

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 2006-3

No. 8 **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 JUNE 27, 1994, AS AMENDED.

*Approved* January 29, 2006

*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 June 27, 1994, as amended, is further amended by changing the zoning district designation of Lots 887 and 888 on Zoning District Map 59 of the Official Zoning Maps from R-1 to C-1.

Section 2: The following limitations on the use and development of Lots 887 and 888, Zoning District Map 59 shall be noted on the face of the Official Zoning Map and recorded in the property records:

- a. Use of the property shall be limited to one and two-family dwellings. The site shall be developed in accordance with the R-2 dimensional regulations.
- b. The new dwellings shall be consistent in scale, massing and site design with the surrounding structures.
- c. The new dwellings shall be constructed with doors and windows facing the street.
- d. Parking shall be located to the side or rear of the homes.
- e. Site plans and building elevations shall be submitted to the Planning Division for review prior to the issuance of a building permit to ensure the above conditions are met.
- f. The above listed conditions shall be recorded in the official property records and noted on the face of the Official Zoning Map.

Section 3: This Ordinance shall take effect upon passage.

**IN CITY COUNCIL**  
JAN 5 2006  
FIRST READING  
READ AND PASSED

*Cair. E. Burtch* CLERK  
*First Deputy*

**APPROVED**

**MAYOR**

**IN CITY COUNCIL**  
JAN 19 2006  
FINAL READING  
READ AND PASSED

*John J. Santilli* PRESIDENT  
*Cair. E. Burtch* CLERK  
*First Deputy*

1/29/06

READ AND PASSED  
FIRST READING  
IN CITY COUNCIL

CLERK

IN CITY COUNCIL  
JAN 20 2005

FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES

Michael B. Clement CLERK

THE COMMITTEE ON

Ordinance

Public Hearing Held

Ann M. Stern

Dec 8, 2005 CLERK

THE COMMITTEE ON

Ordinance

Recommends

Craig E. Best Continued

Dec 14, 2005 CLERK

THE COMMITTEE ON  
ORDINANCES

Approves Passage of  
The Within Ordinance

Craig E. Best as amended

Dec 21, 2005 Clerk

From the Clerk's desk



## Providence City Plan Commission

DAVID N. CICILLINE  
Mayor

February 23, 2005

Honorable Rita Williams, Chair  
Ordinance Committee  
Providence City Hall  
25 Dorrance Street  
Providence, RI 09203

Attn: Anna Stetson, Second Deputy City Clerk

Re: Petition for Zoning Map amendment to change the zoning of 16 Carr Street and 17 Homer Street, Assessor's Plat 59, Lots 887 and 888, from R-1, One-Family District, to a district that would allow the construction of two two-family dwellings.

Dear Councilwoman Williams:

At a regular meeting of the City Plan Commission (CPC) on February 15, 2005, and pursuant to Section 1100 of the City of Providence Zoning Ordinance Chapter 1994-24, No. 365, as amended, the Commission reviewed a proposal for the above-captioned amendment to the Ordinance. The Commission voted unanimously as described below to make certain findings of fact and to recommend that the petition be approved with conditions.

### Findings of Fact

Article XI of the Zoning Ordinance requires that in order for the CPC to make a positive recommendation on amendments to the Ordinance, it must demonstrate consistency with the Comprehensive Plan and with the purposes of zoning as listed in Section 100 of the Ordinance.

1. The proposed Zoning Map amendment is consistent with the Comprehensive Plan.
2. The proposed Zoning Map amendment is consistent with the purpose of the Zoning Ordinance as outlined in Section 100 of the Ordinance.

### **Recommendation**

The CPC recommends to the Committee on Ordinances that property be rezoned C-1, Limited Commercial District, subject to the following conditions:

1. Use of the property shall be limited to one and two-family dwellings. The site shall be developed in accordance with the R-2 dimensional regulations.
2. The new dwellings shall be consistent in scale, massing and site design with the surrounding structures.
3. The new dwellings shall be constructed with doors and windows facing the street.
4. Parking shall be located to the side or rear of the homes.
5. Site plans and building elevations shall be submitted to the Planning Division for review prior to the issuance of a building permit to ensure the above conditions are met.
6. The above listed conditions shall be recorded in the official property records and noted on the face of the Official Zoning Map.

Sincerely,



Christopher J. Ise  
Administrative Officer

cc: Nelson Amparo, Petitioner

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM


DATE: January 11, 2005

TO: Christopher Ise, Department of Planning & Development

SUBJECT: **SEE ATTACHED PETITION**

CONSIDERED BY: Anna M. Stetson, Second Deputy City Clerk

DISPOSITION: I have enclosed a copy of a petition from Nelson Amparo, for a zoning change for 1387 Broad Street for placement on the next agenda of the City Plan Commission. Once this matter is heard could you please forward a copy of the decision to my attention in order that we may place it on the agenda. Please contact me at 421-7740, extension 568 if you have any questions or need further information.

  
Anna M. Stetson  
Second Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: January 11, 2005

TO: Councilman Miguel Luna

SUBJECT: **SEE ATTACHED PETITION**

CONSIDERED BY: Anna M. Stetson, Second Deputy City Clerk

DISPOSITION: Enclosed please find a copy of a petition for a zoning change for 1387 Broad Street. This request was received on January 3, 2005, and a copy of said petition has been sent to the City Plan Commission for placement on the next agenda, in accordance with Section 1100 of the Zoning Ordinance which states ".....immediately upon receipt of the proposal, the city clerk shall refer the proposal to the council and the commission for study and recommendation..."

Please note that this matter will be placed on the City Council meeting on January 20, 2005.

*Anna M. Stetson*  
Second Deputy City Clerk

# PROVIDENCE CITY CLERK

01-03-2005

#0

\*COPY

\*

ZQNECHNG

150.00

SUBTL

150.00

TOTAL

150.00

CHECK

150.00

CHANGE

0.00

8334 14:47PM

Re: 1387 Broad Street

Send Notice of meetings to:

Cynthia Springer  
c/o Washington Park Foundation  
1380 Broad Street  
Providence, RI 02905





**Great-West**

**RETIREMENT SERVICES™**

800-596-3384

Nelson (5 Augers SD)

02909

Camparo

639-

5071

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

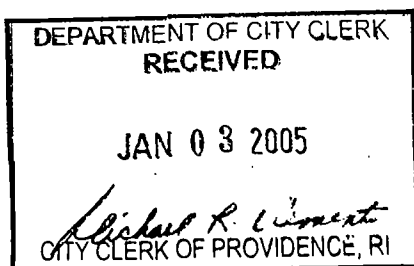
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

I Nelson Amparo, owner of property located at 1387 Broad Street in Providence, Presently McLaughlin Automotive which lies within the area designated as District 9 and found on the City Tax Assessor map under Plat 59 and Lot 884 and Deed Book number 5875 and page 53, would like to honorably submit to the Providence City Council and the Providence Planning Board the following petition for review:

Subsequent to the Providence Planning Boards approval on December 21, 2004 for a subdivision which turned the fore-mentioned property into three lots, one commercial measuring 5480 sq. ft. and two residential each measuring 6432 sq. ft, it would be my intent to construct on each residential lot one-2 family home. These lots which came to be as a result of the Planning Board approval on December 21, 2004, and denoted on the accompanied site plans as "Proposed Parcel 2" and Proposed Parcel 3", 2 with frontage to Carr Street and 3 with frontage to Homer Street, meet all city requirements pertaining to two-family homes, however these lots are situated in an area currently designated as "Residential Single-family" or R1. Accompanying this petition I have included copies of a 200-foot radius map which illustrates the neighboring property types and as a result shows that 40% (13/57) of the residential property in the area are 2 or more family dwellings. As a result, the undersigned, honorably submits this petition to the Providence City Council and the Providence Planning Board to allow the construction of 2-two unit residential homes. The approval of this project will help provide affordable housing in South Providence, a community in much need of affordable housing. It is my opinion that it is in the best interest of the community to convert this unused portion of land into something which will give value to the surrounding properties and at the same time help to provide affordable housing-something which single family dwellings cannot offer.

  
Nelson Amparo



Petition for Zoning Change 1387 Broad Street  
Nelson Amparo  
Fleet Bank  
Check # 104  
\$150.00

FILED

JAN 3 2 05 PM US  
LIB  
PROVIDENCE R.I.

County Clerk

IN CITY COUNCIL  
JAN 20 2005  
FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES  
Michael A. Clement CLERK

THE COMMITTEE ON

Ordinance

Recommends  
Ann M. Stein

12-8-05 CLERK P. Hughes

THE COMMITTEE ON

Ordinance

Recommends Bel continued

Craig B. Butler  
CLERK

Rec. 14, 2005

From the Clerk's Desk

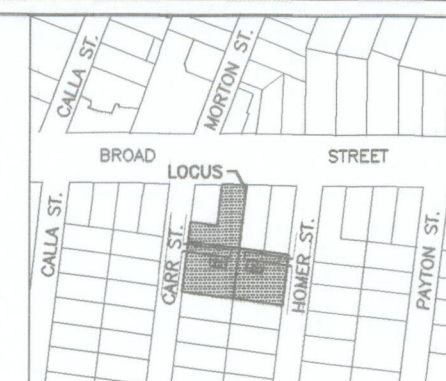




BROAD

STREET

59  
884  
N/F  
NELSON ALEX AMPARO  
TOTAL AREA = 18344±  
SQ. FT.



VICINITY MAP NOT TO SCALE



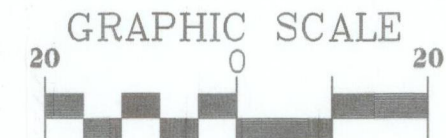
ZONING CLASSIFICATION OF SUBJECT PROPERTY:  
CURRENTLY ZONED R1  
MINIMUM LOT AREA = 6,000 S.F.  
MINIMUM WIDTH AND FRONTAGE = 60'  
MINIMUM FRONT YARD = 15% OF LOT DEPTH  
MINIMUM SIDE YARD = 6'  
MINIMUM REAR YARD = 25% OF LOT DEPTH  
MAXIMUM LOT COVERAGE = 35%

CURRENT LISTED OWNER  
NELSON ALEX AMPARO  
739 CRANSTON STREET  
PROVIDENCE, RI. 02907

NOTES AND REFERENCES:

1. DATA TAKEN FROM PROVIDENCE TAX ASSESSOR'S MAPS 58 & 59.
2. NEIGHBORHOOD PLANNING MAP #93.
3. PROVIDENCE ASSESSOR'S OFFICE COUNTER BOOK FOR THE YEAR 2002

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINES
- LOT NUMBER
- GAR. = GARAGE
- 1 FAM = SINGLE FAMILY RESIDENCE
- 2 FAM = TWO FAMILY RESIDENCE
- 3 FAM = THREE FAMILY RESIDENCE
- COMM. = COMMERCIAL USE
- (P) = PROPOSED 9'x18' PARKING SPACE



THIS SUBDIVISION SHALL BE RECORDED UNDER THE FOLLOWING STREET(S):  
1) BROAD STREET  
2) CARR STREET  
3) HOMER STREET

PRELIMINARY

FOR PLANNING PURPOSES ONLY

THIS PLAN/REPORT IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

REGISTRATION SEAL  
VALID ONLY WHEN  
EMBOSSED

BY: *Louis Federici* PLS RI Registration No. 1646  
4/20/2004

PROPOSED ADMINISTRATIVE SUBDIVISION  
IN THE CITY OF PROVIDENCE, R.I.  
DESIGNATED AS ASSESSOR'S PLAT 59, LOT 884,  
PREPARED FOR NELSON ALEX AMPARO

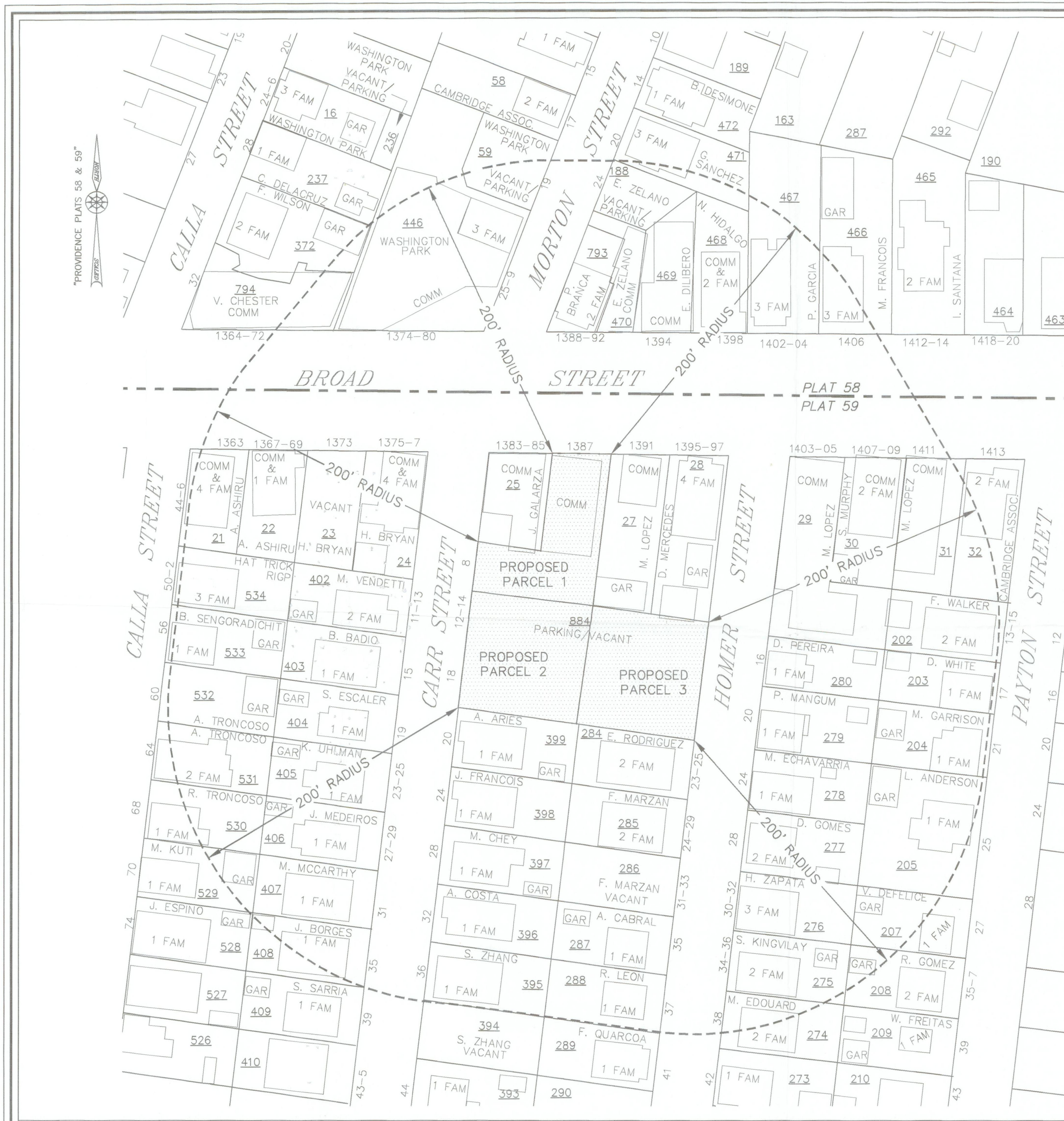
|              |     |              |               |
|--------------|-----|--------------|---------------|
| REVISIONS    | No. | PLAN DATE:   | 4/21/04       |
| DRAWN BY:    | LMF | SURVEY DATE: | N/A           |
| CHECKED BY:  | RC  | SCALE:       | 1" = 20'      |
| APPROVED BY: | LF  | SHEET:       | 1 OF 1        |
|              |     | DWG. NO.:    | 203040304-CL4 |

Tel.: (401) 331-1570  
Fax: (401) 331-1593

Louis Federici & Associates  
land surveyors • biologists • planners • consultants

365 SMITH ST., SUITE 2  
PROVIDENCE, RI 02908





ZONING CLASSIFICATION OF SUBJECT PROPERTY:  
CURRENTLY ZONED R1  
MINIMUM LOT AREA = 6,000 S.F.  
MINIMUM WIDTH AND FRONTAGE = 60'  
MINIMUM FRONT YARD = 15% OF LOT DEPTH  
MINIMUM SIDE YARD = 6'  
MINIMUM REAR YARD = 25% OF LOT DEPTH  
MAXIMUM LOT COVERAGE = 35%

CURRENT LISTED OWNER  
NELSON ALEX AMPARO  
739 CRANSTON STREET  
PROVIDENCE, RI. 02907

NOTES AND REFERENCES:

1. DATA TAKEN FROM PROVIDENCE TAX ASSESSOR'S MAPS 58 & 59.
2. NEIGHBORHOOD PLANNING MAP #93.
3. PROVIDENCE ASSESSOR'S OFFICE COUNTER BOOK FOR THE YEAR 2002

\_\_\_\_\_ PROPERTY LINE  
 - - - - - RADIUS PERIMETER  
 . . . . . PLAT DIVISION  
000 LOT NUMBER  
 GAR. = GARAGE  
 1 FAM = SINGLE FAMILY RESIDENCE  
 2 FAM = TWO FAMILY RESIDENCE  
 3 FAM = THREE FAMILY RESIDENCE  
 COMM. = COMMERCIAL USE



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REGISTRATION SEAL  
VALID ONLY WHEN  
EMBOSSSED

BY: James K. [Signature] PLS 4/30/2004  
PLS RI Registration No. 1646

200' RADIUS MAP  
IN THE CITY OF PROVIDENCE, R.I.  
DESIGNATED AS ASSESSOR'S PLAT 59, LOT 884,  
PREPARED FOR NELSON ALEX AMPARO

|              |     |              |               |
|--------------|-----|--------------|---------------|
| REVISIONS    | No. | PLAN DATE:   | 4/20/04       |
| DRAWN BY:    | LMF | SURVEY DATE: | N/A           |
| CHECKED BY:  | RC  | SCALE:       | 1" = 50'      |
| APPROVED BY: | LF  | SHEET:       | 1 OF 1        |
|              |     | DWG. NO.:    | 203040304-RAD |