

CHAPTER 1985-72

No. 415 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF 1951, AS HERETOFORE AMENDED, BY CHANGING FROM A C-4 HEAVY COMMERCIAL ZONE TO AN M-1 GENERAL INDUSTRIAL ZONE, LOTS 19 AND 21 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 126; SAID LOTS BEING SITUATED ALONG 345-361 RESERVOIR AVENUE.

Approved July 8, 1985

***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 amended by changing from a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone, Lots 19 and 21, as set out and delineated on City Assessor's Plat 126; said lots being situated along 345-361 Reservoir Avenue, bounded and described as follows:

Cross-Hatched Area to be changed from a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone.

Beginning at a point on the northerly line of Reservoir Avenue, said point being the northwesterly intersection of Reservoir Avenue and Pontiac Avenue;

Thence generally westerly along the northerly street line of Reservoir Avenue to a T.P. of curve at Ramp Entrance to Route 10;

Thence making a curve to the right and running along the easterly line of Ramp "L" to the southeasterly corner of Lot 416 on City of Providence Assessor's Plat 126;

Thence generally northwesterly along the easterly line of Lot 416 to the Northeasterly corner of Lot 416 on City of Providence Assessor's Plat 126;

Thence easterly to the southwesterly corner of Lot 19 on City of Providence Assessor's Plat 126;

Thence northeasterly to the northwesterly corner of Lot 19 on City of Providence Assessor's Plat 126;

Thence easterly along the zoning division line to an angle in the northerly lot line of Lot 21 on City of Providence Assessor's Plat 126;

Thence northeasterly along the zoning division line to the northwesterly corner of Lot 21 on City of Providence Assessor's Plat 126;

No.

**CHAPTER**

**AN ORDINANCE**

Thence easterly along the northerly lot line of Lot 21 to the northwesterly corner of Lot 22;

Thence southerly along the westerly lot line of Lot 22 to the southwest corner of Lot 22;

Thence easterly along the southerly lot line of Lot 22 to the westerly line of Pontiac Avenue;

Thence southerly along the westerly street line of Pontiac Avenue to the northwesterly intersection of Pontiac Avenue and Reservoir Avenue, said point being point and place of beginning.

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

IN CITY COUNCIL  
JUN 20 1985  
FIRST READING  
READ AND PASSED, *as amended*

*Rose M Mendonca* CLERK

IN CITY COUNCIL  
JUL 3 1985

FINAL READING  
READ AND PASSED

*Richard W. G. ...*  
PRESIDENT

*Rose M Mendonca*  
CLERK

APPROVED  
JUL 8 1985  
*[Signature]*  
MAYOR

THE COMMITTEE ON  
ORDINANCES

Approves Passage of  
The Within Resolution

*Geo W. Maxwell*  
~~Chairman~~

*June 3, 1955*

COUNCIL  
IN CITY

READ AND PASSED  
AT THE

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
CLERK

3

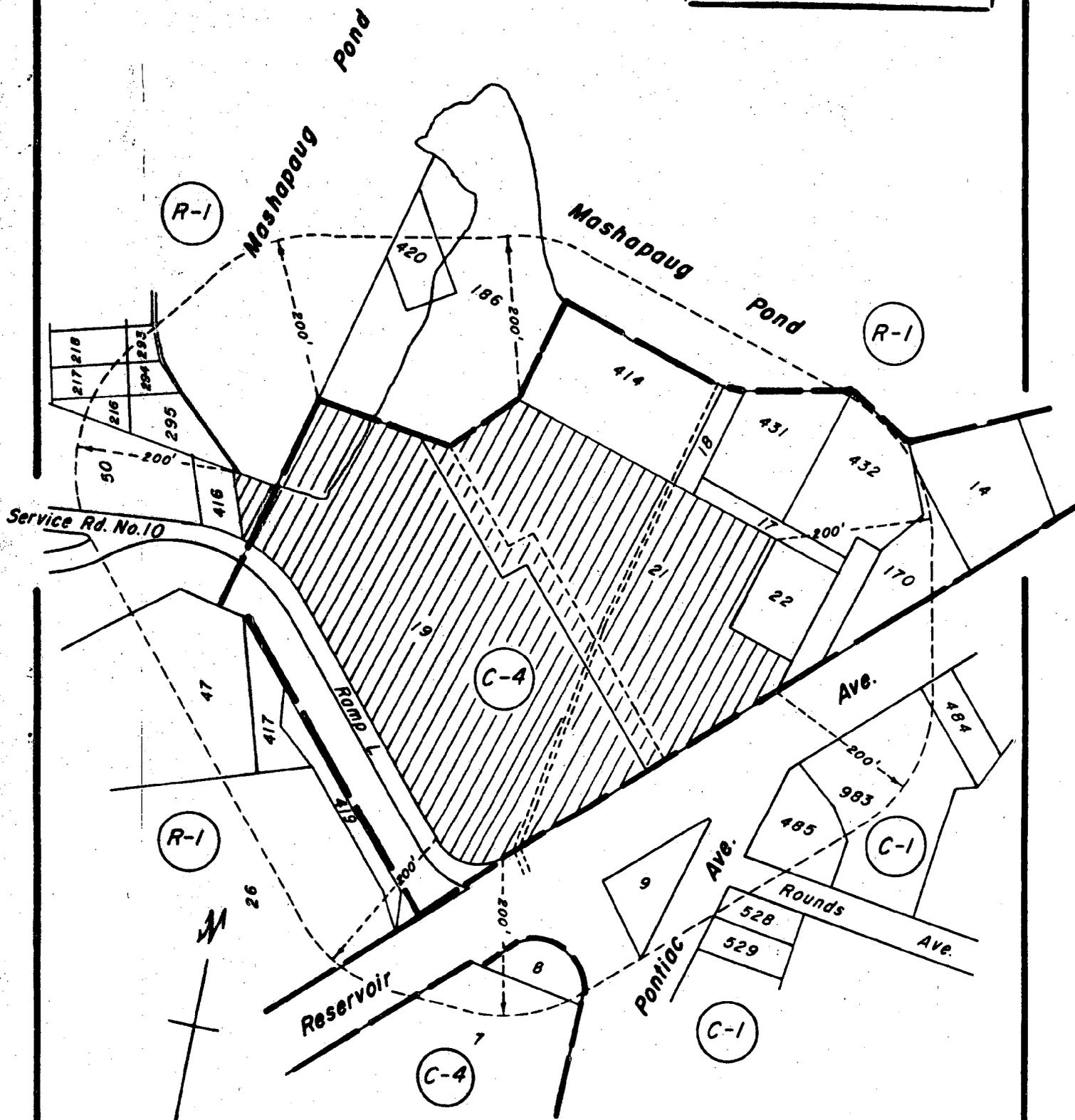
Charter 1985-72  
No. 415

Approved July 8, 1985

### Zoning Change No. 295

Cross-Hatched Area To Be Changed  
From A C-4 Heavy Commercial Zone  
To An M-1 General Industrial Zone.

PROVIDENCE R
Public Works Dept. ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date <u>April 1, 1985</u>



CITY OF PROVIDENCE, R.I.
Public Works Dept. - Engineering Office
Showing <u>Zoning Change No.</u>
Drawn by <u>Patruska</u> Checked by <u>L.A.M.</u>
Scale <u>Not To Scale</u> Date <u>April 1, 1985</u>
Corrected by <u>[Signature]</u> Associate Eng.
Approved <u>[Signature]</u> CHIEF ENGINEER

Lot Numbers From Assessor's Plats 61 & 126

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 consider and approve a request to change the classification of property at 345-361 Reservoir Avenue, Providence

(Plat 126/Lot 19; Plat 126/Lot 21; ~~Plat 126/Lot 414~~) omit ABD

C-4  
ABD from an existing ~~C-2~~ General Commercial Zone to an M-1 General Industrial Zone. C-4, AS AMENDED

The purpose of this request is to accomodate a change of use of this property from a 5-unit retail shopping plaza to a 6-unit light manufacturing/industrial project to be identified as the PROVIDENCE TECHNOLOGY PLAZA.

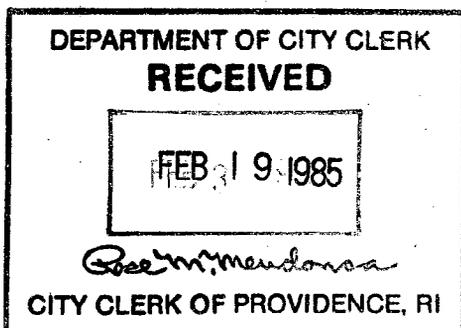
Precedent for manufacturing in this area does exist. The property has adequate utilities and parking; a tenant has been identified for at least 10,000 square feet, in one unit; and the Reservoir "Triangle" area would be enhanced by the improvement and maintance of this property. The added advantage of jobs created by tenant firms is an important factor in this proposed project.

We have attached a site map and a list of property owners within the 200 ft. abutting area of the property for the purpose of assisting this petition request.

Respectfully,

*Alexander B. Daunis*

Alexander B. Daunis  
Property Owner



Pd by Ch #118  
Providence Technology Plaza  
P.O. Bx 3390 Weyland Square  
Providence, RI 02906

**FILED**

FEB 19 10 55 AM '85

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.

RECEIVED  
CITY CLERK  
FEB 20 1985

IN CITY COUNCIL

MAR 7 1985  
FIRST READING

REFERRED TO COMMITTEE ON ORDINANCES

*Recommendation*  
C. LEWIS

THE COMMITTEE ON *May 15, 1985*  
ORDINANCES

Recommends *Be Continued*  
*Michael R. Clement*  
Clerk

*From the Clerk's Desk*

Property Owners Within 200 feet of PROVIDENCE TECHNOLOGY PLAZA  
(located at 345-361 Reservoir Avenue, Providence and identified  
as Plat #126/Lots 19, 21, and 414).

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Plat #126/Lot	7	Calart Associates, 400 Reservoir Avenue Providence, RI 02907
	8	Narragansett Bay Water Quality Commission 57 Eddy Street, Providence, RI 02903
	9	Mo Realty Inc., 322 Reservoir Avenue Providence, RI 02907
	14	A. Louis Mariorenzi, 173 Buttonwoods Drive Cranston, RI 02920
	22	A & E Realty Inc., 19 Pontiac Avenue Providence, RI 02907
	26	Congregation Sons of Israel & David
	47	Part of Freeway, i.e. Route 10
	50	Congregation Sons of Israel & David
	56	Congregation Sons of Israel & David
	57	Congregation Sons of Israel & David
	170	A. Louis Mariorenzi, 173 Buttonwoods Drive Cranston, RI 02920
	186	Wm. H. Garvin, 373 Reservoir Avenue Providence, RI 02907
	216	John J. Mickus, 66 Labon Street Providence, RI 02909
	217	John J. Mickus
	218	Congregation Sons of Israel & David
	219	Congregation Sons of Israel & David
	292	Congregation Sons of Israel & David
	293	Congregation Sons of Israel & David
	294	John J. Mickus
	295	John J. Mickus
	416	Congregation Sons of Israel & David
	417	Congregation Sons of Israel & David
	419	Greatrex Corporation, 220 India Street Providence, RI 02903
	420	Wm. H. Garvin, 373 Reservoir Avenue Providence, RI 02907
	431	Frank L. Wildenhain, 92 Canochet Trail Cranston, RI 02920
	432	Frank L. Wildenhain

continued...

Plat #61/Lot 483

See Way Lau - 223 Warrington Avenue  
Providence, RI 02907

484 Community Realty Inc., 97 Friendly Road  
Providence, RI 02907

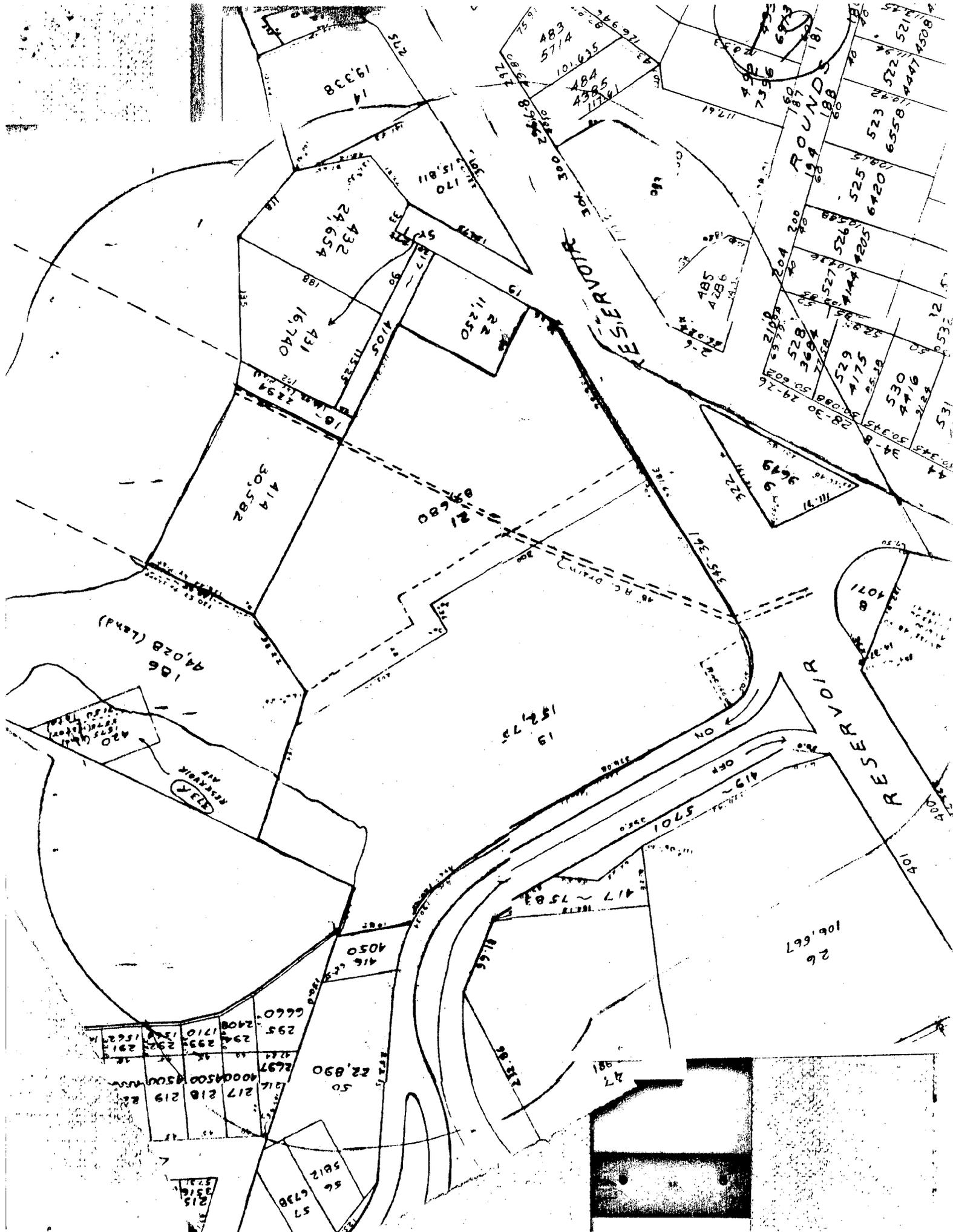
485 Community Realty Inc.

527 Rose Kevarkian, 204 Rounds Avenue  
Providence, RI 02907

528 Community Realty Inc.

529 Community Realty Inc.

983 Goluses & Company, 301 Reservoir Avenue  
Providence, RI 02907



**FILED**

FEB 19 10 55 AM '85

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: March 12, 1985

TO: Peter Granieri, Director of Public Works

SUBJECT: RESERVOIR AVENUE, ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

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

*Michael R. Clement*  
Michael R. Clement,

First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: March 12, 1985

TO: Stanley Bernstein, Deputy Director, Planning and Urban Development

SUBJECT: RESERVOIR AVENUE, ZONING CHANGE

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*  
Michael R. Clement,

First Deputy City Clerk



PROVIDENCE  
TECHNOLOGY  
P L A Z A



353-361 Reservoir Avenue  
Providence, RI 02907  
401/942/8862

Mailing Address  
P.O. Box 3390  
Wayland Station  
Providence, RI 02906

March 28, 1985

Honorable City Council  
City of Providence  
City Hall  
Providence, RI 02903

Dear Council Members:

We wish to request an amendment to our request for a zoning change currently before you. The property under consideration is located at 345-361 Reservoir Avenue, Providence and includes three parcels: Plat 126, Lot #19, Plat 126, Lot #21, and Plat 126/Lot #414.

Our original petition, presented to you on March 7, 1985 requests a change in the classification of zone from General Commercial Zone (C-4) to General Industrial (M-1). The purpose of this request is to accomodate a change of use of this property to allow light manufacturing firms to locate in the renovated plaza.

After considering our future development plans for this property, and in view of the strong support we have enjoyed from the neighborhood and the Reservoir Triangle Association, we would like to request that Lot #414 be excluded from this zone change petition. We would prefer to leave Lot #414 under the current zone classification and work with the Reservoir Triangle Association as to the future use and maintainence of this area of our property for the best protection and enjoyment of Mashapaug Pond.

Sincerely,

Alexander B. Daunis

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: April 2, 1985

TO: Peter P. Granieri, Director of Public Works

SUBJECT: ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached are copies of the subject matter, which I referred to you on March 12, 1985, since then there have been some amendments to the subject zoning change, which is self-explanatory.

Therefore I would request that a new study be made.

First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: April 2, 1985

TO: George Turlo, Department of Planning and Urban Development

SUBJECT: ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached are copies of the subject matter, which I referred to you on March 12, 1985, since then there have been some amendments to the subject zoning change, which is self-explanatory.

Therefore I would request that a new study be made.

First Deputy City Clerk

zoning change

345-361 Reservoir Ave. to be changed from a C-4  
 Heavy Commercial zone to an M-1 General Industrial  
 zone.

Plat 126  
 Lot

19 Standish Barnes Co  
 225 Newman Ave, Rumford, R.I. 02916

21 Same

414 Same

14 A. Louis Mariorenzi  
 173 Brettonwoods Dr., Cranston, R.I. 02920

170 Same

432 Frank L. Wildenkais  
 92 Conconchet Trail, Cranston, R.I. 02920

431 Same

17 Same

22 A + C Realty, Inc  
 19 Pontiac Avenue, Prov. R.I. 02907

7 Calart Associates, 400 Reservoir Ave, Prov. R.I. <sup>02907</sup>

8 Narr. Bay Water Quality Mon. District Comm.  
 57 Eddy St. 02903

9 Mo Realty, Inc.  
 322 Reservoir Ave, Prov. R.I. 02907

184 William H. Garvin  
 373 Reservoir Ave, Prov. R.I. 02907

420 Same

Plat 126

Lot 18 City of Providence

- 26 Congregation Sons of Israel + David
- 47 Same
- 419 Greater Corp.  
220 India Street, Prov. R.I. 02903
- 417 Same
- 416 Same
- 50 Same
- 295 John J. Mickus  
66 Labin Street, Prov. R.I. 02909
- 294 Same
- 293 Same
- 216 John J. Mickus
- 217 Same
- 218 Congregation Sons of Israel + David

Cont.

Plat 61

Lot 484 Community Realty Inc  
97 Friendly Rd. Cranston, R.I. 02910

485 Same

529 ~~528~~

Same

528

Same

983 Goluses and Company  
310 Reservoir Ave  
Providence, R.I. 02907

PETER P. GRANIERI, JR., P.E.  
DIRECTOR OF PUBLIC WORKS



JOSEPH R. PAOLINO, JR.  
MAYOR

## DEPARTMENT OF PUBLIC WORKS

June 18, 1985

### ZONING CHANGE

Proposed Zoning Change on Reservoir Avenue and further described as being Lots 19 and 21, on City of Providence Assessor's Plat 126.

~~Cross-Hatched Area~~ to be changed from a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone.

Beginning at a point on the northerly line of Reservoir Avenue, said point being the northwesterly intersection of Reservoir Avenue and Pontiac Street;

Thence generally westerly along the northerly street line of Reservoir Avenue to a T.P. of curve at Ramp Entrance to Rt. 10;

Thence making a curve to the right and running along the easterly line of Ramp "L" to the southeasterly corner of Lot 416 on City of Providence Assessor's Plat 126;

Thence generally northwesterly along the easterly line of Lot 416 to the northeasterly corner of Lot 416 on City of Providence Assessor's Plat 126;

Thence easterly to the southwesterly corner of Lot 19 on City of Providence Assessor's Plat 126;

Thence northeasterly to the northwesterly corner of Lot 19 on City of Providence Assessor's Plat 126;

Thence easterly along the zoning division line to an angle in the northerly lot line of Lot 21 on City of Providence Assessor's Plat 126;

Thence northeasterly along the zoning division line to the northwesterly corner of Lot 21 on City of Providence Assessor's Plat 126;

June 18, 1985

Thence easterly along the northerly lot line of Lot 21 to the northwesterly corner of Lot 22;

Thence southerly along the westerly lot line of Lot 22 to the southwest corner of Lot 22;

Thence easterly along the southerly lot line of Lot 22 to the westerly line of Pontiac Street;

Thence southerly along the westerly street line of Pontiac Street to the northwesterly intersection of Pontiac Street and Reservoir Avenue, said point being point and place of beginning.

---

Robert J. Quigley  
Associate Engineer  
Street Line/City Property Section

RJQ:jlc

97 Friendly Road  
Cranston, R.I. 02910  
5/2/85

Councilman Thomas M. Blavin  
Chairman, Committee on Ordinances  
City Hall, Providence, R.I. 02903

Dear Councilman Blavin:

We received your notice of the Public Hearing on the Zoning Petition of Alexander B. Daurio for property located at 345-361 Reservoir Avenue, Providence, R.I. 02907

Unfortunately, a previous commitment shall prevent me from attending this hearing.

As an owner of several properties abutting the above property in question, we want to go on record as being in favor of the petition by Mr. Daurio for an exception to the zoning on said lots 19 and 21 on Plat 126, Reservoir Avenue, Providence, R.I. from C-4 to M-1.

Mr. Daurio is a well known and highly regarded business man in the Reservoir triangle area. He has made a conscientious effort to keep our neighborhood informed and involved in the development of this property, the Providence Technology Plaza.

We encourage your committee and the entire Council to approve this Zoning Petition request.

Sincerely,  
COMMUNITY REALTY, INC.  
  
John S. Maciel  
Treasurer.

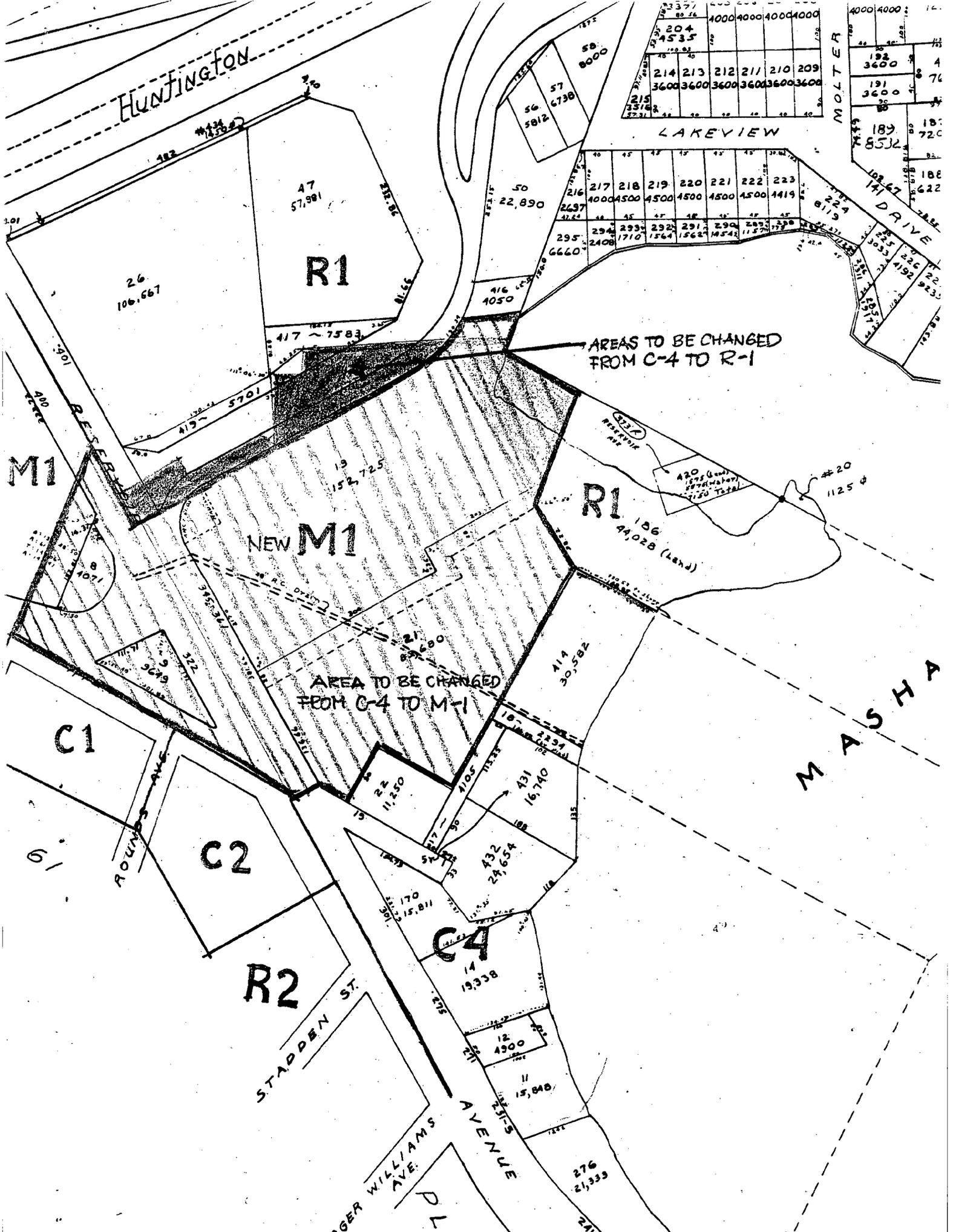
HUNTINGTON

204	213	212	211	210	209
4535	3600	3600	3600	3600	3600
215	216	217	218	219	220
3514	2408	1710	1564	1562	1542

LAKEVIEW

192	191	189
3600	3600	8532
187	188	189
72C	72C	72C

MOLTER DRIVE



AREAS TO BE CHANGED FROM C-4 TO R-1

AREA TO BE CHANGED FROM C-4 TO M-1

M1

NEW M1

R1

C1

C2

C4

R2

MASHA

STADDEN ST.

WILLIAMS AVE.

AVENUE



# The City Plan Commission

40 FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

April 17, 1985

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

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2145 - Zone Change from C-4 to M-1 at  
345-361 Reservoir Ave., Lot 19, 21, 8, 9 and Portion  
of Lot 7 on A.P. 126

Gentlemen:

The City Plan Commission, at its April 10, 1985 regular monthly meeting reviewed and evaluated the subject referral from your Committee.

The petitioner is Mr. Alexander B. Daunis, owner of Lots 19, 21 and 414 on A.P. 126, who recently purchased the aforesaid property from the Standish & Barnes Co.

A field inspection revealed that Lot 19 contains a large paved parking lot accessible from Reservoir Avenue and two connected commercial structures: one vacant (previous Stop and Shop Supermarket) and one occupied by the Radio Shack. The Lots 21 and 414 are vacant partially overgrown with trees and bushes; on the grounds there was observed considerable accumulation of junk and garbage.

Mr. Daunis is planning renovation and expansion of the existing structures to accommodate manufacturing firms in a facility to be identified as the Providence Technology Plaza.

Lot 414 is to be developed as an open park area for the best protection and enjoyment of Mashapaug Pond.

The conceptual development plan of Mashapaug Pond designates Lot 414 as a picnic area and proposes an extension of Lakeview Drive to Reservoir Ave. This proposed extension can be incorporated in the future development plans for the area as a replacement of rights-of-way for the Providence Gas Company and for Mr. & Mrs. William Gavin (owner of Lot 186 on A.P. 126).

To accommodate the proposed change in land use for Lots 19 and 21, it is necessary to change the existing zoning from C-4 to M-1. To avoid so-called "spot zoning" it is advisable to connect an area proposed to be rezoned to the area already zoned M-1 (Calart Flowers). This can be achieved by the inclusion of an area of Lots 9, 8 and portion of Lot 7 together with the adjacent street area of Reservoir Ave. to the proposed zone change area.

Referral No. 2145 continued

To achieve consistency of zone boundaries, the existing zoning map should be amended by changing irregular shaped zone lines between existing C-4 and R-1 zones running along and over the access road from Reservoir Ave. to Route 10. The aforesaid proposed amendment should change zoning from C-4 designation to R-1 for those areas within the existing right-of-way and to establish a new zone boundary running along the southern line on Lot 19 on A.P. 126.

The Commission voted:

To recommend to the Committee on Ordinances that no objection is offered to the petition provided the Reservoir Triangle Association and the owner of Lot 186 on A.P. 126 offers no objection as well.

Sincerely,



Kathleen D. Field  
Associate Director of  
Planning

KDG/cd

**FILED**

APR 19 9 59 AM '85

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.