

**CHAPTER 2018-40**

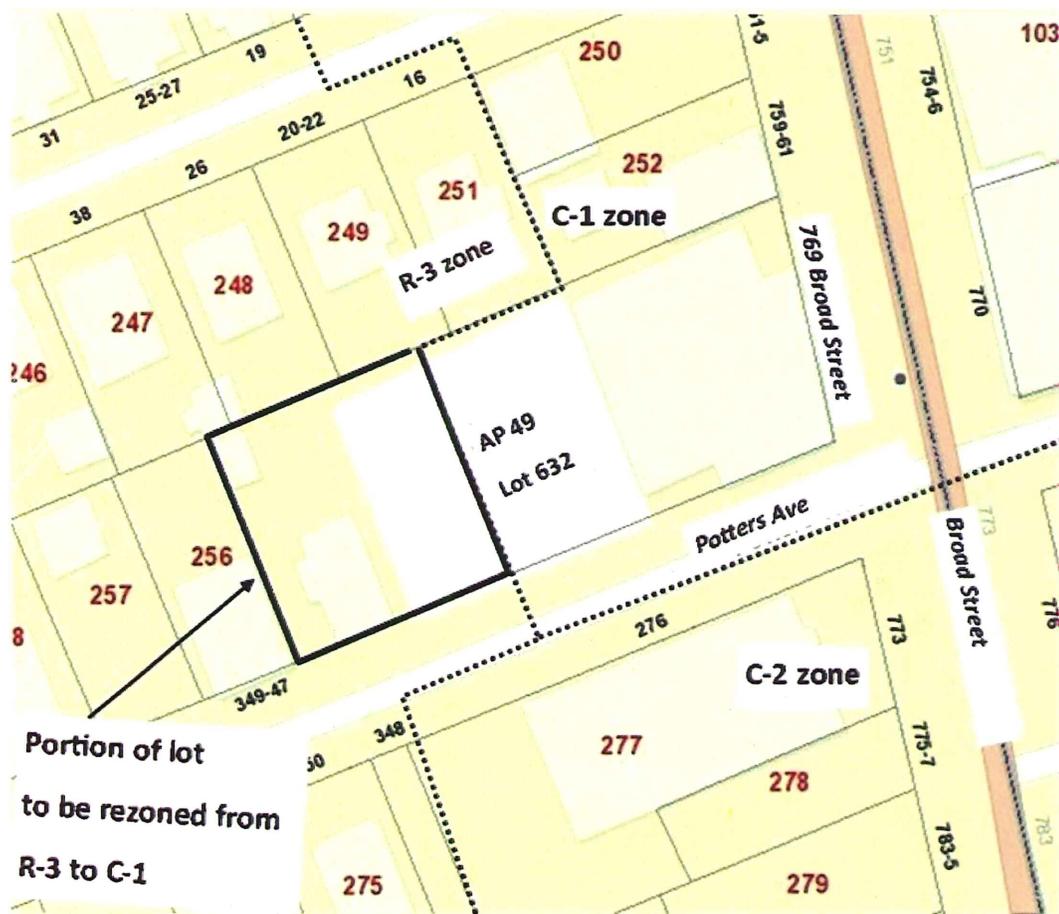
**No. 399**

**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 OF ASSESSOR'S PLAT 49, LOT 632 (769 BROAD STREET) FROM C-1 AND R-3 TO C-1**

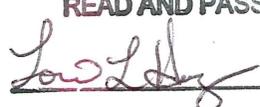
Approved July 27, 2018

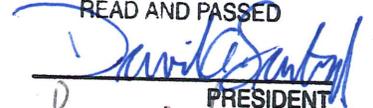
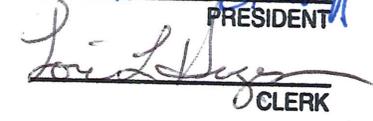
*Be it ordained by the City of Providence:*

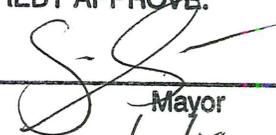
**SECTION 1.** Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance", Approved November 24, 2014, As Amended, is hereby further amended by changing the Zoning District of Assessor's Plat 49, Lot 632 (769 Broad Street) from C-1 and R-3 to C-1. The applicant shall bring the entire site into conformance with Article 15 of the ordinance under the supervision of the City Forester.



**SECTION 2.** This ordinance shall take effect upon passage.

IN CITY COUNCIL  
JUL 05 2018  
FIRST READING  
READ AND PASSED  
 CLERK

IN CITY COUNCIL  
JUL 23 2018  
FINAL READING  
READ AND PASSED  
 PRESIDENT  
 CLERK

I HEREBY APPROVE.  
  
\_\_\_\_\_  
Mayor  
Date: 7/27/18

CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

P & P Realty

Jimme Lim

152 East Hill Drive

Cranston, Rhode Island 02920

RE: 769 Broad Street

Old Lot: Plat 49 Lots 527,573,254,255

New Lot: Plat 49 Lot 632

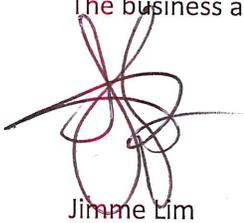
To whom it may concern:

I, Jimme Lim, the owner of 769 Broad Street, I am requesting a Zoning Petition to change the current Zone from C-1 and R-3 to C-1.

The property originally had 4 lots and is currently 1 lot. The previous lots had been occupied by commercial establishments. The lots were merged in 2017.

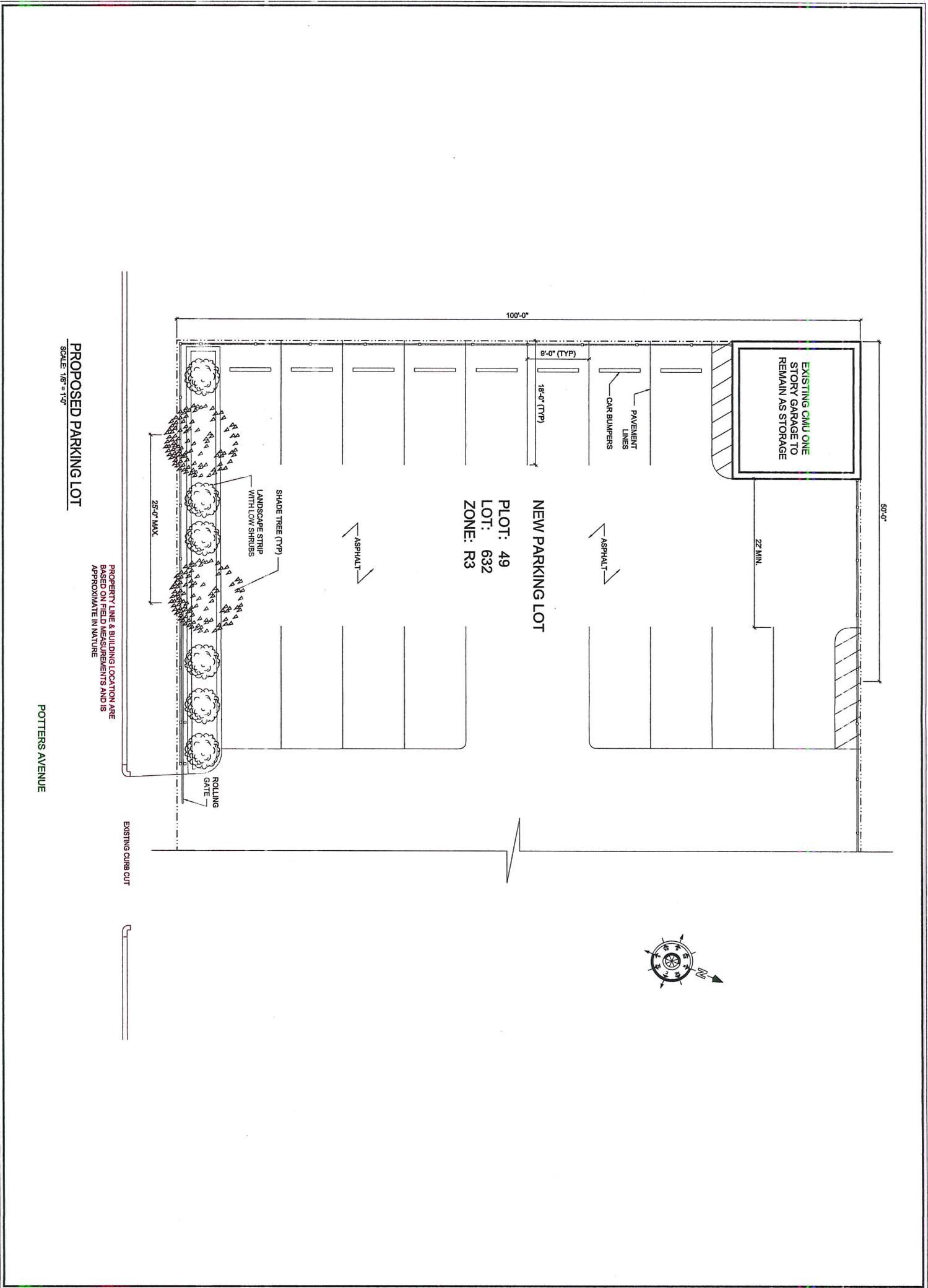
I am requesting that the new lot 632 be condensed into 1 zoning distinction of C-1. This will help elevate any zoning violations. The current R-3 & C-1 line running through the lot is dividing my property. R-3 does not allow parking and creates crowding on the street. This new lot with a C-1 will correct overcrowding in the street. The lot will conform to all landscaping and lighting requirements of zoning.

The business and apartments have been established for many years.



Jimme Lim





**PROPOSED PARKING LOT**  
SCALE 1/8" = 1'-0"

PROPERTY LINE & BUILDING LOCATION ARE BASED ON FIELD MEASUREMENTS AND IS APPROXIMATE IN NATURE

POTTERS AVENUE

**NEW PARKING LOT**  
PLOT: 49  
LOT: 632  
ZONE: R3



**200' RADIUS PLAN**

769 BROAD ST.  
PROVIDENCE, RI  
02907

**OWNER/APPLICANT**  
P & P REALTY LLC  
152 EAST HILL DRIVE  
CRANSTON, RI 02920  
TEL. (401) 954-7982

**PLAT:** 49  
**LOTS:** 632  
**ZONING:** C1 & R3  
**LEGAL USE:** MIXED  
**PROP USE:** MIXED

**DESIGNER**  
EUGENIO OVALLE  
23 JOSLIN ST.  
PROVIDENCE, RI 02909  
TEL. 401 430-0586

**GENERAL NOTE:**  
THIS PLAN IS PREPARED FOR THE DESIGNER'S USE ONLY. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD MEASUREMENTS AND INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD MEASUREMENTS AND INFORMATION PROVIDED BY THE CLIENT.

REVISIONS

**DRAWN BY:** SBO      **SCALE:** AS NOTED  
**PROJECT NO.:** 111      **DATE:** 10/21/18

**PLAT PLAN**  
**SHEET NO.:**  
**A-1**

Scale: 1/8" = 1'-0"

CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
PETITION TO THE CITY COUNCIL

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The undersigned respectfully petitions your honorable body

P & P Realty

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The property originally had 4 lots and is currently 1 lot. The previous lots had been occupied by commercial establishments. The lots were merged in 2017.

I am requesting that the new lot 632 be condensed into 1 zoning distinction of C-1. This will help elevate any zoning violations. The current R-3 & C-1 line running through the lot is dividing my property. R-3 does not allow parking and creates crowding on the street. This new lot with a C-1 will correct overcrowding in the street. The lot will conform to all landscaping and lighting requirements of zoning.

The business and apartments have been established for many years.



Jimme Lim

where general commercial and residential uses are located in proximity to each other. Therefore, the rezoning would be consistent with the intent of the comprehensive plan if the applicant were to bring the lot into conformance with the landscaping requirement under the supervision of the City Forester.

Given the character of the surroundings and the current use of the lot, the CPC found that rezoning this portion of the lot would be appropriate if the applicant were to landscape the site. 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 voted to recommend that the City Council approve the proposed zone change subject to the following condition:

The applicant shall bring the entire site into conformance with Article 15 of the ordinance under the supervision of the City Forester.

Sincerely,



Choyon Manjrekar  
Administrative Officer

cc: Jimme Lim, P&P realty

PROVINCIAL GOVERNMENT  
OFFICE OF THE ATTORNEY GENERAL  
2017 JUN 25 5 3 27

FILED



City Plan Commission  
Jorge O. Elorza, Mayor

June 21, 2017

Councilman Terrence M. Hassett  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Lori Hagen, City Clerk

**Re: Referral 3417-Petition to rezone a portion of AP 49 Lot 632 from R-3 to C-1**

**Petitioner: P & P Realty c/o Jimme Lim**

Dear Councilman Hassett:

The City Plan Commission (CPC) reviewed the proposed zoning change to rezone a portion of the subject lot from R-3 to C-1 at a regular meeting on June 20, 2017. The site is currently occupied by a laundromat with associated parking. The applicant demolished a residential building and expanded the parking lot into the residential zone. The change is being requested to remove the violation associated with the parking lot expansion.

**FINDINGS OF FACT**

The portion of the lot proposed for rezoning is zoned R-3 and used for parking and indicated on the attached map. The remainder of the lot is zoned C-1 and provides parking for a business owned by the applicant. The area proposed for rezoning is located approximately 140 feet off Broad Street, which is a busy commercial corridor. The rezoning is intended to consistently zone the lot, and the rezoned portion will continue to be used for parking.

The CPC was concerned that the applicant expanded the parking lot into a residential zone. It is the CPC's opinion that the lot's effect on surroundings would be reduced if the applicant were to come into conformance with the landscaping requirement. This would include installation of a planting strip as well as interior plantings required for parking lots.

The CPC found it conceivable that the proposed rezoning would not have a negative effect on adjacent property if the applicant would buffer the lot from surroundings by coming into conformance with the landscaping requirement. 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 to be one

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
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[www.providenceri.com](http://www.providenceri.com)