

Zoning Change #266

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1974-15

COMMITTEE ON ZONING
CITY OF PROVIDENCE
MAY 10 1974

No. 270 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF 1951 BY CHANGING FROM A C-2 GENERAL COMMERCIAL ZONE TO AN M-1 GENERAL INDUSTRIAL ZONE, LOTS 135, 134, 133, 136, 28, 139 AND 140, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 73; SAID LOTS BEING SITUATED ALONG THE NORTHERLY SIDE OF LESTER STREET, FROM BRIDGHAM STREET.

Approved May 8, 1974

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 a C-2 General Commercial Zone to an M-1 General Industrial Zone, Lots 135, 134, 133, 136, 28, 139 and 140, as set out and delineated on City Assessor's Plat 73; said lots being situated along the Northerly Side of Lester Street, from Bridgham Street, bounded and described as follows:

Beginning on the northerly line of Lester Street at the northwesterly intersection of Bridgham Street and Lester Street; thence westerly along the northerly line of Lester Street and the southerly lot lines of lots 135, 134 and 133 to the northeasterly intersection of Lester Street and Gilmore Street; thence generally in a northwesterly direction along the westerly line of Gilmore Street to the northwesterly corner of Lot 133; thence easterly along the northerly lines of lots 133, 134 and 135 to the westerly line of Bridgham Street and the northeasterly corner of lot 135; thence along the westerly line of Bridgham Street to the northwesterly intersection of Bridgham Street and Lester Street, said point being point and place of beginning, and further

Beginning on the northerly line of Lester Street at the northeasterly intersection of Gilmore Street and Lester Street; thence westerly along the northerly line of Lester Street and the southerly lot lines of lots 136, 139 and 140 to the southwesterly corner of lot 140; thence in a generally northwesterly direction along the westerly lot lines of lots 140 and 28 to the southerly line of Cranston Street; thence generally easterly along the southerly line of Cranston Street and the northerly lines of lots 28 and 136 to the northwesterly intersection of Cranston Street and Gilmore Street; thence generally southeasterly along the westerly line of Gilmore Street to the northeasterly intersection of Lester Street and Gilmore Street, said point being the point and place of beginning

Said change is further identified as being lots 133, 134, 135, 136, 139, 140 and 28 on City of Providence, Assessor's Plat 30.

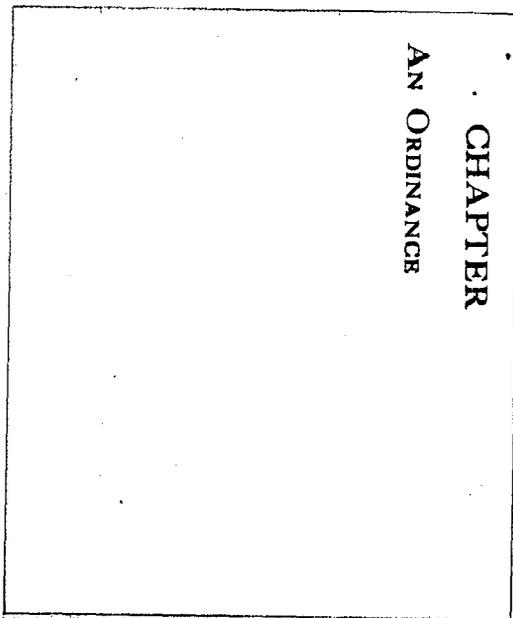
Section 2. This Ordinance shall take effect upon its passage.

CITY OF PROVIDENCE
CITY CLERK

READ AND PASS
CITY OF PROVIDENCE

No.

CHAPTER
AN ORDINANCE



THE COMMITTEE ON

Budlinson

Approves ~~Bill~~ of
The ~~Water~~ Ordinance

Vincent Cooper

April 15, 1974

APPROVED

MAYOR

Joseph A. Dowley

MAY 8 1974

IN CITY
COUNCIL

MAY 2 1974
FINAL READING
READ AND PASSED

Salvatore G. Bertini
ACTING PRESIDENT

Vincent Cooper
CLERK

IN CITY COUNCIL

APR 16 1974
FIRST READING
READ AND PASSED

Vincent Cooper
CLERK

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

2

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

to change from a C-2 General Commercial Zone to an M-1 General Industrial Zone all of lots 135, 134, 133, 136, 137, 138, 139 and 140 as set out and delineated on City Assessor's Plat 30, said lots being situated along the northerly side of Lester Street from Brigham Street.

Respectfully submitted,



Attorney for the Petitioner
Four's Enterprises Inc.
254 Cranston Street
Providence, Rhode Island

DEPARTMENT OF CITY CLERK
RECEIVED

AUG 15 1973



CITY CLERK OF PROVIDENCE, R. I.

*Pd by ch #287
Robert J. Paci*

FILED TO ORDER
FILED IN
CITY OF PROVIDENCE

By Committee
ORDINANCES
THE COMMITTEE ON

THE COMMITTEE ON

FILED

AUG 15 9 14 AM '73

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

RECEIVED
DEPARTMENT OF CITY CLERK

AUG 12 1973

James S. [unclear]

CITY CLERK OF PROVIDENCE, R.I.

IN CITY COUNCIL
FIRST READING
REFERRED TO COMMITTEE ON

Unincorporated Areas

ORDINANCES

SEP 6 1973

THE COMMITTEE ON
ORDINANCES

Recommends *Be Continued*

Rose M. [unclear]
Clerk

DEC 12 1973

THE COMMITTEE ON

Ordinances

Recommends *Be Continued*

Unincorporated Areas

March 12, 1974

From the Clerk's Desk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: August 17, 1973

TO: Director Pallozzi

SUBJECT: ZONING CHANGE-LESTER STREET

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of petition, as above noted, for study and report.

Vincent Vespa
City Clerk



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: December 13, 1973

TO: Director Pallozzi

SUBJECT: ZONING CHANGE-LESTER STREET

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of petition, as above noted, for study and report.

Rose M. Mendonca
Acting City Clerk

VINCENT PALLOZZI
DIRECTOR



JOSEPH A. DOORLEY, JR.
MAYOR

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
40 FOUNTAIN ST. • PROVIDENCE, R. I. 02903 • TEL. 401-831-6550

February 25, 1974

Committee on Ordinances
City Hall
Providence, Rhode Island 02903

SUBJECT: Referral No. 1893 - ZONING CHANGE - LESTER STREET

Gentlemen:

This petition from the Committee on Ordinances proposes to change from C-2 to M-1 Lots 135, 134, 133, 136, 139 and 140 on Assessor's Plat 30 between Cranston Street and Lester Street at Bridgham Street.

Inspection revealed that Lot 136 is occupied by an auto body repair shop; Lots 133, 134 and 135 are literally filled with junk cars. Lots 139 and 140 are vacant. The block across Cranston Street from the body shop is the site of the new Providence Health Center Inc. Building and is within the West Broadway renewal area. The land to the east of the proposed zone change is the site of the Wiggin Village housing complex.

To initiate this flagrant example of spot zoning at this location is to downgrade all attempts at renewal in the area. It is strongly recommended by this department that this petition be denied.

The Commission

VOTED: To recommend that this petition be denied.

Very truly yours,

Vincent Pallozzi
Director

VP:ee

c.c. Councilman Peter C. Moran
Councilman Lawrence E. Brown

McGEE, GIFFORD, FARRELLY & KEOUGH

ATTORNEYS AT LAW
944 HOWARD BUILDING
PROVIDENCE, RHODE ISLAND 02903

FRANK J. MCGEE
SETH K. GIFFORD
THOMAS F. FARRELLY
JOSEPH A. KEOUGH
ROBERT J. PACI
JOHN P. DRISCOLL
MILDRED W. TRACEY

521-9200
(AREA CODE 401)
SAMUEL W. WEINTRAUB
OF COUNSEL
831-1600

March 19, 1974

City Clerk
City Hall
Providence, RI 02903

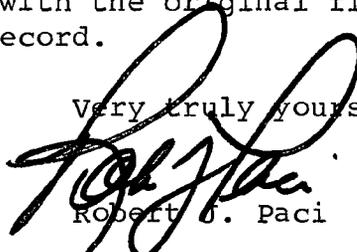
Re: Petition of Four A's
Enterprises, Inc.

Gentlemen:

Enclosed please find the original of a letter sent to Mr. Goldin and other members of the Ordinance Committee regarding the only objection to our petition for a zone change.

Please put this with the original file so it will be part of the record.

Very truly yours,



Robert J. Paci

RJP*sac
Enclosure

McGEE, GIFFORD, FARRELLY & KEOUGH

ATTORNEYS AT LAW
944 HOWARD BUILDING
PROVIDENCE, RHODE ISLAND 02903

FRANK J. MCGEE
SETH K. GIFFORD
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521-9200
(AREA CODE 401)

SAMUEL W. WEINTRAUB
OF COUNSEL
831-1600

March 6, 1974

Mr. Edward Goldin, Chairman
City Ordinance Committee
City Clerk's Office
City Hall
Providence, R. I. 02903

Re: Petition of Four A's Enterprises, Inc.

Dear Mr. Goldin:

Pursuant to my letter of January 10, 1974, to you regarding Bannister House's objection, please be advised that we have reached an agreement regarding the zone change.

Under 45-24-411 (Specific Ordinance), the City Council may in approving a zone change limit such change to one of the permitted uses in such zone. Bannister House and my clients have agreed to be limited to Article VI of Chapter 544, as amended, Industrial Zone Regulations Section 61 M-1 General Industrial Zone A. Permitted Uses 2. The following uses (c) Automobile assembling, painting, upholstering, rebuilding, reconditioning, truck repairing or overhauling, tire retreading or recapping, battery manufacture . . .

We also have further agreed to restrict the above by deleting and eliminating tire retreading or recapping, and battery manufacture; and have agreed to define truck in the above to mean light duty vehicles rather than the heavy-duty type.

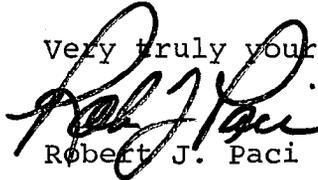
Mr. Edward Goldin, Chairman
City Ordinance Committee
Page Two
March 6, 1974

By agreeing to the above, Bannister House has withdrawn their objection which I note to you formally by their assenting signature below.

Obviously, this entire agreement is conditioned on the Ordinance Committee's favorable recommendation to the City Council to incorporate these limitations into the new, amended zoning ordinance, so they become a matter of record and notice for any subsequent owner.

If I can be of any assistance to you regarding this matter, please feel free to contact me.

Very truly yours,



Robert J. Paci

ASSENTED TO:


Bannister House

Councilman
EDWARD S. GOLDIN
824 Industrial Bank Building 02903



Committees
Ordinances
Chairman
Bicentennial Celebration
Declaration of Independence

CITY OF PROVIDENCE, RHODE ISLAND

March 26, 1974

Mr. Vincent Vespia,
City Clerk
City Hall
Providence, Rhode Island

Dear Vin:

Enclosed herewith please find zerox copy of a letter I received as Chairman of the Ordinance Committee of the City Council of the City of Providence from Attorney Robert Paci.

Would you kindly put this in the appropriate file under the petition of Four A's Enterprises, Inc. which is a pending rezoning matter already heard and awaiting decision by the Committee on ordinances.

Thank you for your co-operation.

Sincerely,

EDWARD S. GOLDIN

ESG-mr
Enc.

McGEE, GIFFORD, FARRELLY & KEOUGH

ATTORNEYS AT LAW
944 HOWARD BUILDING
PROVIDENCE, RHODE ISLAND 02903

FRANK J. MCGEE
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521-9200
(AREA CODE 401)
SAMUEL W. WEINTRAUB
OF COUNSEL
831-1600

March 6, 1974

Mr. Edward Goldin, Chairman
City Ordinance Committee
City Clerk's Office
City Hall
Providence, R. I. 02903

Re: Petition of Four A's Enterprises, Inc.

Dear Mr. Goldin:

Pursuant to my letter of January 10, 1974, to you regarding Bannister House's objection, please be advised that we have reached an agreement regarding the zone change.

Under 45-24-411 (Specific Ordinance), the City Council may in approving a zone change limit such change to one of the permitted uses in such zone. Bannister House and my clients have agreed to be limited to Article VI of Chapter 544, as amended, Industrial Zone Regulations Section 61 M-1 General Industrial Zone A. Permitted Uses 2. The following uses (c) Automobile assembling, painting, upholstering, rebuilding, reconditioning, truck repairing or overhauling, tire retreading or recapping, battery manufacture . . .

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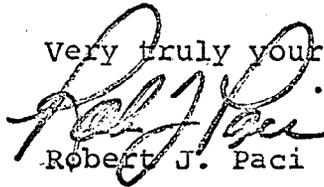
Mr. Edward Goldin, Chairman
City Ordinance Committee
Page Two
March 6, 1974

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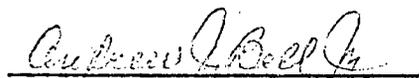
If I can be of any assistance to you regarding this matter, please feel free to contact me.

Very truly yours,



Robert J. Paci

ASSENTED TO:

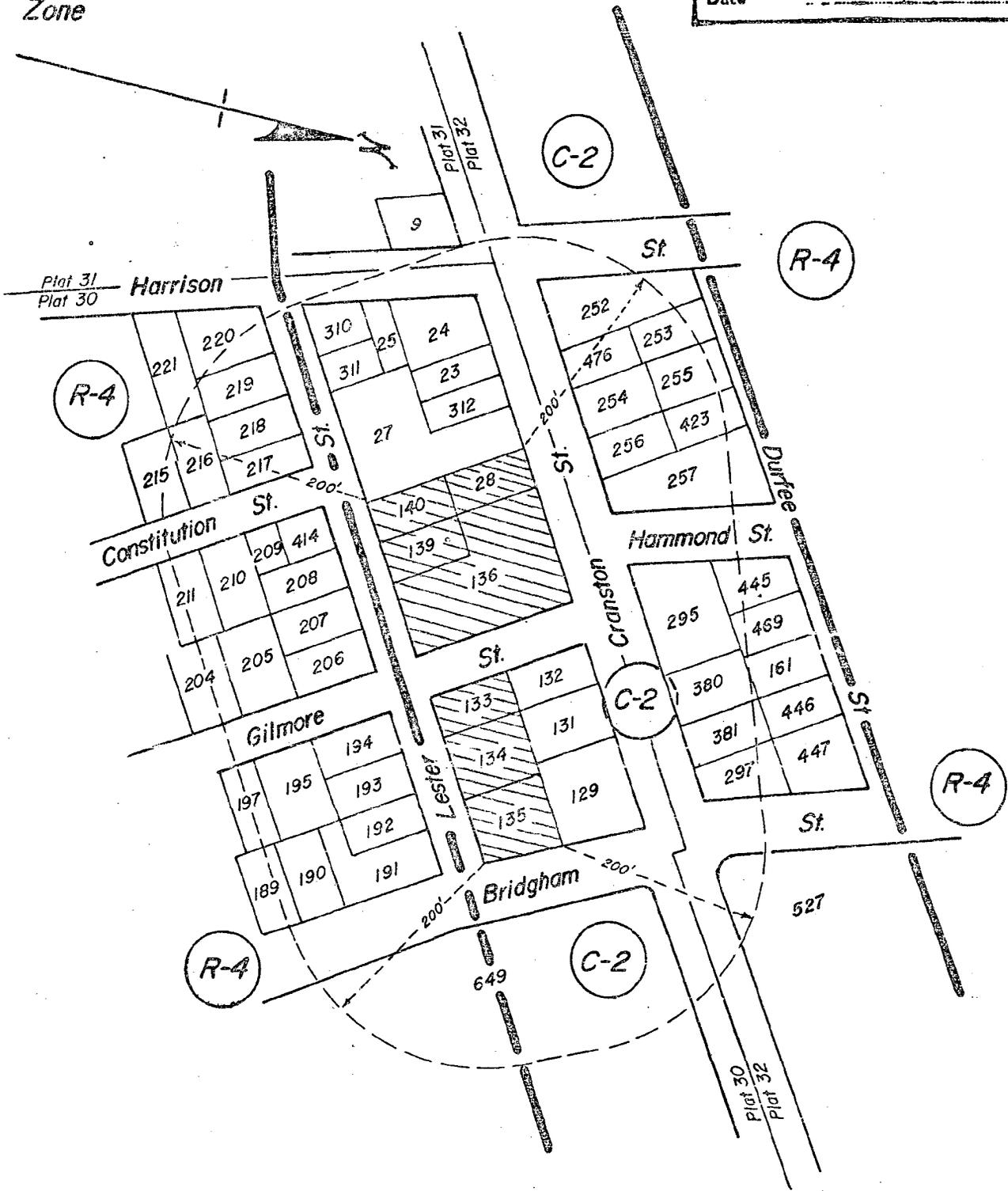


Andrew J. Bell
Bannister House

Zoning Change No.

Cross-Hatched Area To Be Changed
From A C-2 General Commercial
Zone To An M-1 General Industrial
Zone

PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date November 13, 1973



Lot Numbers From Assessor's Plats 30, 31 & 32

CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing Zoning Change No.
Drawn by J. Demis Checked by AP
Scale Not To Scale Date Nov. 13, 1973
Correct [Signature] Associate Engr.
Approved [Signature] CHIEF ENGINEER