

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1997-72

No. 650 **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 AND AMENDED MAY 26, 1995, BY AMENDING PROVIDENCE ZONING DISTRICT MAP NUMBER 13 OF THE OFFICIAL ZONING MAP BY CHANGING ZONING DISTRICT DESIGNATION OF LOT 6 FROM R-3 TO C-2.

Approved November 17, 1997

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, and amended May 26, 1995, is hereby amended by changing the zoning district designation of Lot 6 on Providence Zoning District Map 13 (also known as 242 Meeting Street) of the Official Zoning Maps from R-3 to C-2 with the following restriction that shall be noted on said Map 13:

A. The second story and above at 242 Meeting Street shall remain residential; and

B. Notwithstanding any other provisions of the Zoning Ordinance, all C-2 uses would be prohibited for the subject parcel except for uses noted below for Use Codes 41, 42, 43, 44 and 46 :

- 41 Finance, Insurance and Real Estate Service
insurance carrier, personal credit agency; real estate agent, real estate developer, security and commodity trading service
- 42 Personal Service
apparel repair, alteration and cleaning pickup service; barber and beauty service; photographic service; shoe repair service
- 43 Limited Business Service
advertising agency; business office; credit reporting and collection service; interior designer; private employment service; research and development of related activities; watch, clock and jewelry repair service
- 44 General Business Service
news syndicate service; radio, TV, electrical, electronic and appliance repair service
- 46 Professional Service
architectural and engineering service; legal service

Section 2: This Ordinance shall take effect upon passage.

IN CITY COUNCIL

OCT 23 1997

FIRST READING
READ AND PASSED

IN CITY

NOV 6 1997

APPROVED

NOV 17 1997

MAYOR

CLERK

No.

CHAPTER

AN ORDINANCE

RECEIVED
CITY CLERK
MAY 10 1997

IN CITY COUNCIL

April 17, 1997

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Michael L. Gentry CLERK

THE COMMITTEE ON

Ordinances
Recommends *Continued*
Barbara A. Garcia Clerk

5/29/97

6/12/97

8/5/97 (per rep. C. H.)

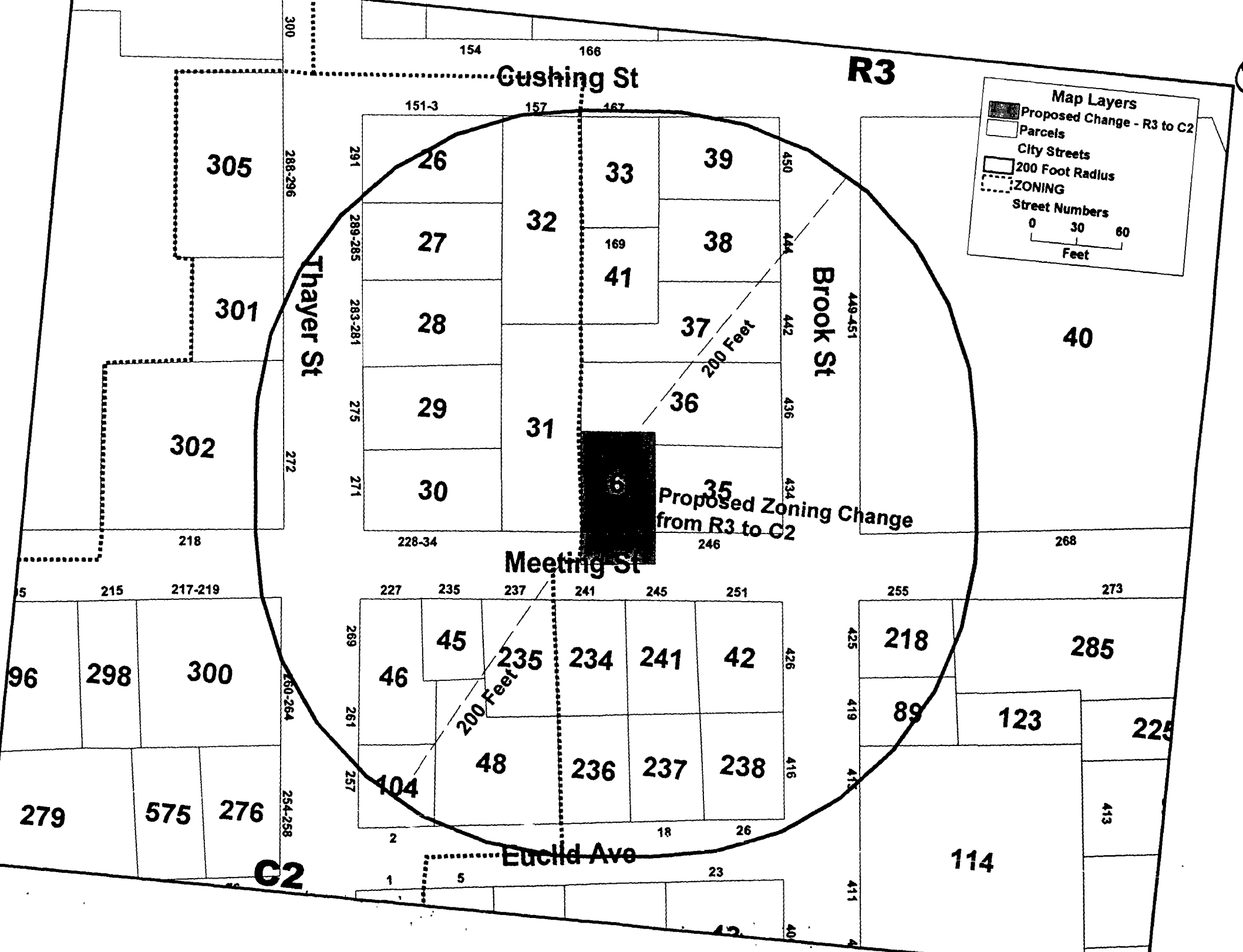
9/23/97 (C. H. Lee)

THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Barbara A. Garcia Clerk
10/7/97

From the Clerk's Desk



**Andrew & Diane Mitrelis
268 Thayer Street
Providence, Rhode Island 02906**

April 10, 1997

City Council
City Hall
Providence, RI 02903

RE: 242 Meeting Street
Plat 13 Lot 6
Zone change from R-3 to C-2

Dear Sirs:

Over the years the Thayer Street/Meeting Street area has become more and more commercialized. This lot presently has an existing two story house which is in the process of total rehabilitation. It has sufficient parking for eight cars in a stacked fashion, and we have had difficulty in renting it as a residential apartment.

Located directly next door is Meeting Street Mall which previously housed Sam Goodie's Record Store. Directly across the street is Ben & Jerry's Ice Cream, and the building further down Meeting Street and further away from Thayer Street next to Ben & Jerry's has just been given a zoning variance for commercial use.

This zone change would be in conformity with the adjacent neighborhood and we feel the best use of this premises would be for a commercial user on the first and second floor as well as the lower level. We appreciate your consideration.

Sincerely yours,


Andrew & Diane Mitrelis

**242 Meeting Street
Providence, Rhode Island 02906**

200' RADIUS

PLAT	13	
LOT	40	Brown University Prospect St. Prov. RI 02906
	218	Wheeler School
	89	216 Hope St. Prov. RI 02906
	42	Cushing Realty Co.
	238	398 Hope St. Prov. RI 02906
	241	
	235	David Schwaery & Gerald Hammel
	237	10 Euclid Ave. Prov. RI 02906
	48	
	234	
	236	Elizabeth Manchester 14 Euclid Ave. Prov. RI 02906
	104	Mary Ferrara 65 Charlesfield St. Prov. RI 02906
	46	Stonehenge Realty Inc. 256 East Shore Rd. Jamestown, RI 02835
	45	Anthony Fama & Anna 99 Birchwood Dr. Cranston, RI 02920
	38	Leung Wah Fai
	35	135 Highland Ave. Warwick, RI 02886
	36	Victoria Goshdigian Et. Als 436 Brook St. Prov. RI 02906

PLAT 13

LOT 37

Robert Ryan
27 Tamarac Rd. Westport, CT. 06880

33 Thomas H. Bates & Irene H. Bates
102 Waterman St. Prov. RI 02906

39 Thayer House Realty Trust
Jean K. Boyd
PO Box 552, Yarmouth Port, MA 02675

41 Michael Salafia & Robert
398 Hope St. Prov. RI 02906

31 Meeting Street Associates, LLC.
32 129 Dorrance St. Prov. RI 02903

26 Two Ninety One Ltd. Partnership
PO Box 81240, Wellesley Hill 02181

27 Mortgage Acquisition Associates, LLC.
PO Box 603200, Prov. RI 02906

28 Rosalie Guttin
227 Cleveland St. Pawt. RI 02860

29 Thayer Realty Trust
215 Cleveland St. Pawt. RI 02860

30 Two Seventy One Thayer St. Associates, Inc.
189 Governor St. Prov. RI 02906

6 Andrew Mitrelis
120 Church St. Cranston, RI 02920

PLAT 10

LOT 301

Marjorie Alpert
50 Exchange Terrace, Prov. RI 02903

302 Paul Anjoorian
PO Box 3301, Prov. RI 02906

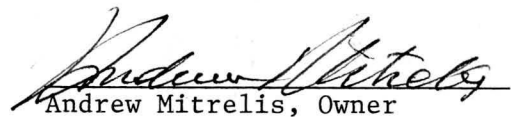
300 Earl Dulgarian
252 Thayer St. Prov. RI 02906

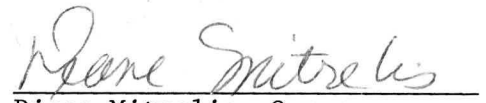
PETITION TO THE CITY COUNCIL

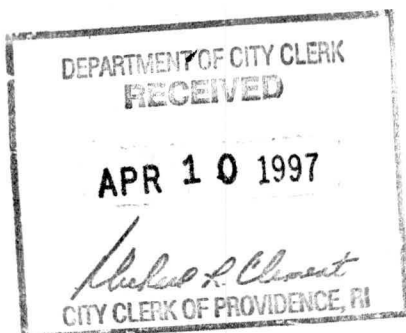
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

For a change in zoning of 242 Meeting Street, Providence, Rhode Island
Tax Assessor's Plat 13, Lot 6, from R-3 Residential zone to C-2 Commercial zone.


Andrew Mitrelis, Owner


Diane Mitrelis, Owner



*Said \$150.00
Ch. # 1066 Bank RI.
Andrew Mitrelis, 268 Thayer St, Prov, RI 02906
Church Hill Pr.
Ct. # 1066, P.I. 02920*

IN CITY COUNCIL
APR 17 1997
FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES
Michael A. Clement CLERK

THE COMMITTEE ON
Ordinances
Recommends *Continued*
Barbara C. Garcia Clerk
5/19/97
6/02/97

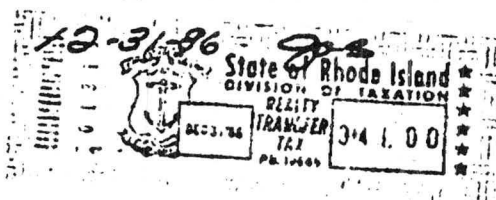
From The Clerk's Desk 8/24/97 (ed up. P.H.)
9/23/97 (P.H. Lee)

Y, EARL CHACE, of the City and County of Providence, State of
Rhode Island

- with WARRANTY COVENANTS

That certain tract or parcel of land, with all the buildings and improvements thereon, situated on the northerly side of Meeting Street in the City and County of Providence and State of Rhode Island, comprising the southerly sixty-five (65) feet in depth by the entire width of Lot No. 137 (one hundred thirty-seven) on that plat entitled "PLAT No. 2 OF THE HALSEY ESTATE IN THE CITY OF PROVIDENCE BY CUSHING & PARVUM" which plat is recorded in the office of the Recorder of Deeds in said City of Providence in Plat Book 2 at page 22 and (copy) on Plat Card 65

This conveyance is subject to taxes assessed December 31, 1984 and December 31, 1985.



~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~

my and other interest in the proposed project

Witness my hand this 3rd day of December 19 86

Earl Chace
PRINT ON TYPE: NAME OF GRANTOR

~~PRINT ON TYPE: NAME OF GRANTOR~~

State of Rhode Island, Etc.
County of Providence
In Providence on the 20th day of Dec. 1986
before me personally appeared Earl Chace

to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed.

Andrew and Diane Mitrelin
120 Churchill Road
Cranston, RI 02920

~~PRINT ON TYPE: NAME AND ADDRESS OF QUANTIFIER~~

Notary Public
My commission expires 6-26-91

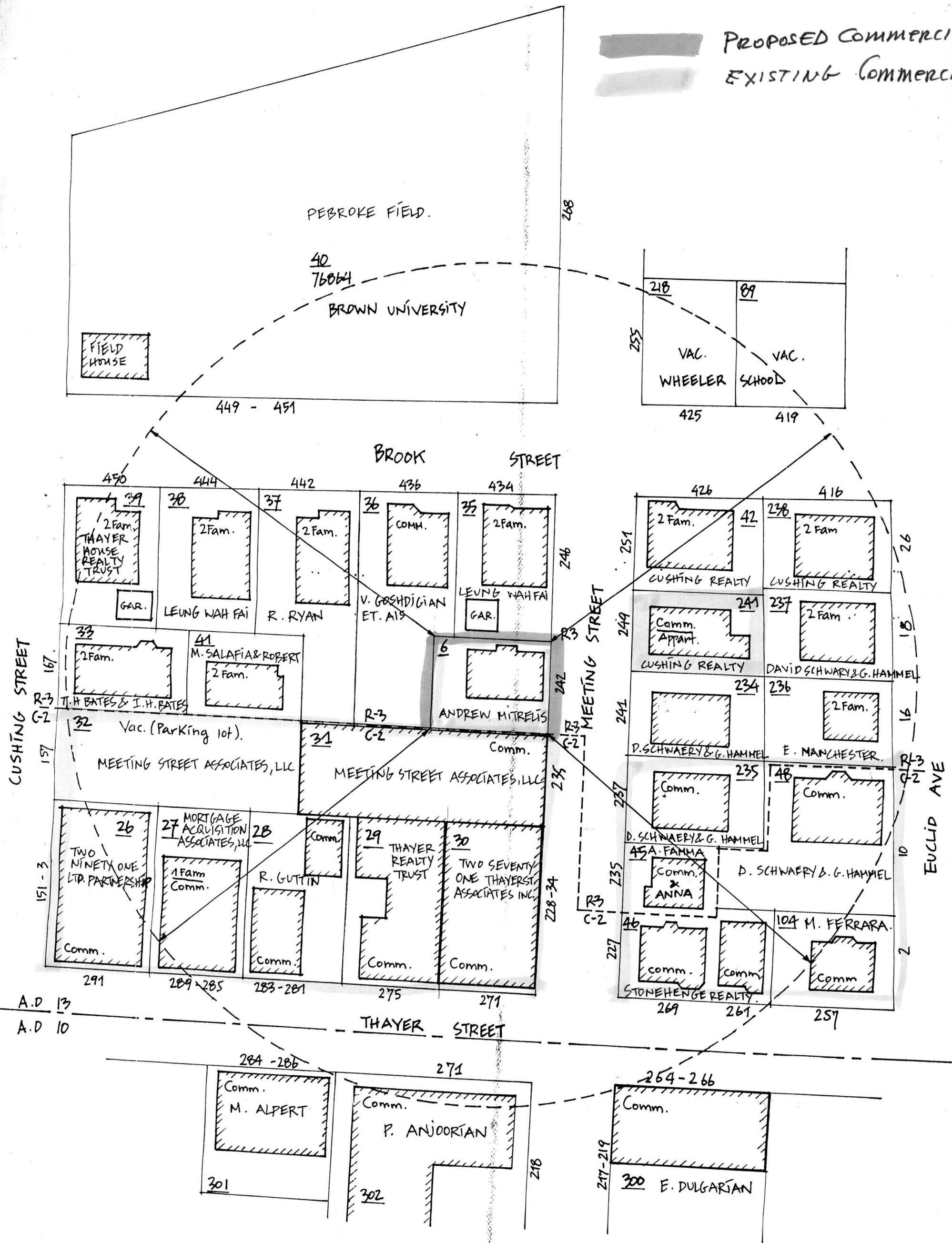
Josiah Le Grange

Received for Record at _____ o'clock 39 min 2 M
DEC 31 1906
Records of Death
Robert L. Green

200^{FT} RADIUS PLAN

242 MEETING STREET
PROVIDENCE RI
PLAT 13 LOT 6
SCALE 1" = 50'

PROPOSED COMMERCIAL
EXISTING COMMERCIAL

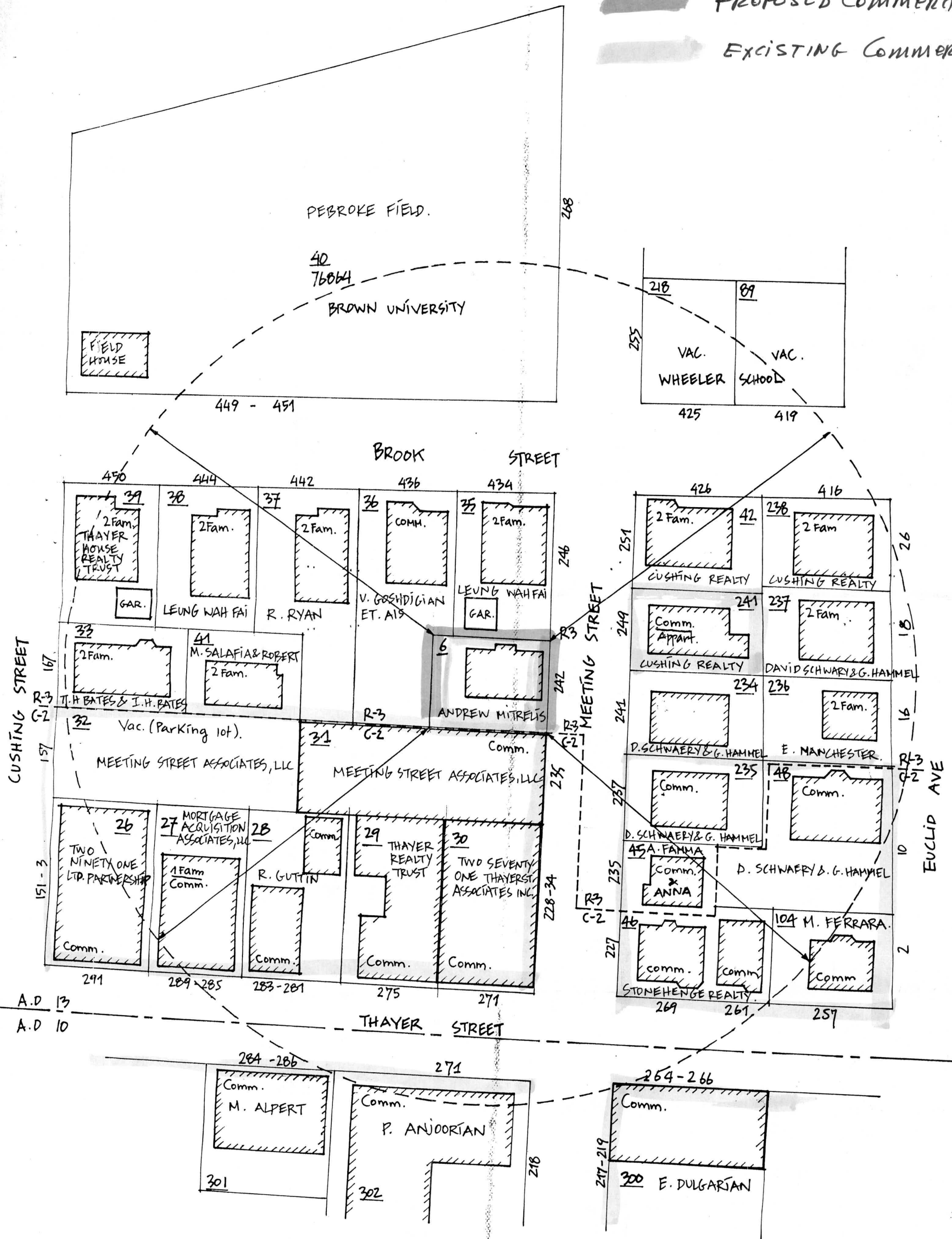


200^{FT} RADIUS PLAN

242 MEETING STREET
PROVIDENCE RI
PLAT 13 LOT 6
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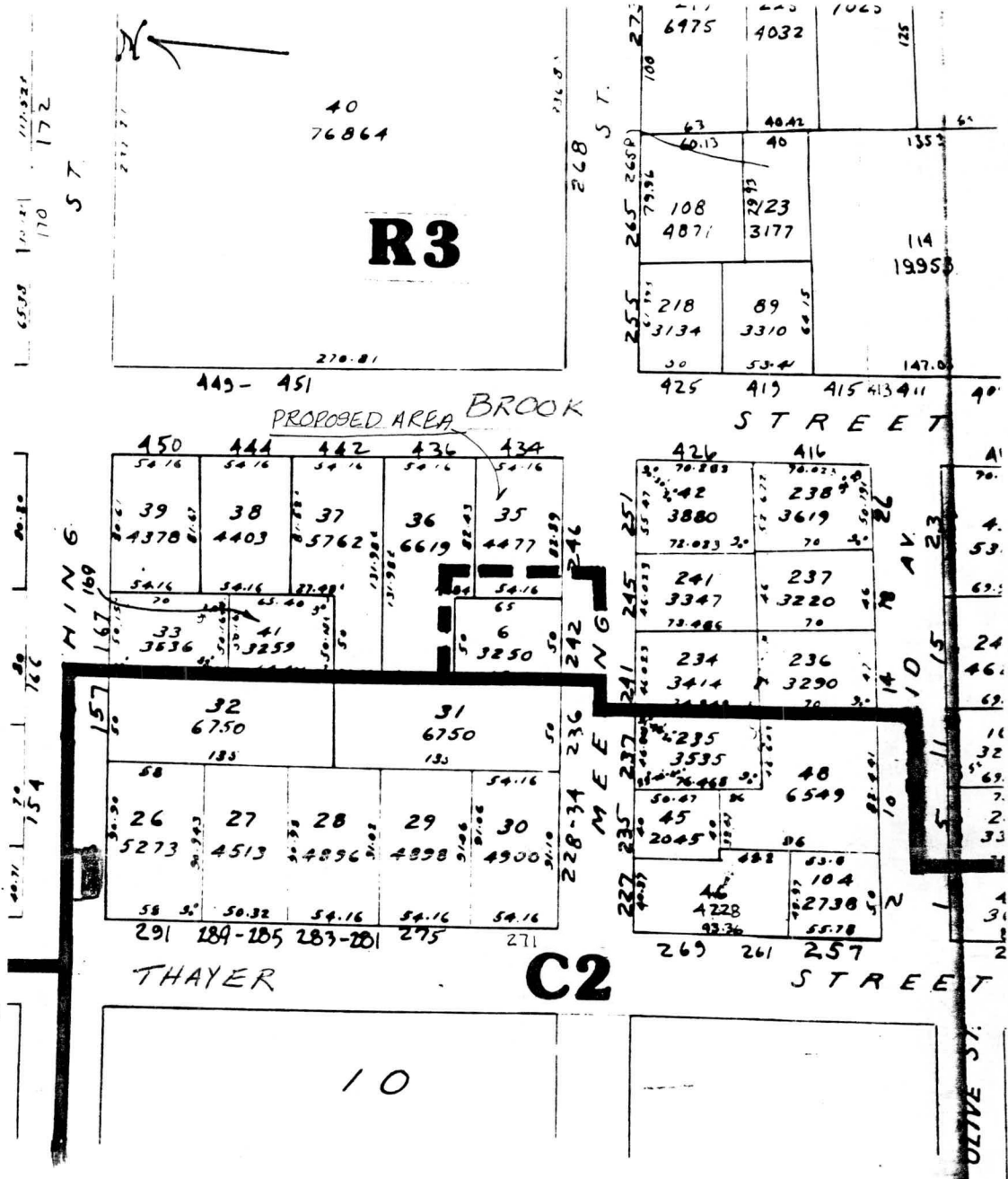


CITY PLAN COMMISSION PROVIDENCE, R. I.

Ref. No. 3108 Subject: Request for zone change from R-3 to C-2.
 Plat No. 13 Lot No. 6
 Lot Area: _____

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: _____ By: _____ Scale: _____

Mitrelis

ENTERPRISES



RESTAURANTS • FOOD SERVICE • REAL ESTATE



268 THAYER STREET, PROVIDENCE, RI 09206

ANDREW MITRELLIS, PRESIDENT

TEL: (401) 331-7879 • FAX: (401) 331-7300

PROVIDENCE
CITY CLERK

04/10/97

TOTAL 150.00

3887B1 14:49

THANK YOU

GEORGE CALCAGNI

Chair



City Clerk
VINCENT A. CIANCI, JR.

Mayor

PROVIDENCE CITY PLAN COMMISSION

"Planning the Future of Providence"

August 23, 1997

Councilwoman Rita M. Williams, Vice Chairwoman
Committee on Ordinances
City Council Office
City Hall
Providence, Rhode Island 02903

Re: Referral No. 3108 - Amendment to Section 103-Office Zoning Map by changing the zoning district designation on the Providence Zoning District Map 13, Lot 6, from R-3 Three Family to C-2 General Commercial.

Dear Councilwoman Williams:

The City Plan Commission in a Special Meeting held on July 1, 1997, reviewed and evaluated the proposed zone change from R-3 to C-2 for lot 6 located at 242 Meeting Street.

The petitioner, Mr. Andrew Mitrelis owner of lot 6 has already been before the Commission on May 20, 1997. Mr. Metrilis owns a two story residential structure that is approximately ninety years old at 242 Meeting Street. There exists parking for eight cars stacked. The Zoning Board of Review has granted partial relief by allowing residential on the second and professional office on the first floor.

The ZBR recommended Mr. Mitrelis come to the Commission for a zone change so he could utilize the lower level.

Two years ago (March 15, 1995) there was a petition to change the zoning of three lots on Meeting Street (near Mr. Mitrelis' property) to commercial use. However, the Planning Department, the City Plan Commission and the City Council compromised, amending only two lots to be re-zoned. The boundary between commercial and residential uses was drawn at the Ben and Jerry's store to prevent encroachment of further commercial activity on the east side of the Thayer Street commercial corridor.

However, the Zoning Board of Review (ZBR) granted Lot 6 partial relief by allowing residential use to continue on the second floor and professional office use on the first floor. At this time the petitioner requests a zone change so that he may utilize the lower level for retail use.

In the May 20, 1997 meeting the Commission directed staff to develop a list of light commercial uses for the first and lower level as a compromise. As a result, on July 1, 1997 the Commission voted to advise the Committee on Ordinances to approve the proposal with these stipulations.

- a. The agreed upon permitted uses as listed in the amended Staff Report are restricted to A.P. 13, Lot 6. and
- b. That the second story and above at 242 Meeting Street shall remain residential.

Regards,

A handwritten signature in black ink, appearing to read 'T. Deller', is written over a horizontal line.

Thomas E. Deller, AICP
Deputy Director

cc: A. Mitrelis, petitioner
G. Calcagni, Chair
B. Fain, President, College Hill Neighborhood Association
H. Ablett, President, Thayer Street Business Association

attachment

3108council

City Plan Commission
Department of Planning and Development
Staff Report - July 1, 1997
Amended: July 1, 1997

Re: Proposal to limit the uses for 242 Meeting Street, AP 13 Lot 6.

Background: Andrew and Diane Mitrelis, owners of the subject property, are seeking a change in zoning from R-3 to C-2. The Department staff recommended that the zone change request be denied. (Staff Report to the City Plan Commission Meeting May 20, 1997). The Commission did not act on the recommendation, but asked staff to work with the owner on a compromise position.

Staff met with Mr. Mitrelis on two occasions: June 11 and June 17, 1997.

Staff's position was that the C-2 zoning permits many commercial activities that are not compatible with that part of Meeting Street. Mr. Mitrelis is willing to limit the number of uses to achieve the following objectives:

1. The ~~second story and above~~ at 242 Meeting Street shall remain residential; and
2. Notwithstanding any other provisions of the Zoning Ordinance, all C-2 uses would be prohibited for the subject parcel except for Use Codes 41, 42, 43, 44 and 46 which would be permitted with further restrictions as noted below. Note that uses that are crossed out below are prohibited.

- 41 Finance, Insurance and Real Estate Service
~~banking and bank-related functions, credit services, savings and loan association and credit union; insurance carrier, personal credit agency; real estate agent, real estate developer, security and commodity trading service~~
- 42 Personal Service
~~apparel repair, alteration and cleaning pickup service; barber and beauty service; funeral home; massage parlor; tanning salon; photographic service; self-service laundry and drop-off cleaning service (maximum of two 60 pound dry-cleaning machines allowed); shoe repair service~~
- 43 Limited Business Service
~~advertising agency; business office; credit reporting and collection service; interior designer; photocopy, duplication, mailing and stenographic service; private employment service; research and development of related activities; watch, clock and jewelry repair service~~
- 44 General Business Service
~~blue printing and copying service; building maintenance service; car washing; catering service; cleaning establishment, including on-premises dry-cleaning; news syndicate service; pawn shop; radio, TV, electrical, electronic and appliance repair service; upholstery or re-upholstery and furniture repair service; trade school for the instruction of general business service; and wholesale merchandise broker excluding wholesale storage~~

46 Professional Service

architectural and engineering service; legal service; ~~veterinarian service~~
~~excluding the boarding of animals; trade or professional school for the~~
~~instruction of professional service listed herein~~

242MeetingStreet