot. & One Fam.
- 45 Aot. & Two Fam.
- 46 Aot. & Three Fam.
- 47 Lodging House
- 48 Fraternity
- 50 Limited Comm.
- 51 Parking Lot
- 52 Gen. Comm.
- 53 Nonstruct. Gen. Comm.
- 54 Parking Gar.
- 55 Heavy Comm.
- 56 Nonstruct. Heavy Comm.
- 57 Auto. Service Sta.
- 58 Stor. Gar. for Comm. Veh.
- 59 Gen. Ind.
- 60 Nonstruct. Gen. Ind.
- 61 Heavy Ind.
- 62 Nonstruct. Heavy Ind.
- 63 Utility
- 64 Railroad
- 65 Instit. (not elsewhere class.)
- 66 Parochial School
- 67 Church
- 68 Private School or Coll.
- 69 Cemetery
- 70 Park, Golf Course
- 71 Playground & Playfield
- 72 Public Bldg. (exc. schools)
- 73 Public School (E.S., J.H., H.S.)



 AREA IN QUESTION
 Date: 4-25-97 By: dp Scale: 1"=80'

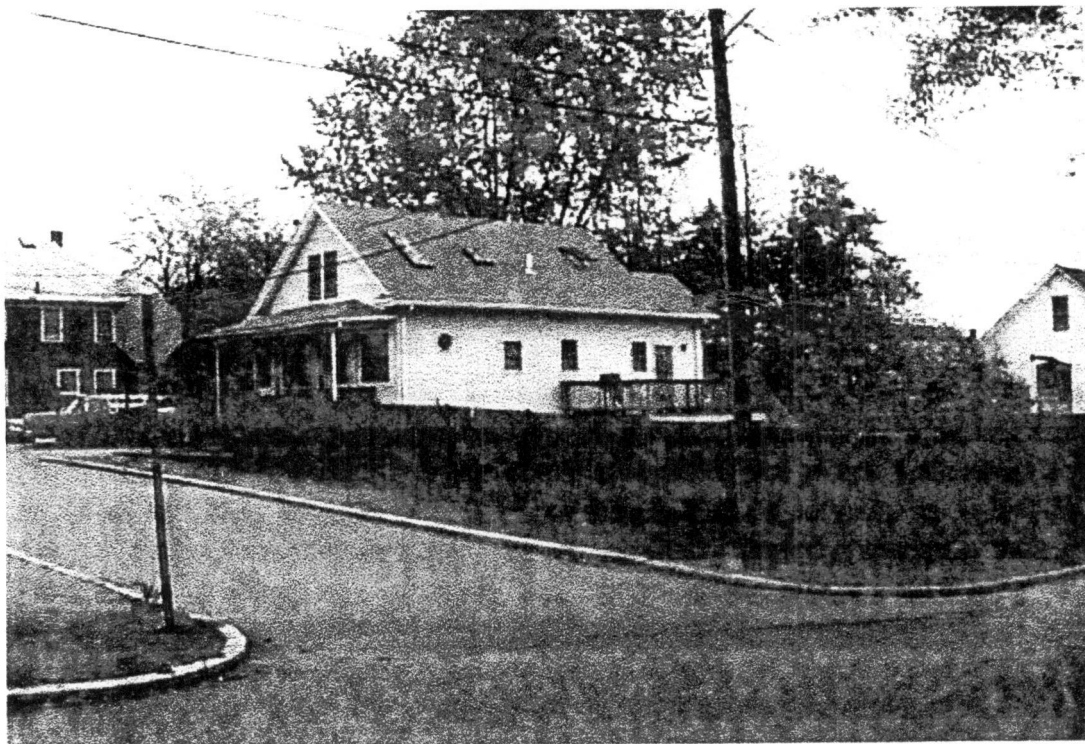
C-1

CPC REFERRAL NO.3125



CORNER OF HUBER AVENUE & FRUIT HILL AVENUE

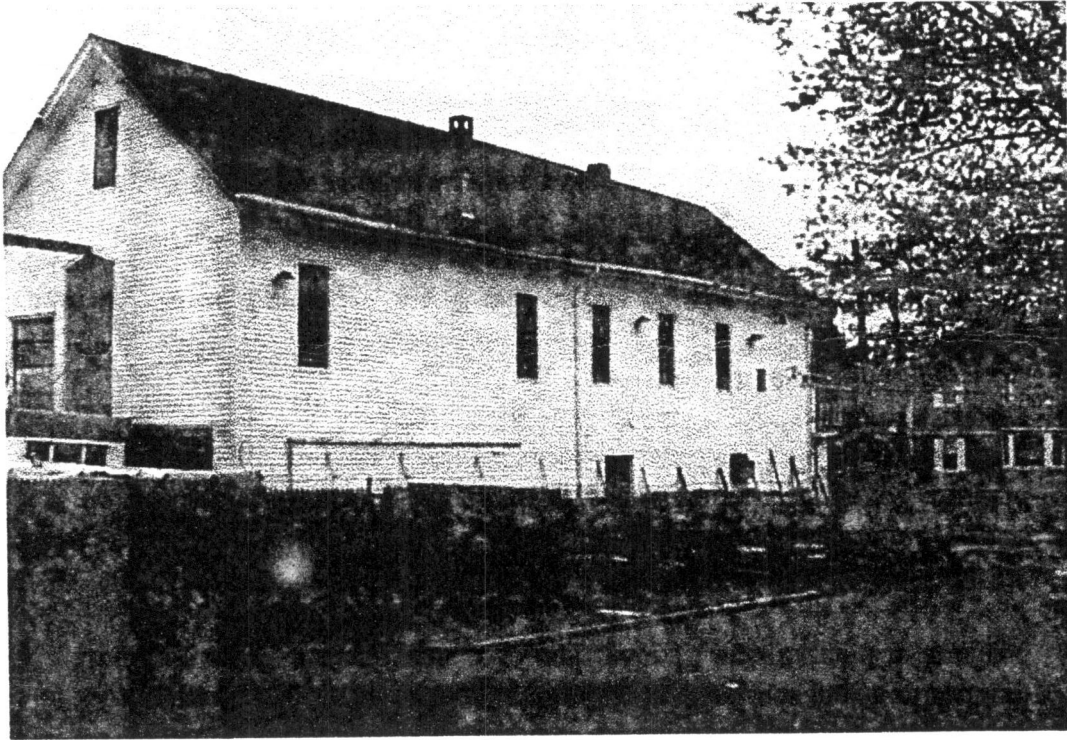
LOT 718 ON AP 80



CORNER OF HUBER AVENUE & WESTCOTT AVENUE

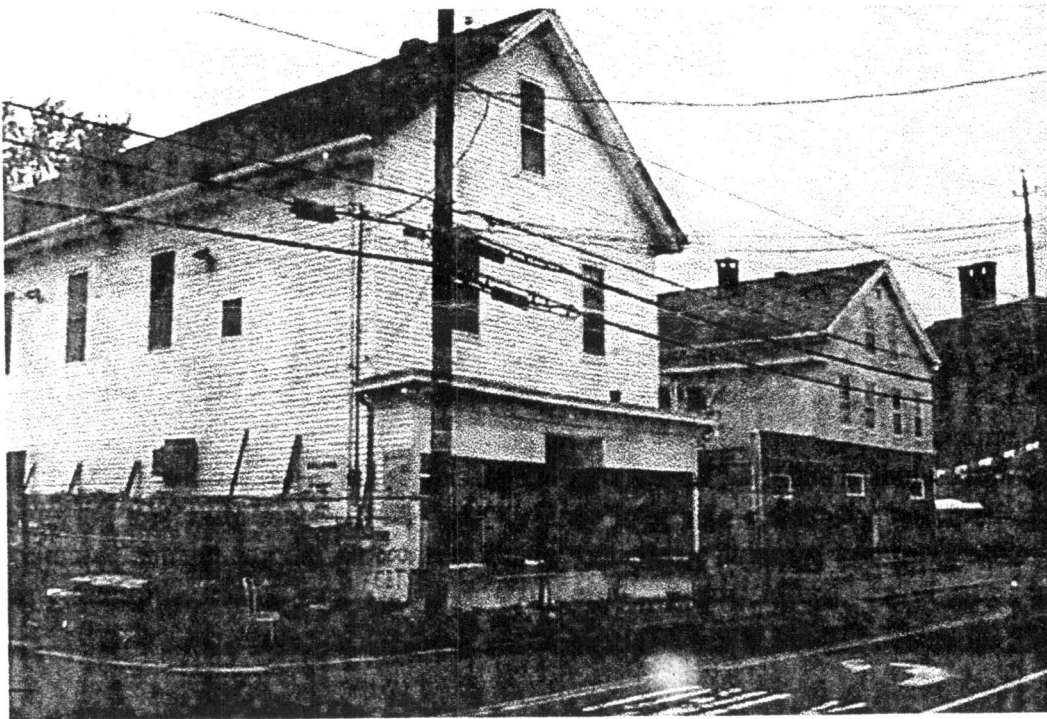
LOT 744 ON AP 80

CPC REFERRAL NO.3125 B



WESTCOTT AVENUE

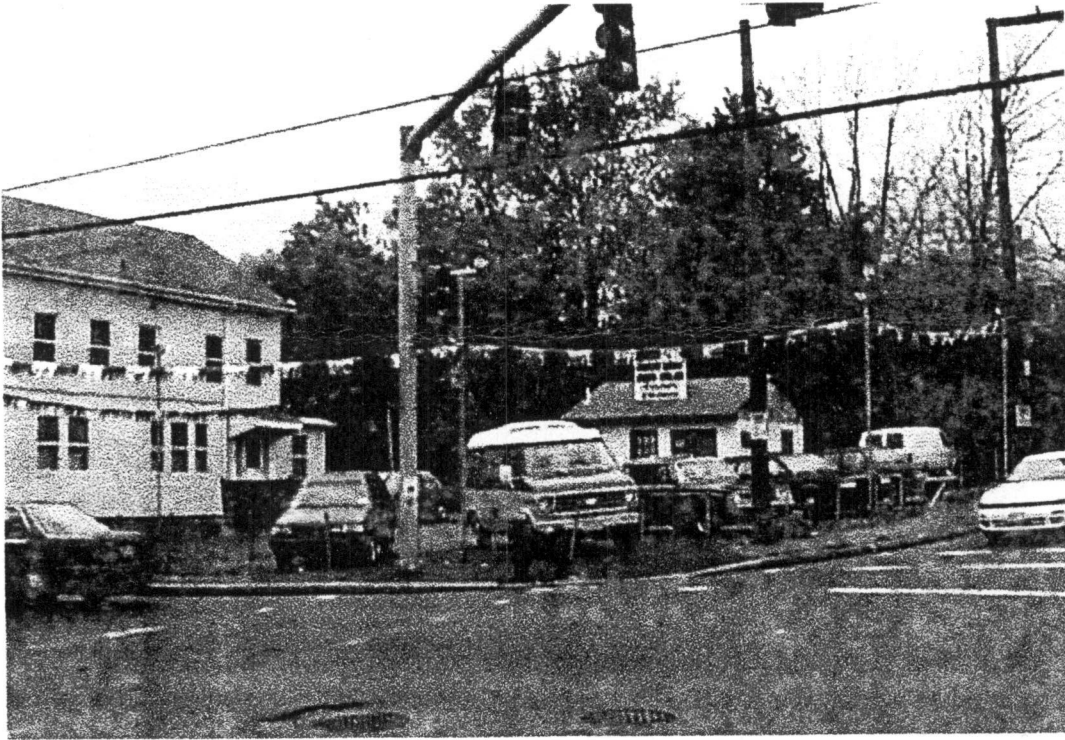
LOT 59 ON AP 80



967 & 963 MANTON AVENUE

LOTS 59 & 663 ON AP 80

CPC REFERRAL NO. 3125 C



CORNER OF MANTON AVENUE & FRUIT HILL AVENUE LOT 58 ON AP 80

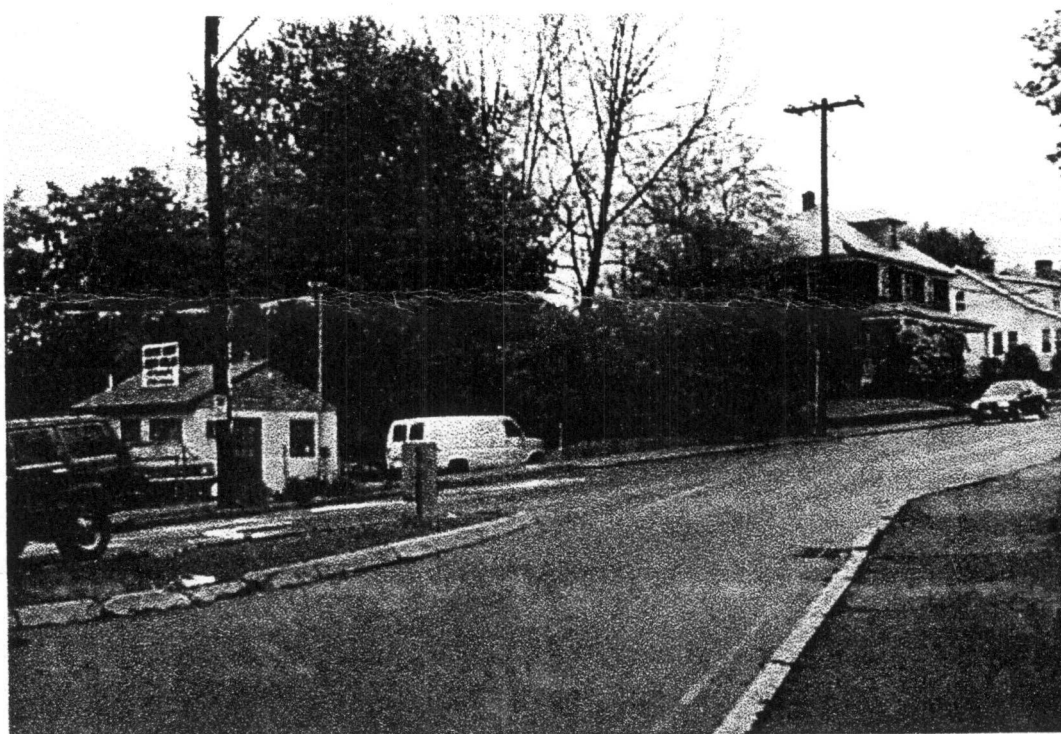


FRUIT HILL AVENUE GENERAL VIEW OF LOTS 58, 670 & 718

CPC REFERRAL NO. 3125 C



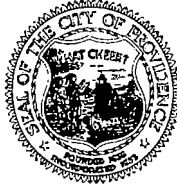
CORNER OF MANTON AVENUE & FRUIT HILL AVENUE LOT 58 ON AP 80



FRUIT HILL AVENUE GENERAL VIEW OF LOTS 58, 670 & 718

GEORGE CALCAGNI

Chair



VINCENT A. CIANCI, JR.

Mayor

PROVIDENCE CITY PLAN COMMISSION

"Planning the Future of Providence"

October 26, 1998

Rita M. Williams, Chairwoman
Committee on Ordinances
City Hall
Providence, Rhode Island 02903

Re: CPC Ref. No. 3125 - Request for zone change from R-2 to C-4 for Lots 744, 718 and 670 on A.P. 80 at 7 Huber Avenue and 16 Fruit Hill Avenue.

Attention: Michael R. Clement, City Clerk ✓

Dear Councilwoman Williams:

This letter is being forwarded as correction to a letter dated June 2, 1998 for Referral No. 3125, that came before the City Plan Commission on May 21, 1998. (Copy attached.) It concerns the request for the proposed zone change from R-2 to C-4 for lots 744, 670 and 718 on Assessor's Plat 80 at 7 Huber Avenue and 10-16 Fruit Hill Avenue.

The original petition had been withdrawn from the City Council docket. While the Commission still has concerns about the zone change's conformance with Providence 2000: The Comprehensive Plan, the Commission did not want to hold up the hearing before the public.

The City Plan Commission had voted to recommend to the Committee on Ordinances to schedule a Public Hearing.

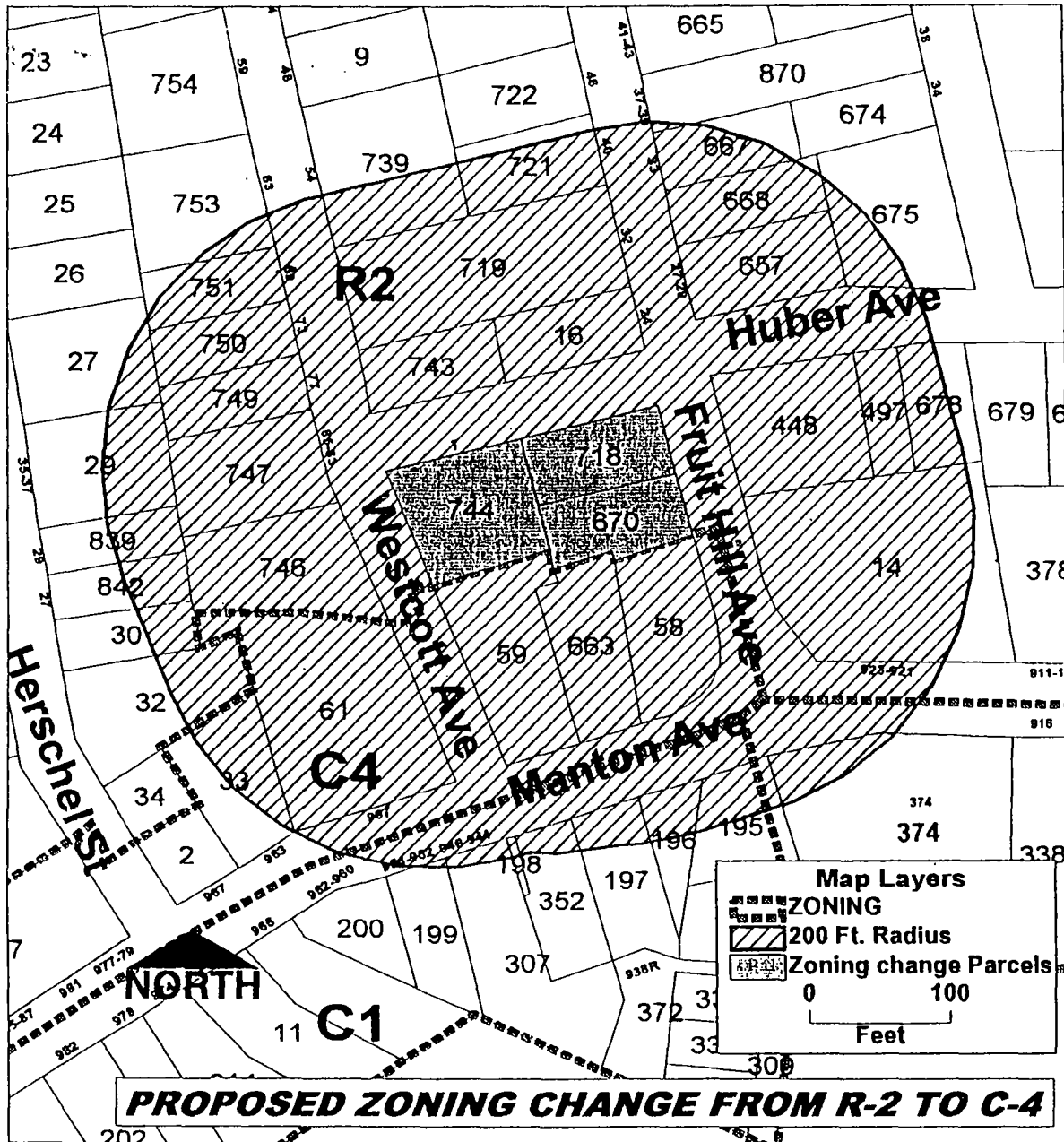
Regards,


Thomas E. Deller, AICP
Deputy Director

cc: George Calcagni, Chair
Councilman DeLuca, Ward Six

3125 - Committee on Ordinances 2nd letter

B.



City of Providence
Department of Planning Development



providence land information system