

*Zoning Change #275*

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1976-18

No. 142 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF 1951, AS HERETOFORE AMENDED, BY CHANGING FROM AN R-1 ONE FAMILY ZONE TO A C-1 LIMITED COMMERCIAL ZONE, LOTS 243, 245 AND 246, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 124; SAID LOTS BEING SITUATED ALONG THE WESTERLY SIDE OF ADMIRAL STREET, DESIGNATED AS 864-68, 872-74 AND 876-78 ADMIRAL STREET.

Approved April 13, 1976

### *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 an R-1, One Family Zone to a C-1 limited Commercial Zone, Lots 243, 245 and 246, as set out and delineated on City Assessor's Plat 124; said Lots being situated along the westerly side of Admiral Street, designated as 864-68, 872-74 and 876-78 Admiral Street, bounded and described as follows:

Beginning at the northwesterly intersection of Admiral Street and Kentland Avenue, thence running in a generally northerly direction along the westerly line of Admiral Street bounded westerly by lots 243, 245, 246 on City of Providence Assessor's Plat 124 to the southwesterly intersection of Winona Street and Admiral Street; thence in a generally westerly direction along the southerly line of Winona Street to the northwesterly corner of lot 246 on City of Providence Assessor's Plat 124; thence in a generally southerly direction bounded westerly by lots 21 and 240 on Assessor's Plat 124 to the northerly line of Kentland Avenue, thence easterly along the northerly line of Kentland Avenue to the northwesterly intersection of Admiral Street and Kentland Avenue, said point being point and place of beginning.

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

IN CITY COUNCIL

APR 13 1976  
FIRST READING  
READ AND PASSED

*Vincent Cuspin*  
CLERK

APPROVED  
APRIL 13, 1976

*Robert J. Hapton*  
*Act. Mayor*

IN CITY  
COUNCIL

APR 13 1976

FINAL READING  
READ AND PASSED

*Robert J. Hapton*  
PRESIDENT  
*Vincent Cuspin*  
CLERK

No.

CHAPTER

AN ORDINANCE

READ AND PASSED  
FIRST READING  
APR 1, 1910  
IN CITY COUNCIL

READ AND  
APPROVED  
758 T 3  
COPIES  
IN CITY

THE COMMITTEE ON

*Ordinance*  
Approves Passage of  
The Within Ordinance

*Wm. H. H. H.*

*March 29, 1910*  
Chairman

**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 amend the zoning map which is a part of the Zoning Ordinance of the City of Providence, Chapter 544, Approved September 21, 1951, as amended by Changing from an R-1 One Family Zone, to a <sup>21</sup>C-1 General Commercial Zone, <sup>2-2</sup>  
<sup>2-2</sup> ~~242~~ Lots/243, 245, 246 as set out and delineated on City Assessor's Plat 124.

Said lots being situated along the westerly side of Admiral Street and designated as 864-68, 872-74 and 876-78 Admiral Street.

DEPARTMENT OF CITY CLERK  
RECEIVED

DEC 2 1975

*Vincent Vagstad*

CITY CLERK OF PROVIDENCE, R. I.

*Pd by ch # 256  
amt \$100.00*

Respectfully submitted,

Josephine Gelsomina Giacchi

By her Attorneys,

*John E. Martinelli*  
John E. Martinelli  
ROSSI & MARTINELLI  
1313 Turks Head Building  
Providence, Rhode Island 02903

DEC 2 11 22 AM '75  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

FILED

IN CITY COUNCIL

DEC 18 1975

FIRST READING

REFERRED TO COMMITTEE ON

ORDINANCES

*Wm. J. [Signature]*  
CLERK

*From the Clerk's Desk*

RECEIVED  
DEC 18 1975  
CITY CLERK  
*Wm. J. [Signature]*  
CLERK

ZONING CHANGE  
864-878 Admiral Street

PLAT 79

LOT NO. 272 The Housing Authority of city of Providence

PLAT 124

LOT NO. 315 Providence Congregation of Jehovah's Witnesses No. Unit Inc.

307 Maria L.S. Piacitelli - 12 Royal Avenue Providence, R.I.

310 " " " " " " " "

303 Margaret Creamer- 882 Admiral Street Providence, R.I.

143 " " " " " " " "

144 " " " " " " " "

302 John A. Devereaux & Wife Stacia - 35 Winona Street Prov. R.I.

246 Nick Markarian & Wife Agnes V - 31 Walton Street Prov. R.I.

245 Josephine Giacchi & Bartolomes - 17 Kentland Avenue Prov. R.I.

243 " " " " " " " "

240 Gelsomina Giacchi - 17 Kentland Avenue Providence, R.I.

239 " " " " " " " "

236 Richard R. Howarth & Wife Barbara - 25 Kentland Avenue Prov. R.I.

233 John T. Brady & Wife Yola C. - 29 Kentland Avenue Prov. R.I.

230 Dortha A. Wilding - 31 Kentland Avenue Prov. R.I.

247 Edith Puccetti - 40 Winoma Street Providence, R.I.

155 Robert D. Brown & Wife Mary A. - 18 Winona Street Prov. R.I.

21 Bernard Fazioli & Wife Carmella - 12 Winona Street Prov. R.I.

5 Admiral Realty, Inc. - 8 Draper Road Lincoln, R.I.

26 John H. Norberg & wife Marie - 10 Echo Drive West Barrington, R.I.

27 Domenic A. Tessaglia, & wife Susan - 31 Texas Avenue Prov. R.I.

28 Alfred V. D'Amico & wife Rose - 35 Texas Avenue Prov. R.I.

29 Wilmer L. Loffler Sr. & wife Antonetta - 39 Texas Ave. Prov. R.I.

31 Paul Ricci & wife Angela - 43 Texas Avenue Providence, R.I.

32 Domenic J. Mansolillo & wife Lena V. - 47 Texas Ave. Prov. R.I.

33. John R. D'Agostino & wife Marie T. - 53 Texas Ave. Prov. R.I.

146 Vincent J. Colello Jr. & wife Natalie D.-34 Kentland Ave. Prov.

151 John Monti & wife Eleanor J. - 26 Kentland Ave. Providence, R.I.

156 Frank M. Regine & wife Joane - 22 Kentland Ave. Providence, R.I.

157 Eugene S. Patrone & wife Estelle T. - 14 Kentland Ave. Prov. R.I.

145 Marie E. Haigh & Madeline F. SanSouci - 10 Kentland Ave. Prov. R.I.

168 Francis J. Rao & wife Gloria A. - 629 Mt. Pleasant Ave. Prov. R.I.

481 Frank J. Ruzsala & wife Eva M. - 20 Kentland Ave. Prov. R.I.

ROSSI & MARTINELLI  
ATTORNEYS AT LAW

ALBERT E. ROSSI  
JOHN E. MARTINELLI  
FRANCIS J. DARIGAN, JR.

TURKS HEAD BUILDING  
P. O. Box 1032  
PROVIDENCE, RHODE ISLAND 02903  
AREA CODE 401  
751-1313

January 27, 1976

The Honorable Vincent Vespia  
City Clerk's Office  
City Hall  
Providence, Rhode Island

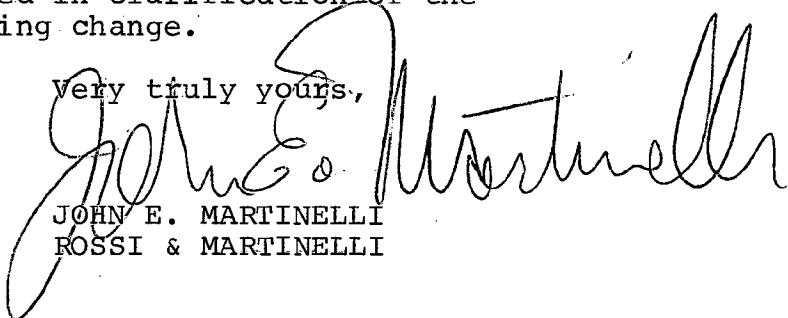
Re: Josephine Gelsomina Giacchi  
Petition to change the zoning  
from R-1 to C-1 General Commercial  
Our File 2915

Dear Mr. Vespia:

Please be advised that Lot No. 242 on Assessor's  
Map 124 has been dropped into Lots Nos. 243 and  
245 on the same map.

This letter is submitted in clarification of the  
above petition for zoning change.

Very truly yours,

  
JOHN E. MARTINELLI  
ROSSI & MARTINELLI

JEM:keb

FILED  
JAN 28 9 43 AM '76  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: ~~1975~~ December 9, 1975

TO: Director Bernstein

SUBJECT: PETITION OF JOSEPHINE GELSOMINA GIACCHI

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of subject Petition for study  
and report.

*U. Michael Wapner*  
City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: January 21, 1976

TO: Director Daniel E. Healy

SUBJECT: ABUTTING OWNERS

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of Petition for Change of Zoning as indicated.

Will you kindly furnish the subject Committee with Plat and Lot numbers of all owners abutting property within the radius of 250 feet from the peripheral boundaries of the subject lots.

*Vernant Vespa*

City Clerk



STANLEY BERNSTEIN  
DIRECTOR



VINCENT A. CIANCI, JR.  
MAYOR

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

January 22, 1976

Committee on Ordinances  
City Hall  
Providence, R.I. 02903

RE: REFERRAL NO. 1942 - ZONE CHANGE - 864-878 ADMIRAL STREET

Gentlemen:

This petition from the Committee on Ordinances proposes a zone change on Lots 243, 244 and 246 on Assessor's Plat 124 at 864 through 878 Admiral St. The proposed change would be from the present R-1 (one family residential) to C-1 (limited commercial).

Inspection revealed that Lot 243 is occupied by a commercial building housing a produce store and a laundry. Lot 245 is vacant and Lot 246 is occupied by a barber shop-beauty salon. The land across Admiral St. is the location of the Valley View Housing complex. There is a church on the next block. The land to the west of the proposed zone change is excellent quality residential in use, predominantly one-family structures.

The extension and intensification of commercial development is contra-indicated in this good residential neighborhood. Existing commercial uses in the general area are adequate to service the neighborhood and further commercial development would serve only, to congest existing uses, to intensify existing traffic and parking problems and to generally downgrade the residential property. The spot zoning of this block would serve to encourage additional spreading of spot zoning in the area. Commercial uses allowed via zoning variations are preferable in this situation in order to maintain better control over the use of land.

It is recommended that the petition be denied.

Upon motion of Mr. Flynn seconded by Mr. Casey

The Commission

VOTED: To abide by the staff recommendation that the proposed spot zoning be denied.

Sincerely yours,

*Stanley Bernstein*  
Stanley Bernstein  
Director

SB:ee  
cc: Councilman Ralph Fargnoli  
Councilman Robert F. Lynch

**ROSSI & MARTINELLI**  
ATTORNEYS AT LAW

ALBERT E. ROSSI  
JOHN E. MARTINELLI  
FRANCIS J. DARIGAN, JR.

TURKS HEAD BUILDING  
P. O. Box 1032  
PROVIDENCE, RHODE ISLAND 02903  
AREA CODE 401  
751-1313

January 29, 1976

City Clerk's Office  
City Hall  
Providence, Rhode Island

Re: Josephine Gelsomina Giacchi  
Our File 2915

Attention: Mr. Michael Clement

Gentlemen:

Please be advised that the Petition to change zoning with reference to the above should read from R-1, one family to C-2 General Commercial Zone for the lots in question.

Very truly yours,

  
JOHN E. MARTINEILLI

JEM:mb

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: January 28, 1976

TO: Director Daniel E. Healy

SUBJECT: ZONING PETITION

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of Petition for Change of Zoning of Josephine G. Giacchi.

Will you kindly submit to the subject Committee a list of abutting owners.

*Ernest Vespe*

City Clerk

ROSSI & MARTINELLI  
ATTORNEYS AT LAW

ALBERT E. ROSSI  
JOHN E. MARTINELLI  
FRANCIS J. DARIGAN, JR.

TURKS HEAD BUILDING  
P. O. BOX 1032  
PROVIDENCE, RHODE ISLAND 02903  
AREA CODE 401  
751-1313

March 3, 1976

Honorable Vincent Vespia  
City Clerk  
City Hall  
Providence, Rhode Island

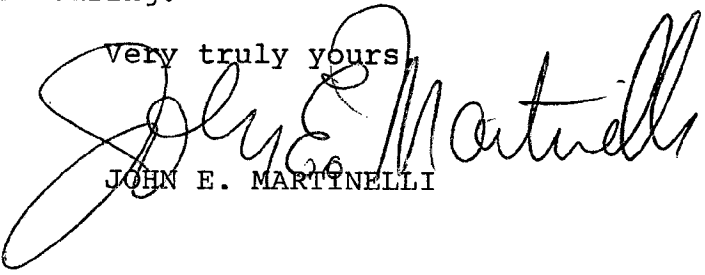
Re: Josephine Gelsomina Giacchi  
Our File 2915

Dear Mr. Vespia:

It has come to my attention that there has been some concern on the part of the effected property owners in the area with regard to our request for a petition to change zoning with reference to the above matter. In view of this, we hereby request the Honorable City Council that our petition be amended to request a change in zoning from C-2, general commercial, to C-1 limited commercial, which is more restrictive and would insure the continuity and property value in the area.

We request that this letter be given to the Chairman of the City Council Ordinance Committee to be read on the evening of the public hearing.

very truly yours,

  
JOHN E. MARTINELLI

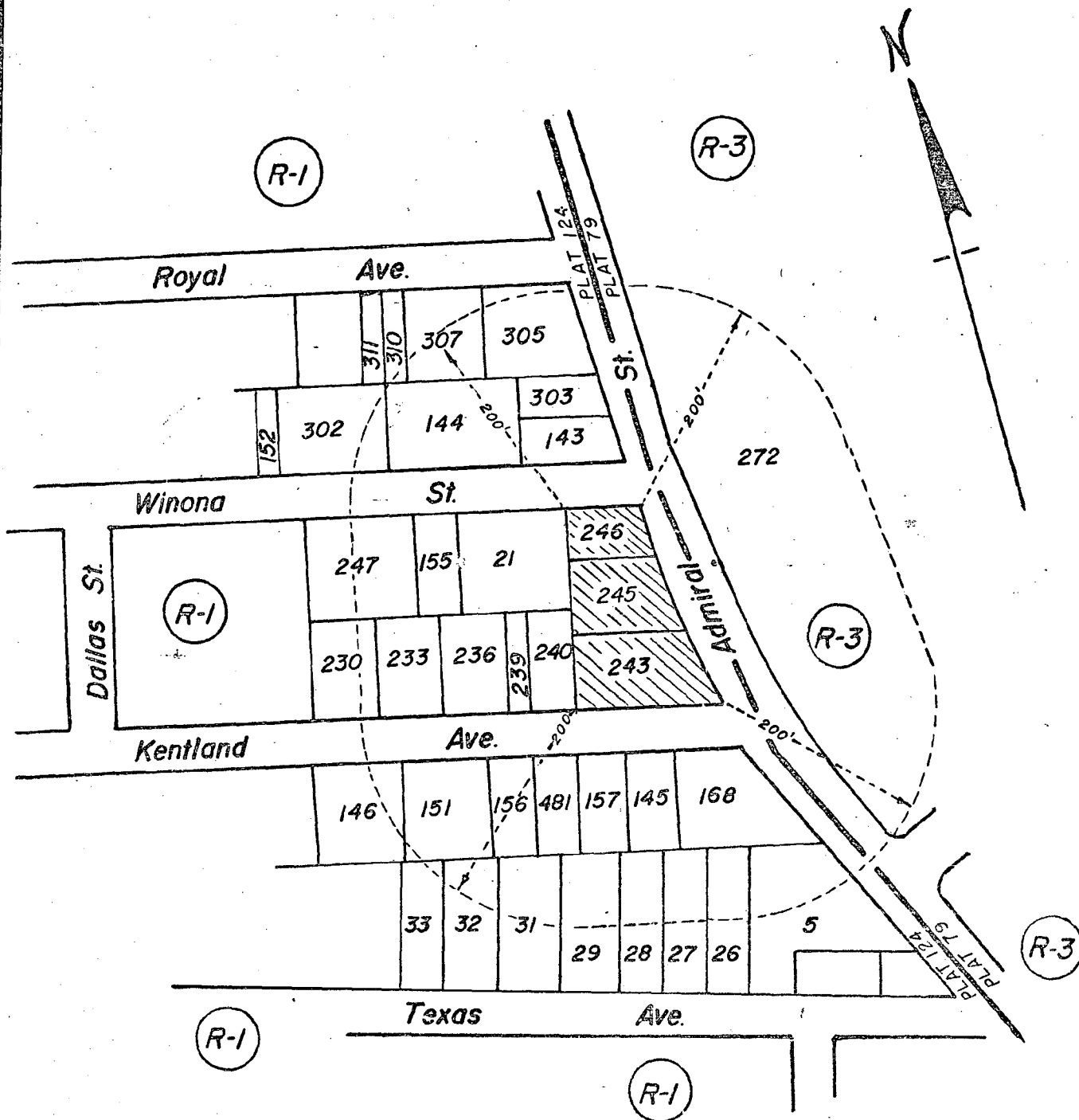
JEM:mb

MAR 4 11 22 AM '76  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

# Zoning Change No.

Cross-Hatched Area To Be Changed  
From An R-1 One Family Zone To A  
C-1 Limited Commercial Zone

**PLAT 124**  
A. G. DEPT. - ENGINEERING OFFICE  
**CITY PROPERTY SECTION**  
File No. \_\_\_\_\_  
Date January 29, 1976



**CITY OF DALLAS, TEXAS**  
Public Works Dept. - Engineering Office  
Showing Zoning Change No.  
Drawn By J. DENNIS Checked by A. P.  
Scale Not To Scale Date Jan. 29, 1976  
Corrected By [Signature] Approved By [Signature]  
Approved [Signature] **CHIEF ENGINEER**

Lots Taken From Assessor's Plats 124 & 79