

## PETITION TO THE CITY COUNCIL

November 2, 1988

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

D. N. Development Management Corp. requests the zoning of American Baptist Church property located at 720-730 Hope Street, Providence, RI 02906 Assessor's Plat 6 Lot 317 to be changed from "Church" status to C-2 General Commercial.

*David Newman Pres*  
David Newman, Presidnet

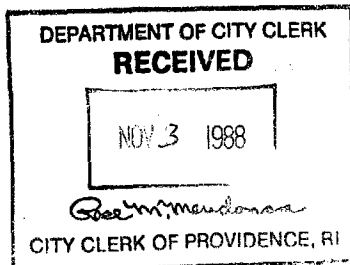
49 NORTH AVE.  
PROVIDENCE, RI 02906  
521-1112

IN CITY COUNCIL

JUN 1 1989

READ AND DENIED

*Joe M. Mendonca* CLERK



Pd by ch. # 877 amt \$ 150.00  
*David Newman*

FILED

Nov 3 11 15 AM '88

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.

IN CITY COUNCIL  
NOV 17 1988

FIRST READING  
REFERRED TO COMMITTEE ON

ORDINANCES

*James M. Mendon* CLERK

IN CITY COUNCIL  
THE COMMITTEE ON  
ORDINANCES

RECOMMENDS

*May 1, 1989*

*Be Continued*  
*Michael R. Clement*  
Clerk

IN CITY COUNCIL  
THE COMMITTEE ON  
ORDINANCES

RECOMMENDS

*Denial*

*James M. Mendon*  
Clerk  
*May 15, 1989*

*From the Clerk's Desk*

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

**DATE:** November 22, 1988  
**TO:** B. James Suzman, Dir. of Public Works  
**SUBJECT:** Zoning Change - 720-730 Hope Street  
**CONSIDERED BY:** Committee on Ordinances  
**DISPOSITION:**

Attached is a copy of the subject petition for your study and report back in writing to the above-named committee, along with a tracing of the area and a list of abutting property owners.

First Deputy

City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

**DATE:** November 22, 1988  
**TO:** Kathleen D. Field, Assoc. Dir. of Planning  
**SUBJECT:** Zoning Change - 720-730 Hope Street  
**CONSIDERED BY:** Committee on Ordinances  
**DISPOSITION:**

Attached is a copy of the subject petition for your study and report back in writing, as soon as practical.

First Deputy

City Clerk

B. JAMES SUZMAN  
DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

## Department of Public Works

*"Building Pride In Providence"*

December 2, 1988

Mr. Michael R. Clement  
First Deputy City Clerk  
City Hall  
Prov., R.I. 02908

Re: Zoning Change  
720-730 Hope Street

Dear Mr. Clement:

The Department of Public Works has no objection to the above-captioned Zoning Change as noted on Providence, R.I., P.W. Dept. - Engineering Office, City Property Section, Plan no. 064437, dated 12/2/1988.

It is noted that the shaded area to be changed will be changed from an R-2 - Two Family Zone to a C-2 General Commercial Zone.

If we can further assist you in this matter, please advise.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Anthony G. Stanzione, Jr.".

Anthony G. Stanzione, Jr., P.E.  
City Engineer

AGS

CC: BJS  
AGS/file

City of Providence



Rhode Island

Department of City Clerk

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DATE: November 22, 1988  
TO: B. James Suzman, Dir. of Public Works  
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DISPOSITION:

Attached is a copy of the subject petition for your study and report back in writing to the above-named committee, along with a tracing of the area and a list of abutting property owners.

*Richard R. Clement*  
First Deputy City Clerk

CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

November 2, 1988

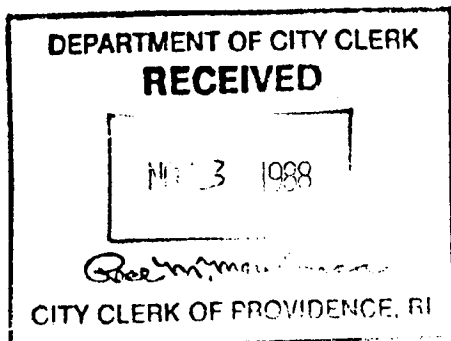
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

D. N. Development Management Corp. requests the zoning of American Baptist  
Church property located at 720-730 Hope Street, Providence, RI 02906  
Assessor's Plat 6 Lot 317 to be changed from "Church" status to C-2  
General Commercial.

David Newman Pres.  
David Newman, President

49 NORTH DVE.  
PROVIDENCE, RI 02906  
521-1112



Pd by ch. # 877 amt \$ 150.00  
David Newman



## The City Plan Commission

44 WASHINGTON STREET

PROVIDENCE, RHODE ISLAND 02903

December 28, 1988

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

Attention: Rose M. Mendonca, City Clerk

Re: Referral No. 2285 - Zoning change from R-2 to C-2 for Assessor's  
Lots 317 and 312 on Plat 6 located at 720-730  
Hope Street.

Gentlemen:

The City Plan Commission at its December 20, 1988 regular monthly meeting, reviewed and evaluated the proposed zoning change from R-2 to C-2 General Commercial Zone for the property described as the American Baptist Church located at 720-730 Hope Street, Assessor's Lots 317 and 312 on Plat 6.

The petitioner is Mr. David Newman, 49 North Avenue, Providence, Rhode Island, who recently purchased the aforesaid property subject to the Zoning change.

A field inspection revealed that Lot 317 is occupied by an asymmetrical, English-Gothic church complex in rock-face-granite random ashlar. Lot 312 is used mostly as a parking area. The portion of the church at the corner of Hope Street and Rochambeau Avenue was built in 1910, and the southerly addition in 1929. The church closed its doors in 1982 and was remodeled to serve as the Interchurch Center.

The petitioner is planning to convert this building to commercial uses permitted in the C-2 Zone without changing the outside facade of the structure.

The surrounding properties within the subject block are one and two family residences in good condition. The properties across Rochambeau Avenue and Hope Street are commercial in nature and zoned C-2.

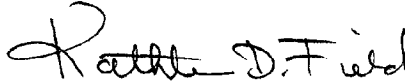


Committee on Ordinances  
Page 2  
December 28, 1988

Referral No. 2285

The Commission voted to advise the Committee on Ordinances that no objection is offered to this petition under the condition that a green buffer be maintained between the parking area and adjacent residential property.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Kathleen D. Field".

Kathleen D. Field  
Associate Director of Planning

KDF/jp

cc: Councilman Donald Lopes  
Thomas V. Moses, Esq.

# CITY PLAN COMMISSION PROVIDENCE, R.I.

Ref. No. 2285 Subject: ZONE CHANGE FROM R-2 TO C-2  
 Plat No. 6 Lot No. 317  
 Lot Area: 15611

## LAND USE LEGEND

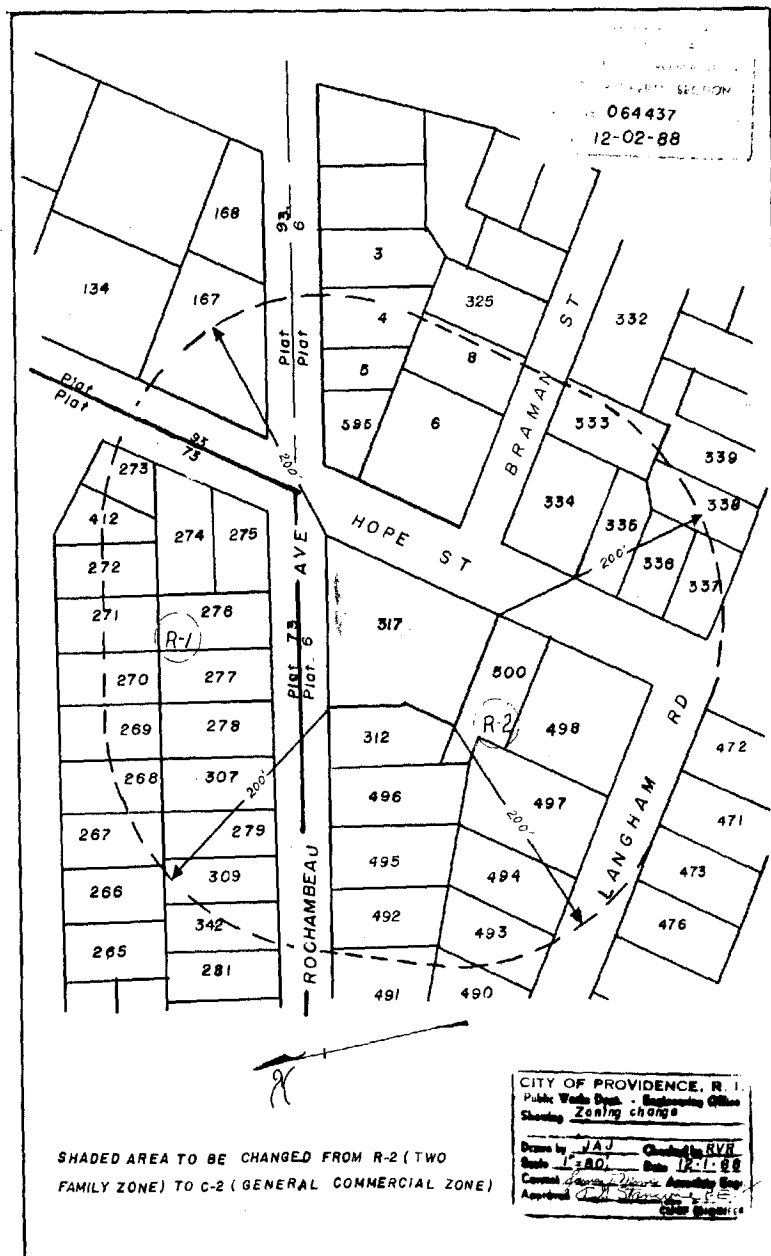
- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & 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
- 93 Church
- 94 Private School or Coll.
- 95 Cemetery
- 97 Park, Golf Course
- 98 Playground & Playfield
- 99 Public Bldg. (exc. schools)
- 06 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

Date 12/5/88 By GT Scale \_\_\_\_\_





# HOPE ST

PLAT 6

- 4 Pinchus AND BERNARD LEON FORMAL  
251 Rockhambean Ave  
Prov. R.I. 02906
- 5 John AND Anne VARTABEDIAN  
103 Burlington Street  
Prov. R.I.
- 6 BESS MAX Realty Corp  
120 Pelham Road  
New Rochelle, 10805
- 8 SAME AS Lot 6  
Same
- 312 AMERICAN Baptist Churches of Active R.I. <sup>Rev. Donald Crosby</sup>  
~~221 Rockhambean Ave~~ 734 Hope St  
Prov. R.I. 02906
- 317 SAME AS LOT 312  
Same
- 333 NORMAN Macleod & Elizabeth STEVENS  
350 Cannon Street Apt. #3  
New Haven, Ct.
- 334 Justin I DAVIS & DAVIS DAIRY Co.  
721 Hope Street  
Prov. R.I. 02906
- 335 Phyllis MONTGOMERY  
715 Hope Street  
Prov. R.I. 02906
- 336 Wallace & Leslie GERAT  
45 Lafayette St  
Pawtucket, R.I. 02860
- 337 Joseph & PERA SURASKI  
705 Hope Street  
Prov. R.I. 02906
- 338 Kevin Plummer & SARAH Dinklage  
10-12 Mayflower Street  
Prov. R.I. 02906

- 389 Cynthia Simmons  
39 Pine Street  
Prov. R.I. 02903
- 490 Thomas and Margaret Newman  
20 Langham Road  
Providence, R.I. 02906
- 491 Charlotte King  
203 Rockambean Avenue  
Providence, R.I. 02906
- 492 Harold M Wood Jr.  
207 Rockambean Avenue  
Providence, R.I. 02906
- 493 Thomas and Patricia Towers  
24 Langham Road  
Providence, R.I. 02906
- 494 Ferdinand and Myra Jones  
30 Langham Road  
Providence, R.I. 02906
- 495 Edward Marchwicki  
211 Rockambean Avenue  
Providence, R.I. 02906
- 496 Howard and Carolyn Windham  
153 Congdon Street  
Providence, R.I. 02906
- 497 Donald and Joyce Singewald  
36 Langham Road  
Providence, R.I. 02906
- 498 Prov Public Library  
217 Washington Street  
Providence, R.I. 02906
- 500 Timothy J Russell  
710 Hope Street  
Providence, R.I. 02906
- 595 Joseph Fishbein  
239 Rockambean Avenue  
Providence, R.I. 02906

266

Charles Culworth and Janet Levine  
150 Lancaster Street  
Providence, R.I. 02906

267

Dorothy Bellman  
202 Power Street  
Providence, R.I. 02906

268

Allan and Linda Greenberg  
36 Shenandoak Road  
Warwick, R.I. 02886

269

Nancy Fisher  
27 Exeter Street  
Providence, R.I. 02906

270

Roger Girard  
31 Exeter Street  
Providence, R.I. 02906

271

Holly Real Estate Co  
268 Fourth Street  
Providence, R.I. 02906

272

Sarah Olshansky  
300 Knightsbridge  
Lincolnshire, PA 60069

273

Myron and Rosalee Guttin  
Box 174  
Pawtucket, R.I. 02860

274

Guy and Cheryl Levan ~~to~~ Levan  
69 Fairmont Avenue  
Pawtucket, R.I. 02860

275

Alfred Lucasi - Roy Ready Inc  
79 Coolidge Road  
Greenville, R.I. 02828

276

Charlotte Pekow and Ralph Buxer  
226 Rochambeau Avenue  
Providence, R.I. 02906

277

Allan Hoffenberg  
41 Vassar Avenue  
Providence, R.I. 02906

PLAT 73

278

Kevin Lindwood and Colleen Zertz  
220 Rochambeau Avenue  
Providence, R.I. 02906

279

STEPHEN SCHECTMAN  
55 Pine Street  
Providence, R.I. 02903

307

WALTER AND BETTY Curtis  
216 Rochambeau Avenue  
Providence, R.I. 02906

309

Rochambeau Associates  
187 Westminster Street  
Providence, R.I. 02903

342

Joao DeFreitas ; Maria DeFreitas  
206 Rochambeau Avenue  
Providence, R.I. 02906

~~PLAT 93~~

PLAT 93

167

Comberland Farms Inc.  
777 Medford Street  
Contra, Ma 02021

W. H. Newman

D.O.A.

FOR

AGAINST

~~James S. Singswald~~

Joseph E. Kochhan

Russell C. Dwyer

✓ James Singswald 36 Langham Rd

✓ Diane Disney 39 Langham Rd

✓ Jill Singswald 36 Langham Rd

✓ Ferns, Bronski ATTY  
155 Westborough St  
Jan 12

✓ Rick Cass, ATTY  
86 Dana St

LARRY Z. GOLDBERG 21 Langham Rd

✓ Wm McKing Woodward  
71 Langham Road

✓ Timothy Tolman  
37 Langham Road

✓ Myron B. Jones  
30 Langham Rd.

✓ Kevin Lindamood

✓ 220 Rochambeau Ave

✓ Roger Giraud - 33 Exeter St.

✓ Colleen Getty  
220 Rochambeau Ave

✓ Grant Duganai

✓ 20 Exeter Street

✓ Rosemary & Bob

✓ 10 Langham Rd.

✓ Ursula D. Smith

✓ 19 Langham Rd.

✓ Joshua & Dina

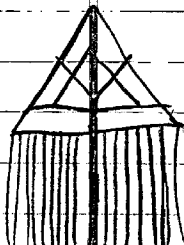
✓ 721 Hope St.

✓ Roy H. 714 Hope St

✓ 7 Langham Rd.

✓ Robin A. Kane

✓ 187 Rochambeau Ave





4-28-89

To Whom It May Concern:

I would like to express my opposition to the zoning change from R2 to C2.

Unfortunately, I will not be able to attend the meeting, but am very opposed to the zoning change. I live a few doors down from the church and feel that the traffic and trash problems in the area are already out of control.

Sincerely,

Susan Kelley

# PETITION

4/29/89

We the undersigned are opposed to the zone change proposed for Lot 317, Plat 6, located at 720-730 Hope Street, now the Interchurch Center. We are vehemently opposed to any commercial use of that property. We ask the City Council to deny the request by David Newman for the change to the zoning map.

Name	Address
1. Larry J. Spalding	21 Langham Road
2. Mark G. Halley	707 Hope St
3. Brent	697 Hope St.
4. Clarence E. Glad	689 Hope St.
5. Robert O. Stephens	683 Hope St.
6. Jennifer W. Gyer	685 HOPE ST.
7. Kim Fox	92 Dana St.
8. Fred Carr	86 Dana St
9. Spring G. Gass	86 Dana St.
10. David Carr	86 Dana St.
11. James Handy	83 DANA ST.
12. Naonni Morey	83 Dana Street
13. Matt Hewitt	79 DANA Street
14. Joe Leale	65 Dana St
15. Nellie Helling	68 Dana St.
16. Jessie Gladling	68 Dana St.
17. Elliott B.	57 Dana St.

# PETITION

4/29/89

We the undersigned are opposed to the zone change proposed for Lot 317, Plat 6, located at 720-730 Hope Street, now the Interchurch Center. We are vehemently opposed to any commercial use of that property. We ask the City Council to deny the request by David Newman for the change to the zoning map.

## Name

## Address

1. Kevin Leland 220 Rochambeau
2. Laura F. Petreola 222 Rochambeau Ave. 2
3. Andreas LARAS 222 Rochambeau Ave. 2.
4. James D. Van 224 Rochambeau Ave.
5. Steve Chung 224 Rochambeau Ave
6. Colleen Zag 220 Rochambeau Ave
7. Bruce J. Curtis 216 ROCHAMBEAU AVE
8. William 216 Rochambeau Ave
9. Emily Matten 210 Rochambeau Ave.
10. Elizabeth Gunk 210 Rochambeau
11. Dennis Conway 194 Rochambeau
12. Jackie Lantry 196 Rochambeau Ave. Prov. Rd
13. Peter K. P. 196 Rochambeau Ave. Prov. Rd 02900
14. Rosemary & Booth 10 Langham Rd Prov 02906
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_

# PETITION

4/29/89

We the undersigned are opposed to the zone change proposed for Lot 317, Plat 6, located at 720-730 Hope Street, now the Interchurch Center. We are vehemently opposed to any commercial use of that property. We ask the City Council to deny the request by David Newman for the change to the zoning map.

## Name

## Address

1. Myra C. Jones 30 Senglem St., Providence, R.I. 02906
2. Edith Jones " " " " " "
3. Diane M. Disney 39 Langham Rd, Prov. 02906
4. Jackie de la Harpe 37 Langham Rd. Prov. 02906
5. Timothy R. Tolman 37 Langham Rd. Prov. 02906
6. Tom H. Towen 24 Langham Rd Prov 02906
7. Mike Jordan 16 Langham Rd. Prov 02906
8. Mrs. Genevieve Jordan 16 Langham Rd. Prov. 02906
9. Margaret E. Booth 10 Langham Road Prov. 02906
10. Borisette, Ph Lady 1 Langham Rd. Prov. 02906
11. Ray L. Myers 7 " " " "
12. Margaret and Thomas Newman 20 Langham Rd Prov 02906
13. John E. Beech 15 Langham Rd Prov 02906
14. Mr. N. Beech 15 Langham Rd, Providence 02906
15. Wm. M. Kenzie Woodward 31 Langham Road, Prov 02906
16. \_\_\_\_\_
17. \_\_\_\_\_

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Name

Address

1. Stephen R. Wallace 74 DANA ST. PROV. R.I. 02906
2. Estelle M. Miller 72 Dana St Prov.
3. Bin G. Kohin 72 Dana St. Prov. RI 02906
4. Joyce E. Smigwald 36 Langham Rd. 02906
5. Donald C. Smigwald 36 LANGHAM RD 02906
6. Robert Girard 33 Exeter St., Prov. RI 02906
7. \_\_\_\_\_
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17. \_\_\_\_\_

1 May 1989

Mr Thomas Glavin, Chairman  
Ordinance Committee  
City Council  
City Hall  
25 Dorrance Street  
Providence, Rhode Island 02903

Dear Mr Glavin:

My name is William McKenzie Woodward. My wife and I own and have occupied the house 31 Langham Road for over eleven years. I object to changing the zoning of the property at the southwest corner of Hope Street and Rochambeau Avenue to C-2. The uses allowed under the C-2 classification are alien to that of the rest of the block bounded by Hope, Rochambeau, Ivy Street and Langham Road: the block itself is zoned R-2, and all the property on Langham Road is restricted by deed to single-family use. Further, commercialization only swells the rush of traffic along both major arteries as well as should-be capillaries like Langham Road and exacerbates the agglutination of cars that cling, cholesterol-like, to the curbs. The proposed change in zoning will only adversely affect residential property values in my neighborhood. I cannot countenance an amorphous development proposal whose only expressed goal is to realize monetary gain-- at my expense.

*Wm McKenzie Woodward*

Wm McKenzie Woodward  
31 Langham Road  
Providence, Rhode Island 02906