

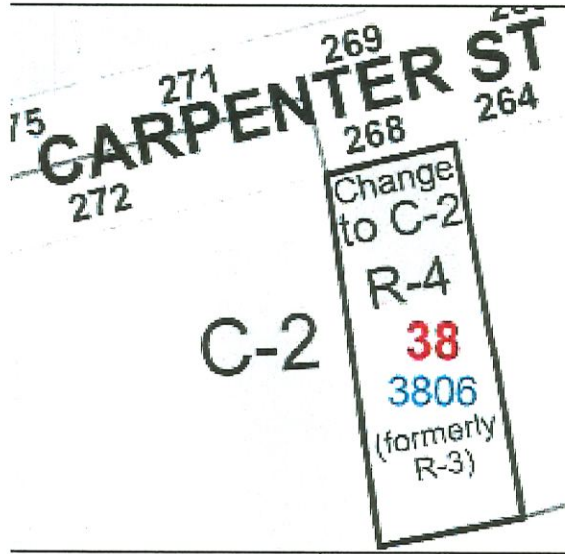
CHAPTER 2025-55

No. 453 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 32, LOT 38 (268 CARPENTER STREET), FROM R-3 TO C-2

Approved November 24, 2025

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 32, Lot 38 (268 Carpenter Street), from R-3 to C-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
NOV 06 2025
FIRST READING
READ AND PASSED

Jina L. Mastrosiani
CLERK

IN CITY COUNCIL
NOV 20 2025
FINAL READING
READ AND PASSED

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

I HEREBY APPROVE.

Brett P. Smith
Mayor

Date: *11/24/25*



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

June 18, 2025

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

Attn: Tina Mastroianni, City Clerk

Re: Referral 3599 – Petition to rezone 268 Carpenter Street (AP 32 Lot 38) from R-3 to C-2
Proponent: Riccardo Ortiz

Dear Councilman Espinal, the petitioner is requesting a rezoning of 268 Carpenter Street from R-3 to C-2.

FINDINGS OF FACT

The petitioner is requesting a rezoning of the subject lot from R-3 to C-2. The C-2 zone, which includes a business on the adjoining lot (AP 32 Lot 596), abuts the lot to the east, west and south. The subject lot is occupied by a dwelling that fronts on Carpenter Street and the business uses the rear of the lot for parking. The intent of the rezoning is to have the rear portion of the lot conform to the C-2 zone and allow for the business to continue to use that portion of the lot by right. An administrative subdivision is proposed to merge the rear of the subject lot with adjacent lot 596 and expand the subject lot eastwards by an equivalent amount. Given the uses on site and commercial nature of the neighboring lot, the CPC found that it would be appropriate to rezone the lot to C-2 as the uses on both lots would conform to the underlying zoning.

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 where medium density residential uses are located to the north of neighborhood commercial development. As discussed, the rezoning would be appropriate as the zone change would allow for uses that occur on the subject lots to continue by right. Therefore, the CPC found the rezoning to be consistent with the intent of the comprehensive plan.

The CPC found that rezoning the lots would be appropriate as the change 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

Rezoning from R-3 to C-2
Referral 3599
6/18/25

RECOMMENDATION

On a motion by Commissioner Dotson, seconded by Commissioner Lipschitz, the CPC voted to make a positive recommendation to the City Council to rezone the lot to C-2 based on their findings.

The CPC voted as follows:

Aye: R. Dotson, C. Lipschitz, D. Caldwell, N. Sanchez, M. Quezada, M. Gazdacko

Sincerely,

A handwritten signature in black ink, appearing to read 'Choyon Manjrekar', with a stylized flourish at the end.

Choyon Manjrekar
Administrative Officer

Substitution - 10/22/2005

SCUNGIO & PRIOLO

ATTORNEYS AT LAW

167 MAIN STREET, WESTERLY, RHODE ISLAND 02891
(401) 596-0151 - Fax (401) 596-8429

146 Westminster Street, 5th Floor, PROVIDENCE, RHODE ISLAND 02903
(401) 273-0151 - Fax (401) 331-7123

AMERICO M. SCUNGIO, ESQ.
TIA M. PRIOLO, ESQ.*

*Also Admitted in Connecticut

May 13, 2025

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

**Re: Zone Change Petition-Riccardo Ortiz- 268 Carpenter Street, Providence, RI (AP 32 Lot 38)-
From R-3 to C-2.**

Dear Ms. Mastroianni:

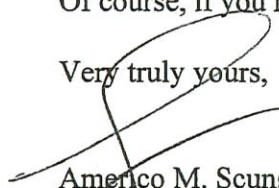
Enclosed please find an amended Petition which now includes a zone change for the entire AP 32 Lot 38 from R-3 to C-2, along with new maps depicting the same. I ask that you please amend the pending Petition as to this property with the enclosed petition and maps.

The radius maps previously filed with the initial application along with the mailing labels remain the same and may be used incident to this amended petition.

Please advise of any hearings with respect to this matter.

Of course, if you have any questions or comments, please do not hesitate to contact me.

Very truly yours,


Americo M. Scungio
Amseungioesq@verizon.net

AMS/rs
Enclosures

**City of Providence
State of Rhode Island**

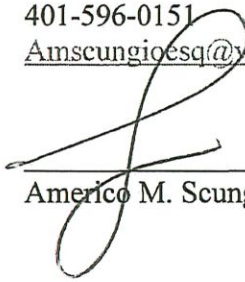
PETITION TO THE HONORABLE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE

The undersigned respectfully petitions your honorable body

Ricardo Ortiz hereby petitions the City Council to change the official Zoning Map of the City of Providence, by changing the zoning district for The property located at **268 Carpenter Street, Providence, Rhode Island**, (also identified as Assessor's Plat 32 Lot 38), from R-3 to C-2.

Ricardo Ortiz
By his attorney:
Americo M. Scungio, Esq. (#2771)
Scungio & Priolo
167 Main Street
Westerly, RI 02891
401-596-0151
Amscungioesq@verizon.net



Americo M. Scungio, Esq.

May 12, 2025

CARPENTER STREET



A.P. 32 / LOT 604

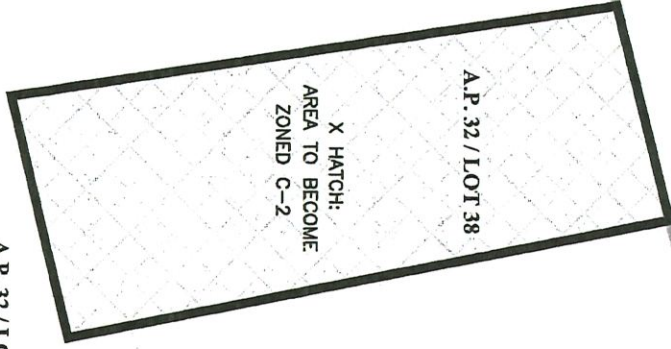
A.P. 32 / LOT 605

A.P. 32 / LOT 45

A.P. 32 / LOT 46

A.P. 32 / LOT 596

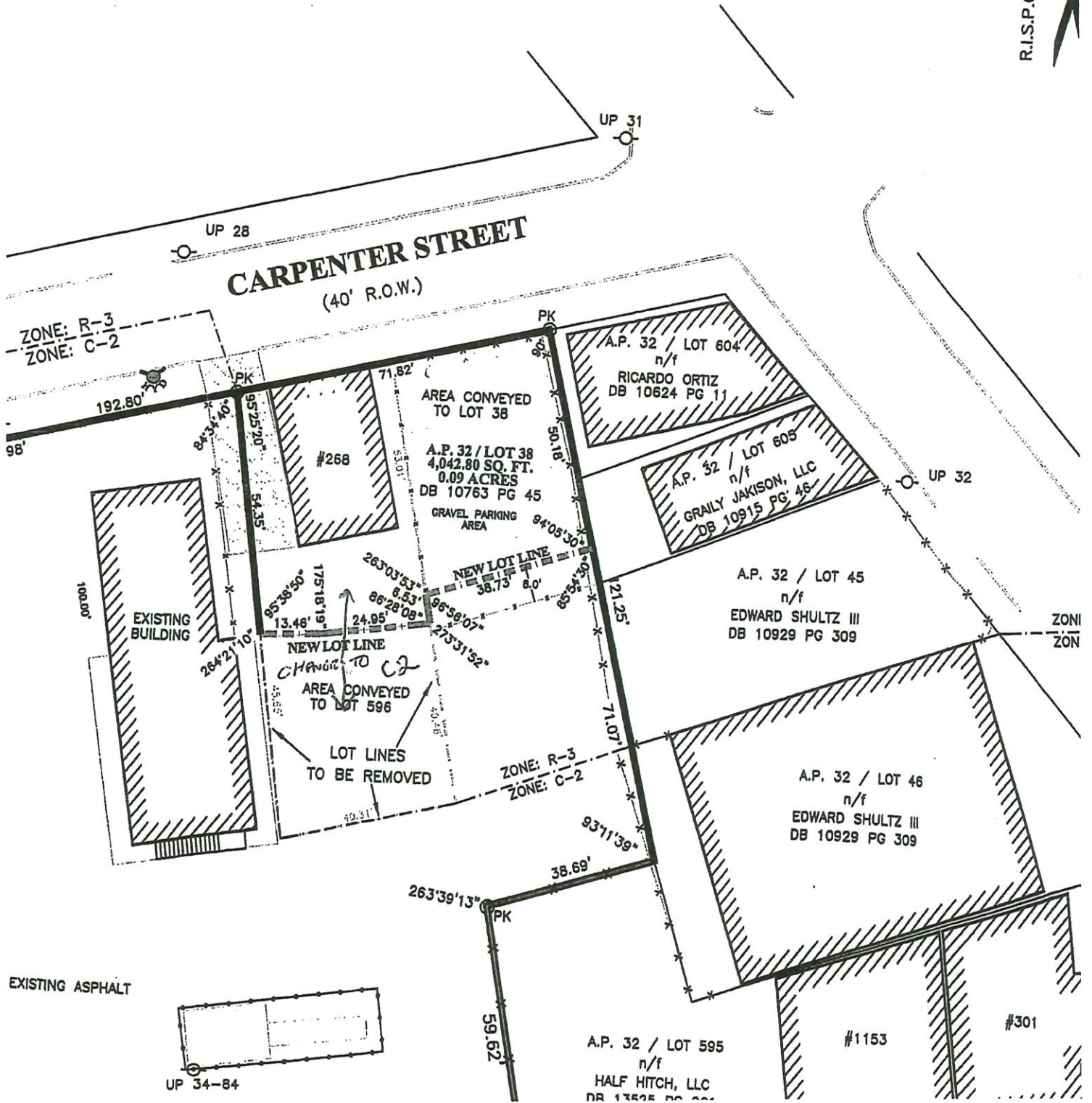
A.P. 32 / LOT 595



A.P. 32 LOT 596
STEELTEX CORP.
11 KNIGHT STREET
VIDENCE, R.I. 02909

A.P. 32 / LOT 38
RICARDO ORTIZ
CARPENTER STREET
VIDENCE, R.I. 02909

R.I.S.P.C. NAD 83



SCUNGIO & PRIOLO

ATTORNEYS AT LAW

167 MAIN STREET, WESTERLY, RHODE ISLAND 02891
(401) 596-0151 - Fax (401) 596-8429

146 Westminster Street, 5th Floor, PROVIDENCE, RHODE ISLAND 02903
(401) 273-0151 - Fax (401) 331-7123

AMERICO M. SCUNGIO, ESQ.
TIA M. PRIOLO, ESQ. •

•Also Admitted in Connecticut

April 15, 2025

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

Re: Zone Change Petition-Portion of 268 Carpenter Street, Providence, RI-From R-3 to C-2.

Dear Ms. Mastroianni:

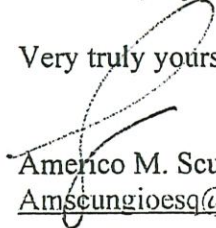
Enclosed please find the above referenced petition to the City Council seeking a zone change.

I also enclose a check in the amount of \$150.00 to cover the cost of the petition.

Please advise of any hearings with respect to this matter.

Of course, if you have any questions or comments please do not hesitate to contact me.

Very truly yours,


Americo M. Scungio
AmScungioesq@verizon.net

AMS/rs
Enclosures

2025 APR 15 A 10:19
RECEIVED
CITY OF PROVIDENCE
CLERK OF CITY COUNCIL

SCUNGIO & PRIOLO

ATTORNEYS AT LAW

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(401) 596-0151 - Fax (401) 596-8429

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TIA M. PRIOLO, ESQ.*

*Also Admitted in Connecticut

April 15, 2025

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

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Dear Ms. Mastroianni:

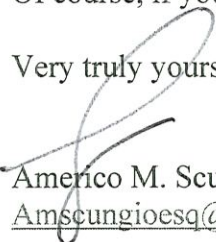
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AMS/rs
Enclosures

**City of Providence
State of Rhode Island**

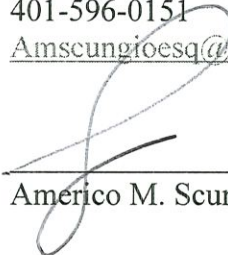
PETITION TO THE HONORABLE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE

The undersigned respectfully petitions your honorable body

Ricardo Ortiz hereby petitions the City Council to change the official Zoning Map of the City of Providence, by changing the zoning district for a portion of the property located at 268 Carpenter Street, Providence, Rhode Island, (also identified as Assessor's Plat 32 a portion of Lot 38) and bounded and described on Exhibit A attached hereto, from R-3 to C-2.

Ricardo Ortiz
By his attorney:
Americo M. Scungio, Esq. (#2771)
Scungio & Priolo
167 Main Street
Westerly, RI 02891
401-596-0151
Amscungioesq@verizon.net



Americo M. Scungio, Esq.

Exhibit A

That certain parcel of land situated south of the southerly line of Carpenter Street in the City of Providence, County of Providence and State of Rhode Island is bounded and described as follows;

Beginning at a point, said point being 59.64 feet southeasterly of the southerly line of said Carpenter Street, said point also being the northeasterly corner of herein described parcel;

Thence turning and running northwesterly 24.95 feet to a point;

Thence turning an interior angle of $184^{\circ}41'41''$ and running northwesterly 13.46 feet to a point;

Thence turning an interior angle of $84^{\circ}21'10''$ and running southeasterly 45.65 feet to a point;

Thence turning an interior angle of $85^{\circ}02'20''$ and running northeasterly 40.31 feet to a point;

Thence turning an interior angle of $92^{\circ}22'57''$ and running northwesterly 40.46 feet to the point and place of beginning;

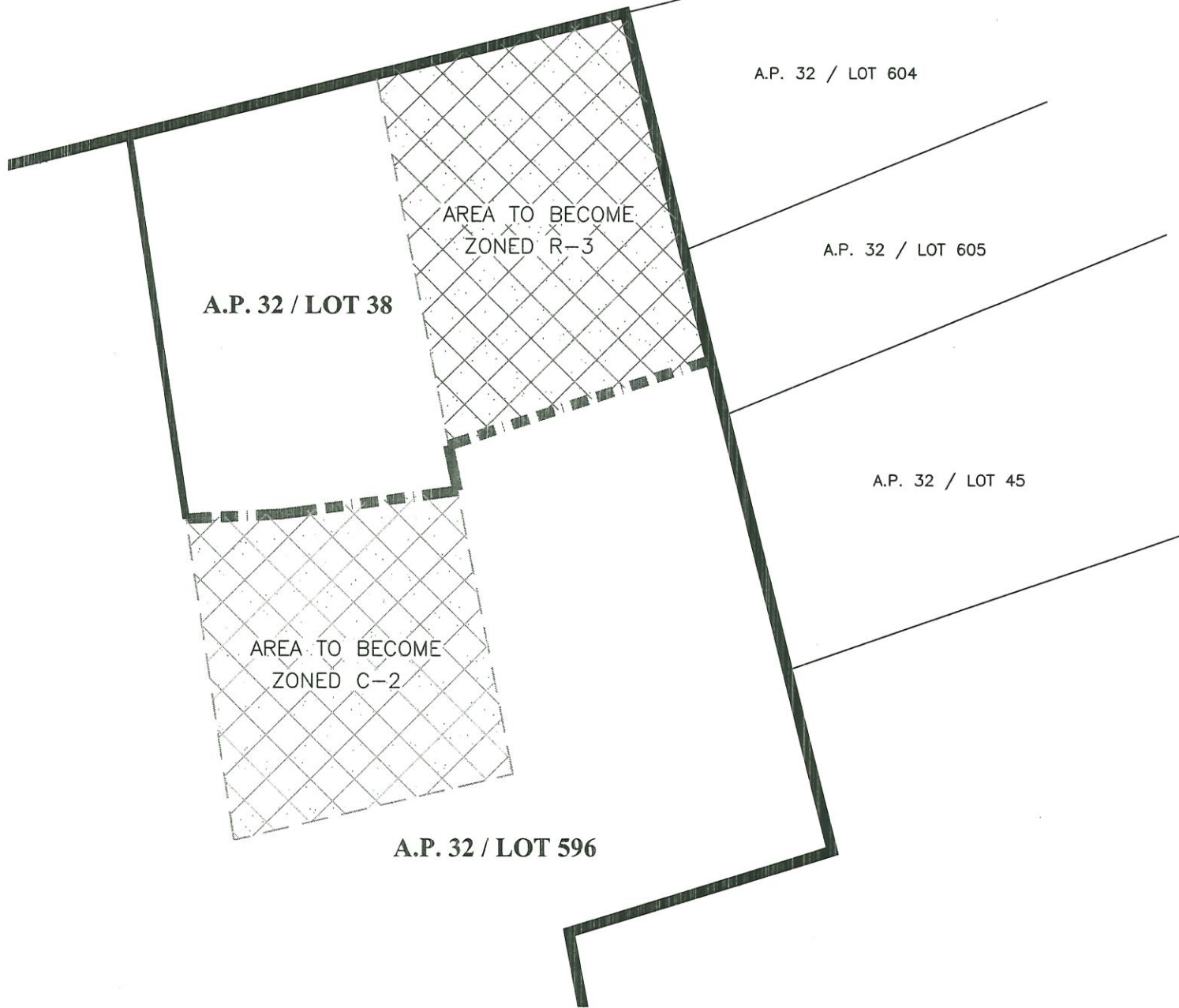
Said last course forms an interior angle of $93^{\circ}31'52''$ with first described course.

Said parcel contains 1,676.06 square feet.

Portion of 268 Carpenter Street
AP 32 Lot 38
Providence, RI 02909



CARPENTER STREET



A.P. 32 / LOT 38

AREA TO BECOME
ZONED R-3

A.P. 32 / LOT 604

A.P. 32 / LOT 605

A.P. 32 / LOT 45

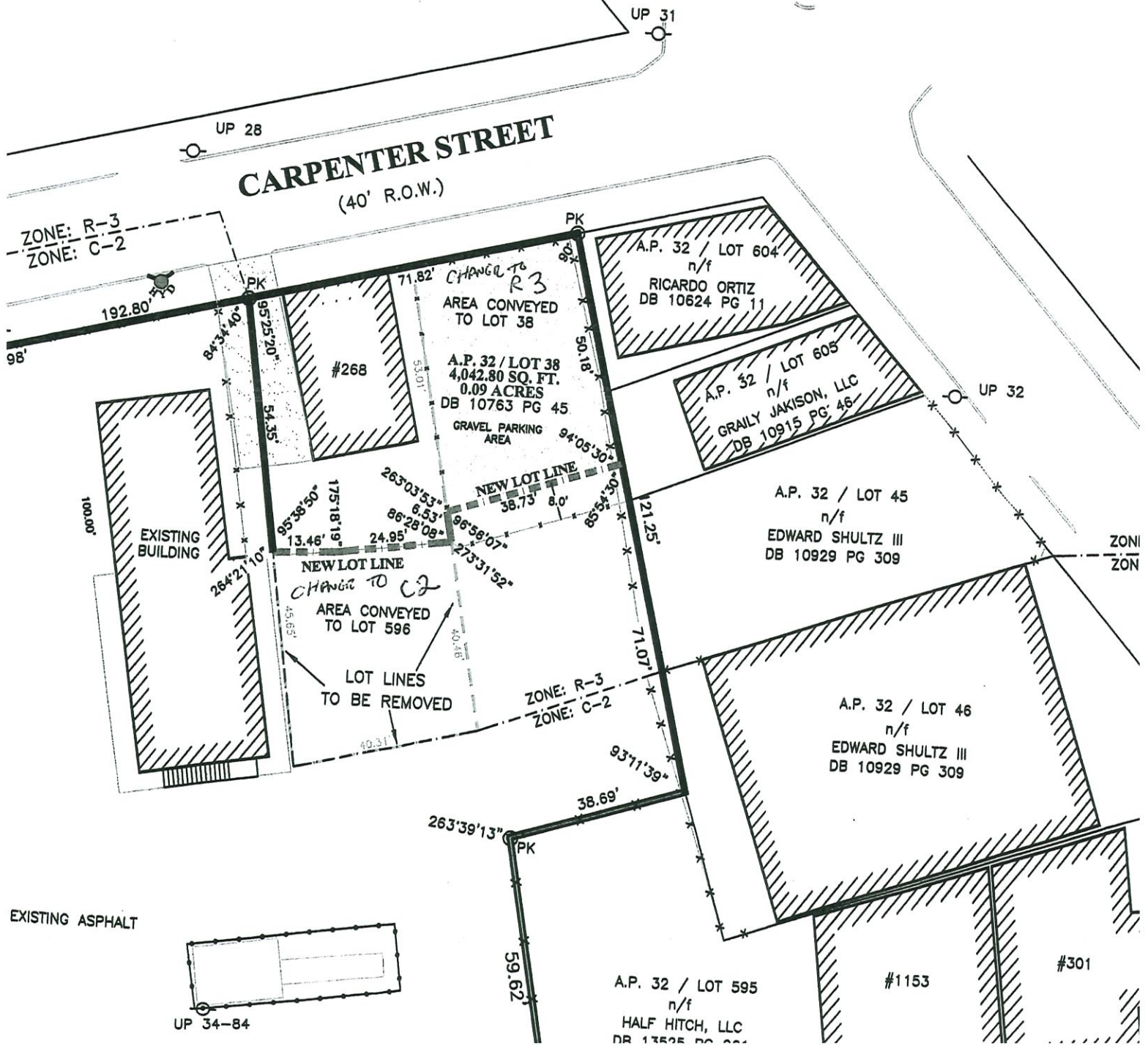
AREA TO BECOME
ZONED C-2

A.P. 32 / LOT 596

A.P. 32 / LOT 596
STEELTEX CORP.
11 KNIGHT STREET
VIDENCE, R.I. 02909

A.P. 32 / LOT 38
RICARDO ORTIZ
CARPENTER STREET
VIDENCE, R.I. 02909

R.I.S.P.C. NAD 83



200' RADIUS

Plat	Lot	Nui	Unit	Num	Owner1	OwnerAddress	OwnerCity
32	38				(Ortiz Ricardo	268 Carpenter St	Providence, RI 02909
32	596				(Steeltex Corp	301 Knight St	Providence, RI 02909
32	451				(Steeltex Corp	301 Knight St	Providence, RI 02909
32	55				(LLC Tier 3	27 Hillside Ave	Providence, RI 02909
32	429				(CARTER RODNEY T	187 BRIDGHAM ST	Providence, RI 02909-1418
32	51				(Steeltex Corp	301 Knight St	Providence, RI 02909
32	199				(CARTER RODNEY T	187 BRIDGHAM ST	Providence, RI 02909-1418
32	502				(CARTER RODNEY T	187 BRIDGHAM ST	Providence, RI 02909-1418
32	84				(SCHULTZ EDWARD JR Trustee	36 Bluff Ave	Warwick, RI 02889
32	483				(Allen Christian	189 Bridgham St	Providence, RI 02909
32	475				(Allen Christian P	18 Mayflower St	Providence, RI 02906
32	46				(Schultz Edward J III	301 Knight St	Providence, RI 02909
32	45				(Schultz Edward J III	301 Knight St	Providence, RI 02909
32	437				(JTT LLC	1179 Westminster St	Providence, RI 02903
32	604				(Ortiz Ricardo	287 Knight St	Providence, RI 02909
32	605				(Graily Jakison, LLC	60 Hartford Pike	Foster, RI 02825
32	32				(SCHULTZ Jr EDWARD J Trustee	301 KNIGHT St	Providence, RI 02909-1132
32	48				(SCHULTZ EDWARD JR Trustee	36 Bluff Ave	Warwick, RI 02889
32	50				(Steeltex Corp	301 Knight St	Providence, RI 02909
32	78				(ADG Carpenter LLC	269 Carpenter St	Providence, RI 02909
32	43				(Eliane Investments LLC	133 Courtland St	Providence, RI 02909
32	41				(Dumas Glenn	165 ARLINGTON AVE	Providence, RI 02906-2338
32	40				(Fallon Peter	275 Carpenter St	Providence, RI 02909
32	378				(Clark PII LLC	159 Colubian St	Weymouth, MA 02190
32	56				(Reyes Luis	1187 Westminster St	Providence, RI 02907
32	600				(Mill LLC Grant	142 Middle St	Lowell, MA 01852
32	610				(321 Knight LLC	40 Sprague St	Providence, RI 02907
32	529				(Esquiaqui Maria	667 George Washington Hwy	Lincoln, RI 02903
32	527 8LAW				(Prov Bldg San + Ed Assoc	207 Cranston St	Providence, RI 02907
32	528				(Esquiaqui Elizabeth	667 George Washington Hwy	Lincoln, RI 02860
28	79				(Gomez Rafaelina	100 Exchange St	Providence, RI 02903
29	30				(60 E Transit LLC	25 West Cushing St	Providence, RI 02906
32	79				(Masterson Lynell	260 Knight St	Providence, RI 02909
29	276				(Gunawardena Jamila	2625 Middlefield St	Palo Alto, CA 94306
32	458				(Thompson-Gore Kenneth E	283 Carpenter St	Providence, RI 02909
32	42				(VELAZQUEZ MARIA B	269 KNIGHT ST	Providence, RI 02909-1131
29	31				(Gunawardena Jamila	2625 Middlefield St	Palo Alto, CA 94306
32	450				(West Broadway Neighborhood Assoc	1560 WESTMINSTER ST	Providence, RI 02909-1805
32	393				(Toro Properties I LLC	1205 WESTMINSTER ST	Providence, RI 02909-1410
32	432				(Fibertech Facilities Corp	2000 Corporate Dr	Canonsberg, PA 15317
32	394				(3 Branch LLC	334 Branch Ave	Providence, RI 02904

200' RADII'S

Plat/Lot/UnitNum	Owner1	OwnerAddress	
28 119 REVO	(DELGUIDICE RICHARD D		Providence, RI 02940
32 440	(LRV Properties LLC	1515 Smith St	North Providence, RI 02911
32 389	(Lighttower Fiber Networks II LLC	80 Central St	Boxborough, MA 01719
32 314	(West Broadway Neighborhood Assoc	1560 WESTMINSTER ST	Providence, RI 02909-1805
28 600	(Bluth LLC	105 New York Ave	Warwick, RI 02888
29 552	(Kane Christopher J	521 Washington St	Providence, RI 02909
29 275	(Cristo Stacy Donn	139 Payton St	Providence, RI 02905
29 53	(Ulich Stephen R	312 Knight St	Providence, RI 02909
32 386	(Soares Antonio J Jr	10 GRANT ST	Providence, RI 02909-1409
32 385	(Thompson-Gore Kenneth E	283 Carpenter St	Providence, RI 02909
28 913	(Badessa IV Michael	270 Knight St	Providence, RI 02909
29 29	(LAPHAM SCOTT	249 Carpenter St	Providence, RI 02903
32 470	(Jennings Jessica L	265 Knight St	Providence, RI 02909
28 78	(LAPHAM SCOTT	249 Carpenter St	Providence, RI 02903
32 455	1 (Sandfort Erik Robert	1200 Westminster St	Providence, RI 02907
32 455	3 (Aguiar Alison	1200 Westminster St	Providence, RI 02909
32 455	4 (Bergen Kathryn M	1200 Westminster St	Providence, RI 02907
32 455	2 (Ha Victor Van	1200 Westminster St	Providence, RI 02907
32 20	(Soares Antonio J Jr	10 GRANT ST	Providence, RI 02909-1409
32 467	(Lipschitz Charlotte Morrow	263 Knight St	Providence, RI 02909
32 315	(Okwesili Peter Jr	10 Walter Seyfert Way	Randolph, MA 02368
29 506 8LAW	(Prov Bldg San + Ed Assoc	207 Cranston St	Providence, RI 02907
32 531	(Toro Properties I LLC	1205 WESTMINSTER ST	Providence, RI 02909-1410
28 912	(Lanni Kevin M	470 Elmgrove Ave	Providence, RI 02906
32 430	(Toro Properties I LLC	1205 WESTMINSTER ST	Providence, RI 02909-1410
29 555	(Popkin Marc S	13 Luongo Memorial Sq	Providence, RI 02909
28 933	(LLC Timpano	44 Hudson St	Providence, RI 02909
32 595	(Murphy Chang	1153 Westminster St	Providence, RI 02909



West Broadway Neighborhood Association
1560 Westminster St
Providence, RI 02909

October 21, 2025

City Clerk's Office
City Hall
25 Dorrance Street
Providence, RI 02903

Dear Clerk Mastroianni,

We are writing on behalf of the West Broadway Neighborhood Association's Community Development Committee regarding the upcoming City Council Committee on Ordinances meeting on October 22.

Our committee would like to comment on the proposed zoning changes for the properties at Carpenter and Westminster Streets. However, it has been extremely difficult to provide meaningful input or gather community feedback without access to essential information—specifically, the rationale for the proposed changes and the developers' long-term vision for these sites.

We respectfully urge the City Council Committee on Ordinance to amend its process to ensure that such foundational information is made available to the public prior to soliciting comments or taking action on zoning changes. Doing so would greatly enhance transparency and allow residents to participate in a more informed and constructive way.

Sincerely,
Eliza Berry
Kaitlynn Castillo
Co-chairs of the West Broadway Neighborhood Association's Community Development Committee