

CHAPTER 2023-8

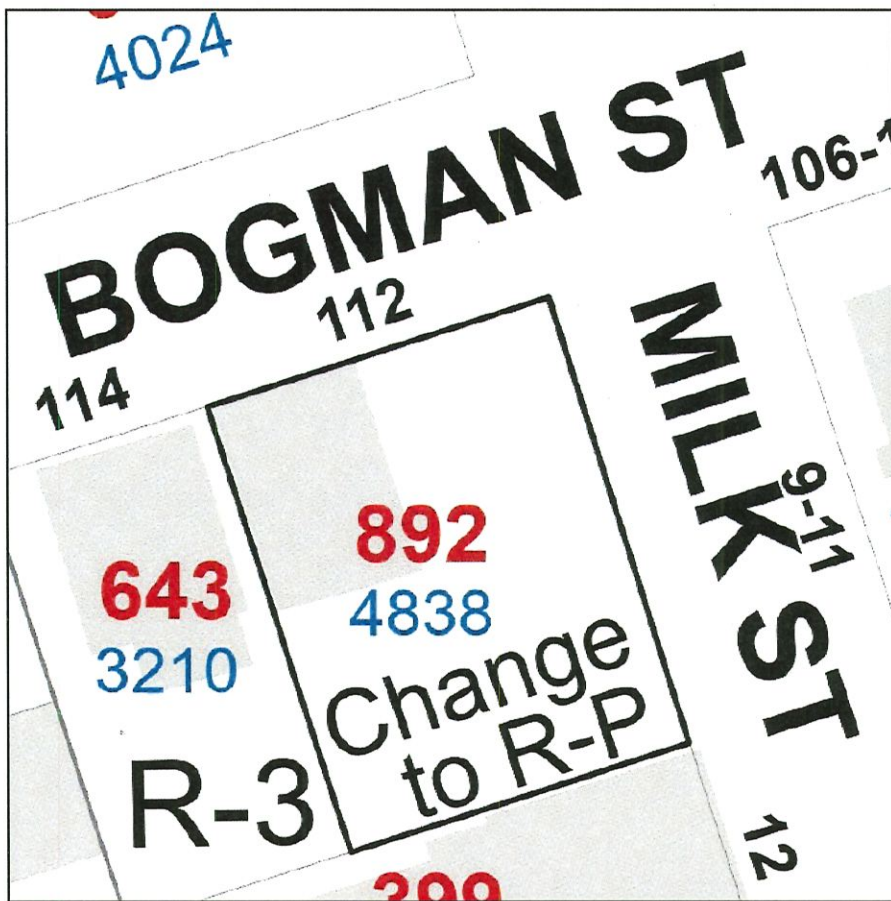
No. 192

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 45, LOT 892 (112 BOGMAN STREET), FROM R-3 RESIDENTIAL DISTRICT TO R-P RESIDENTIAL PROFESSIONAL DISTRICT

Approved May 10, 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 45, Lot 892 (112 Bogman Street), from R-3 Residential District to R-P Residential Professional District.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
APR 20 2023
FIRST READING
READ AND PASSED

Tina L. Mastrosianni
CLERK

IN CITY COUNCIL
MAY 04 2023
FINAL READING
READ AND PASSED

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

I HEREBY APPROVE.

Butt P. Smith
Mayor

Date: 5/10/23



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

April 3, 2023

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

Attn: Tina Mastroianni, City Clerk

Re: Referral 3540 – Petition to rezone 112 Bogman Street (AP 45 Lot 892) from R-3 to R-P
Petitioner: Peace Love and Power Consulting Services LLC

Dear Chairman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on March 21, 2023 requesting a rezoning of 112 Bogman Street from R-3 to R-P.

FINDINGS OF FACT

The petitioner is requesting a rezoning of the subject lot from R-3 to R-P. The lot is occupied by a single story building that is used to provide counselling services, which is permitted by right as a medical office in the R-P zone. The lot is separated from the C-1 zone on Prairie Ave by lot 643. Based on the proximate zoning and current use of the site, the CPC found that rezoning the subject lot would be appropriate as it would allow for operation of the use by right and render it conforming.

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 neighborhood commercial and medium density residential uses are located in proximity. The plan states that small scale neighborhood commercial uses like the one operated by the applicant are appropriate in certain areas intended for medium density residential development. Given the mix of uses and the location of the lot where neighborhood commercial uses are appropriate, the CPC found that the rezoning would conform to the intent of the comprehensive plan.

The CPC found that the rezoning would be appropriate and is not expected to negatively affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

Ordinance.

RECOMMENDATION

On a motion by Commissioner Verdi, seconded by Commissioner Sanchez, the Commission voted to recommend that the City Council rezone the lot to R-P.

The Commission voted as follows:

Aye: N. Verdi, N. Sanchez, H. Bilodeau, M. Gazdacko

Sincerely,

A handwritten signature in black ink, appearing to be 'Choyon Manjrekar', written over a horizontal line.

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, Hope Johnson on behalf of Peace, Love & Power Counseling and Consulting Services LLC, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning distrit designation for the property located at **112 Bogman St, Providence, RI 02905** further designated as **Assessor's Plat 45 and Lot 892** and shown on the accompanying map **Exhibit A** and photos **Exhibit B** from **R-3 Residential district to R-P Residential Professional district.**

Petitioner,

Peace, Love & Power Counseling and Consulting Services LLC, by and through it owner:



Hope Johnson

47 Sassafras St.

Providence, RI 02907

Exhibit A Proposed R-3 Residential district to R-P Residential Professional district.

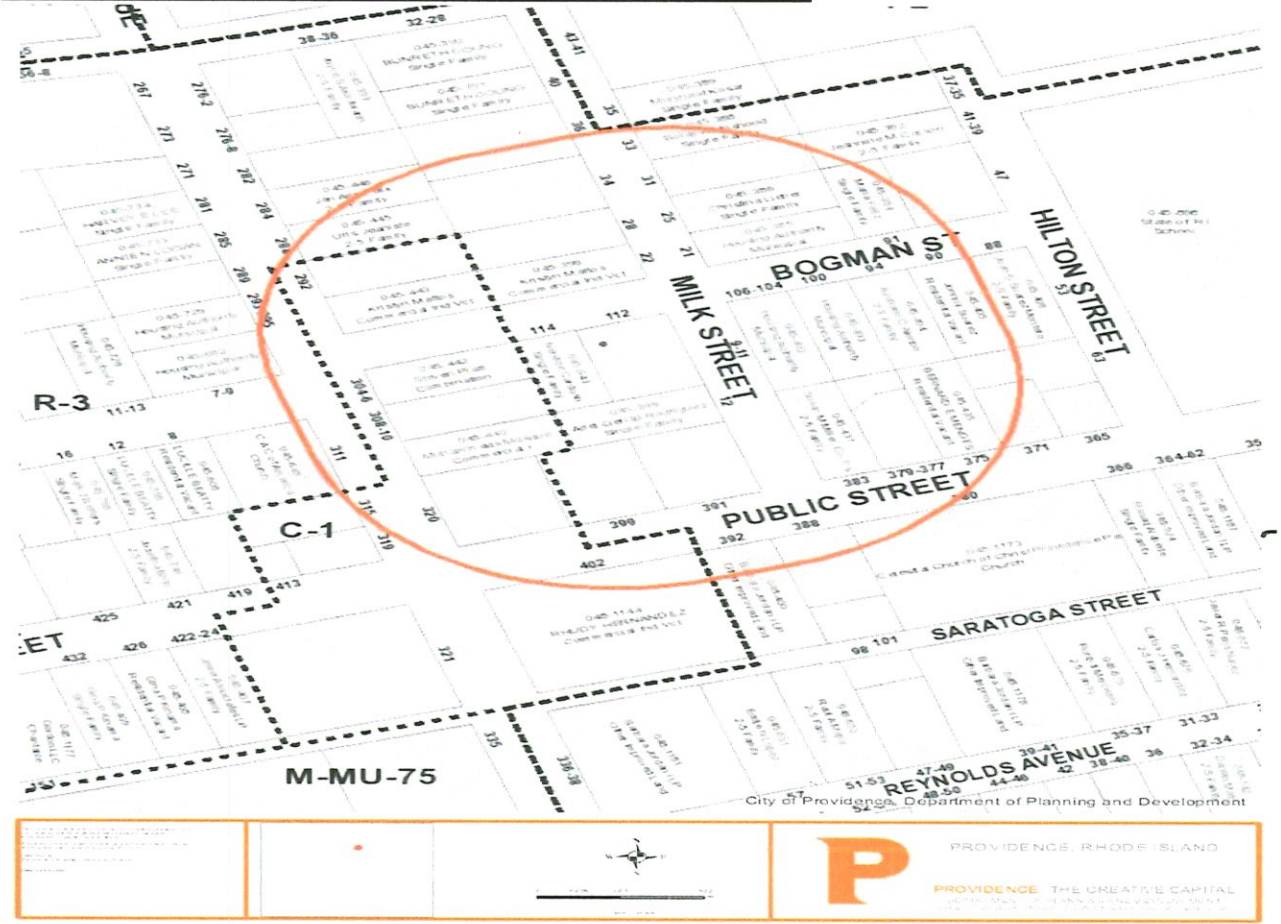
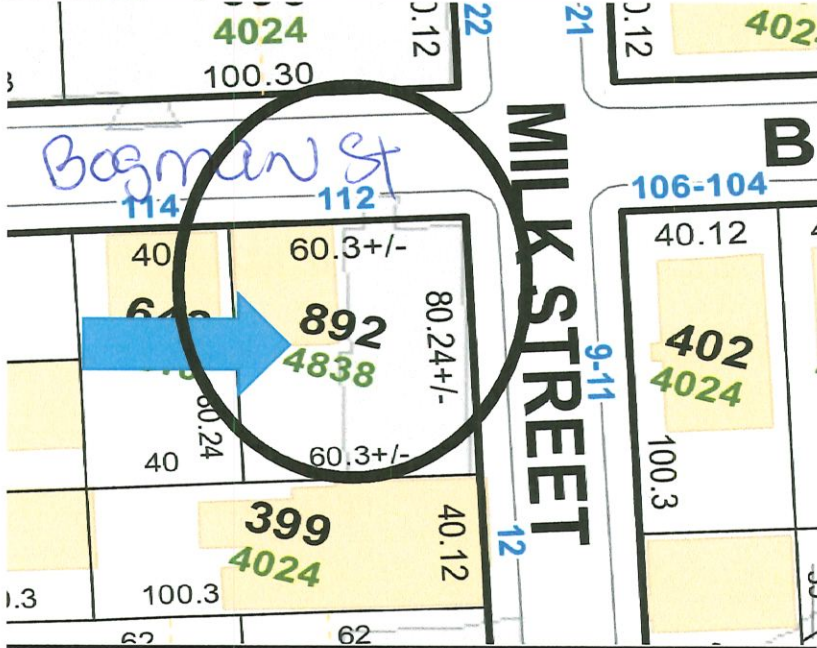


Exhibit B Property Photos

