

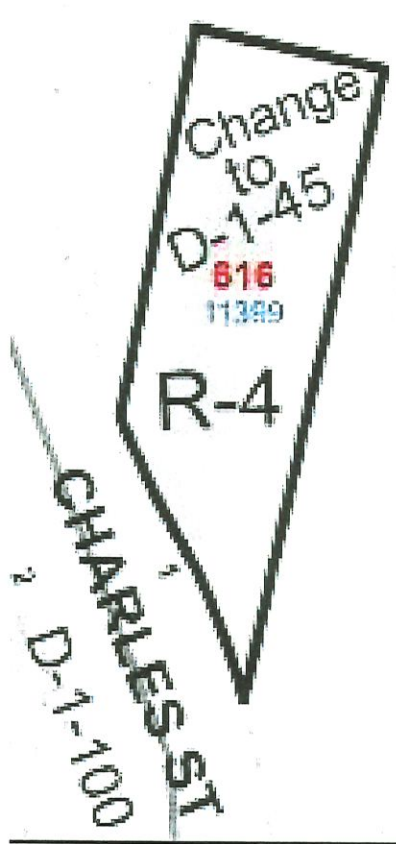
CHAPTER 2025-56

No. 454 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, REQUESTING TO AMEND THE PROVIDENCE ZONING ORDINANCE TO CHANGE THE ZONING DISTRICT FOR THE PARCEL LOCATED AT 1 CHARLES STREET (A.P. PLAT 3, LOT 616) FROM R-4 TO D-1-45, TO ALLOW THE CONTINUED USE OF THE PROPERTY AS "SHORT-TERM RENTAL" WITHOUT AN OWNER-OCCUPANCY REQUIREMENT

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 Providence Zoning Ordinance to change the zoning district for the parcel located at 1 Charles Street (A.P. Plat 3, Lot 616) from R-4 to D-1-45, to allow the continued use of the property as "short-term rental" without an owner-occupancy requirement.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
NOV 06 2025
FIRST READING
READ AND PASSED

Jina L. Mastrosianxi
CLERK

IN CITY COUNCIL
NOV 20 2025
FINAL READING
READ AND PASSED

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

I HEREBY APPROVE.

Burt Smith
Mayor

Date: 11/24/25



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

July 17, 2025

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

Attn: Tina Mastroianni, City Clerk

Re: Referral 3601 – Petition to rezone 1 Charles Street (AP 3 Lot 616) from R-4 to D-1 45
Petitioner: 1 Charles LLC

Dear Councilman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on July 17, 2025, requesting a rezoning of 1 Charles Street from R-4 to D-1 45.

FINDINGS OF FACT

The subject property has been operating as a five unit short term rental building since 2022. The zoning ordinance has been amended to require that short term rental units in the R-4 zone be owner occupied. The petitioner is requesting the rezoning to continue the use without being owner occupied, which is not a requirement in the D-1 zone. The use is located adjacent to multifamily housing and commercial buildings on the western portion of Charles Street. Given the intense uses, and the proximity of the subject lot to the D-1 zone to the east, the CPC found that the rezoning would be appropriate as it would allow for the continuation of a use that is in character with the surroundings.

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 the Downtown/Mixed Use designation is located adjacent to High Density Residential development, both of which support short term rentals. As discussed, the rezoning would be appropriate as it is consistent with the intent of the comprehensive plan. The use has operated since 2022 and successfully renewed the short term rental permits annually. The CPC found that rezoning the lot to continue the use would not have a negative effect on neighborhood character or surrounding property and would be 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-4 to D-1 45
Referral 3601
7/17/25

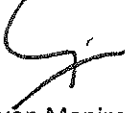
RECOMMENDATION

On a motion by Commissioner Lipschitz, seconded by Commissioner Caldwell, the CPC voted to make a positive recommendation to the City Council to rezone the lot to D1-45.

The CPC voted as follows:

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

Sincerely,

A handwritten signature in black ink, appearing to be 'Choyon Manjrekar', written over a faint circular stamp.

Choyon Manjrekar
Administrative Officer

PADWA LAW, LLC

ONE PARK ROW, 5TH FLOOR, PROVIDENCE, RI 02903 (401) 935-8571

Jeffrey M. Padwa

Licensed in RI, MA

July 1, 2025

HAND DELIVERED

City Clerk's Office
Providence City Hall
25 Dorrance Street,
Room 311
Providence RI 02903

**Re: Petition for Zone Change
1 Charles St. (A.P Plat 3, Lot 616)**


Dear Madam Clerk:

In connection with the enclosed Petition for Zone Change, enclosed please find the following items:

- Petition to Providence City Council seeking Zone Change for the above-mentioned parcel.
- 200 Ft. Radius Map
- 200 Ft. Abutters List
- Labels – 200 Ft. Abutters (2 Sets)
- Check in the amount of \$150 made payable to City of Providence / City Clerk

Thank you in advance for your attention to this matter.

Very truly yours,


Jeffrey Padwa, Esq.

JMP/bfi
Enclosures (as stated)

City of Providence

STATE OF RHODE ISLAND

PETITION TO THE HONORABLE CITY COUNCIL

The undersigned respectfully petitions your honorable body

I, Jeffrey Padwa, attorney for 1 Charles, LLC petition the Providence City Council for an amendment to the Providence Zoning Ordinance that would change the zoning district for the parcel located at 1 Charles Street (A.P. Plat 3, Lot 616) from R-4 to D-1-45, to allow the continued use of the property as “short-term rental” without an owner-occupancy requirement.

WHEREAS, 1 Charles, LLC (the "Applicant") acquired the property and improvements located at 1 Charles Street (the “Property”) in May 2022, relying on the City’s short-term rental zoning ordinance in effect at the time, which allowed the short-term rental use under annual renewable temporary use permits.

WHEREAS, the November 2024 zoning ordinance amendment introduced a new owner-occupancy requirement for short-term rental use in the R-4 zone, which materially changed the regulatory landscape for the Property despite its successful, established use.

WHEREAS, since June 2022, the Property has operated as a five-unit short-term rental, under valid temporary use permits issued annually in 2022, 2023, and 2024, demonstrating good faith reliance on the City's regulatory structure and full compliance with its terms.

WHEREAS, since June 2022, the use has coexisted peacefully with surrounding properties, generating no nuisance complaints, zoning violations, or enforcement actions, and the use has not resulted in traffic congestion, parking problems, or degradation of neighborhood character.

WHEREAS, the Property sits at a natural junction / transition point where more intensive land uses are already present and is adjacent to the Downtown Zone Commercial zoning district.

WHEREAS, rezoning the Property would complete a rational zoning boundary adjustment that reflects actual conditions on the ground.

WHEREAS, with a zoning district change from R-4 to D-1-45, the Property may continue to be used as short-term rental without being owner occupied.

WHEREAS, the structure located on the Property is a repurposed mill building, located adjacent to the Moshassuck River, and has been historically non-residential in form and scale, and the physical form of the structure reinforces its suitability for commercial zoning.

WHEREAS, rezoning the property in the Downtown Zone offers a clear and durable framework under which the Property and its use may continue to contribute to the local economy.

WHEREAS, the requested zoning amendment is consistent with the City of Providence's Comprehensive Plan as well as the applicable purposes of Zoning as delineated in Section 101 of the Zoning Ordinance.

NOW THEREFORE, the Applicant petitions the Providence City Council to:

Amend the Zoning Designation for the property located at 1 Charles Street (A.P. Plat 3, Lot 616) from the R-4 Residential Zone to the D-1-45 Downtown Zone.

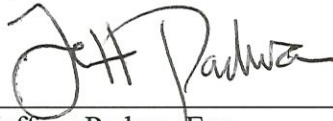
The Petitioner respectfully petitions the City Council to find that this Petition is consistent with the City's Comprehensive Plan and goals of the Zoning Ordinance and to enact this zoning district amendment.

Thank you for your consideration.

PETITIONER,

1 Charles, LLC

By its Attorney,



Jeffrey Padwa, Esq.

PADWA LAW LLC

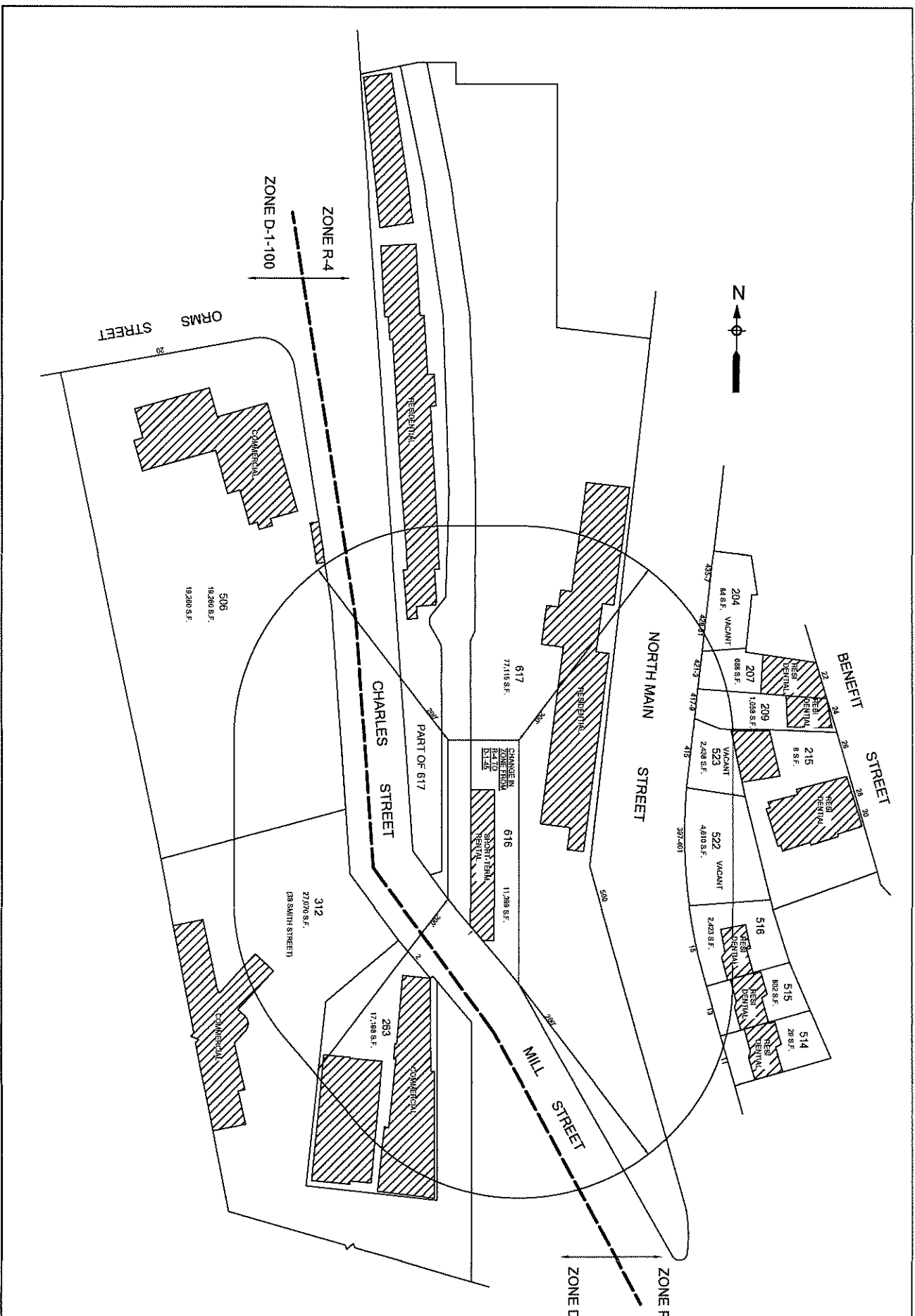
One Park Row, Suite 5

Providence, RI 02903

Jpadwa@padwalaw.com

(401) 935-8571

15718



225 WEYBOSSET STREET
PROVIDENCE, RHODE ISLAND

HANNA J. LOGA, P.E.
49 BATHURST AVENUE
PROVIDENCE, RI 02834

SCALE:
1" = 80'-0"

CONTENTS:
200' RADIUS
MAP

The following is a List of Properties and Respective Owners located within 200 feet of the
Subject Property: 1 Charles Street
also known as **Lot 616** on the Tax Assessor's **Plat 3**
Providence, Rhode Island

Plat / Lot:	Names and Mailing Addresses of Property Owners within 200 feet:
3 / 204 / Unit 1203	Eric Anthony Vasallo 12 Benefit Street, Unit 3 Providence, RI 02904
3/ 204 / Unit 120G	Gregory Curran 12 Benefit Street, Unit 120G Providence, RI 02904
3 / 204 / Unit 1201	Robert H. Iafrato 12 Benefit Street, Unit 1201 Providence, RI 02904
3 / 204 / Unit 1202	Maria Tagliaferro, Mark Tagliaferro Nathan Tagliaferro 12 Benefit Street, Unit 1202 Providence, RI 02906
3 / 204 / Unit 1401	Carrie Ann L. Quinn Grayson Powell 14 Benefit Street, Unit 1 Providence, RI 02904
3 / 204 / Unit 1402	Anna Gitelson-Kahn Itimar Kahn 14 Benefit Street, Apt. 2 Providence, RI 02904
3 / 204 / Unit 1403	Daniela Mayer 14 Benefit Street, Apt. 3 Providence, RI 02904

Plat / Lot:	Names and Mailing Addresses of Property Owners within 200 feet:
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3 / 215 / Unit 5	Allyn A. Streeter Thomas T. Streeter 26R Benefit Street Providence, RI 02904
3 / 218	34 Benefit Street Providence LLC 47 Church Street Wellesley, MA 02482
3 / 220	John F. Morgan Emily B. Morgan 40 Benefit Street Providence, RI 02904
3 / 263	2 Charles Street LLC 2 Charles Street Providence, RI 02904
3 / 312	Altus Realty Co. 10 Charles Street Providence, RI 02904
3 / 486	Daniel A. Parent Mary Halpin 18 Benefit Street Providence, RI 02904
3 / 506	First Circle Realty, Inc. 10 Orms Street Providence, RI 02904
3 / 508 / Unit 1201	Robert H. Iafrato 12 Benefit Street, Unit 1201 Providence, RI 02904

Plat / Lot:	Names and Mailing Addresses of Property Owners within 200 feet:
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3 / 508 / Unit 1202	Maria Tagliaferro, Mark Tagliaferro Nathan Tagliaferro 12 Benefit Street, Unit 1202 Providence, RI 02904
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3 / 508 / Unit 1203	Eric Anthony Vasallo 12 Benefit Street, Unit 1203 Providence, RI 02904
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3 / 508 / Unit 120G	Gregory Curran 12 Benefit Street, Unit 120G Providence, RI 02904
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3 / 508 / Unit 1401	Carrie Ann L. Quinn Grayson Powell 14 Benefit Street, Unit 1401 Providence, RI 02904
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3 / 508 / Unit 1402	Anna Gitelson-Kahn Itamar Kahn 14 Benefit Street, Apt. 2 Providence, RI 02904
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3 / 508 / Unit 1403	Daniela M. Mayer 14 Benefit Street, Apt. 3 Providence, RI 02904
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3 / 508 / Unit 140G	Paul W. Graseck Susan W. Graseck 14 Benefit Street, Unit G Providence, RI 02904
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3 / 512	Erik A. H. Sand Annabelle C. Fowler 7 Constitution Hill Providence, RI 02904
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Plat / Lot: Names and Mailing Addresses of Property Owners within 200 feet:

3 / 513	David Paul Pollsk 9 Constitution Hill Providence, RI 02906
3 / 514	Erika Brown 11 Constitution Hill Providence, RI 02904
3 / 515	Frances Trafton - Trustee Frances C. Trafton Trust 13 Constitution Hill Providence, RI 02904
3 / 516	Dennis R. Wyckoff Trust 15 Constitution Hill Providence, RI 02904
3 / 522	Vincent J. Buonanno Trustee 30 Benefit Street, Unit 1 Providence, RI 02904
3 / 523	Clarke A. Sammartino 29 Middleberry Lane East Greenwich, RI 02918
3 / 617	Charles Landing Providence LLC 47 Church Street, 2 nd Floor, Unit 4 Wellesley, MA 02482