

CHAPTER 2023-47

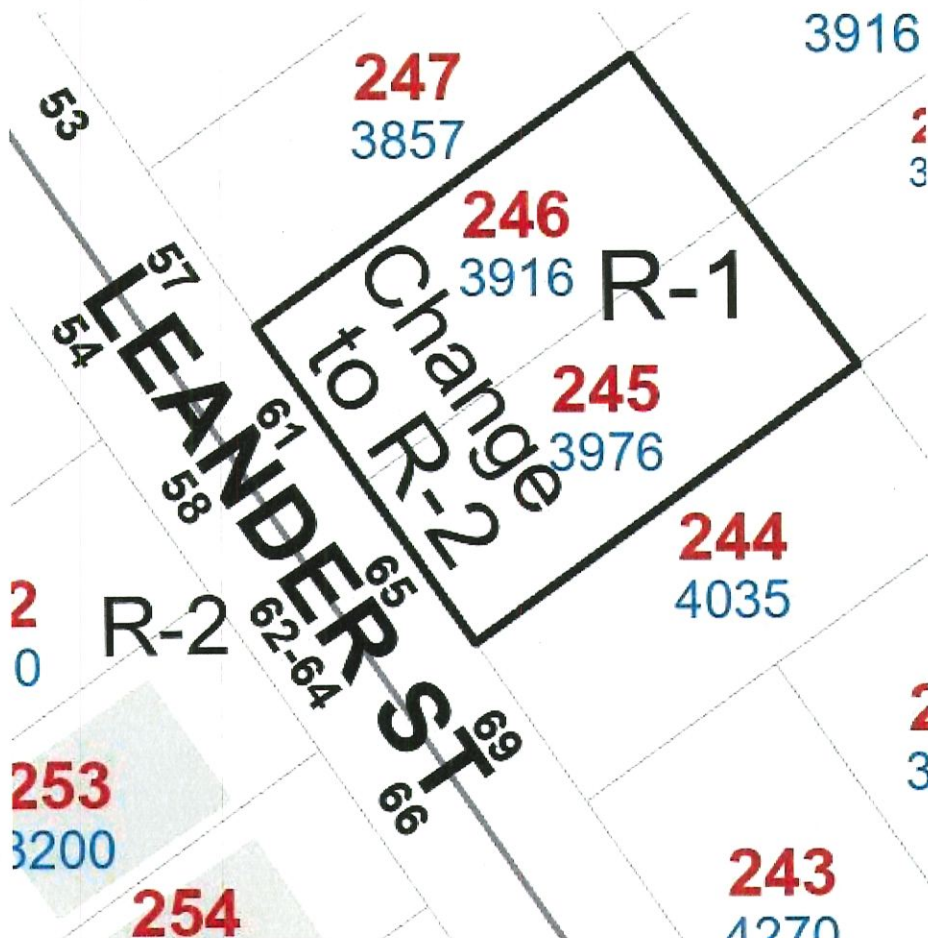
No. 493

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 34, LOTS 245 AND 246 (61-67 LEANDER STREET), FROM R-1 TO R-2

Approved December 13, 2023

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 34, Lots 245 and 246 (61-67 Leander Street), from R-1 to R-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
NOV 16 2023

FIRST READING
READ AND PASSED

Jina L. Mastrosianni
CLERK

IN CITY COUNCIL
DEC 07 2023
FINAL READING
READ AND PASSED

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

I HEREBY APPROVE.

Butt P. S.
Mayor

Date: 12/13/2023



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

August 17, 2023

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

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3552 – Petition to rezone 61-67 Leander Street
(AP 34 Lots 245 and 246) from R-1 to R-2**

Petitioner: Brush Hill Development LLC

Dear Councilman Espinal,

The petitioner appeared before the City Plan Commission (CPC), requesting to rezone 61-67 Leander Street from R-1 to R-2.

FINDINGS OF FACT

The petitioner is requesting a rezoning of the subject lots from R-1 to R-2 to permit construction of two family dwellings on the subject lots. The lots are located on the eastern side of Leander Street, which is zoned R-1 but undeveloped and vacant. The lots are directly adjacent to the R-2 zone to the west, which appears to be composed of two family dwellings, which define the neighborhood's character. Given the neighborhood's character, it is the CPC's opinion that rezoning to R-2 would be appropriate. The change to R-2 is not expected to have a negative effect on neighborhood character or surrounding property given the presence of two family dwellings and the undeveloped eastern side of Leander Street.

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 for single family and low density residential development which includes one to two family dwellings on separate lots. The CPC found that the plan would conform to the development pattern suggested by the plan. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing.

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 the lot would be appropriate given the character of the surroundings and the proposed use as the plan would conform to the zoning requirements of the R-2 zone as proposed. It is the CPC's opinion 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

On a motion by Commissioner Sanchez, seconded by Commissioner Quezada, the CPC voted to recommend that the City Council rezone the lots to R-2.

The CPC voted as follows:

Aye: N. Sanchez, M. Quezada, W. Sherry, M. Gazdacko

Sincerely,



Choyon Manjrekar
Administrative Officer

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:

***61-67 Leander Street, Providence, Rhode Island,
Assessor's Plat 34, Lots 245 and 246,***

and shown on the accompanying map attached hereto as Exhibit A, from ***R-1 to R-2***.

Petitioner, by and through their attorney:

/s/ Dylan Conley

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

Conley Law Associates

123 Dyer St., Ste 2b

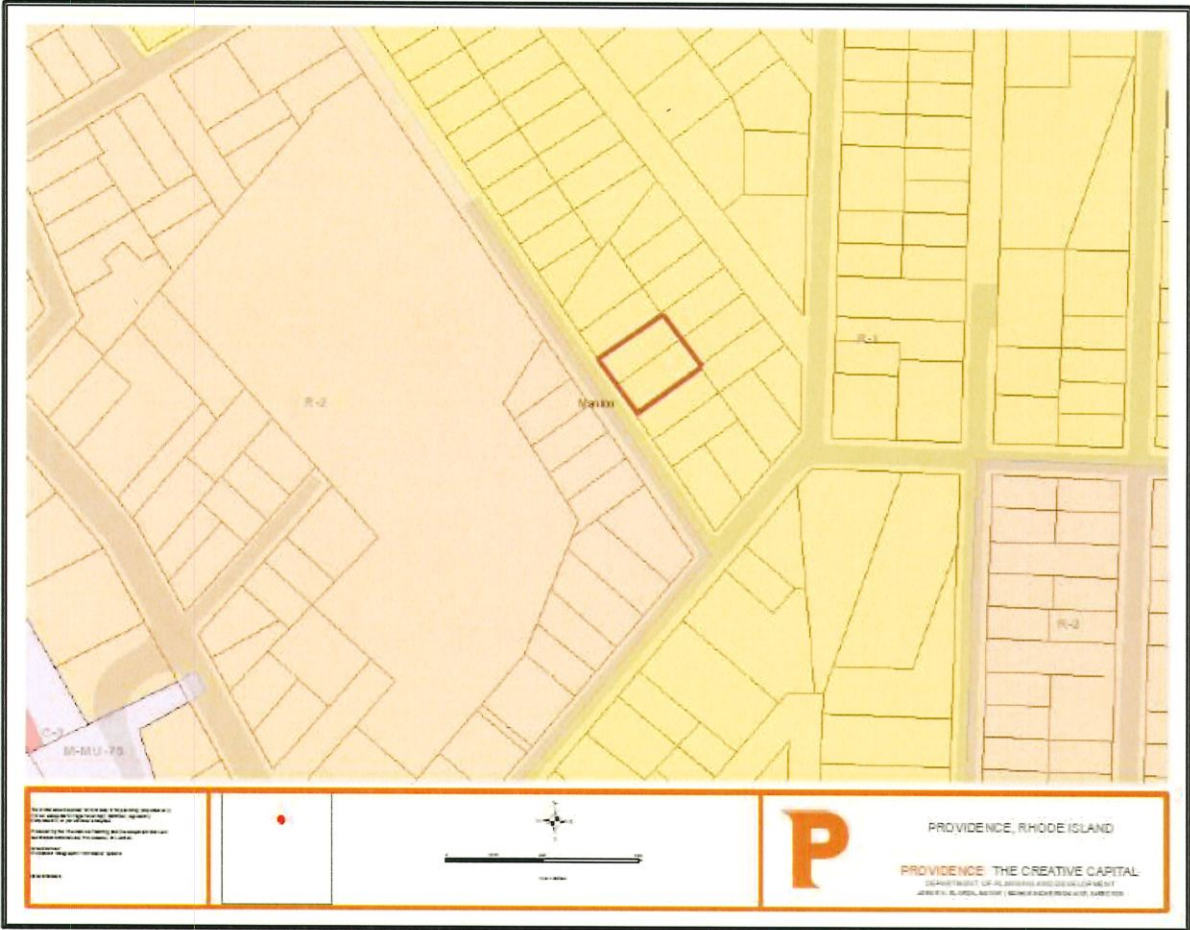
Providence, R.I. 02903

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dconley@conleylawri.com

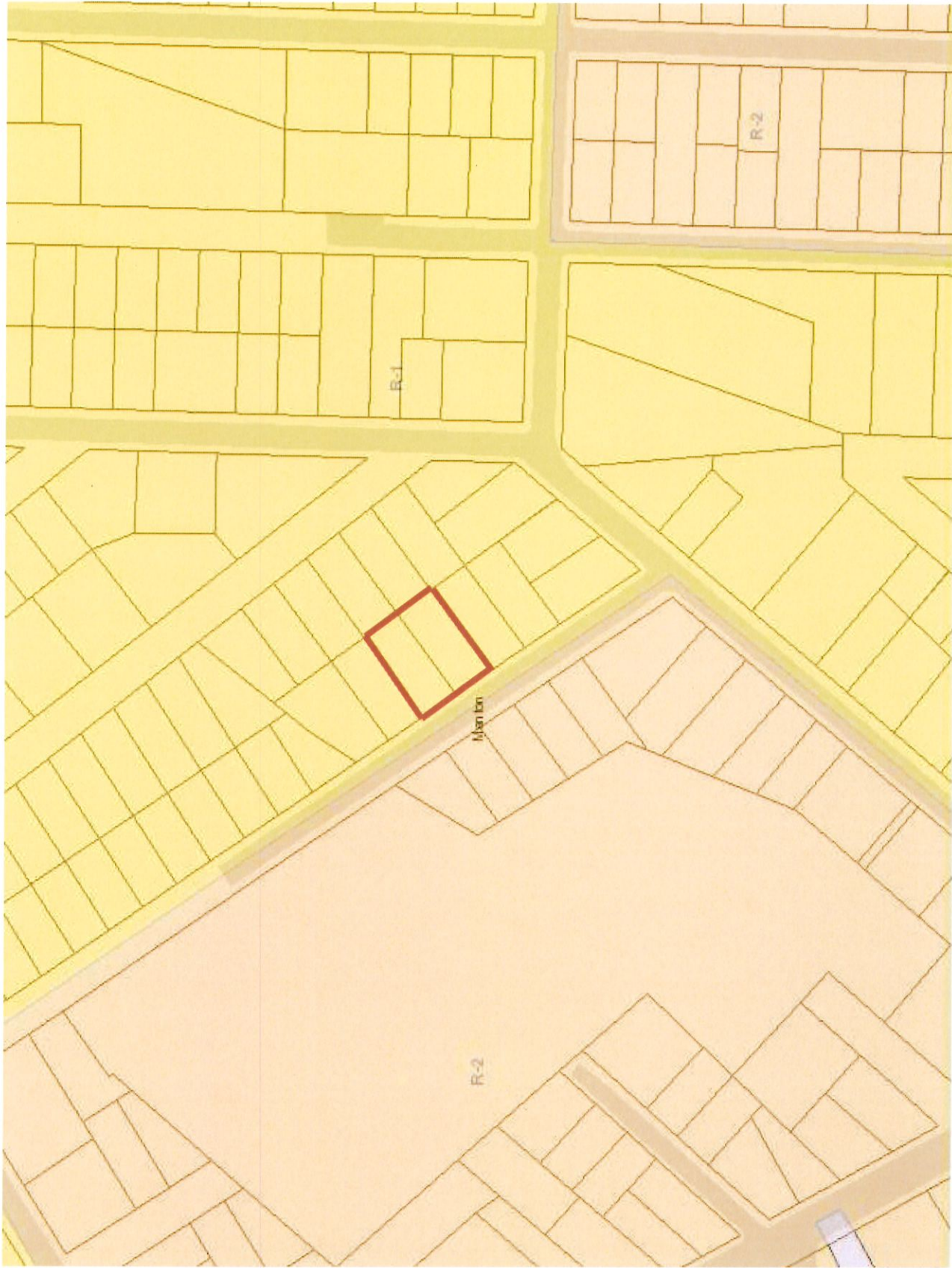
Exhibit A

61-67 Leander Street
Providence, R.I.
AP 34, Lots 245-246

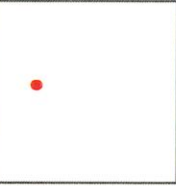


Current Zone: R-1
Proposed Zone: R-2





only
at



1 inch = 100 feet

P

PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JO JOE O. ELORZA, MAYOR | BOBBIE MCNEILSON AIDOP, DIRECTOR

Providence, RI

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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot34-246
Account17690
State Code13 - Residential Vacant
Card1/1
User Account03402460000

Assessment

Land\$25,900
Building\$0
Card Total\$25,900
Parcel Total\$25,900

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2022	\$25,900	\$0	\$0	\$25,900
2021	\$18,100	\$0	\$0	\$18,100
2020	\$18,100	\$0	\$0	\$18,100
2019	\$18,100	\$0	\$0	\$18,100
2018	\$11,600	\$0	\$0	\$11,600

Location and Owner

Location61 LEANDER ST
OwnerBrush Hill Development LLC
Owner2
Owner3
Address1155 Westminster St, Unit 214
Address2
Address3Providence RI 02909

Building Information

Design
Year Built
Heat
Fireplaces0
Rooms0
Bedrooms0
Bathrooms
Above Grade Living Area0 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
05/25/2023	\$135,000	13876-264	A DEED

Click To Open Google Maps

Picture Not Available

Sketch Not Available

Building Sub Areas

Land Information

Land Area3,916 SF
ZoningR-1
View-
Neighborhood1300

Yard Item(s)

https://data.nereval.com/PropertyDetail.aspx?town=Providence&accountnumber=17690

1/1