

**City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

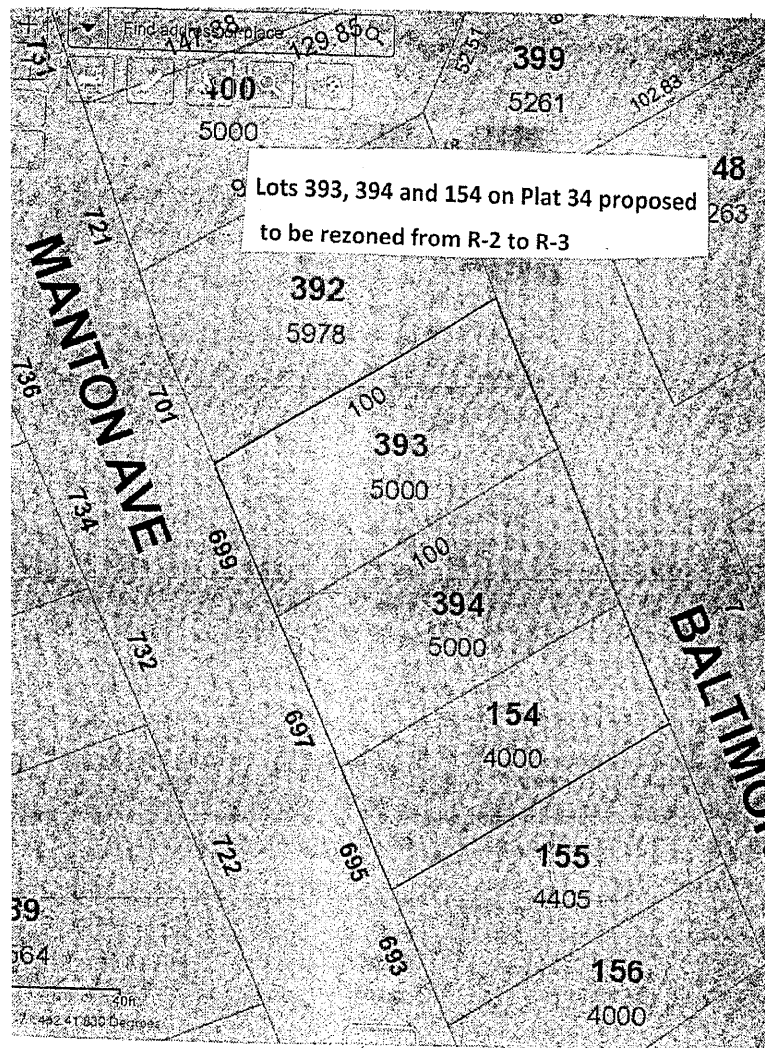
**CHAPTER 2020-5**

No. 69      **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 34, LOT 154 (695 MANTON AVENUE), LOT 393 (699 MANTON AVENUE) AND LOT 394 (697 MANTON AVENUE, FROM R-2 TO R-3**

**Approved February 27, 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 34, Lot 154 (695 Manton Avenue), Lot 393 (699 Manton Avenue) and Lot 394 (697 Manton Avenue, from R-2 to R-3.



Section 2. This ordinance shall take effect upon passage.

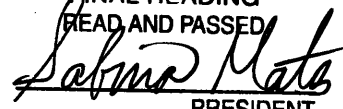

**I HEREBY APPROVE.**

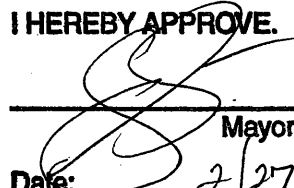
**IN CITY COUNCIL  
FEB 06 2020  
FIRST READING  
READ AND PASSED**

 **CLERK**

**IN CITY  
COUNCIL**

**FEB 20 2020  
FINAL READING  
READ AND PASSED**

 **PRESIDENT**  
 **CLERK**

  
**Mayor**  
Date: 2/27/20

**City of Providence**  
State of Rhode Island and Providence Plantations

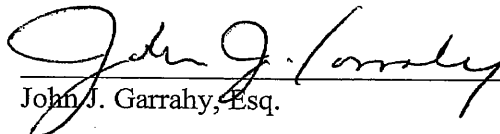
**AMENDED**  
**PETITION TO THE HONORABLE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

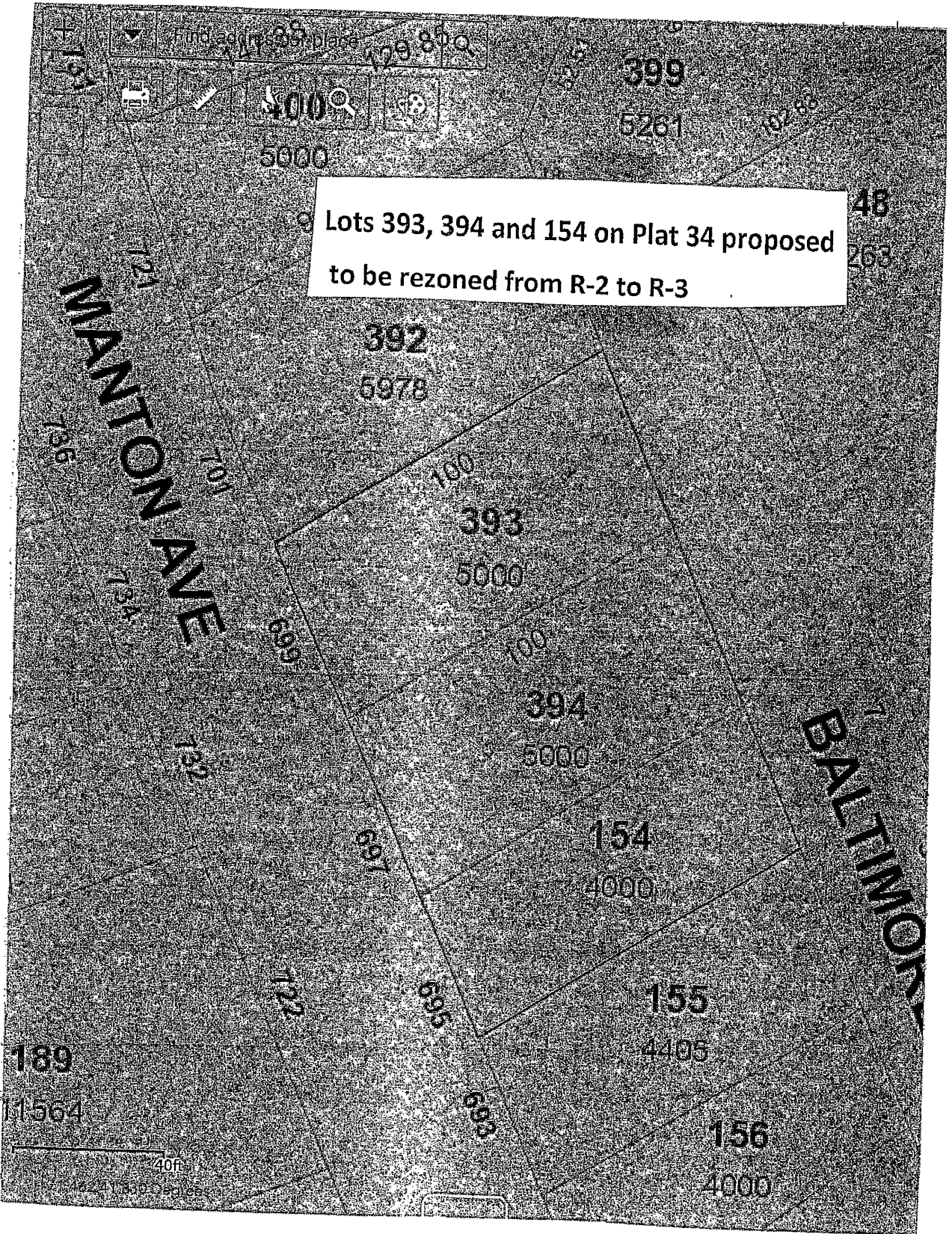
Joseph Mancino, Trustee of the "Revocable Living Trust of Joseph Mancino – 2018" hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the properties identified as Plat 34, Lots 154, 393 and 394 from R-2 to R-3, and, ~~notwithstanding the requirements of Table 4.1 of the Zoning Ordinance that require a minimum lot area of 5000 square feet, a three family dwelling shall be permitted on Plat 34 Lot 154.~~

Joseph Mancino, Trustee of the "Revocable Living  
Trust of Joseph Mancino – 2018  
Joseph Mancino,, Trustee

  
John J. Garrahy, Esq.

By His Attorney:  
John J. Garrahy (#3113)  
John J. Garrahy Law, LLC  
2088 Broad Street  
Cranston, Rhode Island 02905

December 12, 2019





**City Plan Commission**  
Jorge O. Elorza, Mayor

November 1, 2019

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

Attn: Shawn Selleck, City Clerk

**Re: Referral 3457-Petition to rezone 695-699 Manton Ave from R-2 to R-3 (AP 34 Lots 154, 393 and 394) from R-2 to R-3**

**Petitioner: Joseph Mancino**

Dear Chairwoman Ryan,

The applicant is proposing to rezone 695 Manton Ave (AP 34 Lot 154), 697 Manton Ave (AP 34 Lot 394) and 699 Manton Ave (AP 34 Lot 393) from R-2 to R-3. The applicant is proposing to rezone the lots for construction of three, three-family dwellings. Per the petition, the applicant is requesting that a three family dwelling be permitted by right on lot 154, which is 4,000 SF and does not meet the minimum lot size of 5,000 SF required for three family dwellings.

**FINDINGS OF FACT**

The lots are currently vacant and adjacent to residential development. They are located along a residential portion of Manton Ave, which is a busy thoroughfare that runs from north to south with a mix of residential and commercial uses. Property adjacent to the subject lots on the western portion of Manton Ave and to the rear is zoned R-2.

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 low density residential uses characterized by one and two family dwellings. The CPC found that the proposed uses would be moderately denser than what is envisioned for this area, but Manton Ave is a busy thoroughfare that can accommodate the additional units. Therefore, by allowing for residential development, the rezoning would be consistent with the intent of the comprehensive plan as the medium-density residential designation can accommodate three family dwellings. 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.

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

Rezone AP 34 Lots 154, 393 and 394  
from R-2 to R-3  
Referral 3457  
11/01/19

The CPC found that inclusion of the lots within the R-3 zone is not expected to have a negative effect on neighborhood character or surrounding property as the residential nature of the subject lots is not expected to change. Manton Ave is a busy street that can accommodate the increased density and the new dwellings are not expected to affect the character of the surroundings. The CPC included a letter from Councilman Michael Correia into the record, who made a positive recommendation to approve the change.

The CPC found that there was no reason to permit a three family dwelling on lot 154 as the applicant did not provide any plans for the buildings. The CPC found no compelling reason to allow for an additional unit as the applicant can construct a two family dwelling on a 4,000 SF lot by right in the R-2 or R-3 zone.

The applicant could apply for zoning relief or an administrative modification if a third unit is desired. Based on the foregoing discussion, the CPC found that rezoning the lots would be appropriate given the character of the surroundings. 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**

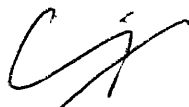
Based on the foregoing discussion, the CPC found the proposed change to be in conformance with the comprehensive plan and purposes of zoning. Upon a motion by Commissioner Gazdacko, seconded by Commissioner Verdi, the CPC voted as follows to make a positive recommendation to the City Council to approve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

M. Gazdacko AYE; N. Verdi AYE; C. West AYE; H. Bilodeau AYE; M. Quezada AYE; L. Torrado AYE;  
C. Potter AYE

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

The CPC recommends that the exemption from the dimensional regulations of the R-3 zone shall not apply to lot 154. The applicant may seek an administrative modification for three dwelling units on the lot if desired.

Sincerely,



Choyon Manjrekar  
Administrative Officer