

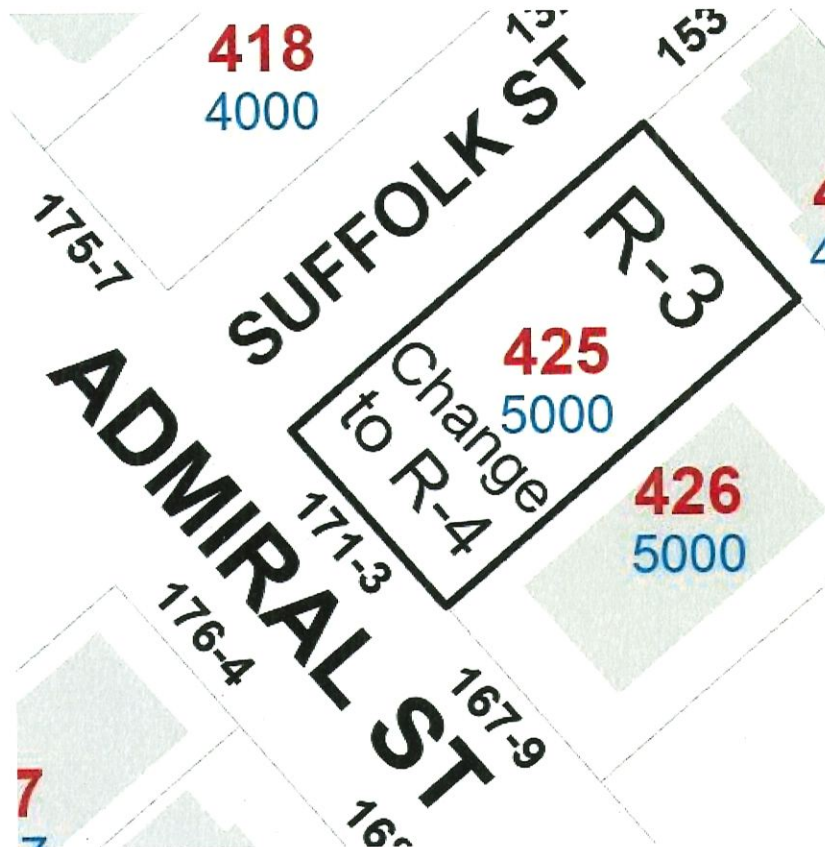
CHAPTER 2024-21

No. 224 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 76, LOT 425 (171 ADMIRAL STREET), FROM R-3 TO R-4

Approved May 24, 2024

*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 76, Lot 425 (171 Admiral Street), from R-3 to R-4.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
MAY 02 2024  
FIRST READING  
READ AND PASSED

*Jina L. Mastrosianni*  
CLERK

IN CITY  
COUNCIL  
MAY 16 2024  
FINAL READING  
READ AND PASSED.

*Rachel M. Miller*  
RACHEL M. MILLER, PRESIDENT  
*Jina L. Mastrosianni*  
CLERK

I HEREBY APPROVE.

*Burt S. ...*  
Mayor

Date: *5/24/24*

# City of Providence

STATE OF RHODE ISLAND

## PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE

*The undersigned respectfully petitions your honorable body*

I, **Dylan Conley**, Attorney on behalf of applicant landowner, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for the property located at:

***171 Admiral Street, Providence, Rhode Island,  
Assessor's Plat 76, Lot 425,***

and shown on the accompanying map attached hereto as Exhibit A, from ***R-3 to R-4***.

Petitioner, by and through their attorney:

/s/ Dylan Conley

Dylan Conley (R.I. Bar No. 8969)

Conley Law Associates

123 Dyer St., Ste 2b

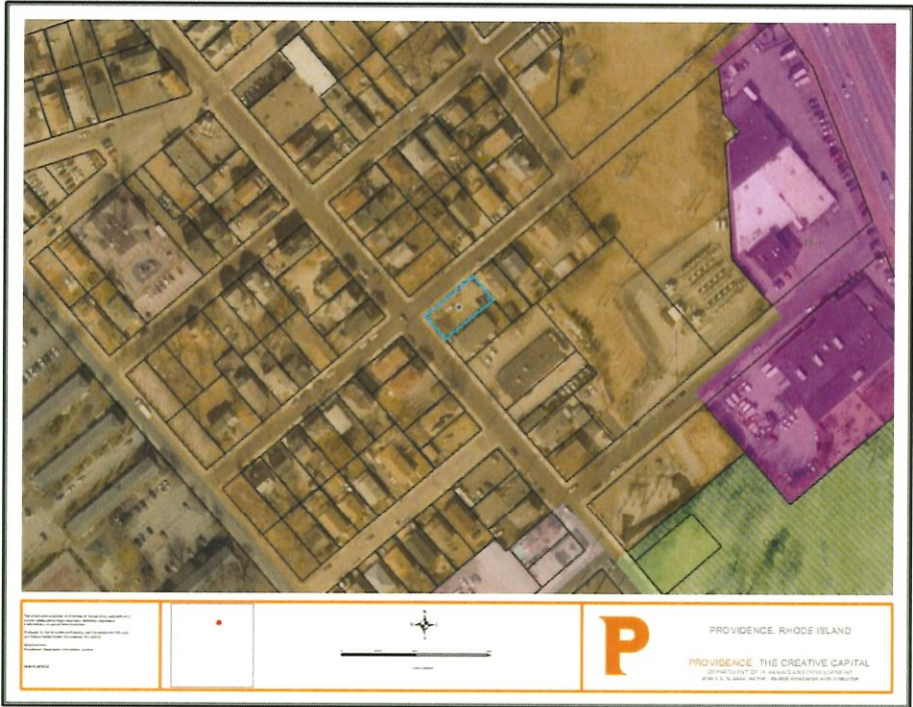
Providence, R.I. 02903

(401) 415-9835

dconley@conleylawri.com

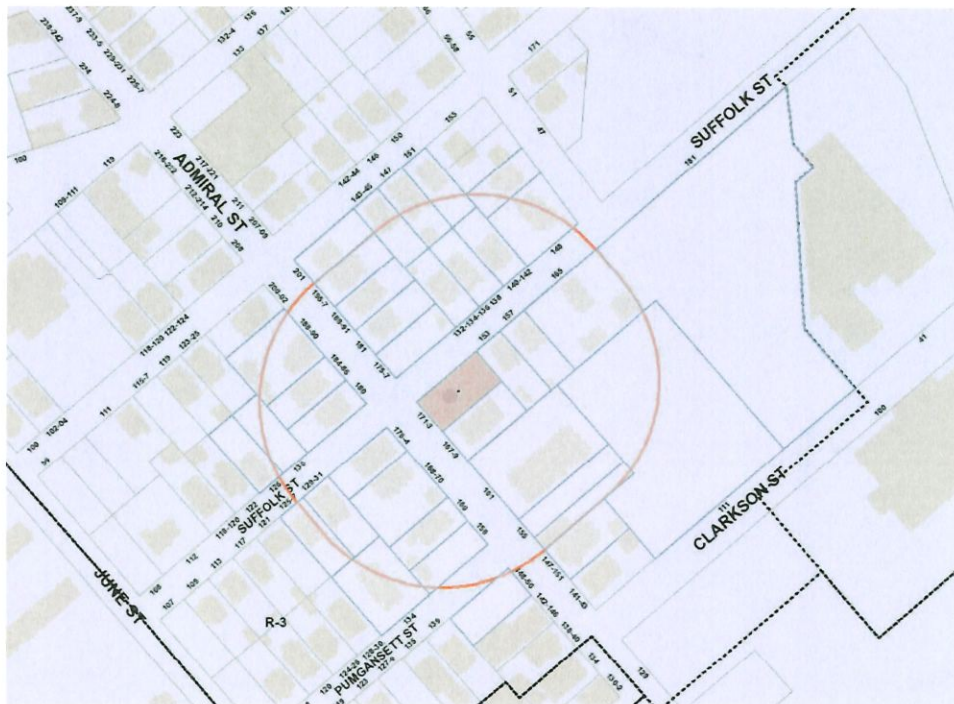
# Exhibit A

171 Admiral Street  
Providence, R.I.  
AP 76, Lots 425



Current Zone: R-3 Proposed  
Zone: R-4







**CITY OF PROVIDENCE**  
**MAYOR BRETT P. SMILEY**

January 17, 2024

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

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3566 – Petition to rezone 171 Admiral Street (AP 76 Lot 425) from R-3 to R-4**  
**Petitioner: LRV Properties LLC**

Dear Chairman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on January 16, 2024 requesting a rezoning of the subject lot from R-3 to R-4.

**FINDINGS OF FACT**

The subject lot is vacant and measures approximately 5,000 SF. The zone change is being requested to allow for construction of a three story eight-unit building which will be subject to administrative review if the zoning change is approved.

When reviewing requests for zone changes to R-4, the CPC reviews the appropriateness of the change based on a number of factors including conformance with the future land use map, the character of the surrounding neighborhood and existing use of the property. Per the future land use map, which is not intended for parcel level analysis, the lot is located under the medium density residential land use designation which the plan describes as areas characterized by one to three family dwellings and multifamily dwellings. The CPC found that the character of the area surrounding the lot conforms to this description as there a number of commercial uses and multifamily dwellings that can be observed in the vicinity.

Given the neighborhood's character and the future land use map, the CPC found that it would be appropriate to rezone the lot to R-4 as it would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing. The CPC reviewed conceptual plans of the development and found that it would comply with the dimensional and design regulations of the R-4 zone. A similar plan has previously been approved for the R-4 zone.

**DEPARTMENT OF PLANNING & DEVELOPMENT**

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903  
PHONE 401.680.8400 | [WWW.PROVIDENCERI.GOV/PLANNING](http://WWW.PROVIDENCERI.GOV/PLANNING)

The CPC found that a development that conforms to the R-4 zone is not expected to negatively affect health, safety and welfare and will be consistent with section 101 of the zoning ordinance.

**RECOMMENDATION**

On a motion by Commissioner Sanchez, seconded by Commissioner Caldwell, the CPC voted to recommend that the City Council approve the zone change to R-4 based on their findings.

The CPC voted as follows:

AYE: N. Sanchez, D. Caldwell, W. Sherry, C. Lipschitz, M. Quezada, M. Gazdacko

Sincerely,

A handwritten signature in black ink, appearing to be 'Choyon Manjrekar', written over the printed name.

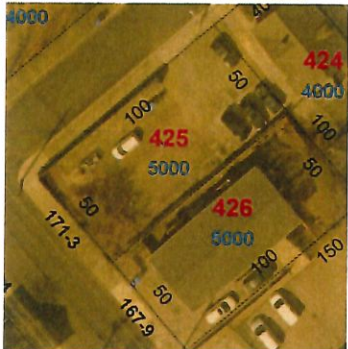
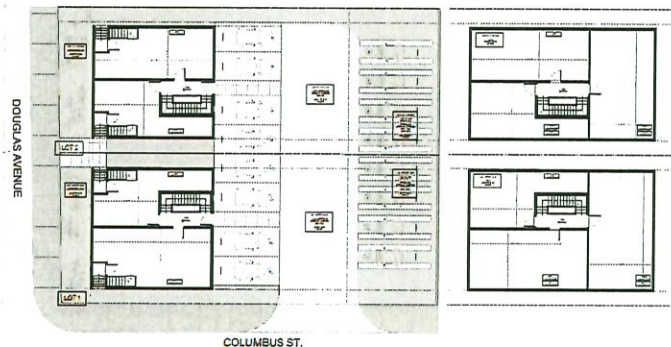
Choyon Manjrekar  
Administrative Officer



Providence  
City Plan Commission  
January 16, 2024



AGENDA ITEM 4 ■ 171 ADMIRAL STREET



View of lot and proposed plan

Aerial view of lot to be rezoned

OVERVIEW

<b>OWNER/ APPLICANT:</b>	LRV Properties LLC	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone the subject lot from R-3 to R-4
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3566 Rezoning from R-3 to R-4		
<b>PROJECT LOCATION:</b>	171 Admiral Street AP 76 Lot 425 R-3 zoning district	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Wanskuck	<b>PROJECT PLANNER:</b>	Choyon Manjrekar



**Discussion**

The petitioner is requesting a rezoning of 171 Admiral Street (AP 76 Lot 425) from R-3 to R-4.

When reviewing requests for zone changes to R-4, the DPD reviews the appropriateness of the change based on a number of factors including conformance with the future land use map, the character of the surrounding neighborhood and existing use of the property. The lot is located under the medium density residential land use designation which the plan describes as areas characterized by one to three family dwellings with multifamily dwellings observed in certain areas. The character of the surrounding area conforms to this description with a number of multifamily dwellings observed in proximity.

The lot is currently vacant. Given the neighborhood's character, it would be appropriate to rezone the lot to R-4. The applicant is proposing to construct a three-story eight unit dwelling, which will be subject to administrative review. A similar plan has been approved for the R-4 zone.

The neighborhood's character and the future land use map support the proposed change. A development that conforms to the R-4 zone is not expected to negatively affect health, safety and welfare and would be consistent with section 101 of the zoning ordinance.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone change to the City Council.

ISSUED FOR PERMIT

NICHE DESIGN & BUILD  
PERIODELLIC  
401-4095  
70 KINGSTON AVE SUITE 6  
PROVIDENCE, RI 02903

Team  
Designer:  
Bryan Mische

697 DOUGLAS AVE  
PROVIDENCE

Client

697 Douglas Ave,  
Providence  
RI 02908

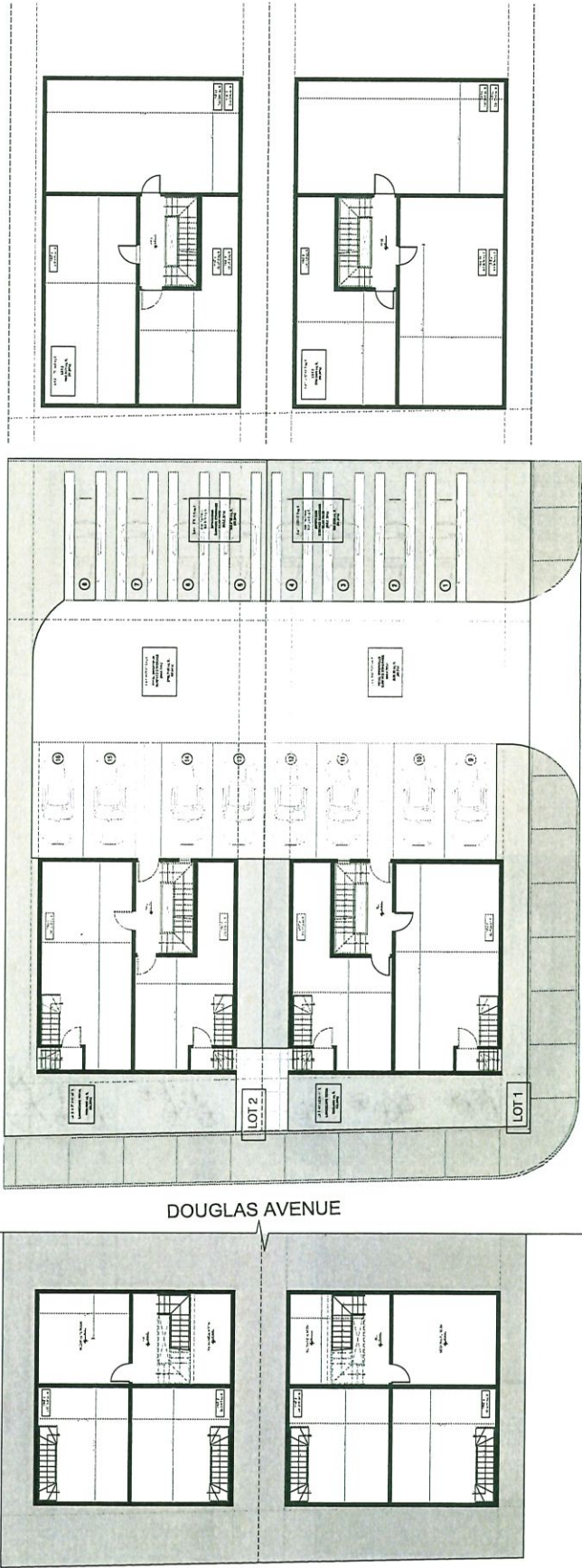
PROJECT:

No.	Description	Date

DATE: MARCH 2023  
SCALE: AS INDICATED

LAYOUT PROPOSAL 1

A-01



1 BASEMENT  
1/16" = 1'-0"

2 FIRST FLOOR  
1/16" = 1'-0"

3 SECOND AND THIRD FLOOR  
1/16" = 1'-0"

AREAS LOT 1		TOTAL IMPERVIOUS COVERAGE - REAR YARD (MAX 70%)	TOTAL BUILDING COVERAGE (MAX 55%)	LOT AREA sq. ft. (Acres)	TOTAL BUILDING COVERAGE (MAX 55%)	TOTAL IMPERVIOUS COVERAGE (MAX 70%)	TOTAL LANDSCAPE COVERAGE	IMPERVIOUS SURFACE COVERAGE - REAR YARD (MAX 55%)	PARKING REQUIREMENT 1 per dwelling unit
REQUIRED		2940.55 sq. ft. (69.25%)	1703.6899 sq. ft. (39.88%)	4363.6517 sq. ft.	1703.6899 sq. ft. (39.88%)	2940.55 sq. ft. (69.25%)	1313.0900 sq. ft. (30.49%)	363.0303 sq. ft. (8.37%)	
PROPOSED		2940.55 sq. ft. (69.25%)	1703.6899 sq. ft. (39.88%)	4363.6517 sq. ft.	1703.6899 sq. ft. (39.88%)	2940.55 sq. ft. (69.25%)	1313.0900 sq. ft. (30.49%)	363.0303 sq. ft. (8.37%)	TOTAL 16 units TOTAL 16 parking

4 TABLE LOT 1  
N/S

AREAS LOT 2		TOTAL IMPERVIOUS COVERAGE - REAR YARD (MAX 55%)	TOTAL BUILDING COVERAGE (MAX 55%)	LOT AREA sq. ft. (Acres)	TOTAL BUILDING COVERAGE (MAX 55%)	TOTAL IMPERVIOUS COVERAGE (MAX 70%)	TOTAL LANDSCAPE COVERAGE	IMPERVIOUS SURFACE COVERAGE - REAR YARD (MAX 55%)	PARKING REQUIREMENT 1 per dwelling unit
REQUIRED		1439.2917 sq. ft. (37.84%)	1439.2917 sq. ft. (37.84%)	4177.1025 sq. ft.	1439.2917 sq. ft. (37.84%)	1439.2917 sq. ft. (37.84%)	1439.2917 sq. ft. (37.84%)	339.6796 sq. ft. (8.04%)	
PROPOSED		1439.2917 sq. ft. (37.84%)	1439.2917 sq. ft. (37.84%)	4177.1025 sq. ft.	1439.2917 sq. ft. (37.84%)	1439.2917 sq. ft. (37.84%)	1439.2917 sq. ft. (37.84%)	339.6796 sq. ft. (8.04%)	TOTAL 16 units TOTAL 16 parking

5 TABLE LOT 2  
N/S

ISSUED FOR PERMIT

NICHIE DESIGN & BUILD  
MEMPHIS LLC  
02-14896  
70 KENNEDY PARK DRIVE  
PROVIDENCE, RI 02909

Team  
Designer  
Bryan Nichols

697 DOUGLAS AVE  
PROVIDENCE

Client  
697 Douglas Ave.  
Providence  
RI 02909

3 SECOND AND THIRD FLOOR  
3 1/16" = 1'-0"

2 FIRST FLOOR  
2 1/16" = 1'-0"

1 BASEMENT  
1 1/16" = 1'-0"

AREAS LOT 1						
REQUIRED	LOT AREA sq. ft.	TOTAL SURFACE COVERAGE (MAX 55%)	TOTAL IMPERVIOUS COVERAGE (MAX 70%)	TOTAL LANDSCAPE COVERAGE	IMPERVIOUS SURFACE COVERAGE - REAR YARD (MAX 50%)	PARKING REQUIREMENT 1 per dwelling unit
PROPOSED	4263.6517 sq. ft.	1547.9147 sq. ft. (36.30%)	2971.4089 sq. ft. (70.00%)	1290.8391 sq. ft. (30.00%)	1022.2172 sq. ft. (24.00%)	TOTAL 14 units TOTAL 14 parking

4 TABLE LOT 1  
NS

AREAS LOT 2						
REQUIRED	LOT AREA sq. ft.	TOTAL IMPERVIOUS COVERAGE (MAX 55%)	TOTAL IMPERVIOUS COVERAGE - LANDSCAPE (MAX 70%)	TOTAL IMPERVIOUS SURFACE COVERAGE - REAR YARD (MAX 50%)	PARKING REQUIREMENT 1 per dwelling unit	
PROPOSED	4177.1025 sq. ft.	1442.2527 sq. ft. (34.55%)	2818.2294 sq. ft. (67.27%)	1137.1273 sq. ft. (27.26%)	989.3378 sq. ft. (23.67%)	TOTAL 14 units TOTAL 14 parking

5 TABLE LOT 2  
NS

A-02



ISSUED FOR PERMIT



MICHE DESIGN & BUILD  
PERIMODULIC  
100-1450  
PROVIDENCE, RHODE ISLAND  
PROVIDENCE, RHODE ISLAND

Team  
Designer  
Bryan Michie

697 DOUGLAS AVE  
PROVIDENCE

Client  
697 Douglas Ave,  
Providence  
RI 02908



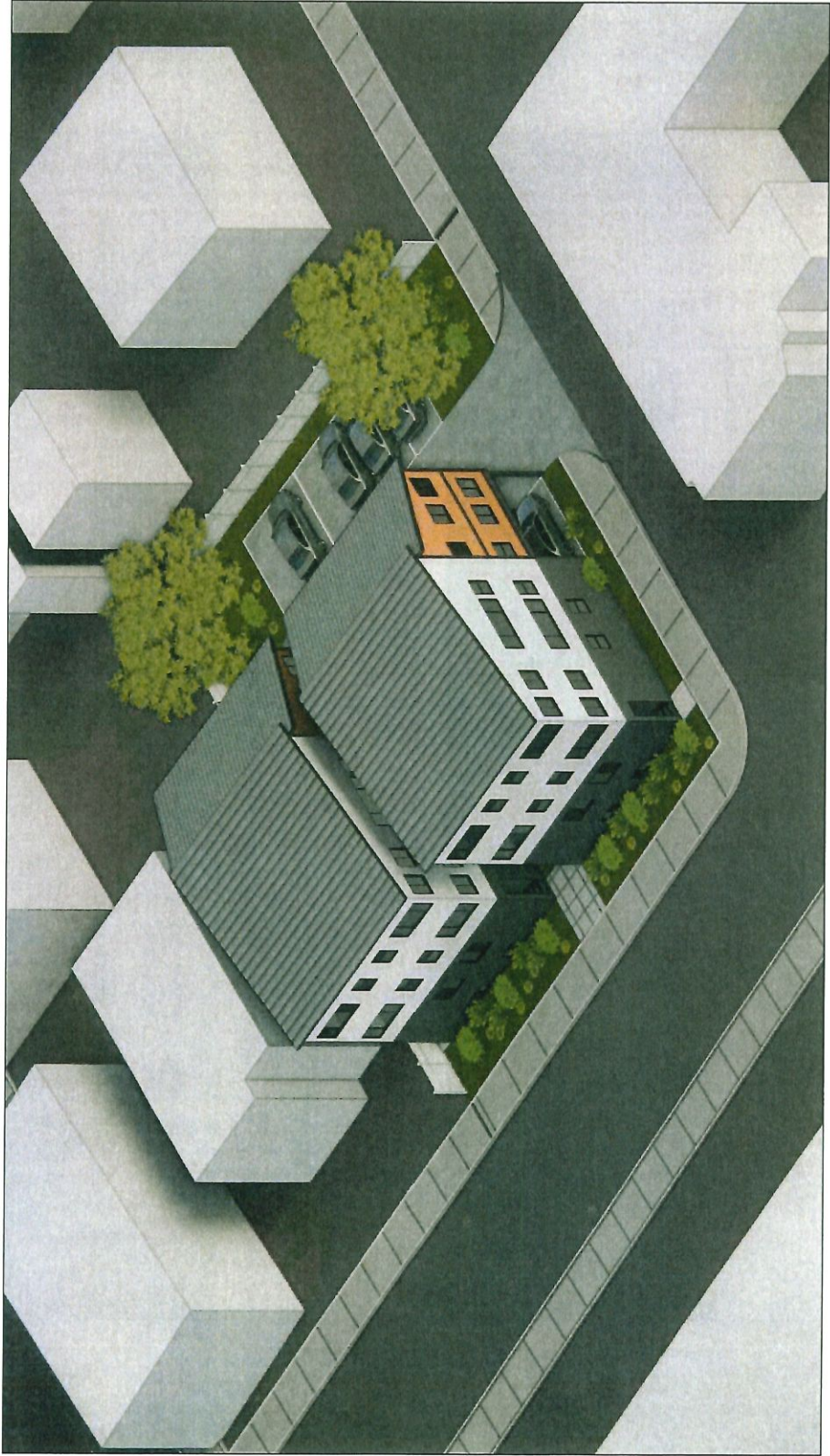
PROJECT:

Rev.	Description	Date

DATE: MARCH 2023  
SCALE: AS INDICATED

RENDERING PROPOSAL 1

A-03



1 PROPOSAL 1  
NS

ISSUED FOR PERMIT



NICHE DESIGN & BUILD

PERKINSVILLE LLC

00-44006

PROPOSED PLAZA, SUITE A

PROVIDENCE, RHODES

Team  
Designer  
Bryan Michie

697 DOUGLAS AVE  
PROVIDENCE

Client

697 Douglas Ave  
Providence  
RI 02908



PROJECT:		
No.	Description	Date

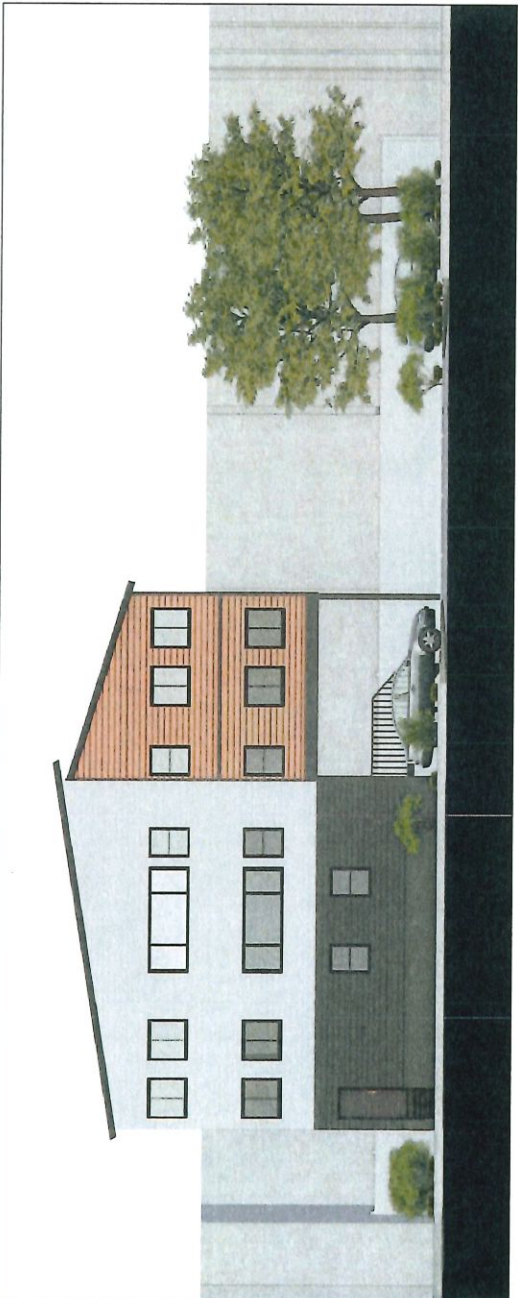
DATE: MARCH 2023  
SCALE: AS INDICATED

RENDERING PROPOSAL 1

A-04



1 PROPOSAL 1  
NIS



2 PROPOSAL 1  
NIS



ISSUED FOR PERMIT

NICHE DESIGN & BUILD

PERMITTING LLC

00-14686

70 MAGNET PLAZA, SUITE 6

PROVIDENCE, RI 02903

Team

Designer

Bryan Nichie

697 DOUGLAS AVE

PROVIDENCE

Client

697 Douglas Ave.

Providence

RI 02903

PROJECT:

No.	Description	Date

DATE:

MARCH 2023

SCALE:

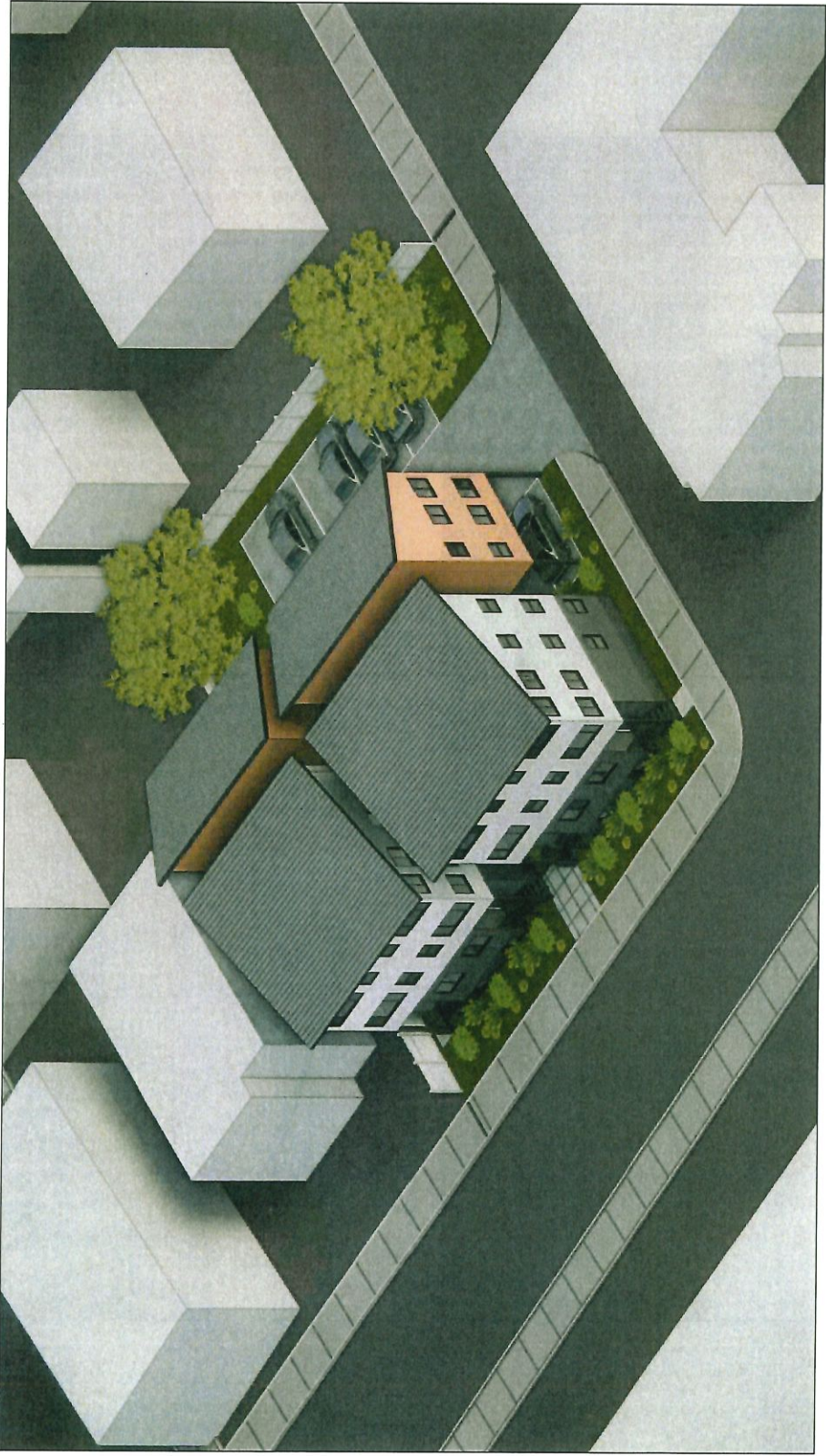
AS INDICATED

RENDERING PROPOSAL 2

A-05

2 PROPOSAL 2

N/S







**Team**

697 DOUGLAS AVE  
PROVIDENCE

Client  
697 Douglas Ave.  
Providence  
RI 02908

[illegible]

DATE: MARCH 2023  
SCALE: AS INDICATED

## RENDERING PROPOSAL 2

A-06

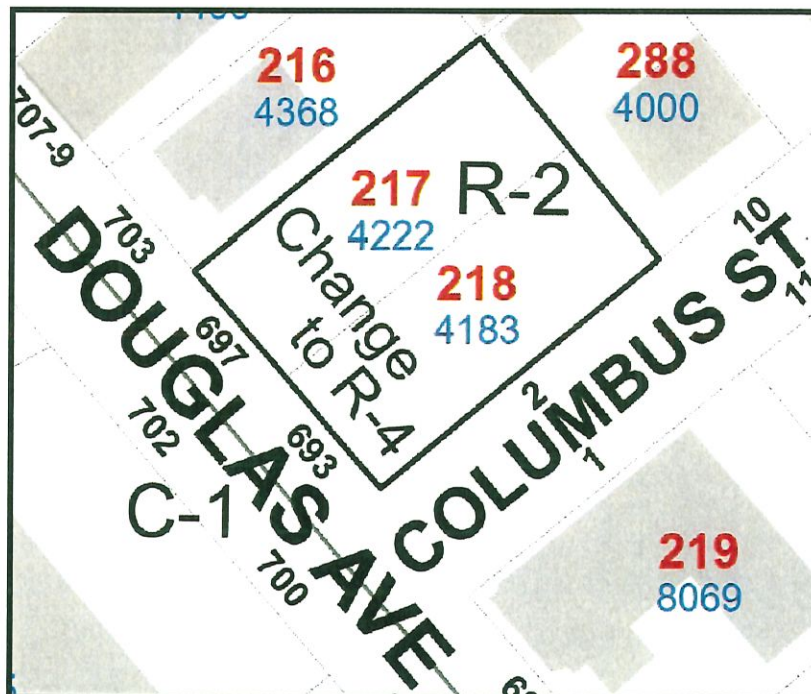


## CHAPTER

No. 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 99, LOTS 217 AND 218 (693 AND 697 DOUGLAS AVENUE), FROM R-2 TO R-4

*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 99, Lots 217 and 218 (693 and 697 Douglas Avenue), from R-2 to R-4.



SECTION 2. This ordinance shall take effect upon passage.