

**CHAPTER 2020-13**

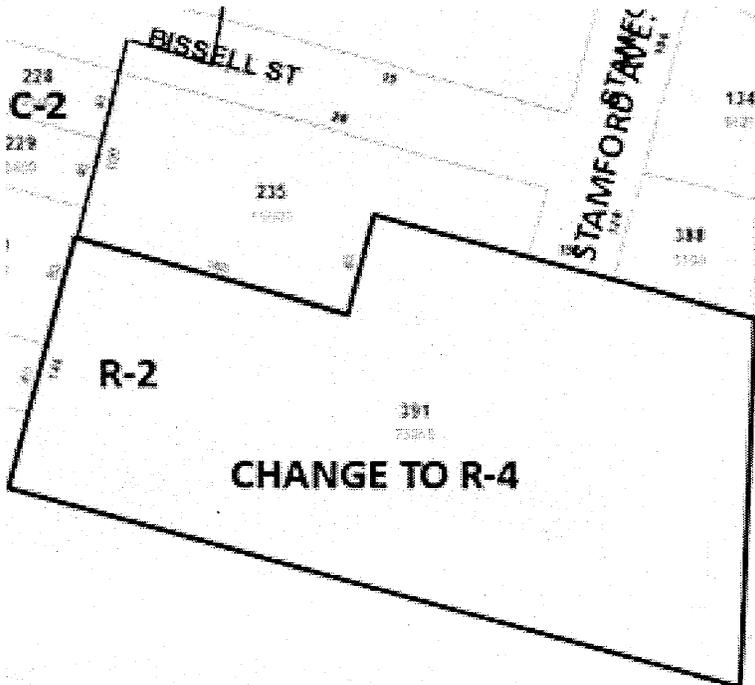
No. 118

**AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE", APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE ZONING DISTRICT ON THE OFFICIAL ZONING MAP FOR THE PROPERTY LOCATED ON ASSESSOR'S PLAT 89, LOT 391, LOCATED AT 121 STAMFORD AVENUE, FROM R-2 TO R-4**

Approved April 6, 2020

*Be it ordained by the City of Providence:*

SECTION 1. Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance", Approved November 24, 2014, As Amended, is hereby further amended by changing the Zoning District on the Official Zoning Map for the property located on Assessor's Plat 89, Lot 391, located at 121 Stamford Avenue, from R-2 to R-4.



Section 2. This Ordinance shall take effect upon passage.

IN CITY COUNCIL  
MAR 19 2020  
FIRST READING  
READ AND PASSED

*Karen Selby* CLERK

IN CITY COUNCIL  
APR 02 2020  
FINAL READING  
READ AND PASSED

*Sabrina Mats* PRESIDENT  
*Karen Selby* CLERK

I HEREBY APPROVE.

*[Signature]*  
Mayor  
Date: 4/6/20

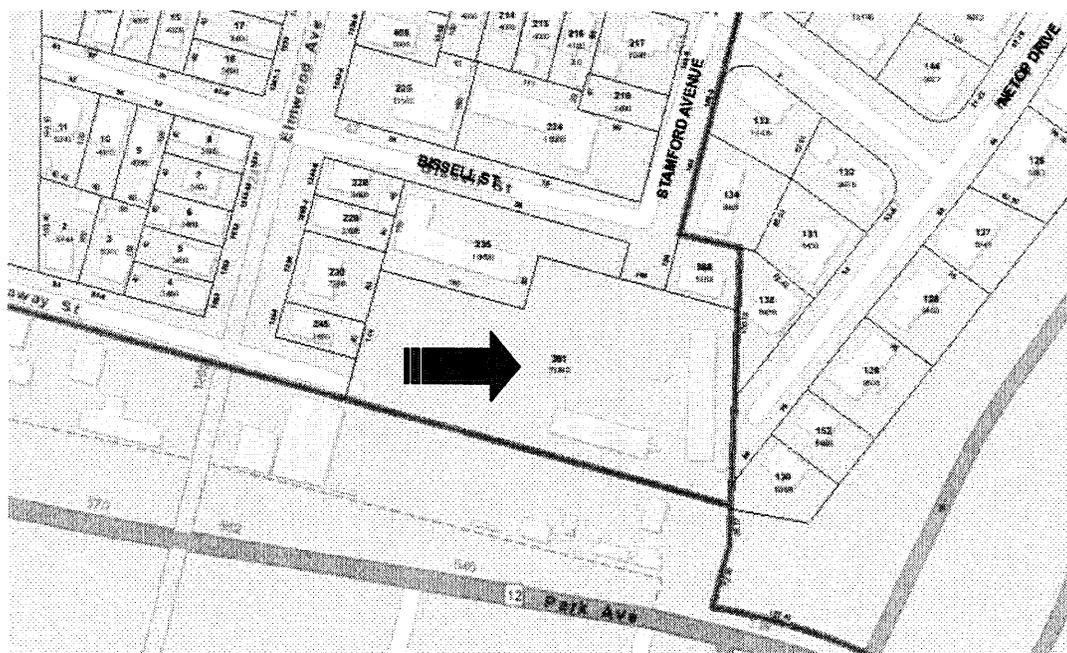
# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## PETITION TO THE HONORABLE CITY COUNCIL

*The undersigned respectfully petitions your honorable body;*

121 Stamford Avenue LLC hereby petitions the City Council to change the official Zoning map of the City of Providence by changing the zoning designation for the property located at A.P 89, Lot 391, further identified as 121 Stamford Avenue, Providence, Rhode Island, and shown on the accompanying map, from R-2 to R-4.



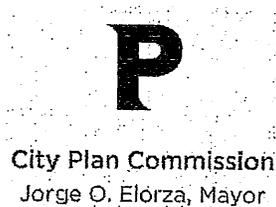
The proposed Zoning Map Amendment is consistent with the City's Comprehensive Plan as well as the applicable purposes of zoning, as delineated in Section 101 of the City's Zoning Ordinance.

PETITIONER, 121 STAMFORD AVENUE LLC

By its Attorney,

Joseph P. Brennan, Esq.

Law Offices of K. Joseph Shekarchi  
33 College Hill Road, Suite 15E  
Warwick, RI 02888



January 23, 2020

Councilwoman Jo-Ann Ryan, Chair  
Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

**Re: Referral 3460-Petition to rezone 121 Stamford Ave from R-2 to R-4 (AP 89 Lot 391) from R-2 to R-4**

**Petitioner: 121 Stamford LLC**

Dear Chairwoman Ryan,

The applicant is proposing to rezone 121 Stamford Ave (AP 89 Lot 391) from R-2 to R-4 in order to permit construction of a multi-family dwelling. The lot measures approximately 73,810 SF and is occupied by two buildings with eight and six dwelling units, respectively in each building.

**FINDINGS OF FACT**

The subject lot is located in proximity to a portion of Elmwood Ave—a commercial main street—that is zoned C-1. The lots surrounding this area are zoned R-2 but there are multiple multifamily dwellings in the vicinity at 15 and 20 Bissell Street and the subject lot, which support a zone change to R-4. As the subject lot is adjacent to a commercial thoroughfare and multifamily development, the CPC found that the change could be appropriate for the subject property.

The CPC found that inclusion of the subject lot to accommodate multifamily development is not expected to have a negative effect on neighborhood character or surrounding property as the residential nature of the subject lot is not expected to change. There will be 37 units on site should the applicant's proposal for a 23 unit multi-family dwelling and zone change be approved. Based on their analysis of the applicant's submitted plans, the CPC found that the proposed number of units was appropriate and should not exceed 37 so that the resultant density would be in character with the surroundings.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—the CPC found that this area is intended to be one where commercial and residential uses are located in proximity to each other. The property is located in an area where

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
[www.providencerf.com](http://www.providencerf.com)

Rezone AP 89 Lot 391  
from R-2 to R-4  
Referral 3460  
1/23/20

2

neighborhood commercial development is intended alongside low density residential development. As noted, there are existing multifamily buildings in proximity to the lot. Therefore, the CPC found that the rezoning would be consistent with the intent of the comprehensive plan. The CPC found that the rezoning would be in conformance with objectives H-1, H-2 and H-3 of the comprehensive plan which encourage developing a variety of housing options at varying prices.

Based on the foregoing discussion, the CPC found that rezoning the lot would be appropriate given the character of the surroundings and the proposed use. The CPC found that the rezoning is not expected to negatively affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

**RECOMMENDATION**

Based on the foregoing discussion, the CPC found the proposed change to be in conformance with the comprehensive plan and purposes of zoning. Upon a motion by Commissioner Gazdacko, seconded by Commissioner Quezada, the CPC voted as follows to make a positive recommendation to the City Council to approve the change:

M. Gazdacko AYE; M. Quezada AYE; C. West AYE; H. Bilodeau AYE

In accordance with the CPC's action, the change should be approved subject to the following condition:

The CPC recommends that the zone change be approved subject to the condition that there shall be no more than a maximum of 37 dwelling units on the site.

Sincerely,



Choyon Manjrekar  
Administrative Officer

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: November 26, 2019

TO: Councilman James E. Taylor

SUBJECT: **SEE ENCLOSED PETITION**

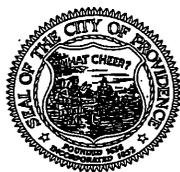
CONSIDERED BY: Tina L. Mastroianni, First Deputy City Clerk

DISPOSITION: Enclosed please find a copy of a petition for a zoning change.

This request was received in our office and a copy of said Petition is being sent to the City Plan Commission for placement on the next agenda, in accordance with Section 1100 of the Zoning Ordinance which states ".....immediately upon receipt of the proposal, the city clerk shall refer the proposal to the council and the commission for study and recommendation..."

*Tina L. Mastroianni*  
First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

**M.E.M.O.R.A.N.D.U.M**

DATE: November 26, 2019

TO: Jeffrey Dana, City Solicitor, Law Department

SUBJECT: **SEE ENCLOSED PETITIONS**

CONSIDERED BY: Tina L. Mastroianni, First Deputy City Clerk

DISPOSITION: Enclosed please find copies of petitions for a zoning changes filed in this office.

These requests were received in our office and copies of said Petitions are being sent to the City Plan Commission for placement on the next agenda, in accordance with Section 1100 of the Zoning Ordinance which states “.....immediately upon receipt of the proposal, the city clerk shall refer the proposal to the council and the commission for study and recommendation...”

*Tina L. Mastroianni*  
**First Deputy City Clerk**

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: November 26, 2019

TO: Choyon Manjrekar, Principal Planner  
Department of Planning & Development

SUBJECT: **SEE ENCLOSED PETITIONS**

CONSIDERED BY: Tina L. Mastroianni, First Deputy City Clerk

DISPOSITION: Enclosed please find copies of petitions for a zoning changes filed in this office.

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*Tina L. Mastroianni*  
**First Deputy City Clerk**

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: November 26, 2019

TO: Robert Azar, Deputy Director  
Department of Planning & Development

SUBJECT: **SEE ENCLOSED PETITIONS**

CONSIDERED BY: Tina L. Mastroianni, First Deputy City Clerk

DISPOSITION: Enclosed please find copies of petitions for a zoning changes filed in this office.

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*Tina L. Mastroianni*  
First Deputy City Clerk

57-85/115 1686

Civil CADD Services Inc.  
150 HIGGINSON AVENUE  
LINCOLN, RI 02865

DATE 10/8/19

\$150

DOLLARS

PAY TO THE ORDER OF

City of Providence  
One hundred fifty + 00/100

THE WASHINGTON TRUST  
Company  
WESTERLY  
RHODE ISLAND, 02891

*[Signature]*  
AUTHORIZED SIGNATURE

FOR  
Council Petition 121 Sparrows Ave LLC

94456770

⑆001686⑆ ⑆011500858⑆



THE FACE OF THIS DOCUMENT CONTAINS HEAT-SENSITIVE INK. TOUCH OR RUB RED IMAGE. IT WILL DISAPPEAR WITH HEAT.

PROVIDENCE CITY CLERK

10-15-2019	#0
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SUBTL	150.00
TOTAL	150.00
CHECK	150.00
CHANGE	0.00

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