

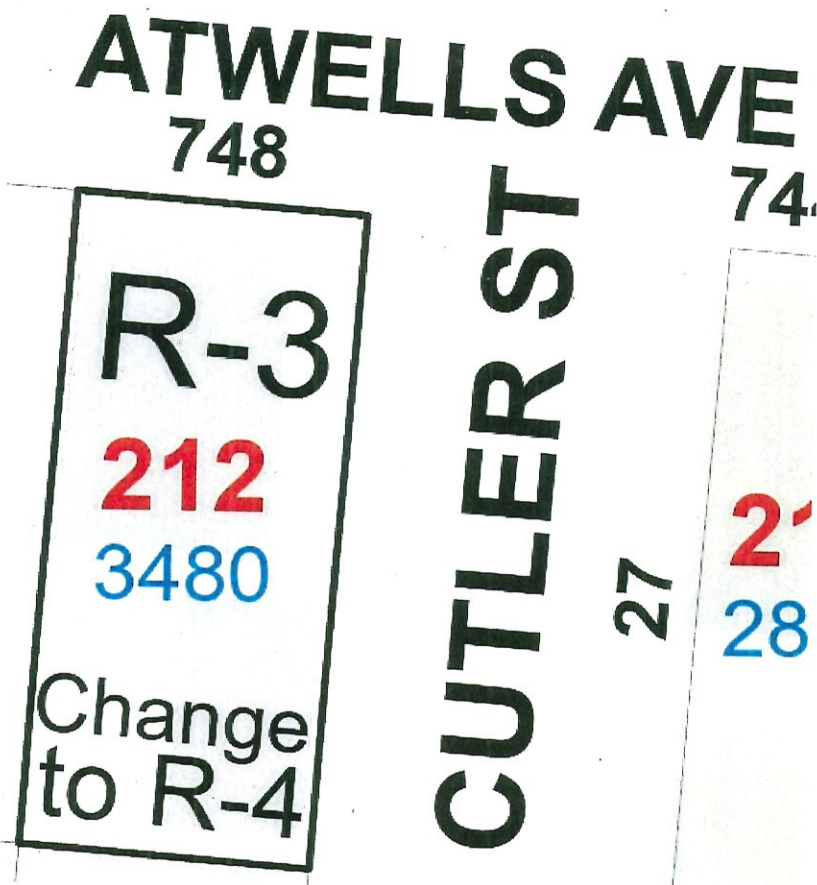
CHAPTER 2024-39

No. 324 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 62, LOT 212 (748 ATWELLS AVENUE), FROM R-3 TO R-4

Approved July 17, 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 62, Lot 212 (748 Atwells Avenue), from R-3 to R-4.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
JUN 20 2024  
FIRST READING  
READ AND PASSED  
Ina L. Mastrosianni  
CLERK

IN CITY COUNCIL  
JUL 11 2024  
FINAL READING  
READ AND PASSED  
Rachel M. Miller  
RACHEL M. MILLER, PRESIDENT  
Ina L. Mastrosianni  
CLERK

I HEREBY APPROVE.

Brett P. Sinclair  
Mayor

Date: 7/17/2024

**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, **Luis Olmo**, applicant and 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:

**748 Atwells Ave  
Providence RI, 02909  
Map 62 Lot 212**

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

Petitioner,

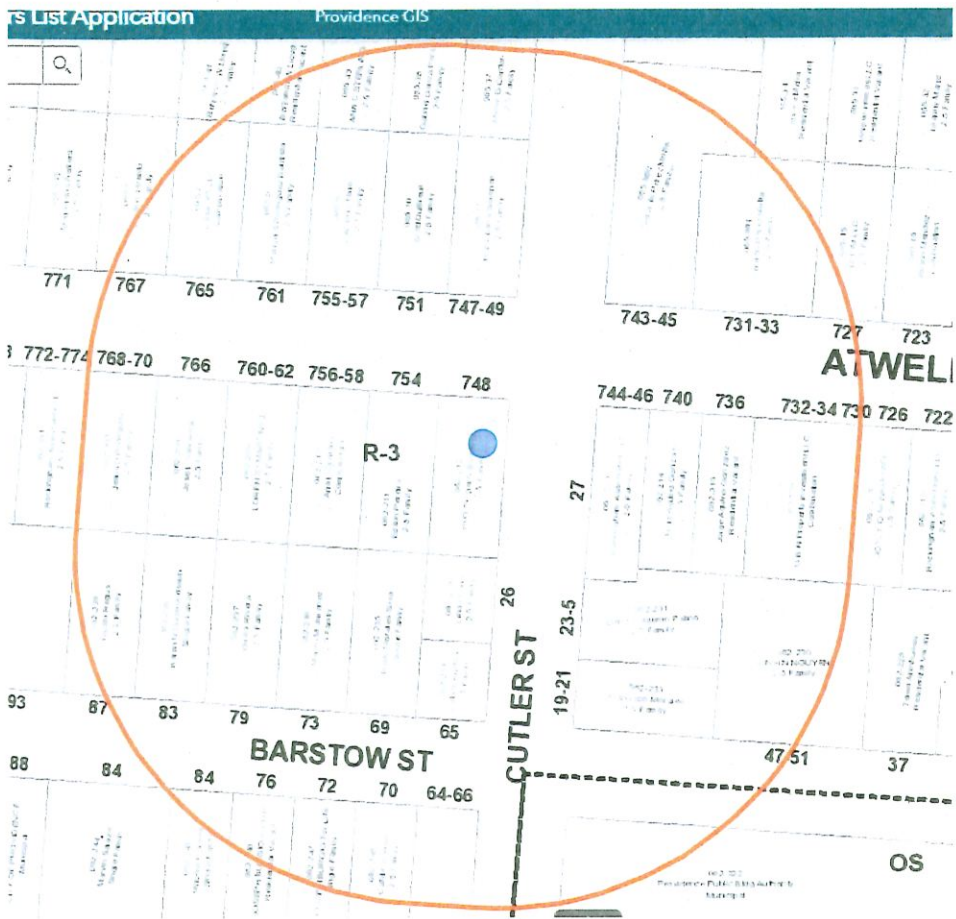
/s/ Luis Olmo

## Exhibit A

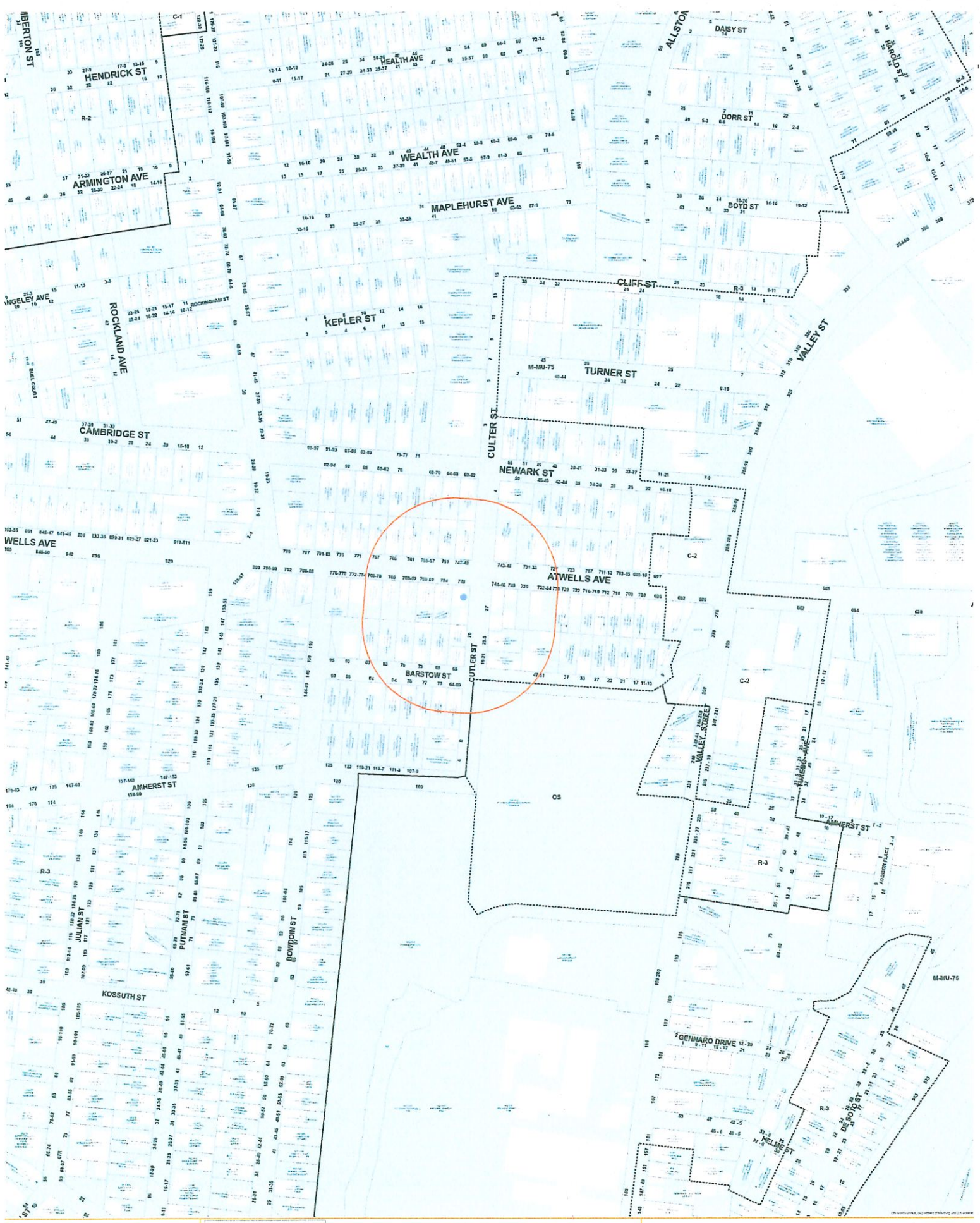
*748 Atwells Ave  
Providence RI, 02909  
Map 62 Lot 212*



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







The information contained on this map is for planning purposes only  
It is not adequate for legal boundary definition, regulatory  
compliance, or permit applications.  
Produced by the Providence Planning and Development GIS Unit,  
444 Westminster Street, Providence, RI 02903  
Data Sources:  
Providence Geographic Information System  
Date: 01/20/2023

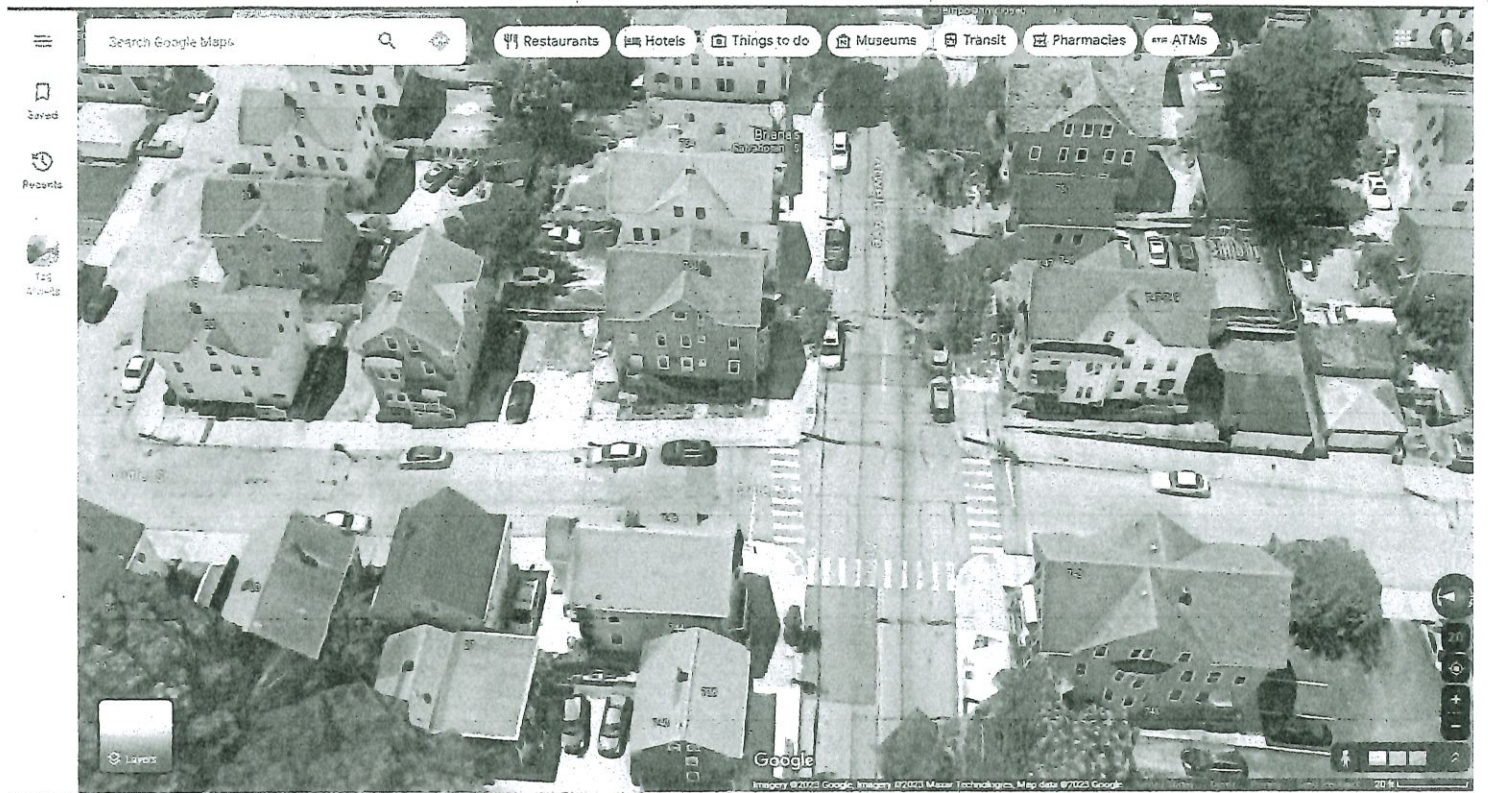


0 0.02 0.04 0.08



PROVIDENCE, RHODE ISLAND  
**PROVIDENCE** THE CREATIVE CAPITAL  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
JORDY J. BUNICK 144-2715 BOWEN TUCKER 144-2716











## CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

December 13, 2023

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

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3562 – Petition to rezone 748 Atwells Ave (AP 62 Lot 212) from R-3 to R-4**  
**Petitioner: Luis Olmo**

Dear Councilman Espinal,

The petitioner appeared before the City Plan Commission (CPC), requesting a rezoning of 748 Atwells Ave from R-3 to R-4.

### **FINDINGS OF FACT**

The petitioner is requesting a rezoning of the subject property from R-3 to R-4. The lot is occupied by a three family dwelling and the rezoning is being requested to allow for an additional basement unit. The lot is located on Atwells Ave, which is zoned R-3. However, a mix of uses including small scale commercial and housing of varying densities can be observed on this portion on both sides of the street. Per the future land use map of the comprehensive plan, this area is intended for medium density residential development which is characterized by one to three family dwellings with multifamily and small neighborhood commercial uses also present. The CPC found that the rezoning to R-4 would conform to this description as the neighborhood's character follows the plan's intent.

Images show that the rear yard is unevenly paved with some vehicles parked on the grass behind the pavement. It is the CPC's opinion that the applicant should improve the site to bring it into closer conformance with the dimensional requirements and character of the R-4 zone. The applicant should fence off the paved parking area to delineate it from the rear of the house and to prevent parking on the grass. This would also allow the applicant to meet the canopy coverage requirement by making a planting in the yard.

### **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 rezoning the lot would be appropriate given the zoning and proposed use as the site will conform to the R-4 zoning requirements. 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 Sherry, seconded by Commissioner Sanchez, the CPC voted to recommend that the City Council approve the proposed zone change subject to the following conditions:

1. The applicant shall fence off the parking area to separate it from the dwelling prior to the public hearing for this item.
2. The applicant shall meet the canopy coverage requirement under the supervision of the City Forester.

The CPC voted as follows:

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

Sincerely,



Choyon Manjrekar  
Administrative Officer