

**CITY OF PROVIDENCE**

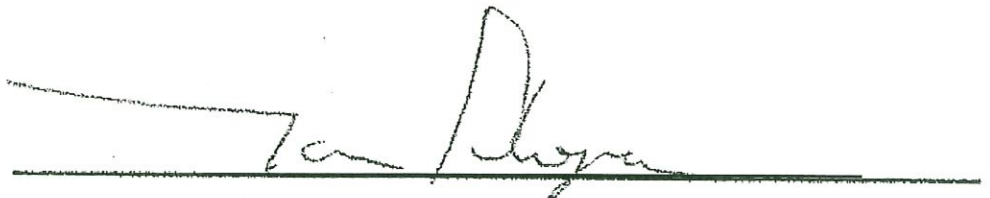
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF  
PROVIDENCE:

The undersigned respectfully petitions  
your honorable body

I, Tom Cologna, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for the property located at 52 River Avenue, Providence RI 02908, Plat/Lot: 65/152, and shown on the accompanying map, from M-1 to M-MU.

A handwritten signature in black ink, appearing to read "Tom Cologna", is written over a solid horizontal line. The signature is cursive and somewhat stylized.

Tom Cologna

**QUITCLAIM DEED**

**JAC-MAR REALTY, INC., a Rhode Island corporation, whose principal place of business is located at 52 River Avenue, Providence, RI 02908 (hereinafter referred to as "Grantor"), for consideration paid of THREE HUNDRED TWENTY THOUSAND AND 00/100 DOLLAR (\$320,000.00), the receipt and sufficiency of which is hereby acknowledged, does hereby grant to THOMAS A. COLOGNA, individually, whose address is C/O Sheridan Law Group, 2260 East Bidwell, #1302, Folsom, CA 95630 (hereinafter referred to as "Grantee"), with QUITCLAIM COVENANTS:**

Those certain lots or parcels of land with all buildings and improvements thereon, situated on the southwesterly side of River Avenue and the northwesterly side of Prescott Street in the City and County of Providence, State of Rhode Island and further designated as Lot Nos. 280 (two hundred eighty) 281 (two hundred eighty-one) and 282 (two hundred eighty-two) on that certain plat entitled "BELLE VUE PLAT BY CUSHING & FARNUM 1854", which plat is recorded in the City of Providence Land Evidence Records on Plat Card 306.

Excepting therefrom that portion of said Lot No. 282 (two hundred eighty-two) which was conveyed by Hugo E.A. Iannucci et al to Aram J. Tessier et al dated October 7, 1949, and recorded in said City of Providence Land Evidence Records in Deed Book 957 at Page 251.

Said premises are conveyed subject to and together with easements, rights and conditions more particularly set forth in said deed and agreement by and between Hugo E.A. Iannucci et al and Aram J. Tessier et al, dated October 7, 1949, and recorded in said City of Providence Land Evidence Records in Deed Book 957 at Page 251.

Being the same premises conveyed to the Grantor herein by deed of Clarence C. Chapman, Jr. dated January 16, 1990 and recoded in Book 2172 at Page 41 of the City of Providence Land Evidence Records.

PROPERTY ADDRESS: 52 RIVER AVENUE, PROVIDECE, RI 02908  
PLAT: 65 LOT: 152

REAL ESTATE COMMISSION TAX:

062088

TAXES 1472-  
DATE 5-7-18  
RECORDED BY [Signature]  
[Signature]

The undersigned Jar-Mar Realty, Inc., a Rhode Island Corporation hereby state they it is a Rhode Island Corporation and that no withholding is required as it is in compliance with R.I.G.L. 44-30-71.3, and as evidenced by Affidavit.

IN WITNESS WHEREOF, Grantor has signed, acknowledged and delivered these presents  
this 30<sup>th</sup> day of April, 2018.

JAC-MAR REALTY, INC.



By: Brenda Baginski  
Its: President and Secretary

STATE OF RHODE ISLAND     }  
   }ss: Providence  
COUNTY OF PROVIDENCE     }

In the City of Providence, in said County, on the 30<sup>th</sup> day of April, 2018, before me personally appeared the above-named Brenda Baginski, in her capacity as President and Secretary for Jac-Mar Realty, Inc., duly authorized, to me known and known by me to be the party executing the foregoing instrument and she acknowledged said instrument by her so executed to be her free act and deed and the free act and deed of said Jac-Mar Realty, Inc.



Notary Public  
Print Name:  
My Commission Expires:

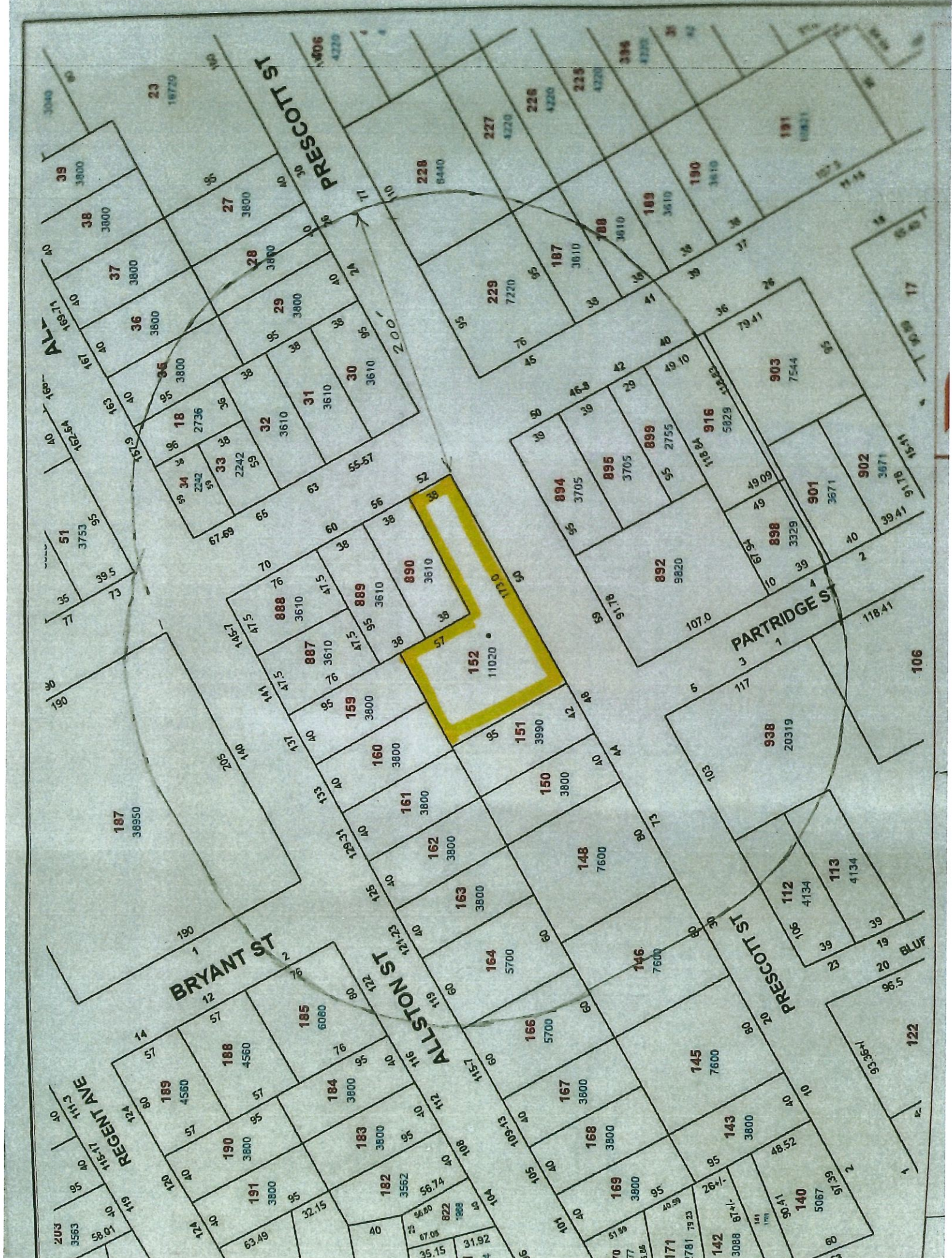
MARY BOYCE-MCGRATH  
NOTARY PUBLIC  
STATE OF RHODE ISLAND  
Mary Boyce-McGrath  
State of Rhode Island  
Notary Public  
Commission No. 751181  
My Commission Expires 11/27/2021

RECEIVED:

Providence  
Received for Record  
May 07, 2018 at 01:21P  
Document Num: 00198655  
John A Murphy  
Recorder of Deeds



52 River Ave Circled in Red  
Current Zoning: M1  
Proposed New Zoning: M-MU



**GENERAL NOTES**

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 65, LOT 152 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNERS PER DEED BOOK 1251, PAGE 144 IS THOMAS A. COLLINA.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP LA0002004L WAS REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A CONTEMPORANEOUS FLOOD STUDY.
4. THERE WERE NO CENTERLINES, GRAVE SITES AND/OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CENTERLINES, GRAVE SITES AND/OR BURIAL GROUNDS SHOWN ON THE PRIOR RECORD MAPS OR CENTERLINES ONLINE DATABASE.
5. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON FEBRUARY 22, 2024. THIS PLAN REFLECTS ON THE RECORD CONDITIONS AS OF THAT DATE.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
7. THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE CITY OF PROVIDENCE ASSESSOR ONLINE. THE ZONING DEPARTMENT HAS BEEN ADVISED OF THIS SURVEY AND NO VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

**ZONING NOTES**

1. THE PARCEL IS ZONED H-1 PER THE ASSESSOR'S ONLINE DATABASE.
2. THE ZONING ORDINANCE SECTION 002 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:  
 MINIMUM BUILDING HEIGHT  
 MINIMUM FRONT SETBACK  
 MINIMUM INTERIOR SIDE SETBACK  
 MINIMUM CORNER SIDE SETBACK  
 MINIMUM REAR SETBACK  
 MINIMUM REAR SETBACK



**ROBERT G. BABCOCK**  
 No. 2804  
 PROFESSIONAL LAND SURVEYOR  
 3/8/24

**SURVEYOR'S CERTIFICATE**

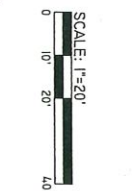
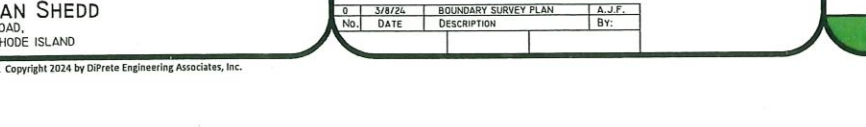
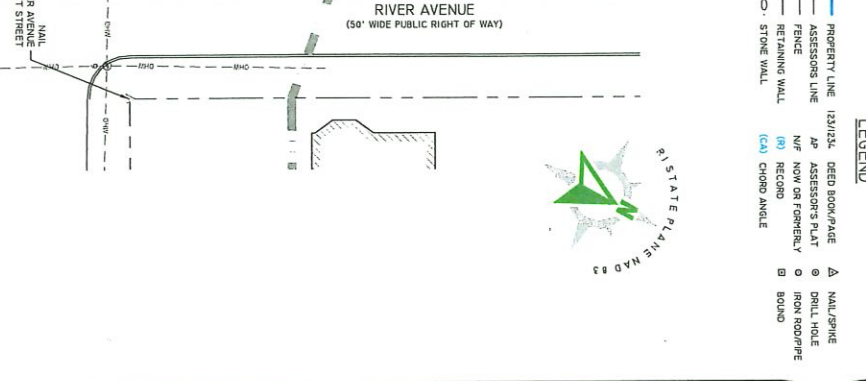
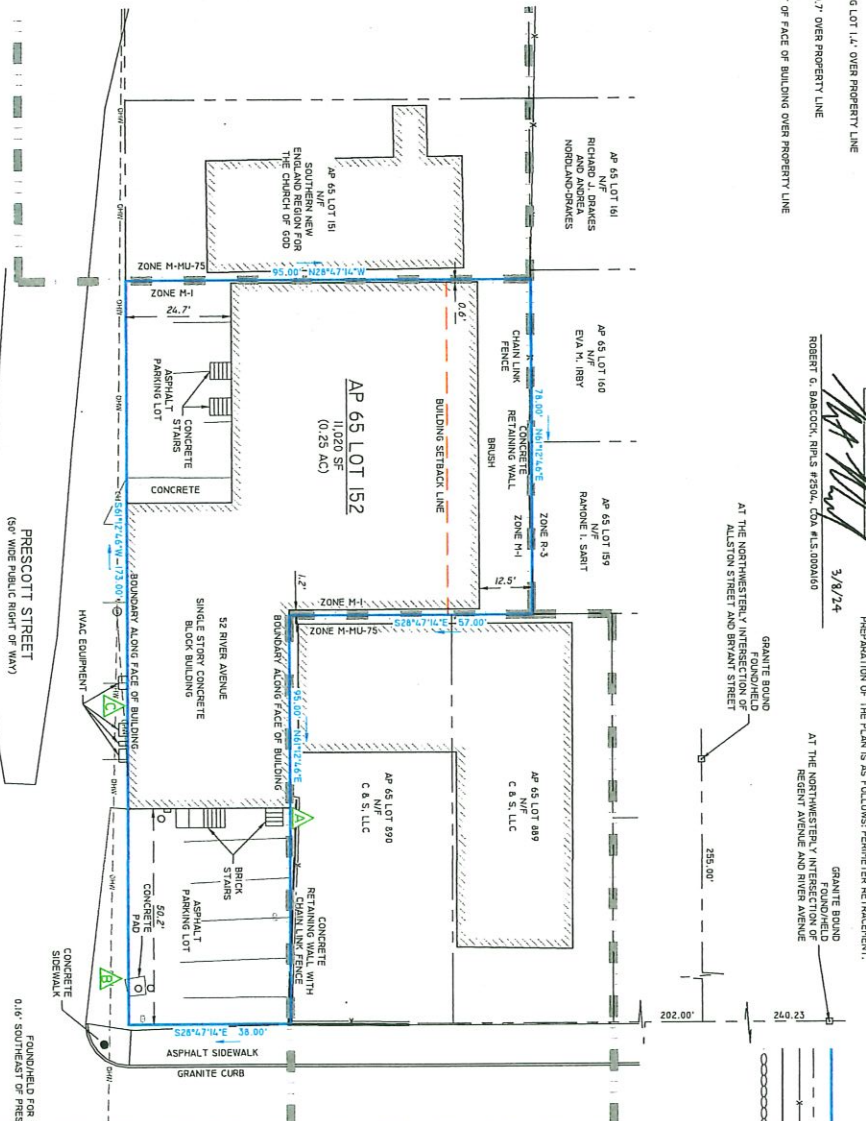
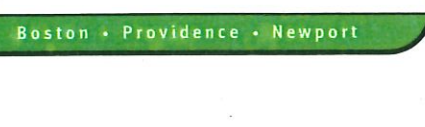
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF LAND SURVEYORS FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2021, AS FOLLOWS:  
 • LIMITED CONTENT BOUNDARY SURVEY (PERMETER)  
 CLASS 1

**LEGEND**

- PROPERTY LINE 123/124 DEED BOOK/PAGE
- ASSESSOR'S LINE AP ASSESSOR'S PLAT
- NEW OR FORMERLY N/F RECORD
- RETAINING WALL (CA) CHORD ANGLE
- NAUL/SYME
- DRILL HOLE
- IRON ROD/PIPE
- BOUND

**LIST OF POSSIBLE ENCROACHMENTS**

- ASPHALT PARKING LOT 14' OVER PROPERTY LINE
- CONCRETE PAD 6'7" OVER PROPERTY LINE
- HVAC EQUIPMENT OF FACE OF BUILDING OVER PROPERTY LINE



SCALE: 1"=20'  
 PARTIDGE STREET  
 (64' WIDE PUBLIC RIGHT OF WAY)  
 PRESCOTT STREET  
 (50' WIDE PUBLIC RIGHT OF WAY)

**BOUNDARY SURVEY PLAN**  
**52 RIVER AVENUE**  
 ASSESSOR'S PLAT 65 LOT 152  
 PROVIDENCE, RHODE ISLAND  
 PREPARED FOR:  
**SUE & DAN SHEDD**  
 83 RUMSTICK ROAD,  
 BARRINGTON, RHODE ISLAND

No.	DATE	BOUNDARY SURVEY PLAN DESCRIPTION	A. J. F. BY:
0	3/8/24	BOUNDARY SURVEY PLAN	A. J. F.

**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com  
 Boston • Providence • Newport