

CITY OF PROVIDENCE
STATE OF RHODE ISLAND
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:
The undersigned respectfully petitions your honorable body to abandon the portion of Penelope Place in front of 27 Penelope Place, Providence, RI 02903, as more fully described in the attached plan and survey.

Be it ordained by the City of Providence

WHEREAS, the undersigned, RCG Armory Column LLC (the "Petitioner") is the owner of that certain parcel of real estate located at 27 Penelope Place (Tax Assessor's Plat 29 Lot 79); and

WHEREAS, the property at 27 Penelope Place consists of approximately 2,938 square feet of land with a 2 ½ story, legal non-conforming use multi-family residential dwelling located in a C-2 Zoning District; and

WHEREAS, the aforesaid parcel abuts a portion of that certain public way designated and known as Penelope Place, as the same appears on the copy of Assessor's Plat and photographs attached hereto; and

WHEREAS, a portion of said Penelope Place in front of and southerly of the property at 27 Penelope Place, as appears and is highlighted on Exhibit A attached hereto, consisting of approximately 1,539 sq. ft of land, serves only properties owned by the Petitioner, no longer serves any useful purpose to members of the public, is an unusual configuration as it create a "T" type intersection in one dedicated public way, creates confusion and fosters unauthorized entry and use of an adjoining property at 425 West Fountain Street, and has become a safety issue for the tenants and invitees of those properties; and

WHEREAS, abandonment of the proposed portion of Penelope Place would provide a much needed permanent area of parking for tenants of the property at 27 Penelope Place who currently only have an informal and not guaranteed arrangement to use the lot at 425 West Fountain Street for parking.

WHEREAS, Petitioner intends to plant trees, install fencing and provide striped parking spaces to the area if this Petition is granted, which would improve the appearance of the area, while leaving the usable portions of Penelope Place open to continued public use and Public Safety vehicles in accordance with their express needs; and

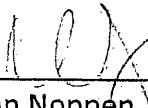
WHEREAS, Petitioner is the sole abutter of said proposed portion of Penelope Place, currently owning 28 Penelope Place (Tax Assessor's Plat 29 Lot 454 and 425 Fountain Street (Tax Assessor's Plat 29 Lot 500): and

NOW THEREFORE, the undersigned respectfully petitions this Honorable City Council to take all steps necessary and appropriate to abandon said 1,539 sq. ft. of Penelope Place, as the same appears on Exhibit A attached hereto, and transfer all right and title to RCG Armory Column LLC upon such terms and conditions as this Honorable City Council deems just and appropriate.

Respectfully Submitted

RCG Armory Column LLC

By: its authorized manager



Mark Van Noppen

Dated: April 25th, 2022.

Mailing address:

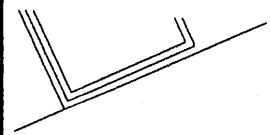
RCG Armory Column, LLC
334 Broadway
Providence, RI 02909

Contact info:

Mark Van Noppen
401-272-2720 (office)
mvannoppen@armoryrevival.com



LOCUS
NOT TO SCALE



PLAT 29 LOT 500
N/F
RCG Armory Column LLC

PORTION OF PENELOPE PLACE
TO BE ABANDONED
AREA=1,539.6 S.F.
0.035 ACRES

PLAT 29 LOT 79
NIFRCG Armory Column LLC

3 1/2 STORY
WOOD-FRAMED
BUILDING
AREA AT GROUND
LEVELS= 832 S.F.

PLAT 29 LOT 460
N/F
Edward E. Vocola
Revocable Intervivos Trust

PLAT 29 LOT 454
N/F
RCG Armory Column LLC

PLAT 29 LOT 96
N/F
RCG Armory Column LLC

PENELOPE PLACE
(PUBLIC WIDTH VARIES)

PENELOPE PLACE
(PUBLIC WIDTH VARIES)



NOTE:
SEE CLASS I SURVEY ENTITLED UNITED CONTENT BOUNDARY SURVEY
FOR AP.29 LOTS 500, 460, 96 AND 79 DATED 11/17/2019 BY
COMMONWEALTH LAND SURVEYORS INC.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO
THE RULES OF PRACTICE AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD
OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2015 AS
FOLLOWS:
LIMITED CONTENT BOUNDARY SURVEY- CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE
PLAN IS TO ESTABLISH THE PROPERTY LINE INFORMATION FOR PENELOPE PLACE TO FACILITATE A
ROADWAY ABANDONMENT.

By: *Curt A. Nunes* (M.S. S.)
CURT A. NUNES (PLS PRINTED AND #)
LICENSE #

REVISIONS		
No.	DATE	CRKD

**COMMONWEALTH
LAND SURVEYORS, INC.**
4 PATRIOT STREET
ATTLEBORO, MASSACHUSETTS
508-455-2634

ROADWAY ABANDONMENT
for
A PORTION OF
PENELOPE PLACE
in
PROVIDENCE, RHODE ISLAND

CURT A. NUNES
No. 1901
PROFESSIONAL
LAND SURVEYOR

SCALE: 1"=20'
DRAWN BY: CAN DESIGN BY: N/A CHECKED BY: CAN
DATE: 4/21/22R PROJECT NO.: 2022-020

