

**CHAPTER 2024-6**

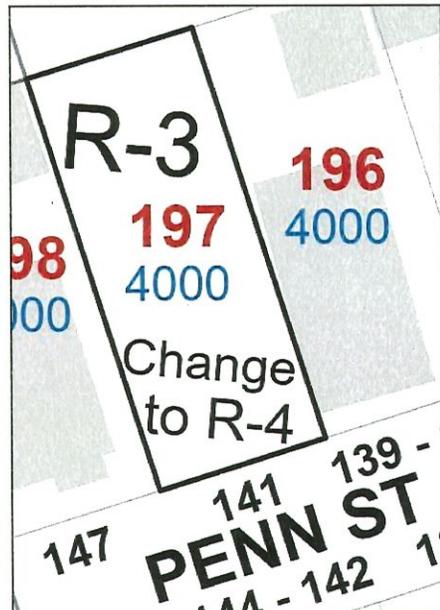
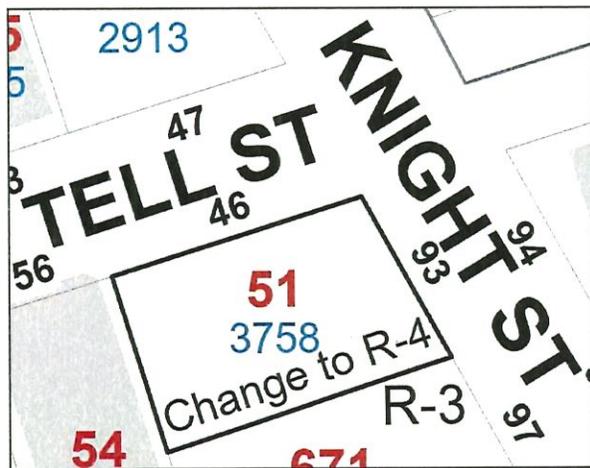
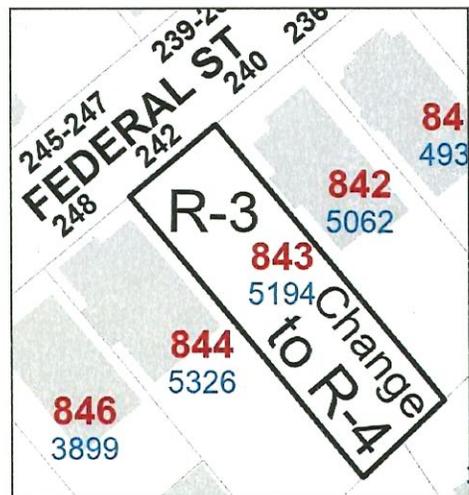
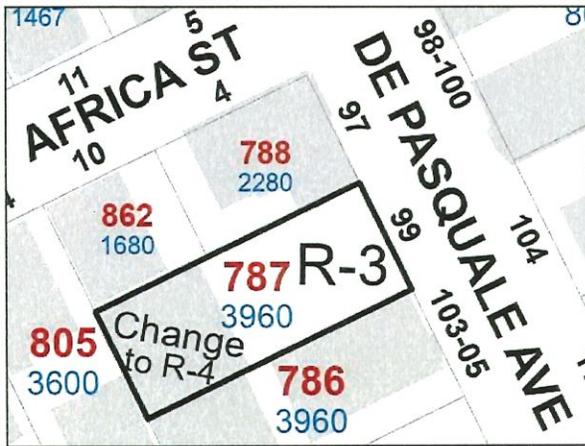
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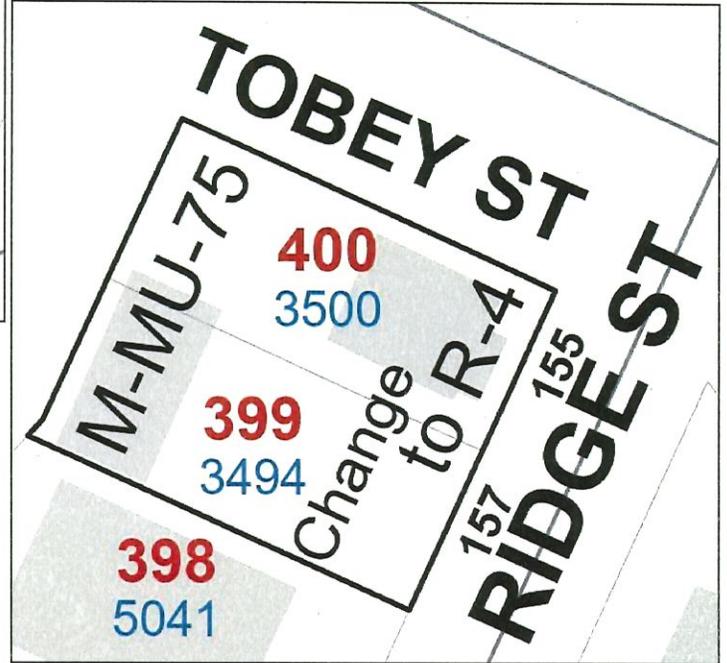
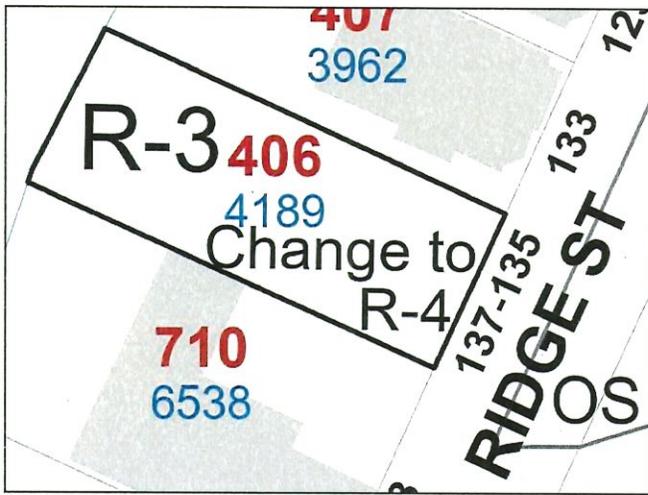
AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE ZONING DISTRICT ON THE OFFICIAL ZONING MAP FOR THE PROPERTY LOCATED ON ASSESSOR'S PLAT 28, LOT 787 (99 DEPASQUALE AVENUE), ASSESSOR'S PLAT 28, LOT 843 (242 FEDERAL STREET), ASSESSOR'S PLAT 33, LOT 51 (93 KNIGHT STREET), ASSESSOR'S PLAT 33, LOT 197 (141 PENN STREET), ASSESSOR'S PLAT 33, LOT 406 (135 RIDGE STREET), FROM R-3 TO R-4, AND THE PROPERTY HEREUNDER ON ASSESSOR'S PLAT 33, LOT 400 (155 RIDGE STREET) AND ASSESSOR'S PLAT 33, LOT 399 (157 RIDGE STREET), FROM M-MU-75 TO R-4

Approved March 13, 2024

*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 28, Lot 787 (99 DePasquale Avenue), Assessor's Plat 28, Lot 843 (242 Federal Street), Assessor's Plat 33, Lot 51 (93 Knight Street), Assessor's Plat 33, Lot 197 (141 Penn Street), Assessor's Plat 33, Lot 406 (135 Ridge Street), from R-3 to R-4, and the property hereunder on Assessor's Plat 33, Lot 400 (155 Ridge Street) and Assessor's Plat 33, Lot 399 (157 Ridge Street), from M-MU-75 to R-4.





SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
FEB 15 2024  
FIRST READING  
READ AND PASSED  
*Jina L. Mastrosanni*  
CLERK

IN CITY COUNCIL  
MAR 07 2024  
FINAL READING  
READ AND PASSED  
*Rachel N. Miller*  
RACHEL N. MILLER, PRESIDENT  
*Jina L. Mastrosanni*  
CLERK

I HEREBY APPROVE.

*Brett P. Smiley*  
Mayor

Date: 3/13/2024

**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*

I, **Dylan Conley**, Attorney on behalf of applicant landowner, 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 identified hereunder from **R-3 to R-4**:

**99 De Pasquale Avenue, Providence, Rhode Island, Assessor's Plat 28, Lot 787;**  
**242 Federal Street, Providence, Rhode Island, Assessor's Plat 28, Lot 843;**  
**93 Knight Street, Providence, Rhode Island, Assessor's Plat 33, Lot 51;**  
**141 Penn Street, Providence, Rhode Island, Assessor's Plat 33, Lot 197;**  
**135 Ridge Street, Providence, Rhode Island, Assessor's Plat 33, Lot 406;**

And the property hereunder from **M-MU-75 to R-4** :

**155 Ridge Street, Providence, Rhode Island, Assessor's Plat 33, Lot 400;**  
**157 Ridge Street, Providence, Rhode Island, Assessor's Plat 33, Lot 399;**

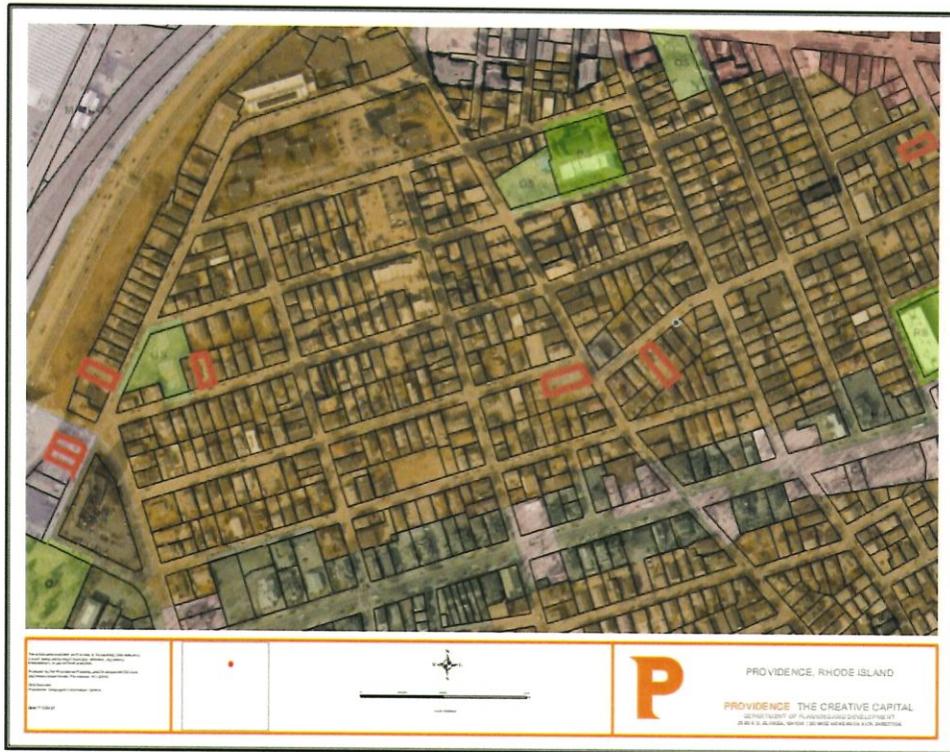
And as such are further shown on the accompanying maps attached hereto as Exhibit A.

Petitioner, by and through their attorney:

/s/ Dylan Conley  
Dylan Conley (R.I. Bar No. 8969)  
Conley Law Associates  
123 Dyer St., Ste 2b  
Providence, R.I. 02903  
(401) 415-9835  
dconley@conleylawri.com

# Exhibit A

Federal Hill Zoning Map Amendments  
Providence, R.I.  
AP 28, Lots 787 and 843; AP 33, Lots 51, 197, 399, 400, and 406



Current Zone: R-3/M-MU-75  
Proposed Zone: R-4





CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

December 13, 2023

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

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3563 – Petition to rezone 99 Depasquale Ave, 242 Federal St, 93 Knight St, 141 Penn St, 135 Ridge St (AP 28 lots 787 and 843 and AP 33 Lots 51, 197 and 406) from R-3 to R-4 and 155 and 157 Ridge Street (AP 33 Lots 400 and 399) from M-MU 75 to R-4  
Petitioner: Vicioso Homes LLC**

Dear Councilman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on November 14, requesting a rezoning of the subject lots from R-3 to R-4 and M-MU75 to R-4 as described above.

**FINDINGS OF FACT**

The CPC reviews requests for zone changes to R-4 based on a number of factors including conformance with the future land use map, the character of the surrounding neighborhood and existing use of the property. Lots 787 and 843 on AP 28 and Lots 51, 197 and 406 on AP 33 are zoned R-3 and located under the medium density residential development designation of the future land use map of the comprehensive plan. Of these lots, all are vacant except for lot 787, which is occupied by a multifamily dwelling. The plan describes these areas as those characterized by two or three family dwellings with multifamily dwellings. The CPC found that the character of the area surrounding the lots conforms to this description with a number of multifamily dwellings and some small scale commercial uses observed in the vicinity of the subject lots.

The lots at 155 and 157 Ridge Street are occupied by multifamily dwellings, zoned M-MU 75, and directly adjacent to the R-4 zone to the east. The lots are intended for business/mixed use development which also includes multifamily uses.

As multifamily development would be appropriate in both zones based on the future land use map, the CPC found that it would be appropriate to rezone the lots to R-4 given what currently exists and the proximity of the R-4 zone to the lots on Ridge Street.

**DEPARTMENT OF PLANNING & DEVELOPMENT**

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

The applicant presented proposed building plans for the sites, which were based on eight unit dwellings that were previously approved in the R-4 zone. The CPC found the plans to be suitable for development in the R-4 zone. The CPC found that rezoning the lots would be appropriate and 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**

On a motion by Commissioner Caldwell, seconded by Commissioner Sanchez, the CPC voted to make a positive recommendation to the Council to rezone the subject lots from R-3 and M-MU 75 to R-4.

The CPC voted as follows:

Aye: D. Caldwell, N. Sanchez, W. Sherry, C. Lipschitz, M. Gazdacko

Sincerely,



Choyon Manjrekar  
Administrative Officer