

CHAPTER 1981-43

No. 441 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF 1951, BY CHANGING FROM AN R-3 GENERAL RESIDENCE ZONE AND A C-4 HEAVY COMMERCIAL ZONE TO AN M-1 GENERAL INDUSTRIAL ZONE, LOTS 56, 320 AND 487 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 46, SAID LOTS BEING SITUATED AT 226 PUBLIC STREET.

Approved August 15, 1981

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, as heretofore amended and entitled, "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", is hereby further amended by changing from an R-3 General Residence Zone and a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone, Lots 56, 320 and 487, as set out and delineated on City Assessor's Plat 46, said lots being situated at 226 Public Street, bounded and described as follows:

Beginning at the southwesterly intersection of Eddy Street and Public Street, thence westerly along the southerly line of Public Street to the southeasterly intersection of Temple Street and Public Street, thence southerly along the easterly line of Temple Street to the southwesterly corner of Lot 56 on City of Providence Assessor's Plat 46; thence easterly to the southeasterly corner of Lot 56; thence northerly to the northeasterly corner of Lot 56; thence easterly to an angle at the intersection of the southerly lines of Lots 487 and 320 on City of Providence Assessor's Plat 46; thence generally in a southeasterly direction to the southeasterly corner of Lot 320 on City of Providence Assessor's Plat 46; thence northerly along the westerly line of Eddy Street to the southwesterly intersection of Eddy Street and Public Street; said point being point and place of beginning.

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

IN CITY COUNCIL

JUL 2 1981
FIRST READING
READ AND PASSED

Rose M. Mendonca CLERK

IN CITY COUNCIL

AUG 6 1981
FINAL READING
READ AND PASSED

Ralph Fargnoli
PRESIDENT
Rose M. Mendonca
CLERK

APPROVED
Vincent J. Camp

AUG 15 1981

No.

CHAPTER
AN ORDINANCE

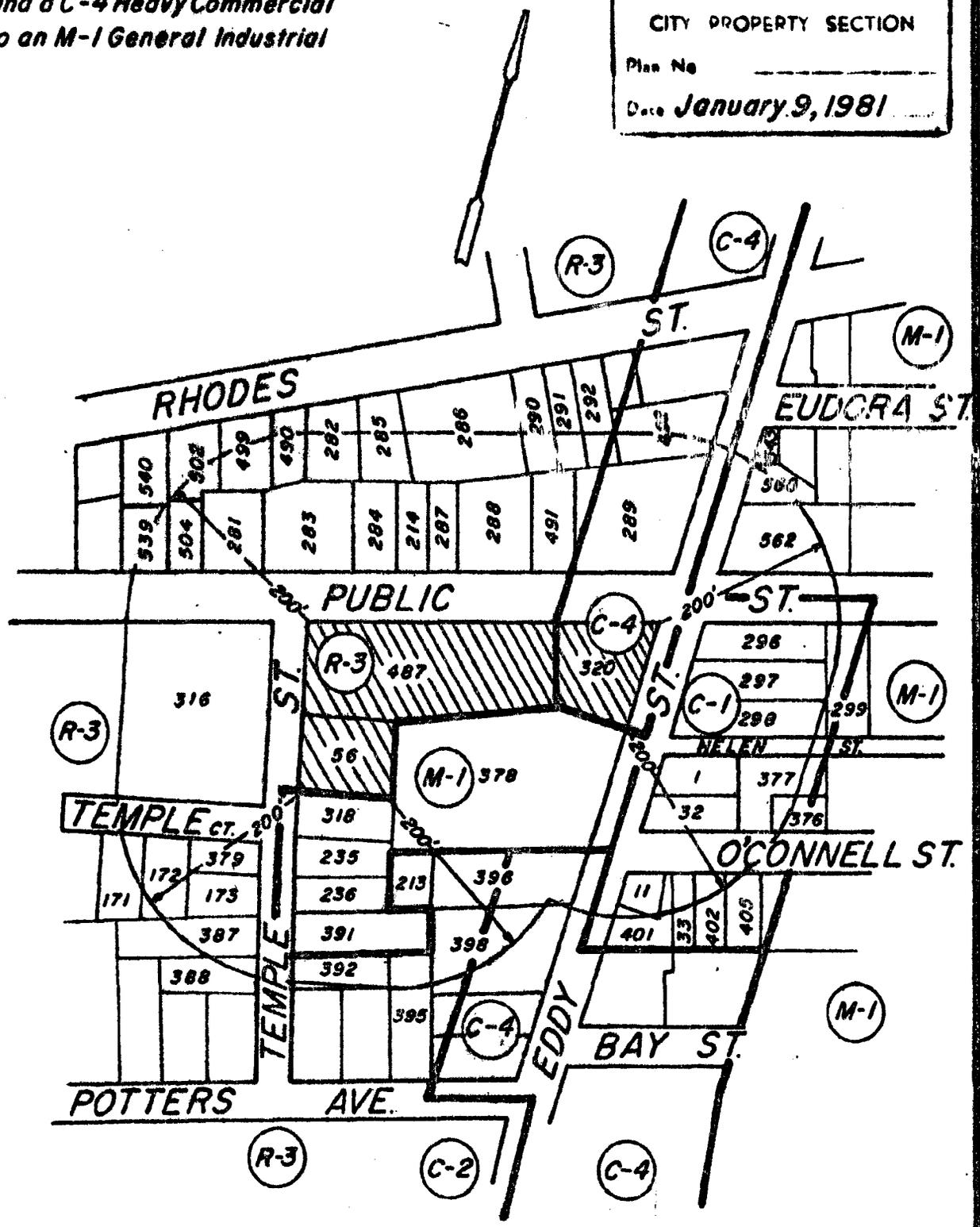
THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Chairman

Zoning Change No. 284
 Cross-Hatched Area to be Changed
 From an R-3 General Residential
 Zone and a C-4 Heavy Commercial
 Zone to an M-1 General Industrial
 Zone.

PROVIDENCE R. I.
 P. W. DEPT. - ENGINEERING OFFICE
 CITY PROPERTY SECTION
 Plan No _____
 Date January 9, 1981



CITY OF PROVIDENCE R. I.
 Public Works Dept. Engineering Office
 Showing Zoning Change No. _____
 Drawn by J. A. M. Checked by A. J. P.
 Scale Not to Scale Date Jan. 9, 1981
 Corrected by [Signature] Associate Eng.
 Approved [Signature] CHIEF ENGINEER

Lot Numbers From Assessor's Plat 46



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

DEPARTMENT OF PUBLIC WORKS . 700 ALLENS AVENUE . 02905

Joseph C. DiSanto, Director

James F. Lembo, Deputy Director

ZONING CHANGE NO: _____
EDDY STREET, PUBLIC STREET, TEMPLE STREET
LOTS: 320, 487, 56 on CITY OF PROV. ASSESSORS PLAT 46

Cross hatched area to be changed from an R-3 General Residential Zone and a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone:

Beginning at the southwesterly intersection of Eddy Street and Public Street, thence westerly along the southerly line of Public Street to the southeasterly intersection of Temple Street and Public Street, thence southerly along the easterly line of Temple Street to the southwesterly corner of lot 56 on City of Providence Assessors Plat 46; thence easterly to the southeasterly corner of lot 56; thence northerly to the northeasterly corner of lot 56; thence easterly to an angle at the intersection of the southerly lines of lot 487 and 320 on City of Providence Assessors Plat 46; thence generally in a southeasterly direction to the southeasterly corner of lot 320 on City of Providence Assessors Plat 46; thence northerly along the westerly line of Eddy Street to the southwesterly intersection of Eddy Street and Public Street; said point being point and place of beginning.



CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

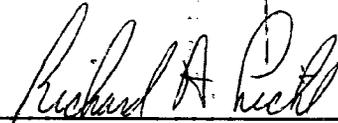
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body
to amend the zoning ordinance in the zoning map for the City of Providence
from R-3, general residential zone and C-4, heavy commercial zone, to M-1,
general industrial zone for lots 56, 320 and 487 as set out and delineated
on Tax Assessor's plat 46. Said lots being designated as 226 Public Street,
Providence, Rhode Island.

CARNATION COMPANY

By its Attorneys:



RICHARD A. LICHT
LETTS, QUINN & LICHT
1616 Hospital Trust Tower
Providence, Rhode Island
October 29, 1980

DEPARTMENT OF CITY CLERK
RECEIVED

OCT 30 1980

Ree M. Mendonca
CITY CLERK OF PROVIDENCE, R. I.

*Pd by Cr # 13594
Amount \$100.00*

RECEIVED TO COMPTROLLER
FIRST RECEIVING
CITY COUNCIL

FILED

OCT 30 11 49 AM '80
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

RECEIVED

NOV 2 11 1980

THE COMMITTEE ON *April 13, 1981*
ORDINANCES

Recommends

Be Continued
Michael R. Clement Clerk

IN CITY COUNCIL
NOV 6 1980
FIRST READING
REFERRED TO COMMITTEE ON ORDINANCES

Rose M. Mendonca CLERK

From the Clerk's Desk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: November 7, 1980
TO: Clement Cesaro, Director of Public Works
SUBJECT: ZONING CHANGE
CONSIDERED BY: Committee on Ordinances
DISPOSITION:

Attached is a copy of the subject Petition for your study and report back in writing to the said Committee, also a map and list of abutting owners for subject area.

Michael R. Clement

FIRST DEPUTY City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: November 7, 1980
TO: Stanley Bernstein, Director of PUD
SUBJECT: ZONING CHANGE
CONSIDERED BY: Committee on Ordinances
DISPOSITION:

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

Michael R. Clement

FIRST DEPUTY

City Clerk

STANLEY BERNSTEIN
DIRECTOR



VINCENT A. CIANCI, JR.
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

40 FOUNTAIN ST., - PROVIDENCE, R. I. 02903 - TEL. 401-831-6550

December 16, 1980

Committee on Ordinances
c/o City Clerk
City Hall
Providence, Rhode Island 02903
Attn: Michael Clement

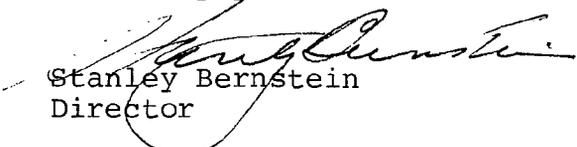
Re: - Referral No. 2038 - Proposed Zone Change from C-4 and R-3
to M-1 for Lots 56,487 and 320 on
A.P. 46 on Public Street

Gentlemen:

Attached hereto is this Department's recommendation for the above referred to zone change which was to be presented to the City Plan Commission at its November 25, 1980 regular monthly meeting. Unfortunately, the meeting was cancelled due to no quorum and the referral could not be formerly considered.

However, this Department has reviewed and taken photographs of the area and is attaching that material together with site maps to assist in your deliberations. Additionally, attached hereto is this Department's recommendations in regard to the petition for zone change.

Sincerely yours,


Stanley Bernstein
Director

SB/cd
enc

City of Providence



Rhode Island

DEPARTMENT OF PLANNING
AND URBAN DEVELOPMENT

NOV 12 1980

Department of City Clerk

MEMORANDUM

RECEIVED

SS SDG RP

RECEIVED

NOV 12 1980

PLANNING DIVISION

DATE: November 7, 1980

TO: Stanley Bernstein, Director of PUD

SUBJECT: ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

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

Michael R. Clement

FIRST DEPUTY

City Clerk

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
to amend the zoning ordinance in the zoning map for the City of Providence
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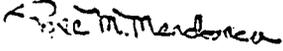
CARNATION COMPANY

By its Attorneys:

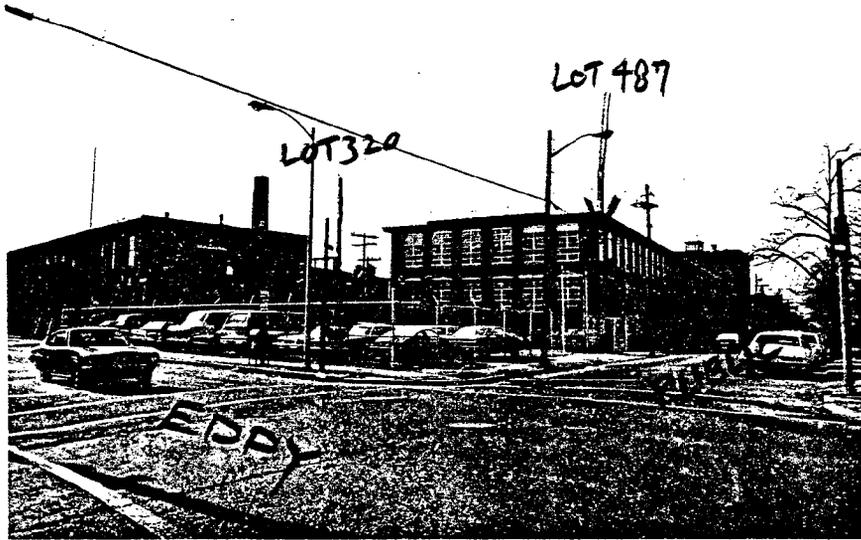

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DEPARTMENT OF CITY CLERK
RECEIVED

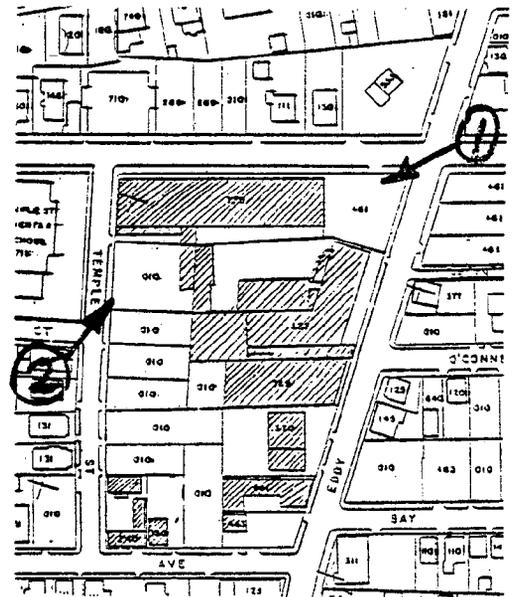
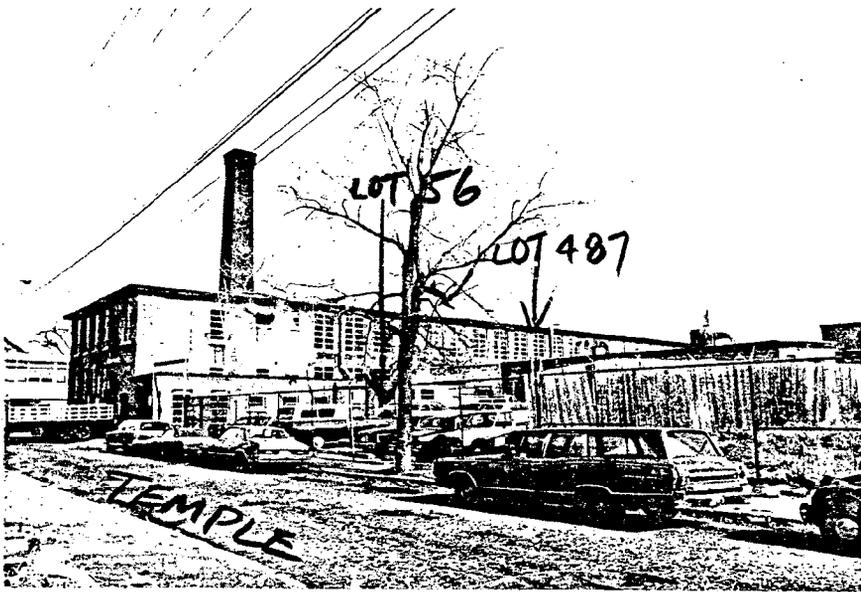
OCT 30 1980


CITY CLERK OF PROVIDENCE, R. I.

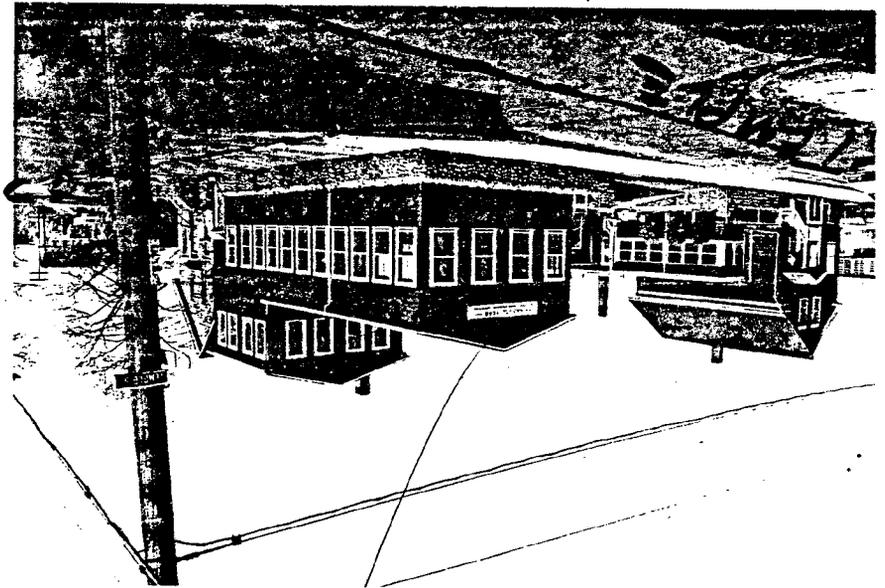
Pl by Ck # 13594
Amount \$100.00



① SOUTHERLY VIEW OF LOTS 320 & 487 from INTERSECTION OF EDDY & PUBLIC STS.

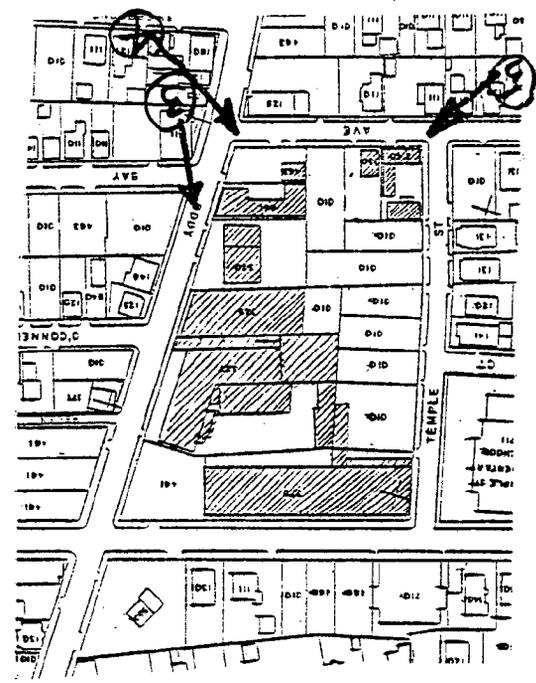
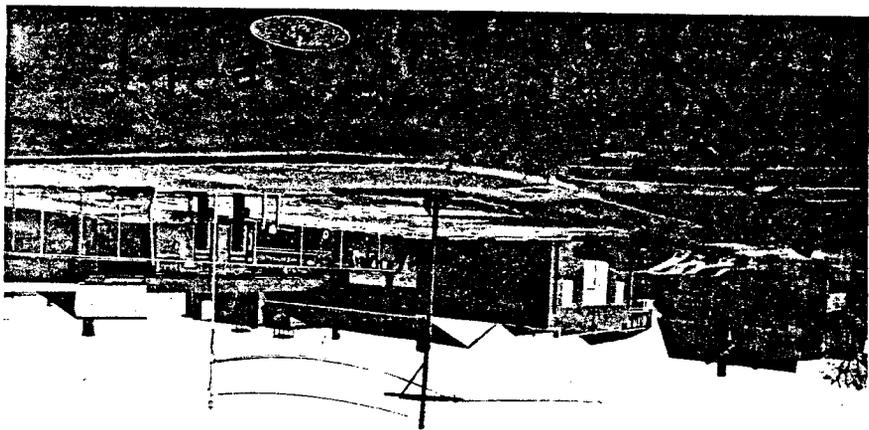


② NORTHERLY VIEW OF LOTS 56 & 487 from TEMPLE ST.

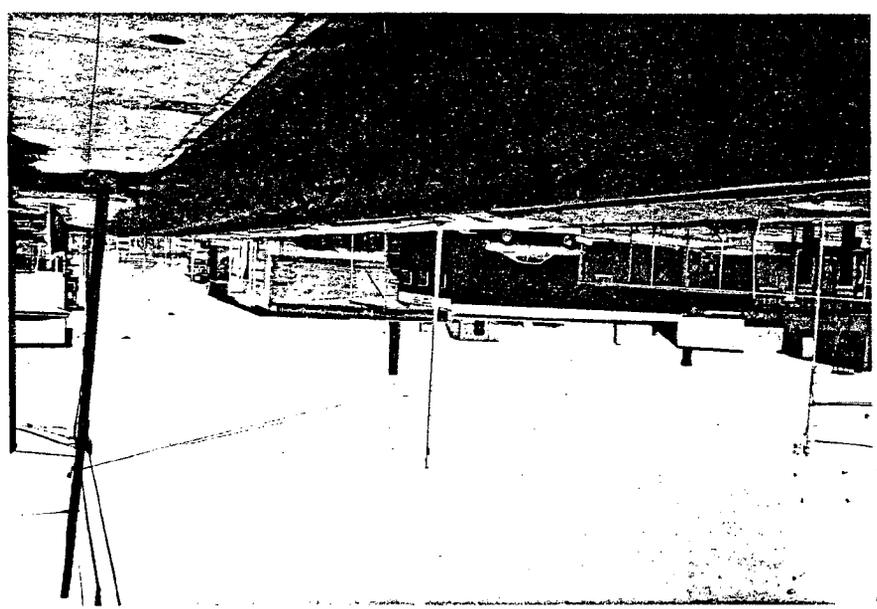


5
NORTHEASTELY VIEW OF CORNER OF
POTTERS AVE & TEMPLE ST.

4
NORTHERLY VIEW OF CORNER OF EDDY ST.
POTTER AVE



3
NORTHWESTERLY VIEW OF 775 TO 799 EDDY ST.
- from EDDY ST.



PUBLIC

PUBLIC SCHOOL
BUILT 1908

JEWELRY BLDG
10 1911

PARKING
1966

REPAIRMENT, STATIONARY TOOL ROOMS
STORAGE - NORTH STAIRWAY - POWER - ELEV -
FUEL/OIL - CHEM. ELECTRICS

FACTORY BLDG
ASSOC. RISK
THE IMPROVED SEAMLESS WIRE CO.

PRIN. G. AMER.
CONC. A.
STEEL TOWER
MILROY'S BLDG

NC 1975
(C. B.)

M.
(C. B.)

O'CONNELL

BAY

POTTERS AV.

EDDY

SHERBURNE

TRASK

SWAN

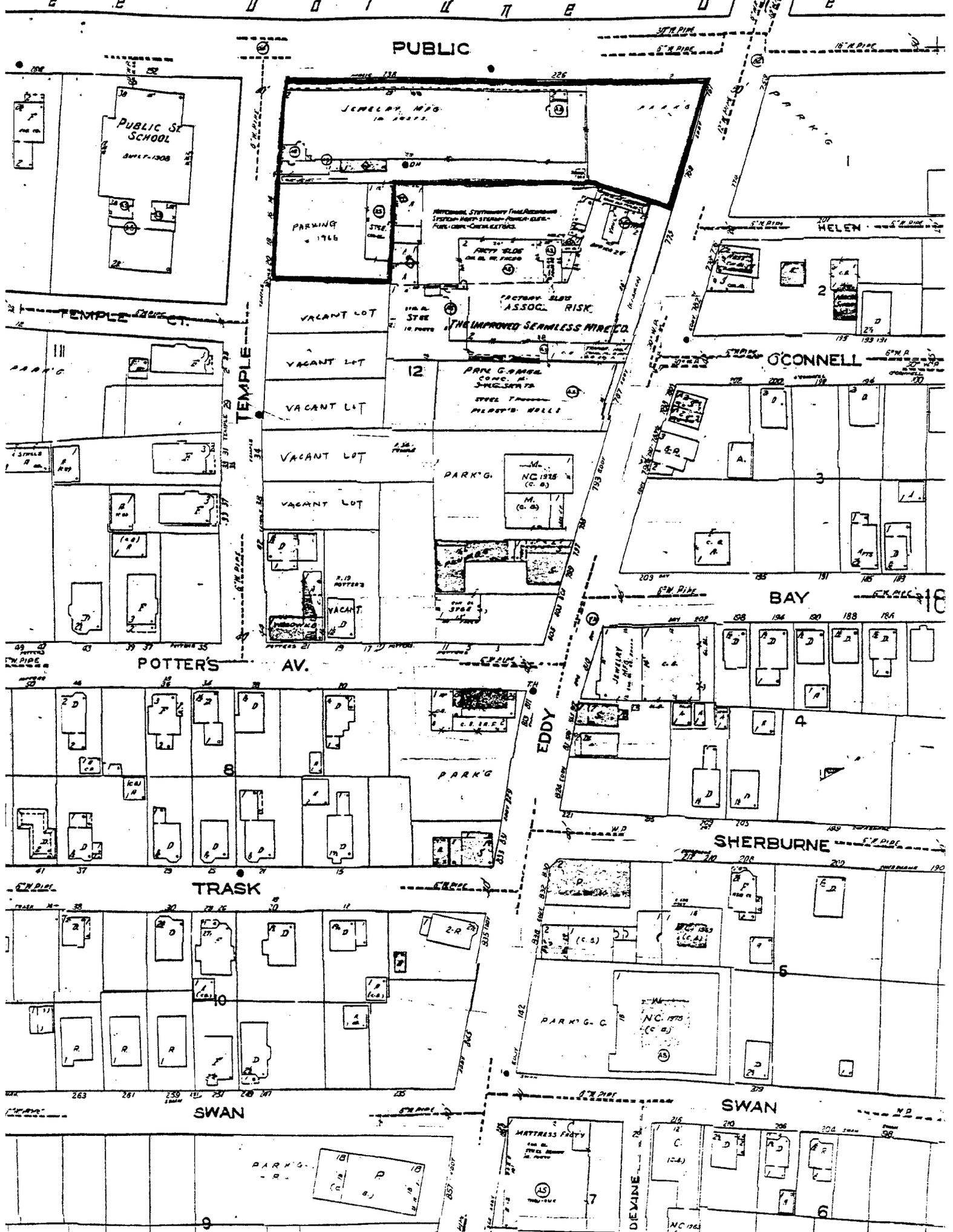
SWAN

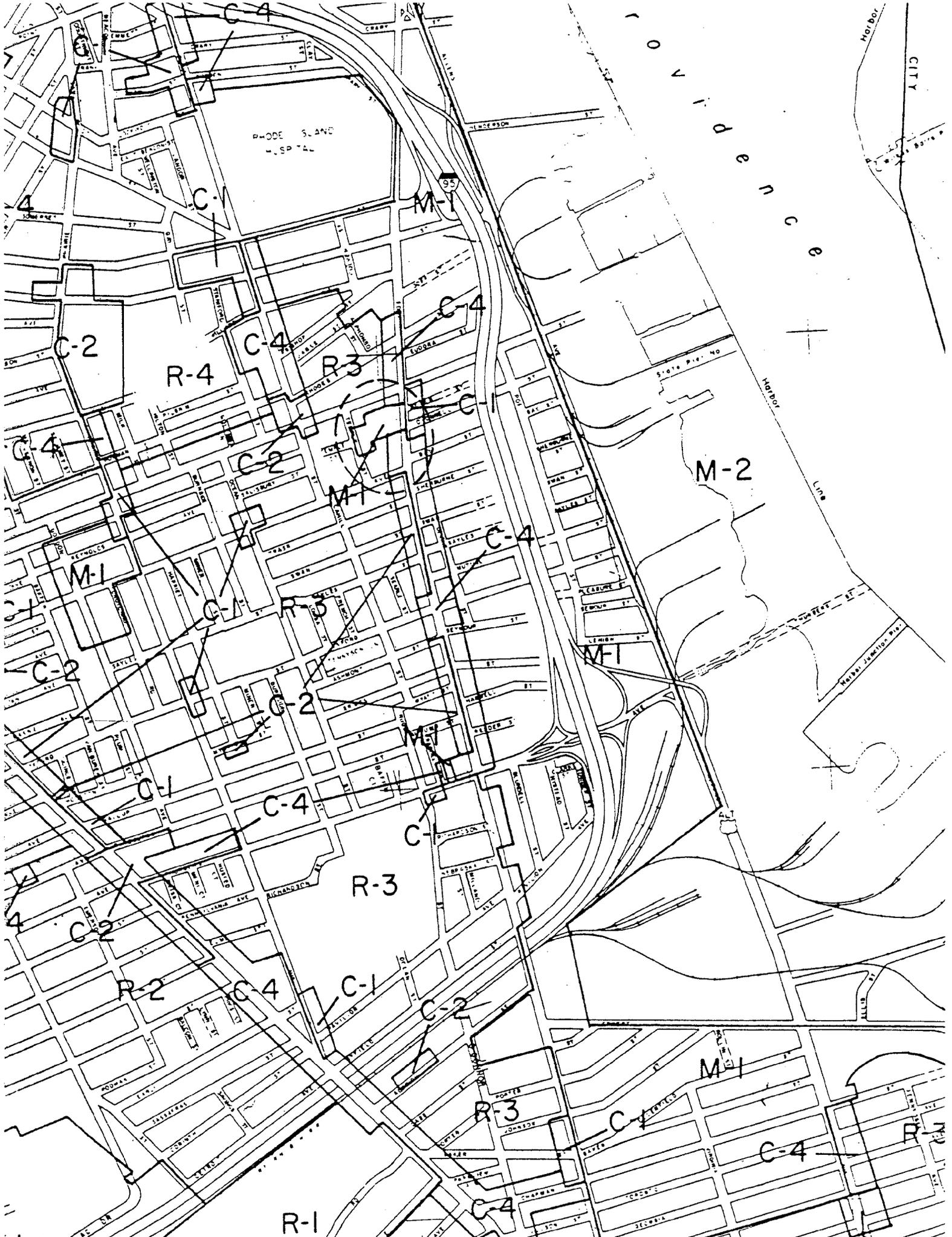
MATTRESS PARTY

DEVINE

PARKING

NC 1965
(C. B.)





RHODE ISLAND
HOSPITAL

M-2

R-1

R-3

R-4

M-1

R-3

C-4

C-4

R-2

C-1

C-2

C-4

C-1

M-1

C-4

R-3

C-4

C-2

C-2

M-1

C-4

M-1

C-1

C-2

M-1

C-4

C-1

C-2

C-4

C-4

C-2

R-1

CITY

W A S H I N G T O N

Harbor

Harbor

Line

UNIVERSITY

From R-3, C-4
To M-1

CITY PLAN COMMISSION PROVIDENCE, R. I.

Ref. No.: 2038 Subject: ZONE CHANGE

Plat No.: 46 Lot Nos 56, 320, 487

Lot Area: 43,394

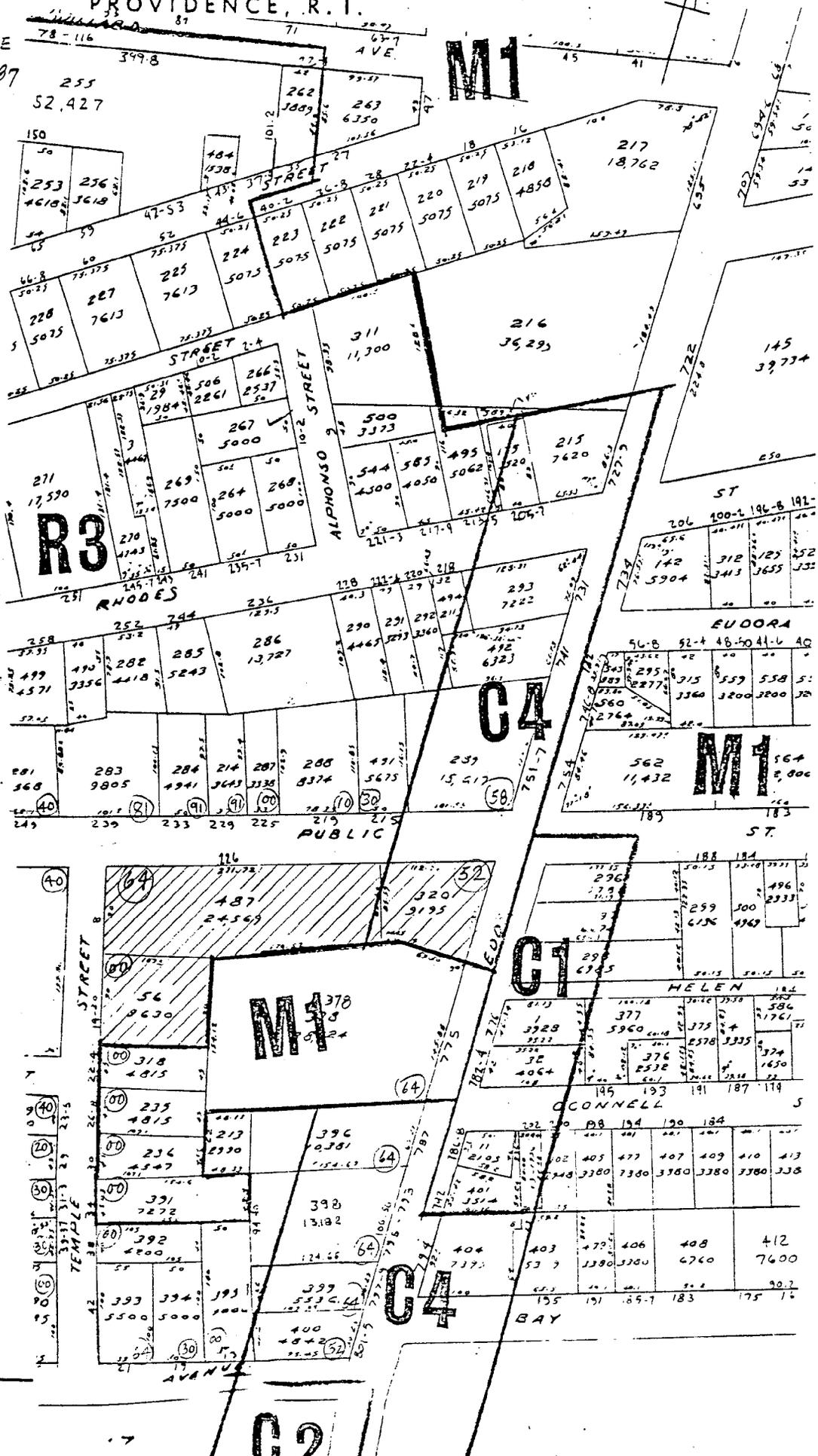
LAND USE LEGEND

- 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.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & Home Occ.
- 33 Three Fam. & Prof. Off.
- 35 Three Fam. & One Fam.
- 36 Three Fam. & Two Fam.
- 40 Apt. 4 Fam. or More
- 41 Apt. & Nonres.
- 42 Apt. & Home Occ.
- 43 Apt. & Prof. Off.
- 45 Apt. & One Fam.
- 46 Apt. & Two Fam.
- 47 Apt. & Three Fam.
- 48 Lodging House
- 49 Fraternity
- 51 Limited Comm.
- 52 Parking Lot
- 53 Gen. Comm.
- 54 Nonstruct. Gen. Comm.
- 55 Parking Gar.
- 56 Heavy Comm.
- 57 Nonstruct. Heavy Comm.
- 58 Auto. Service Sta.
- 59 Stor. Gar. for Comm. Veh.
- 64 Gen. Ind.
- 65 Nonstruct. Gen. Ind.
- 67 Heavy Ind.
- 68 Nonstruct. Heavy Ind.
- 71 Utility
- 75 Railroad
- 81 Instit. (not elsewhere class.)
- 82 Parochial School
- 83 Church
- 84 Private School or Coll.
- 85 Cemetery
- 91 Park, Golf Course
- 92 Playground & Playfield
- 95 Public Bldg. (exc. schools)
- 96 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

Date: 11-2-80 By: S.D.C. Scale: _____



G2

REFERRAL NO. 2038 - Proposed Zone Change from C-4 & R-3 to M-1
for Lots 56,487 and 320 on A.P. 46 on Public St.

A communication from the Committee on Ordinances dated November 7, 1980 contained a proposal to rezone Lots 56, 487 and 320 on Assessor's Plat 46 from R-3, General Residence Zone and C-4 Heavy Commercial Zone to M-1 General Industrial Zone. These lots are contiguous, have a 384 foot frontage on the south-erly side of Public Street (from Temple to Eddy) and have a 180 foot frontage on the easterly side of Temple Street (easterly corner of Temple and Public). These lots formed a "L" shape area which contains 43,394 square feet or one (1) acre. The Dieges and Clust Jewelry Manufacture is the owner and occupant of these lots. The petition requesting zone change was submitted by Richard A. Licht, attorney for the Carnation Company.

The petition was presented to the City Council by the City Clerk on November 6, 1980 and was referred to the Committee on Ordinances.

A field inspection revealed that a two story brick building in good condition, housing the jewelry manufacture, is located on Lot 487 at the easterly corner of Temple and Public Streets. Adja-cent to the manufacture, parking facilities for the industrial use are provided on Lot 320 at the corner of Public and Eddy Streets and on Lot 56 fronting Temple Street.

The area in question is located adjacent to the existing M-1 Zone within its city block. The present uses in this entire block are industrial uses except two samll houses. One is vacant in dilapidated condition and the other one is in good condition. The existing non-conforming industrial uses in this block were granted by the Zoning Board fifteen (15) years ago. From a planning point of view it is desirable to rezone the entire block to M-1.

Following is a list of existing industrial uses within the block which includes the lots in question:

- 226 Public St. - Dieges & Clust Jewelry Manufacturing (Petitioner)
- 775 Eddy St. - Improved Laminated Metals Co., Sheet, Wire & Tubing
- 793 Eddy St. - Dansal Jewelry Corp.
- 795 Eddy St. - Star Art Jewelry Co.
- 797 Eddy St. - Olean's Fire & Supply Equip. Service
- 21 Potters Ave- Rego's General Woodworking

Therefore, it is recommended by the Department of Planning and Urban Development that while the Commission has no objection to the re-zoning petiton as proposed, it would be prudent to re-zone the entire block which includes the lots in question, from its present R-3 and C-4 to M-1 Zone.

Zoning Change Owners
(Public Street)

Plat 46

lots 540 Frederick A Bellows & wif. Gloria
2500 Geo Washington way, Richland, wa ⁹⁹³⁵²

502 Robert M. Robertson & wif. Pauline
42 Hilton St., Providence, R.I. 02905

499 Julia Robinson
258 Rhodes Street, Prov. R.I.

490 Roman Catholic Bishop of Prov. R.I.

282 Same

285 Arthur Lawrence & Ruby Lawrence
243 Rhodes St, Prov, R.I. 02905

286 Truth

290 James Apatian
200 Smith St. Prov, R.I. 02908

291 Walter Guy EST
224 Rhodes St. Prov. R.I. 02905

292 Beverly Shecton & Harry Shecton
238 Garden City dr. Cranston, R.I. 02920

492 Monica Investment Co.
731 Eddy St. Prov, R.I. 02903

289 Same

491 William L Cyr & wif. Geraldine H.
215 Public St. Prov. R.I. 02905

lots 288

"

"

287 Edward Ajostian

200 Smith St. Prov. R.I. 02908

214 Roman Catholic Bishop of Providence

284

Same

283
284

Same

281 Arvedeg Keurjian & Sadie Lovelace

247 Public St. Prov. R.I. 02905

504

"

"

539 Frederick A Bellows & wif. Gloria⁹⁹³⁵²

2500 Geo Washington way, Rickland, wa

316

City of Providence

171 Carnation Company

111 Westminster St. Prov. R.I. 02903

172

"

"

379 Leon Benton & wif. Margaret

25 Temple Ct. Prov. R.I. 02905

173 John F. Thompson & wif. Alice E.

19 Carr St. Prov. R.I. 02905

387 Howard B. Crump & wif. Alma

31 Temple St. Prov. R.I. 02905

lots 405 Ralph Rafaelian & wif. Lucia
12 Buttonwood Dr. Cranston, R.I. 02910

82 John Skouras
92 Spooner St. Warwick, R.I. 02886

1 Seymour S. Kriss & wif. Elizabeth
776 Eddy St. Prov. R.I. 02905

377 Walter S. Lysak
15 Concord St. Greenville, R.I. 02828

376 John Campinha
136 Warren Ave. East Providence, R.I. 02914

298 775 Co.
775 Eddy St. Prov. R.I. 02904

297 Same

296 Same

299 Same

562 Louis Rossi & wif. Palmira M.
716 Central Ave. Johnston, R.I. 02919

560 Same

543 Same

378 775 Co.
775 Eddy St. Prov. R.I. 02904

lots 388 Howard B. Crump & wif. Alma
31 Temple St. Prov. R. I. 02905
318 775 Co.
775 Eddy St. Prov. R. I. 02904
235 Same
236 Same

→ 213 Samuel Goldberger EST ^{Contn MA}
c/o H H Goldberger TR, 15 ^{Contn MA} Van Rd 02021
391 775 Co.
775 Eddy St. Prov. R. I. 02904
392 Abraham Belilone
115 Hartburn Rd. Prov. R. I. 02906
395 John B. Whitstone & wif. Sussie
34 Marlborough Ave Prov. R. I. 02907
396 Same

398 Mansal Corporation
795 Eddy St. Prov. R. I. 02905
11 Ronald H. Haigle & wif. Jean E.
1281 Eddy St. Prov. R. I. 02905
401 True Holiness Church & Christ Jesus
788 1/2 Eddy St. Prov. R. I. 02905
33 Clyde Ross & wif. Marie M.
788 Eddy St. Prov. R. I. 02905
402 Ernest W. Audlet & wif. Olga H.
1 Huckleberry Cir. Warwick, R. I. 02888

LETTS, QUINN & LIGHT

ATTORNEYS AT LAW

TELEPHONE (401) 421-5650

IRA LLOYD LETTS (1889-1947)
ANDREW P QUINN (1894-1973)
FRANK LICHT
RICHARD F. CANNING
DANIEL J. MURRAY
ALAN S. FLINK
RICHARD A. LICHT
ROBERT N. HUSEBY
JOSEPH DEANGELIS
FRANK N. RAY
GEORGE R. BEANE
ASSOCIATE

1616 HOSPITAL TRUST TOWER
PROVIDENCE, R. I. 02903

March 6, 1981

Vincent J. Cirelli,
Chairman of the Ordinance Committee
c/o City Clerk's Office
Providence City Hall
Providence, Rhode Island 02903

Dear Councilman Cirelli:

This office represents Carnation Company which has a petition before the City Council to amend its zoning ordinance to change lots 56, 320 and 487 on Tax Assessor's Plat 46 to an M-1 general industrial zone. This property is located at 226 Public Street, Providence, Rhode Island. A petition was filed on October 30, 1980. I am aware that the City Council has been preoccupied with the grave financial crisis which has faced the city. Nevertheless, this petition is of importance to my client; and I would appreciate it if it would be possible to schedule the appropriate hearing in the near future.

Please have the City Clerk contact me as to the date of the proposed hearing so that I may be properly prepared and the appropriate notices can be sent out.

Thank you very much for your cooperation.

Very truly yours,

RICHARD A. LICHT

RAL:jjjs

cc: Rose Mendonca,
City Clerk

LETTS, QUINN & LIGHT

ATTORNEYS AT LAW

TELEPHONE (401) 421-5650

IRA LLOYD LETTS (1889-1947)
ANDREW P. QUINN (1894-1973)
FRANK LIGHT
RICHARD F. CANNING
DANIEL J. MURRAY
ALAN S. FLINK
RICHARD A. LIGHT
ROBERT N. HUSEBY
JOSEPH DEANGELIS
FRANK N. RAY
GEORGE R. BEANE
ASSOCIATE

1616 HOSPITAL TRUST TOWER
PROVIDENCE, R. I. 02903

March 6, 1981

Vincent J. Cirelli,
Chairman of the Ordinance Committee
c/o City Clerk's Office
Providence City Hall
Providence, Rhode Island 02903

Dear Councilman Cirelli:

This office represents Carnation Company which has a petition before the City Council to amend its zoning ordinance to change lots 56, 320 and 487 on Tax Assessor's Plat 46 to an M-1 general industrial zone. This property is located at 226 Public Street, Providence, Rhode Island. A petition was filed on October 30, 1980. I am aware that the City Council has been preoccupied with the grave financial crisis which has faced the city. Nevertheless, this petition is of importance to my client; and I would appreciate it if it would be possible to schedule the appropriate hearing in the near future.

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Very truly yours,



RICHARD A. LICHT

RAL:jjjs

cc: Rose Mendonca,
City Clerk

DEPT. OF THE CLERK
PROVIDENCE, R.I.

MAY 10 3 21 PM '81

FILED

REAL ESTATE SURVEY

226 Public Street
Providence, Rhode Island



HENRY W. COOKE CO.

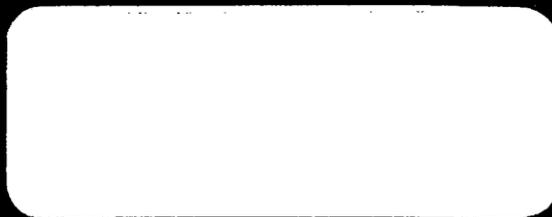
REAL ESTATE • INSURANCE • APPRAISALS

HENRY W. COOKE CO.

Established 1891
Suite 623 Hospital Trust Building
Providence, R. I. 02903
421-5350

REAL ESTATE • INSURANCE • APPRAISALS

HENRY W. COOKE CO.



REAL ESTATE SURVEY

226 Public Street
Providence, Rhode Island

Mr. Chairman, Members of the Council:

Pursuant to the request of Richard A. Licht, Attorney & Counselor at Law, I have personally inspected the real estate located at 226 Public Street, otherwise designated as Lots 56, 320 and 487 on Plat 46 of the Tax Assessor's Plats of the City of Providence, State of Rhode Island. This parcel is located on the southwesterly corner of Eddy Street and Public Street and runs through to the southeasterly corner of Temple Street and Public Street. The whole parcel consists of 43,983 square feet of land, a portion of which is zoned C-4 and the remaining portion, R-3. This property is improved with a two-story, brick and one-story, concrete block industrial complex.

The purpose of my inspection was to render an opinion as to what effect there would be to the surrounding area, if the Providence City Council granted a zoning change from the C-4 and R-3 zone to an M-1 zone.

I have examined the surrounding property as well as the subject property. Uses in the area consist of a mixture of commercial and industrial uses along Eddy Street both on the east and west sides. Public Street across from the subject, except for the corner of Eddy Street and Public Street, is essentially residential except for a day-care nursery complex and a small commercial use on Public Street. Much of the residential use in the area along Public Street has been vacated, and there is no evidence of new residential construction in the immediate area. To the rear and west of the subject is the abandoned Temple Street Elementary School. Temple Street is improved with several three-family and single-family residences and some vacant land abutting some industrial use to the East.

One of the uses directly adjacent to the subject property is a jewelry laminating manufacturing plant. It should be noted that uses on Eddy Street have in many instances become more intense over the past few years, and it must also be emphasized that a number of residential properties have been abandoned and razed in the immediate vicinity.

In view of the trend toward industrial and commercial uses in the immediate area and the characteristics of the surrounding property, it is my opinion that the proposed zoning change would not have any adverse effect on any surrounding property values nor would the market value of surrounding property suffer a loss in their market value if the zoning change were granted. The conditions and circumstances provide substantial reasons and justification for granting a zoning change. The proposed M-1 use is in character with the surrounding area and practically would be in conformity with the comprehensive land use plan based upon the trend towards industrial use in the immediate vicinity.

In my opinion the granting of this zoning change would not be inimical to the public health, safety, morals and general welfare but rather would allow a long standing industrial use, having until now operated as a legal, non-conforming use, be a permitted use and grant to the present owner the flexibility for long-term planning and alterations that would be necessary for this industry to prosper in Providence.

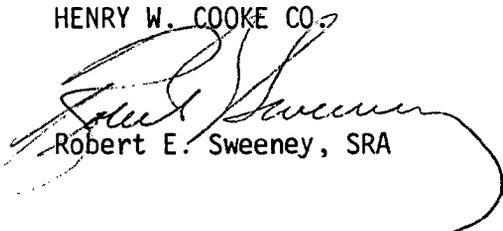
The proposal before you also, if this change is granted, would make the existing use a legally permitted use.

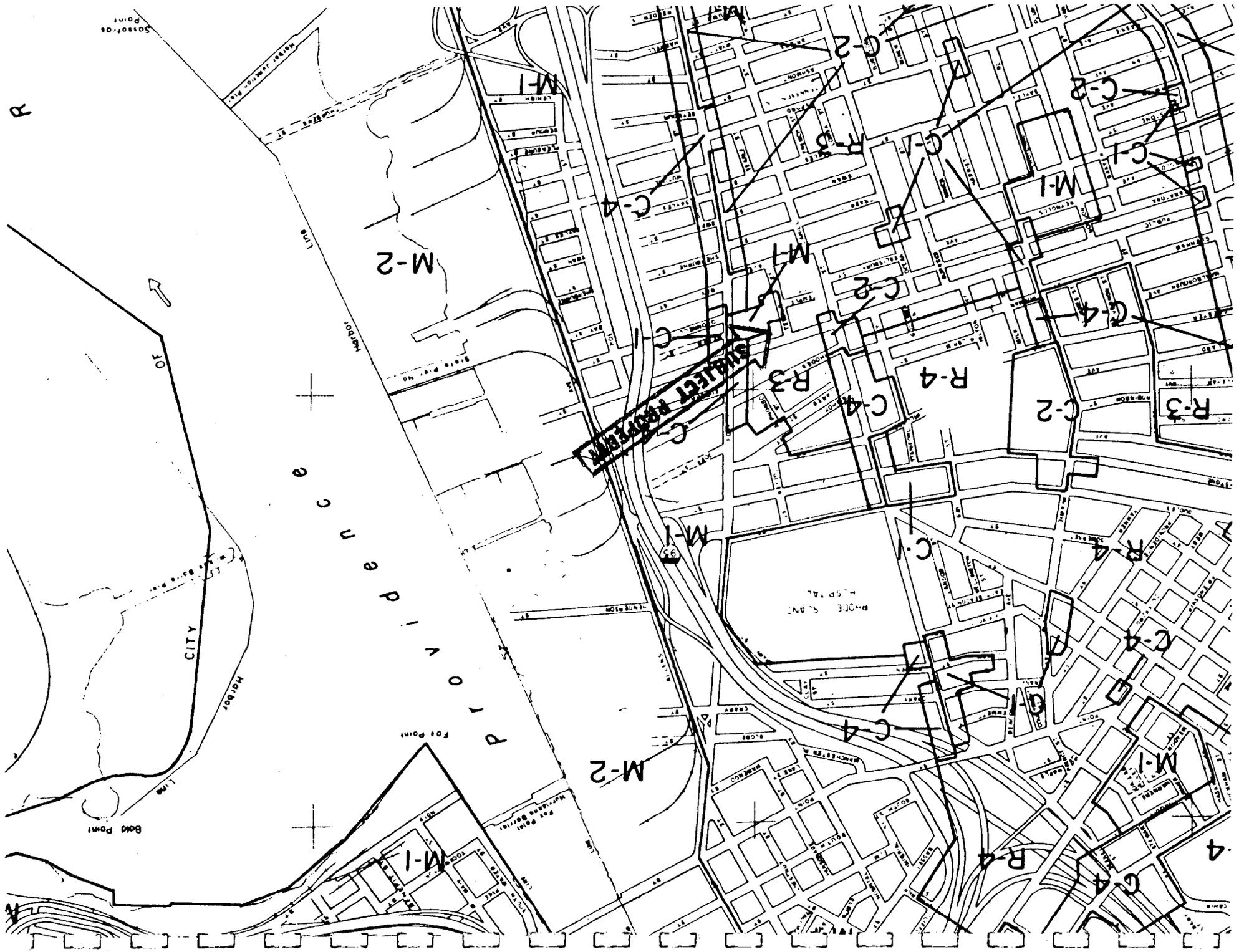
Sworn and Subscribed to before
me in the City of Providence,
State of Rhode Island, on this
13th Day of April, 1981.


Notary Public

Respectfully submitted

HENRY W. COOKE CO.


Robert E. Sweeney, SRA



1. Subject property, SW corner of Public & Eddy Streets.



2. Subject property and property opposite subject - Public Street.



3. Subject property - Temple Street frontage and nearby improvements.



4. Property opposite subject - Temple Street, Temple Street Elementary School.



5. Property abutting subject to rear - Temple Street.



6. Property abutting subject - Eddy Street looking North.



7. Property abutting subject - Eddy Street Looking South.



**QUALIFICATIONS OF ROBERT E. SWEENEY - SRA
REAL ESTATE BROKER ASSOCIATED WITH THE HENRY W. COOKE CO.
SPECIALIZING IN REAL ESTATE AND APPRAISALS SINCE 1891**

Engaged in the Real Estate business for 22 years.

Executive Vice President & Treasurer - Henry W. Cooke Co.

Licensed Real Estate Broker for the State of Rhode Island.

Licensed Real Estate Broker for the Commonwealth of Massachusetts.

Graduate of Holy Cross College with Bachelor of Science Degree in Business Administration.

Successfully completed following -

American Institute of Real Estate Appraisers Courses - University of Connecticut

Real Estate Appraisal I	-	Basic Principles, Methods & Techniques
Real Estate Appraisal II	-	Urban Properties
Real Estate Appraisal IV	-	Condemnation
Real Estate Appraisal VI	-	Capitalization Techniques

Successful completion of Industrial Real Estate Course I & Course II sponsored by the Society of Industrial Realtors.

Seminar Leader for Appraisal of Real Estate for Farmer's Home Loan Administration.

Designated SRA - Senior Residential Appraiser - International Society of Real Estate Appraisers.

Past Vice Governor - International Society of Real Estate Appraisers.

Instructor - Society of Real Estate Appraisers Course 101
Introduction to Appraising Real Property.

-Member:

Greater Providence Board of Realtors
National Association of Realtors

Past President:

Chapter #93 - International Society of Real Estate Appraisers
Greater Providence Board of Realtors

Past Director:

Rhode Island Realtors Association, Inc.

Graduate of Naval Officers Candidate School, Newport, Rhode Island

Appraisals for State of Rhode Island:

Department of Transportation
Department of Environmental Management
Department of Administration

Appraisals for:

Providence Redevelopment Agency
Pawtucket Redevelopment Agency
City of Providence - Model Cities Agency
City of Warwick
City of Pawtucket
Town of Lincoln
Town of Narragansett
Town of North Providence
Town of Lincoln, Housing Authority

Appraisals for:

Attorneys, Business & Homeowners

Fee Appraiser:

Federal Housing Administration
United State General Services Administration

Real Estate Instructor - University of Rhode Island, Division of Extension

Fundamentals of Real Estate
Principles & Practices of Real Estate
Real Estate Appraisal

Instructor - American Savings & Loan Institute - Rhode Island Chapter

Real Estate Fundamentals
Real Estate Appraisal

Qualified as Expert Witness - Zoning Ordinance Committee City Council:

Providence, East Providence, Cumberland Town Council



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Qualified as Expert Witness - Zoning Board of Review - City & Town Councils

Barrington, Johnston, Providence, East Providence, Cranston, Warwick,
Smithfield, Warren, Narragansett, North Smithfield, Tiverton, Coventry,
Lincoln, North Kingstown

Qualified as a Real Estate Expert to testify in Superior Court - State
of Rhode Island.

Past Chairman - Professional Standard Committee - Greater Providence Board
of Realtors

Negotiator on Acquisition of Real Estate for the East Side Renewal Project,
Mt. Hope Project, City of Providence.

Licensed Auctioneer - State of Rhode Island

Feasibility Study:

State of Rhode Island - Howard Development Corporation
Warwick Mall
Narragansett Race Track

Appraisals for:

Autotronics Inc.
Gulf Oil Company
Eastman Kodak Company
Eastern Airlines Incorporated
Texas Instruments Inc.
Sherwin-Williams Inc.
Rhode Island Hospital Trust National Bank
Industrial National Bank
Citizens Trust Company
People's Savings Bank & Trust Co.
New England Mutual Life Insurance Co.
Greater Providence Trust Company
Philip Morris Company
General Electric Corporation
Owens-Corning Fibreglas
British Petroleum Oil Company
Mobil Oil Company
T.I. Home Transfer Service
Getty Oil Company
Rhode Island Transit Authority
Army Corps of Engineers
Old Colony Cooperative Bank
Newport National Bank

Brown University
Standish-Johnson Co.
Reliance Standard Life Insurance
of Philadelphia
U.S. Development Corp.
St. Anthony's Church, R.I.
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