

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 884

*zoning change
#50*

No. 435 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, APPROVED SEPTEMBER 21, 1951, AS HERETOFORE AMENDED, BY CHANGING FROM AN R-1 ONE-FAMILY ZONE TO A C-4 HEAVY COMMERCIAL ZONE THAT PORTION OF LOT 23 EXCEPTING THE WESTERLY 40-FOOT WIDTH BY THE FULL DEPTH AND THE SOUTHERLY 40-FOOT PORTION TO THE EASTERLY LINE OF LOT 26 ON SAID PLAT AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 126 NOW AN R-1 ONE-FAMILY ZONE, AND LOCATED ABOUT 200 FEET NORTH FROM RESERVOIR AVENUE.

Approved September 3, 1954

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height, and Area Regulations" is hereby amended by changing from an R-1 One-family Zone to a C-4 Heavy Commercial Zone that portion of Lot 23 excepting the westerly 40-foot width by the full depth and the southerly 40-foot portion to the easterly line of Lot 26 on said plat as set out and delineated on City Assessor's Plat 126 now an R-1 One-family Zone, and located about 200 feet north from Reservoir Avenue, bounded and described as follows:

Beginning at a point in the northerly line of Lot 23 on Assessor's Plat 126, forty (40) feet easterly from the northwesterly corner of said Lot 23; thence easterly along the said northerly line of Lot 23 to the present northwesterly boundary of the Heavy Commercial Zone (C-4); thence southwesterly along the said present northwesterly boundary of the Heavy Commercial Zone (C-4) to the southerly line of Lot 23; thence westerly along the said southerly line of Lot 23 to the northeasterly corner of Lot 26; thence northerly at right angle, forty (40) feet; thence westerly in a line forty (40) feet northerly from and parallel with the southerly line of Lot 23 to a point forty (40) feet easterly from the westerly line of said Lot 23; thence northerly in a line forty (40) feet easterly from and parallel with the said westerly line of Lot 23 to the point and place of beginning.

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

**IN CITY
COUNCIL**

AUG 5 - 1954

FIRST READING
READ AND PASSED

Deverett White
CLERK

APPROVED

SEP 3 - 1954

Walter H. Reynolds
MAYOR

**IN CITY
COUNCIL**

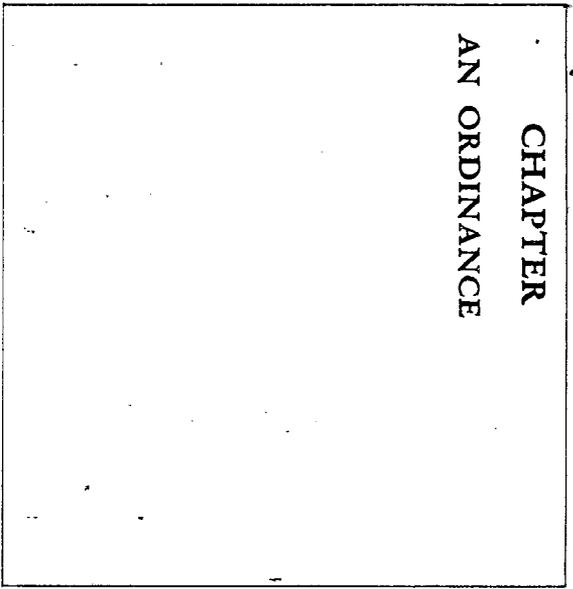
SEP 2 - 1954

FINAL READING
READ AND PASSED

Thomas A. Gung
PRESIDENT
Deverett White
CLERK

No.

CHAPTER
AN ORDINANCE



FILED

APR 29 9 30 AM '54

CITY CLERK'S OFFICE
PROVIDENCE, R. I.

**IN CITY
COUNCIL**

MAY 6 - 1954

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES
Thomas W. Stalton, CLERK

Don. Brewster

By request



Shaded part shows part of Lot #23
 now zoned R-1

THE STANDISH BARNES CO.
 507 UNION TRUST BLDG.
 PROVIDENCE, R.I.

The City of Providence — Legislative Department
CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

Providence, R. I.,.....May 7, 1954.....

TO: City Plan Commission

SUBJECT: Zoning Petition - The Standish-Barnes Company

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: Voted: to refer for study, report, and recommendation.

City Clerk

CITY COUNCIL

DATE April 29 1954

RECEIVED OF The Standish-Barnes Company

TEN AND 00/100 DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

Lot part of Lot 23 Plat 126 (Reservoir Ave.)

\$10.00

APR-29-54
0 13 9
JKS
10.00

PAID - City of Providence - James M. Gordon, City Collector

Petition of Standish-Barnes Company
200 feet northerly from Reservoir Ave.

Plat 126

Lot 23

Standish-Barnes Co.
170 Westminster St.

24

11

26 Congregation of Jesus Social & Day
Corner Newham & Broad St.

47

11

19 A J Ratelli & Sons, Inc.
170 Silver Lake Ave

21

Same as #23

22

Edw. E. J. & Anna J. Kechjian
34 Ralph St., Cross.

#3

170

Ellen E. Janison
1214 Pontiac Ave., Cross.

Plat 61

486

John L. Maize def. Mary H. J.
300 Reservoir Ave.

487 Angell Land Co
527 Howard Bldg.

488

''



City Plan Commission

~~XXXXXXXXXXXXXXXXXXXX~~
JERRY V. LORENZO RALPH MATERA

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUZI, *Vice Chairman*
HARRY PINKERSON EDWARD WINSOR

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

May 26, 1954

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: REFERRAL NO. 613 - ZONING CHANGE IN THE VICINITY OF RESERVOIR AND
NIANTIC AVENUES (OPPOSITE PONTIAC AVENUE)

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, May 25, 1954.

This referral is a request for a change in zoning from an R-1 Zone to a C-4 Zone of a portion of Lot 23 on Assessor's Plat 126 located in the vicinity of Reservoir and Niantic Avenues (opposite Pontiac Avenue). Lot 23 contains a total of 65,116 square feet of land area.

On the field trip it was found that the area in question is at present vacant and covered with vegetation and the easterly portion of Lot 23 is occupied by billboards.

This area lies within the Mashapaug Pond Redevelopment Project which has been recently moved forward in priority in the Capital Improvement Program as suggested by the Redevelopment Agency.

The protection to the cemetery and residential property lying west of the lot in question was substantially reduced when the zoning of Lot 21 was changed to a Commercial C-4 Zone in 1953. In view of this latter change,

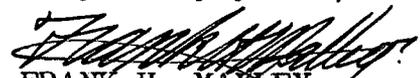
The Commission

VOTED: To recommend that the petition be denied except for the extension of the Commercial C-4 Zone on Lot 23 to the extension southerly of the westerly boundary of Lot 21, recently rezoned to Commercial C-4.

FHM:MMH

c.c. Councilman Ernest C. Monroe
Councilman Thomas L. Payne

Very truly yours,


FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION



PROVIDENCE REDEVELOPMENT AGENCY

CITY HALL PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

July 29, 1954

Mr. John F. Brock, Chairman
City Council Committee on Ordinances
City Hall
Providence 3, Rhode Island

Re: Petitions of A. F. Rotelli and Sons Inc.
and Standish-Barnes Company

Dear Mr. Brock:

The petitioners have requested a zoning change to C-4 for Assessors Lots 19 and 25 and a portion of Lot 23 in Assessors Plat 126.

The land to the west and northwest of the subject properties is zoned residential and is potentially of high value. The future development of that area is inevitable, and any commercial use to which the subject land is put and the treatment of the shore line thereof along Mashapaug Pond should complement and encourage that growth and should not be detrimental to its future value.

The Redevelopment Agency has no objection to the development of an integrated and well-landscaped shopping center on the petitioners' land along Reservoir Avenue, but there is no evidence that such a center would result if the land were to be rezoned C-4. The risk is too great that the use of a C-4 area would be detrimental to the predominantly residentially zoned neighborhood in the vicinity of the subject properties. Therefore, the Redevelopment Agency concurs in the Plan Commission's recommendations; it does not appear to be in the best interest of the City of Providence to grant the requested zoning change to C-4 at this time.

Sincerely yours,

DONALD M. GRAHAM
EXECUTIVE DIRECTOR
REDEVELOPMENT AGENCY

DMG:fb

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 885

*zoning change
54*

No. 436 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, APPROVED SEPTEMBER 21, 1951, AS HERETOFORE AMENDED, BY CHANGING FROM AN R-1 ONE-FAMILY ZONE TO A C-4 HEAVY COMMERCIAL ZONE LOT 19 EXCEPTING THE WESTERLY 40-FOOT WIDTH BY THE FULL DEPTH AND ALL OF LOT 25 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 126; SAID LOTS BEING LOCATED NORTH OF RESERVOIR AVENUE, APPROXIMATELY 175 FEET EAST OF JORDAN AVENUE.

Approved September 3, 1954

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height, and Area Regulations" by changing from an R-1 One-family Zone to a C-4 Heavy Commercial Zone Lot 19 excepting the westerly 40-foot width by the full depth and all of Lot 25 as set out and delineated on City Assessor's Plat 126; said lots being located north of Reservoir avenue, approximately 175 feet east of Jordan avenue, bounded and described as follows:

Beginning at a point in the southerly line of Lot 19 on Assessor's Plat 126, forty (40) feet easterly from the southwesterly corner of said Lot 19; thence northerly in a line forty (40) feet easterly from and parallel with the westerly line of said Lot 19 to the northerly line of said Lot 19; thence easterly along the said northerly line of Lot 19 to the angle sixty (60) feet easterly from the westerly line of said Lot 19; thence northerly along the westerly line of said Lot 19 to the southwesterly corner of Lot 186; thence easterly along the northerly line of Lot 19 to the northeasterly corner of said Lot 19; thence southerly along the easterly line of said Lot 19 to the southeasterly corner of said Lot 19; thence westerly along the southerly line of said Lot 19 to the point and place of beginning; and

Beginning at a point in the northerly line of Reservoir Avenue at the southwesterly corner of Lot 25 on Assessor's Plat 126; thence northerly along the westerly line of said Lot 25 to the northwesterly corner of said Lot 25; thence easterly along the northerly line of said Lot 25 to the northeasterly corner of said Lot 25; thence southerly along the easterly line of said Lot 25 to the northerly line of Reservoir Avenue and the southeasterly corner of said Lot 25; thence westerly along the said northerly line of Reservoir Avenue to the point and place of beginning.

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

**IN CITY
COUNCIL**

AUG 5 - 1954

FIRST READING
READ AND PASSED

Deverett Whelan
CLERK

APPROVED

SEP 3 - 1954

Walter H. Reynolds
MAYOR

**IN CITY
COUNCIL**

SEP 2 - 1954

FINAL READING
READ AND PASSED

Thomas J. Lundy
PRESIDENT
Deverett Whelan
CLERK

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petition your honorable body to amend the Zoning Map which is a part of the Zoning Ordinance of the City of Providence by changing from an R-1 one-family zone to a C-4 heavy commercial zone, lots 19 and 25 as set out and delineated on City Assessor's Plat 126, said lots being located north of Reservoir Avenue, approximately 175 feet east of Jordan Avenue.

A. J. Petelli and sons gnc
By A. J. Petelli

SECTION TO THE CITY COUNCIL

**IN CITY
COUNCIL**

MAY 6 - 1954

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Devereux Shelton CLERK

Mr. Devereux

By request

FILED
APR 15 2 52 PM '54
CITY CLERK'S OFFICE
PROVIDENCE, R.I.

CITY COUNCIL

DATE April 15, 19 54

RECEIVED OF A. F. Rotill

TEN AND 00/100

DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

Lot 19 & 25

Plat 126

\$10.00

APR-15-54
3 40
9 - JK3
1000

PAID - City of Providence - James M. Gordon, City Collector

The City of Providence — Legislative Department
CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

Providence, R. I., May 7, 1954

TO: City Plan Commission

SUBJECT: Zoning Petition - Plat 126, Lots 19 & 25 , A. F. Rotelli

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: Voted: to refer for study, report, and recommendation

City Clerk



City Plan Commission

~~JOHN H. HUNTER~~
JERRY V. LORENZO RALPH MATERA

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUZI, *Vice Chairman*
HARRY PINKERSON EDWARD WINSOR

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

May 26, 1954

Committee on Ordinances
City Hall
Providence, Rhode Island

SUBJECT: REFERRAL NO. 612 - ZONING CHANGE LOCATED NORTH OF RESERVOIR AVENUE,
APPROXIMATELY 175 FEET EAST OF JORDAN AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, May 25, 1954.

This referral is a request for a change of zoning from an R-1 Zone to a C-4 Zone of Lots 19 and 25 on Assessor's Plat 126 located in the vicinity of Reservoir and Niantic Avenues, approximately 175 feet east of Jordan Avenue, and containing a total of 66,389 square feet of land area.

Reference is made to Referral No. 572, dated January 27, 1954, in which Lots 19 and 25 on Assessor's Plat 126 were petitioned for rezoning from an R-1 Zone to an M-1 Zone. The Commission's recommendation that the petition be denied was upheld by the City Council.

On the field trip it was found that Lot 25, fronting on Reservoir Avenue, is at present occupied by a florist and Lot 19 is occupied by the Rhode Island Ice Company. It was noticed that the garages on the property are presently being dismantled. To the north of the area lies a large lot occupied only by a small dog pound.

Consideration should be given to the future needs and the development of the land lying to the west of the area in question, and this area should be appropriately protected from the adverse influence of undesirable land uses. Such areas have been prevented from reaching full usefulness by the establishing of

May 26, 1954

unsuitable and inconsistent land uses either within or adjacent to undeveloped areas. Furthermore, the extension of the C-4 Zone to the westerly edge of the pond will prevent the establishing of a buffer as visualized by the City Plan Commission and the Redevelopment Agency in the proposed Redevelopment Project for the Mashapaug Pond area. Therefore,

The Commission

VOTED: To recommend that this area remain in an R-1 Zone for possible future residential or recreational use.

Very truly yours,



FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

c.c. Councilman Ernest C. Monroe
Councilman Thomas L. Payne

July 23, 1954

Mr. Donald M. Graham
Executive Director
Providence Redevelopment Agency
City Hall
Providence, Rhode Island

Dear Don:

This is to confirm our conversation of yesterday wherein the Committee on Ordinances directed you to report as to the Agency's position concerning the Petitions of the Standish-Barnes Company and A. F. Rotelli and Sons, Inc.; copies of which are attached.

Very truly yours,

Vincent Vespia,
Deputy City Clerk.

VV:eef

Petition of A. F. Rotelli & Sons, Inc.

Plat 126

Lots 19 & 25

19 Walter B Chaffee
1103 So Broadway, Eau Claire

25 " " "
A. F. Rotelli & Sons, Inc.
170 Sunset Lake Ave.

47 Congregation of the Sons of David & David
Corner Glenhurst & Broad St

50 " " "

295 John J. Wickens & Vera B. Jr
106 Cowden St, Central Falls

186 Wm. H. Harverson
16 Lenwood Ave

18 City of Eau Claire
Bd of Park Comm., Regent Woods Park

21 The Standard-Bureau Co.
170 Westminster St., Rm. 57

23 " " "

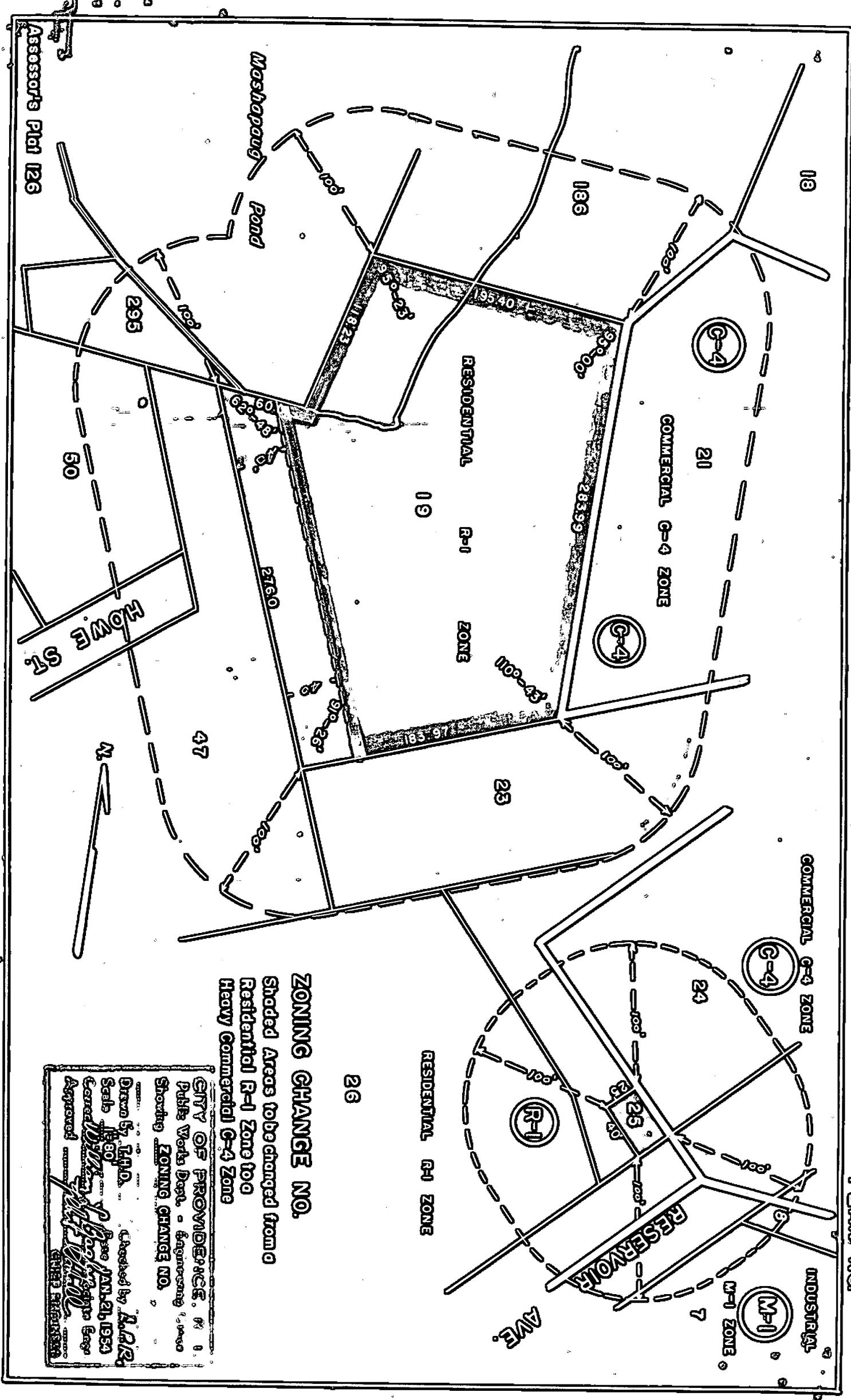
24 " " "

26. Congregational Church of Israel & David
same as #47

27. Michele D. Agnello
Calif. Artificial Flower Co.
1621 Broadway St.

28. City of Prov.
Health Dept., Chas. J. McElroy
Dir. of Publ. Wks.

Carroll Murrell & Payne



ZONING CHANGE NO.
 Shaded Areas to be changed from
 Residential R-1 Zone to
 Heavy Commercial C-4 Zone

CITY OF PROVIDENCE, R. I.
 Public Works Dept. - Engineering Bureau
 Showing ZONING CHANGE NO.
 Drawn by T.M.D. Checked by A.M.R.
 Scale 1"=80' Date JAN. 21, 1934
 Corrected by [Signature] Approved by [Signature]
 (1113) ENGINEER

