

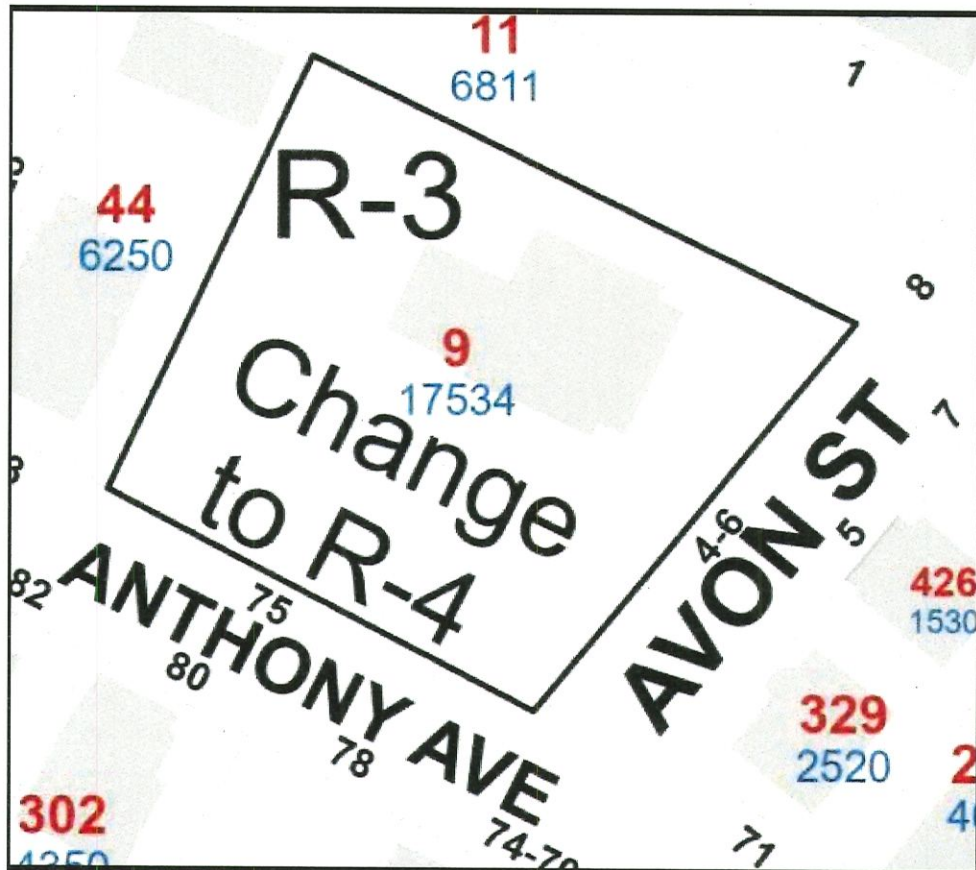
CHAPTER₂₀₂₃₋₁₈

No. 326 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 42, LOT, 9 (4 AVON STREET), FROM R-3 TO R-4

Approved July 25, 2023

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 42, Lot, 9 (4 Avon Street), from R-3 to R-4.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
JUL 06 2023
FIRST READING
READ AND PASSED

Jina L. Mastrosanni
CLERK

IN CITY
COUNCIL
JUL 20 2023
FINAL READING
READ AND PASSED

Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Jina L. Mastrosanni
CLERK

I HEREBY APPROVE.

Butt P. Smith
Mayor

Date: 7/25/23



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

April 20, 2023

Councilman Pedro Espinal,
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

Re: Referral 3543 – Petition to rezone 4 Avon Street (AP 42 Lot 9) from R-3 to R-4
Petitioner: Alphaomega Properties LLC

Dear Chairman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on April 18, 2023 requesting a rezoning of 4 Avon Street from R-3 to R-4.

FINDINGS OF FACT

The applicant is proposing to rezone 4 Avon Street which is occupied by a five family dwelling, from R-3 to R-4. Per the applicant, the intention is to legalize the existing five unit building. The lot measures approximately 17,534 SF and is significantly larger than other lots in the vicinity. The neighborhood exhibits a residential character and is composed of one to three family dwellings on lots of varying size. The CPC found that the change to R-4 is not expected to have a negative effect on neighborhood character as it would legalize the existing dwelling. The CPC required that the applicant bring the building into conformance with the building and fire codes when establishing the units within the dwelling.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is intended for medium density residential development which includes one to three family dwellings and multifamily dwellings. The CPC found that the rezoning would be consistent with this description as it would render the existing dwelling conforming. The site would conform to the zoning requirements of the R-4 zone with no relief required. 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.

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

RECOMMENDATION

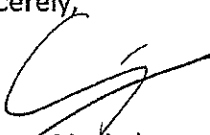
On a motion by Commissioner Sanchez, seconded by Commissioner Verdi, the Commission voted to recommend that the City Council rezone the lot to R-4 subject to the following condition:

The applicant shall bring the building into conformance with the building and fire code when establishing the use of the existing units.

The Commission voted as follows:

Aye: N. Verdi, N. Sanchez, H. Bilodeau, M. Gazdacko

Sincerely,

A handwritten signature in black ink, appearing to read 'Choyon Manjrekar', written over the printed name.

Choyon Manjrekar
Administrative Officer

ALPHAOMEGA PROPERTIES LLC
GABRIELA A. MENDEZ (MEMBER)
751 ACADEMY AVENUE
PROVIDENCE, RI 02908
(786) 487-6734
gamendez76@gmail.com

February 18, 2023

Ms. Tina L. Mastroianni
City Clerk
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

Re: Zone Change Petition for 4 Avon Street from R3 to R4

Dear Ms. Mastroianni:

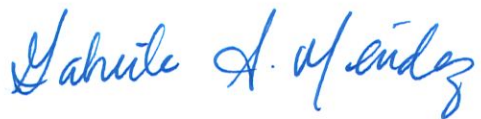
Enclosed please find the above referenced petition to the Providence City Council.
Enclosed is a check in the amount of \$150 to cover the cost of the petition.

Please advise of any hearings with respect to this matter.

If you have any questions, please do not hesitate to contact me.

Respectfully,

Gabriela A. Méndez



State of Rhode Island and Providence Plantations

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

ALPHAOMEGA PROPERTIES, LLC hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the property located at 4 Avon Street in Providence, Rhode Island and identified as Plat 42, Lot 9 from R-3 to R-4.



ALPHAOMEGA PROPERTIES, LLC
Gabriela A. Méndez (member)
751 Academy Avenue
Providence RI 02908

February 18, 2023

Yahute A. Méndez (member)

