

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 2007-19

No. 161

### AN ORDINANCE

AN ORDINANCE AMENDING THE  
CITY OF PROVIDENCE ORDINANCE CHAPTER 2006-15  
No. 37, APPROVED FEBRUARY 10, 2006

Approved MARCH 7, 2007

### *Be it ordained by the City of Providence:*

SECTION 1. That the Zoning Map accompanying and made a part of Chapter 27 of the Code of Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance", as adopted June 27, 1994, as amended, is hereby further amended as follows:

The Zoning District designation for Lot 370 of Tax Assessor's Plat 15 located at 61-77 South Angell Street/178 Butler Avenue shall be changed from a RESIDENTIAL R-3 DISTRICT to a RESIDENTIAL R-M DISTRICT.

SECTION 2. That the following conditions be imposed upon Lot 370 of Tax Assessor's Plat 15 located at 61-77 South Angell Street/178 Butler Avenue in connection with the proposed future use of multifamily residential; shall be recorded by the petitioner, Angell Way LLC, in the land evidence records; and shall appear as a footnote upon the official zoning map:

- a. No more than 11 residential units.
- b. Height no more than forty-seven (47') feet above the average grade.
- c. Front Yard Setback no less than 8' 0" along South Angell Street and 14' 0" along Butler Avenue.
- d. Rear Yard Setback of no less than 20' 18' 0" and 47' 15' 6".
- e. The buildings located on the subject property will rise 3 stories on the south side facing Medway Manor, with a height of not more than 37 feet above the underground garage, and will have 4 stories on the South Angell

Street side with a height of not more than 47 feet above the top of the underground garage.

- f. The site will provide at grade parking for at least 2 cars (for guest parking and for deliveries).
- g. The west end of the building (excluding the patio and structure underneath) will be located not less than 42 feet from the west property line.
- h. The buildings will be set back at least 17'6" ~~feet~~ and the bay windows will be set back at least 15'6" from the property line with Medway Manor.
- i. The owners of the subject property will re-landscape the "rear yard" area on the north side of Medway Manor in accordance with a landscaping plan prepared in cooperation with and approved by the residents of Medway Manor.
- j. The HVAC condenser units will be located in the center of the roof in an area not visible from the ground. Any condenser units located at ground level will not be near the driveway.
- k. The exterior lighting on the south side of the buildings (the side facing Medway Manor) will be directed downward so as to light the driveway, not upward, and will be located below the level of the top of the existing fence such the source of the light will not be visible from the north facing windows of the residences in Medway Manor.
- l. The first three floors of the buildings will have a brick exterior; the buildings will be trimmed and finished with high quality materials, as determined by the Building Inspector of the City of Providence.
- m. Trees planted off-site to meet the requirements of Section 425 of the Zoning Ordinance shall, to the extent possible, and with the concurrence of the City Forester, be planted within 200 feet of the subject lot.
- n. Prior to and during construction, the owner of the subject lot shall maintain the property in conformance with all city ordinances, including minimum building codes and sidewalk clearing.

- o. The fourth floor of the building shall be set back no less than 3 feet from the cornice line of the façade facing South Angell Street.
- p. Lighting for the driveway shall not exceed a luminosity of 0.5 foot-candles.
- q. The massing of the building shall be broken up to achieve the appearance of it being two buildings. This shall be accomplished by setting back the face of the lobby/elevator core not less than 6 feet from the face of the boys on the South Angell Street façade and by utilizing floor to ceiling glass windows and doors on both sides of the lobby to achieve maximum transparency.
- r. Within 30 feet of the sidewalk, all paving shall be of the decorative type, consisting of stamped concrete, cobblestones, or brick pavers.

SECTION 3. That the Comprehensive Plan of the City of Providence, approved December, 1994, as amended, is hereby further amended by deleting therefrom the designation "Single Family Residential" on the plan entitled "Proposed Land Use: Residential" from the area of said map including and surrounding the location of that real property located at 61-77 South Angell Street/178 Butler Avenue on Tax Assessor's Plat 15, Lot 370, and by adding thereto the designation "High Density Residential."

SECTION 4. This Ordinance shall take effect upon passage and publication as prescribed by law.

IN CITY COUNCIL  
DEC 21 2006  
FIRST READING  
READ AND PASSED

Ann M. Steer CLERK

IN CITY  
COUNCIL  
MAR 1 2007  
FINAL READING  
READ AND PASSED

Paul D. Mancini  
PRESIDENT  
Ann M. Steer  
CLERK

APPROVED

[Signature]

MAYOR 3/7/07

