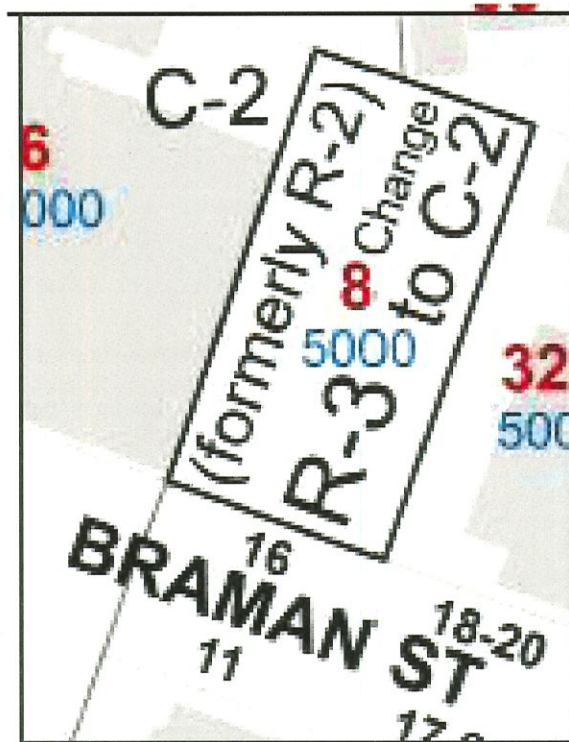


CHAPTER 2025-26

No. 317 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 6, LOT 8, (14-16 BRAMAN STREET), FROM R-3 TO C-2
2 Approved July 9, 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 Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 6, Lot 8, aka 14-16 Braman St., from R-3 to C-2. A footnote shall be added to the map to limit the lot to the use and dimensional regulations of the R-3 zone plus Daycare Center (12 or more), inclusive of ancillary play yards, and parking accessory to that use.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
JUN 26 2025
FIRST READING
READ AND PASSED

Jina L. Mastromanni
CLERK

IN CITY COUNCIL
JUL 07 2025
FINAL READING
READ AND PASSED

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

I HEREBY APPROVE.

Butt P. S.
Mayor

Date: 7/9/25



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

April 18, 2025

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

Attn: Tina Mastroianni, City Clerk

Re: Referral 3593 – Petition to rezone 14 Braman Street (AP 6 Lot 8) from R-3 to C-2
Petitioners: Bess Mer Realty Corp and Paper Crown Preschool LLC

Dear Councilman Espinal,

The petitioners appeared before the City Plan Commission (CPC) on April 15, 2025, requesting a rezoning of 14 Braman Street from R-3 to C-2.

FINDINGS OF FACT

The petitioner is requesting a rezoning of the subject lot from R-3 to C-2 which is used as a parking lot, to allow for the expansion of a daycare use for more than 12 people located on the adjacent lot at 727 Hope Street (AP 6 Lot 6). The petitioners intend to install an outdoor play area for the daycare. The C-2 zone on Hope Street which is composed of a mix of neighborhood commercial uses abuts the R-3 zone to the east. Commercial uses include retail and restaurants. Given the mix of uses and the proximity of the subject lots to the C-2 zone, the CPC found that the rezoning would be appropriate as it would be in character with the surroundings. An open space play area adjacent to the R-3 zone would be less intense than other uses permitted in the C-2 zone.

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 medium density residential use is located adjacent to neighborhood commercial development. As discussed, the CPC found that the rezoning would be appropriate as it is consistent with the intent of the comprehensive plan. It is the CPC's opinion that development on the lot should be limited to the use and dimensional regulations of the R-3 zone with a daycare center for 12 or more people, inclusive of ancillary play yards and accessory parking, to demarcate the boundary between both zones.

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-3 to C-2
Referral 3593
4/18/25

The CPC found that rezoning the lot would be appropriate as the change 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

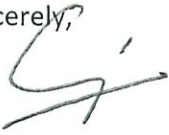
On a motion by Commissioner Quezada, seconded by Commissioner Caldwell, the CPC voted to make a positive recommendation to the City Council to rezone the lot to C-2 subject to the following condition:

A footnote shall be added to the map to limit the lot to the use and dimensional regulations of the R-3 zone plus Daycare Center (12 or more), inclusive of ancillary play yards, and parking accessory to that use.

The CPC voted as follows:

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

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Manjrekar', written over the word 'Sincerely,'.

Choyon Manjrekar
Administrative Officer

City Council – Ordinance Committee
Tuesday, June 10, 2025 @ 5:30p

14 Braman St. – Zone Change

Summary:

Applicants: Bess Mer Realty Corp (Owner) and
Paper Crown Preschool LLC (Tenant)
Majority Owner and Operator – Julia Smith

Professional Team:
Legal Counsel - Jeffrey Padwa, Esq.
Architect - David Sisson
Zoning Code Expert - Peter Casale

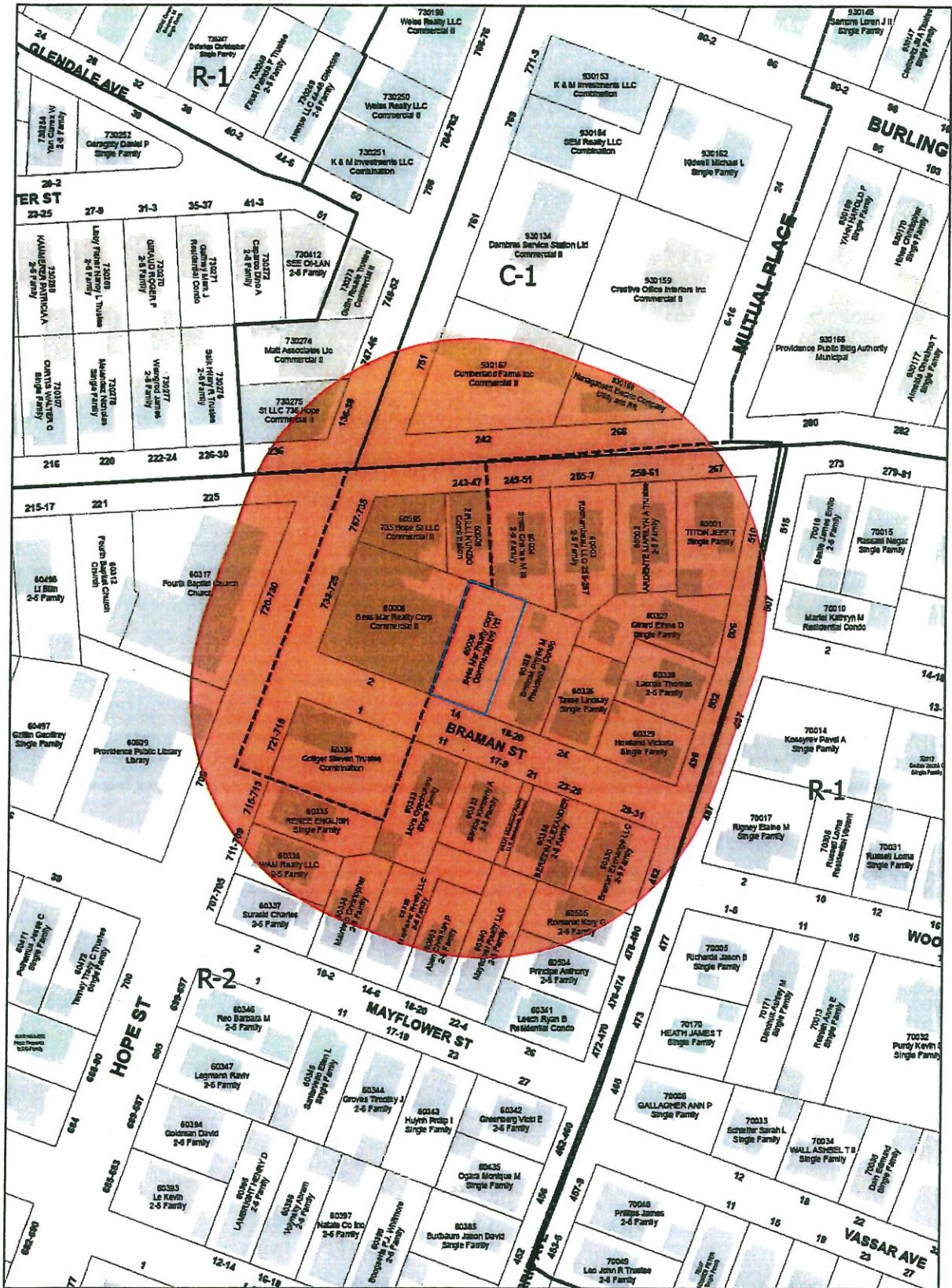
Project: To open a Preschool on Hope St near Rochambeau

Support: Councilwoman AnderBois supports the Zone Change

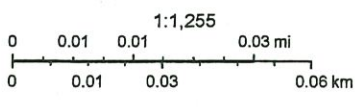
Zoning Proposal: Zone Change from R-3 to C-2
Convert part of the adjacent Parking Lot into Play Area
Requesting Zone Change from R-3 to C-2 to allow use of the parcel as Play Area

Exhibits attached: 1. 200 Ft Radius Map
2. Street View of Area
3. Design of Play Area
4. Staff Report - Planning Dept.

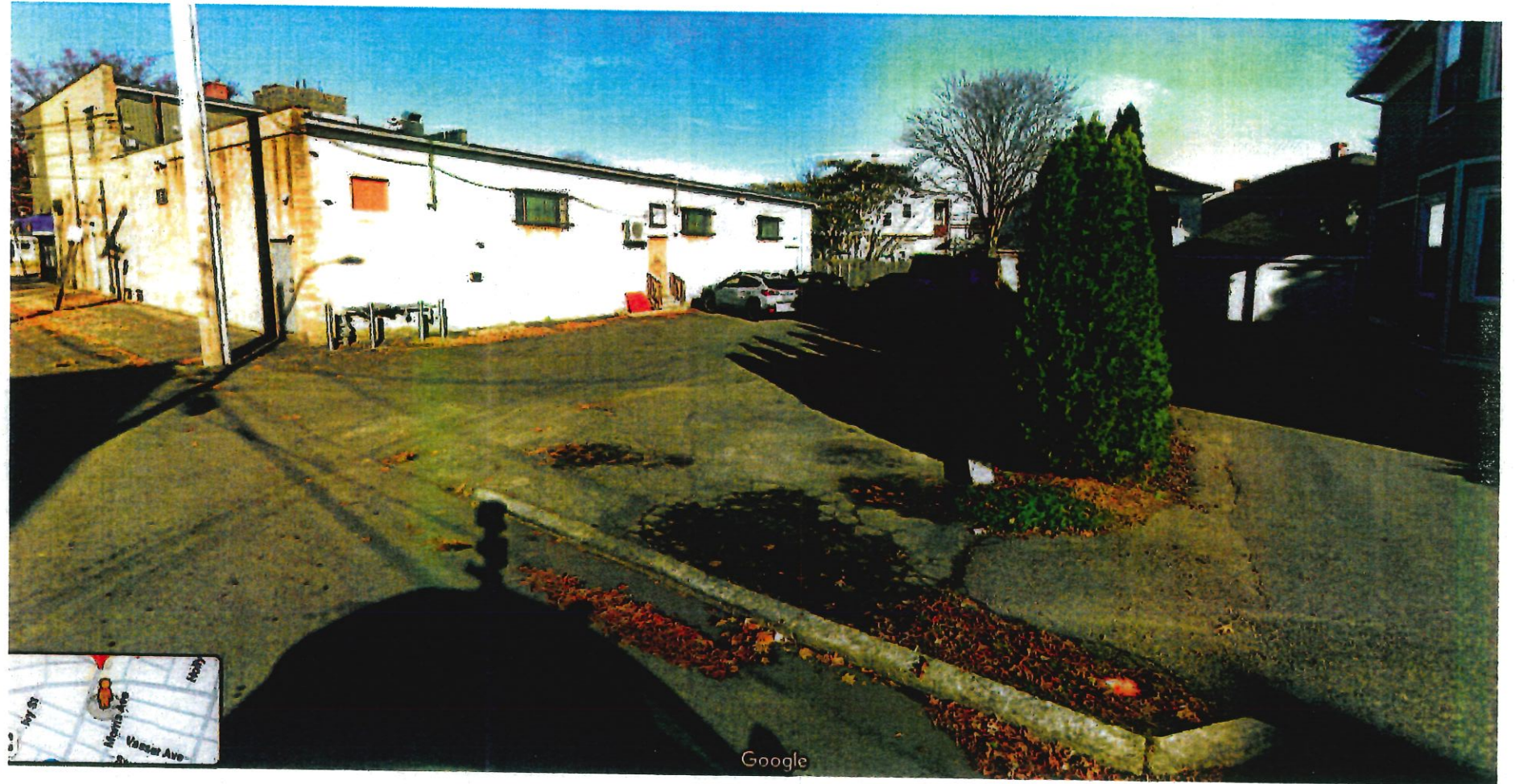
200 FT RADIUS MAP - 16 BRAMAN



2/25/2025, 10:57:53 AM



729 Hope Street - view from Braman Street



Providence City Plan Commission

April 15, 2025



AGENDA ITEM 2 ■ 14 BRAMAN STREET



View of the site from Braman Street



Aerial view of lott to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Bess Mer Realty Corp and Paper Crown Preschool LLC	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lot from R-3 to C-2
CASE NO./ PROJECT TYPE:	CPC Referral 3593 Rezoning from R-3 to C-2		
PROJECT LOCATION:	14 Braman Street R-3 zoning district AP 6 Lot 8	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Blackstone	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lot from R-3 to C-2 which is used as a parking lot, to allow for the expansion of a daycare use for more than 12 people located on the adjacent lot at 727 Hope Street (AP 6 Lot 6). The petitioner intends to install an outdoor play area for the daycare. The C-2 zone on Hope Street which is composed of a mix of neighborhood commercial uses abuts the R-3 zone to the east. Commercial uses include retail and restaurants. Given the mix of uses and the proximity of the subject lots to the C-2 zone, the rezoning would be appropriate as it would be in character with the surroundings. An open space play area adjacent to the R-3 zone would be less intense than other uses permitted in the C-2 zone.

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 medium density residential use is located adjacent to neighborhood commercial development. As discussed, the rezoning would be appropriate as it is consistent with the intent of the comprehensive plan. It is the DPD's opinion that development should be limited to the use and dimensional regulations of the R-3 zone with a daycare center for 12 or more people, inclusive of ancillary play yards and accessory parking, to demarcate the boundary between both zones.

Rezoning the lots would be appropriate as the change 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

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone change to the City Council subject to the following condition:

A footnote shall be added to the map to limit the lot to the use and dimensional regulations of the R-3 zone plus Daycare Center (12 or more), inclusive of ancillary play yards, and parking accessory to that use.

PADWA LAW, LLC

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

Jeffrey M. Padwa

Licensed in RI, MA

March 31, 2025

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

**Re: Petition for Zone Change
16 Braman St. (A.P Plat 6, Lot 8)**


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
- Labels – 200 Ft. Abutters
- 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 Bess Mer Realty Corp. and Paper Crown Preschool 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 16 Braman Street (A.P. Plat 6, Lot 8) from R-2 to C-2 to allow the use of “Day Care - Day Care Center, more than 12 people receiving day care,” which is allowed by right in a C-2 zoning district.

WHEREAS, Paper Crown Preschool has entered into a lease agreement for the property located at 729 Hope Street, which is currently zoned C-1 (Neighborhood Commercial) along with use of the parking lot located on the adjacent parcel located at 16 Braman Street (A.P. Plat 6, Lot 8), for the purpose of operating a preschool to serve families in the Providence community;

WHEREAS, the parcel located at 16 Braman Street (A.P. Plat 6, Lot 8) is currently zoned R-2 (Residential), limiting its use in a manner that does not satisfy the needs of Paper Crown Preschool;

WHEREAS, Paper Crown Preschool requires an outdoor play area as an essential component of its educational program, in compliance with early childhood education standards and best practices;

WHEREAS, the City of Providence adopted a new Comprehensive Plan on November 22, 2024, which calls for certain changes to the Zoning Ordinance and Zoning Maps, including changing C-1 (Neighborhood Commercial) zoning districts to C-2 (General Commercial) zoning districts;

WHEREAS, with a zoning district change from R-2 to C-2 the parcel at 16 Braman Street may be used for a suitable and safe outdoor play area to support the preschool’s operations;

WHEREAS, this requested zoning district change from R-2 (Residential) to C-2 will allow for an appropriate use that satisfies early childhood education standards and best practices and enhances the educational opportunities offered to the community;

WHEREAS, approval of the zone change will allow Paper Crown Preschool to fulfill its mission of providing high-quality early childhood education with appropriate outdoor play space for its students;

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 Applicants petition the Providence City Council to:

Amend the Zoning Designation for the property located at 16 Braman Street (A.P. Plat 6, Lot 8) from a R-2 Residential Zone to a C-2 General Commercial Zone.

The zoning district change is being requested to allow the parcel to be used as an outdoor play area in connection with a Preschool located on an adjacent parcel.

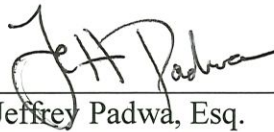
The Petitioner respectfully petitions the City Council to find that this Petition is consistent with the City's Comprehensive Plan and goals of the Zoning Ordinance and to enact this zone change ordinance.

Thank you for your consideration.

PETITIONERS

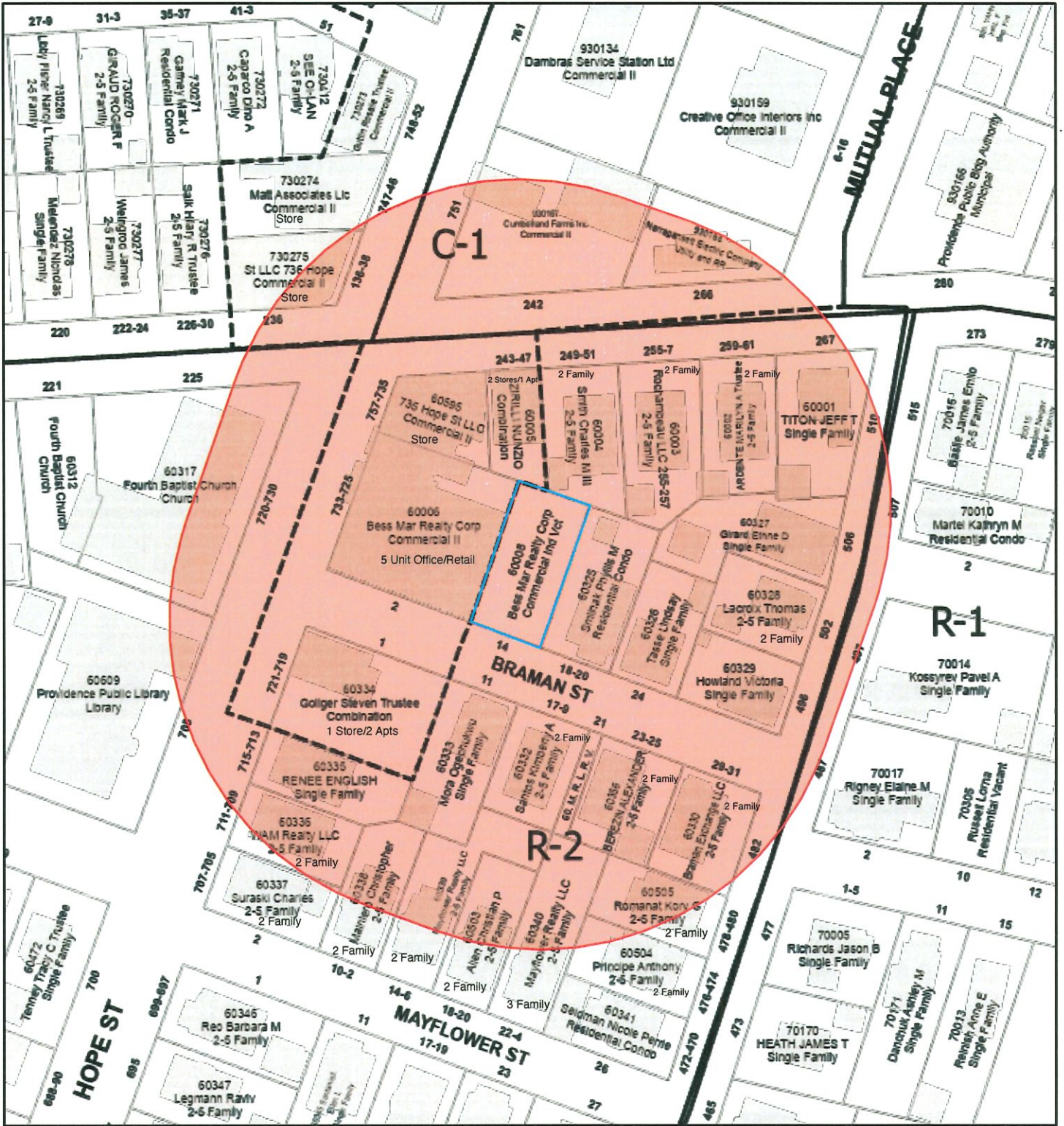
Bess Mer Realty Corp. and
Paper Crown Preschool LLC

By its Attorney,



Jeffrey Padwa, Esq.
PADWA LAW LLC
One Park Row, Suite 5
Providence, RI 02903
Jpadwa@padwalaw.com
(401) 935-8571

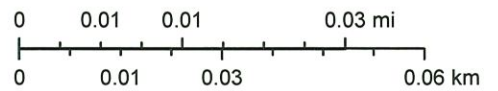
16 Braman Radius Map



March 14, 2025

1:1,499

Prepared By: *Hull Designs*



250 Gano St
Suite 1
Providence, RI 02906

401-419-4797