

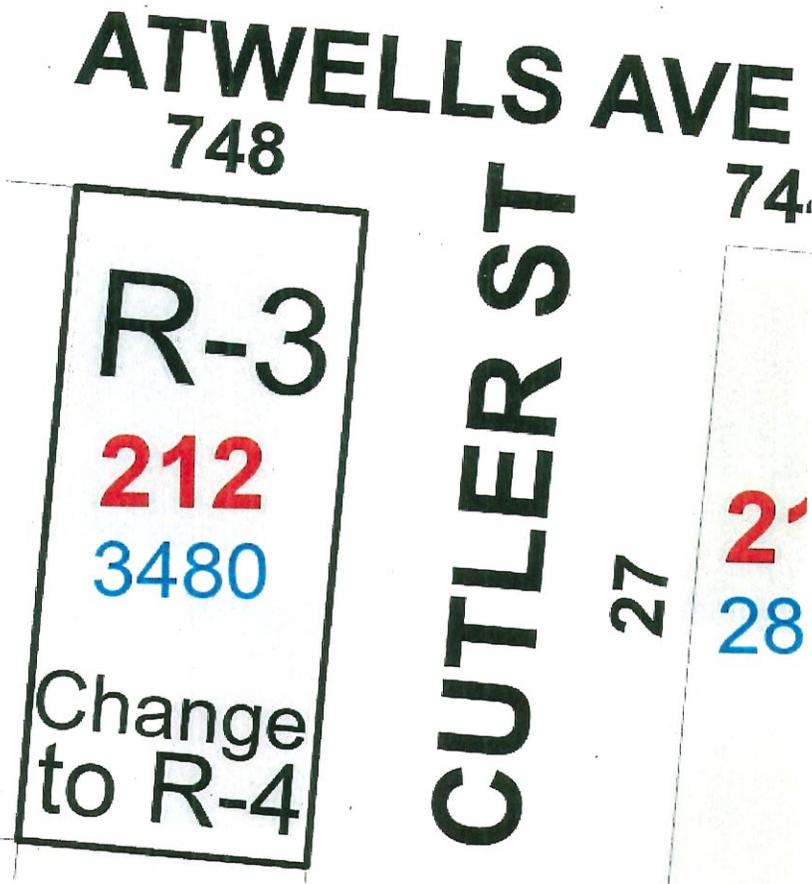
CHAPTER 2024-39

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
Jan L. Mastrosianni
CLERK

IN CITY COUNCIL
JUL 11 2024
FINAL READING
READ AND PASSED
Rachel N. Miller
RACHEL N. MILLER, PRESIDENT
Jan 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,

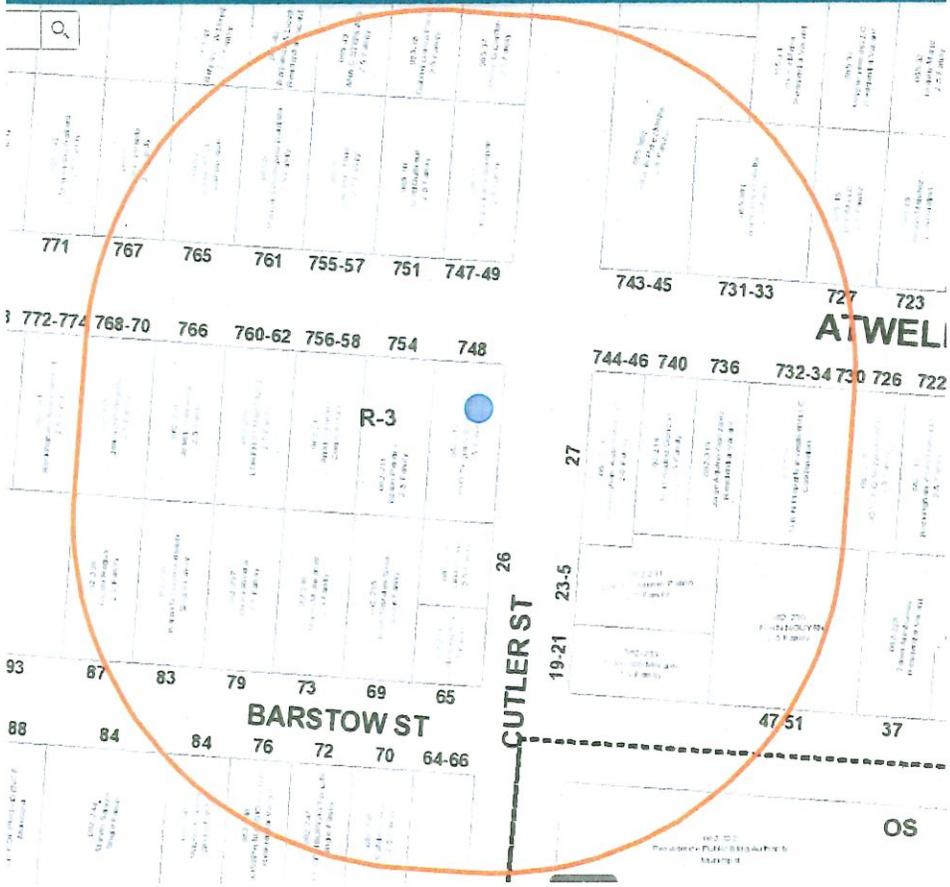
/s/ Luis Olmo

Exhibit A

748 Atwells Ave
Providence RI, 02909
Map 62 Lot 212

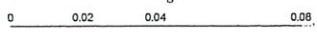


Current Zone: R-3
Proposed Zone: R-4



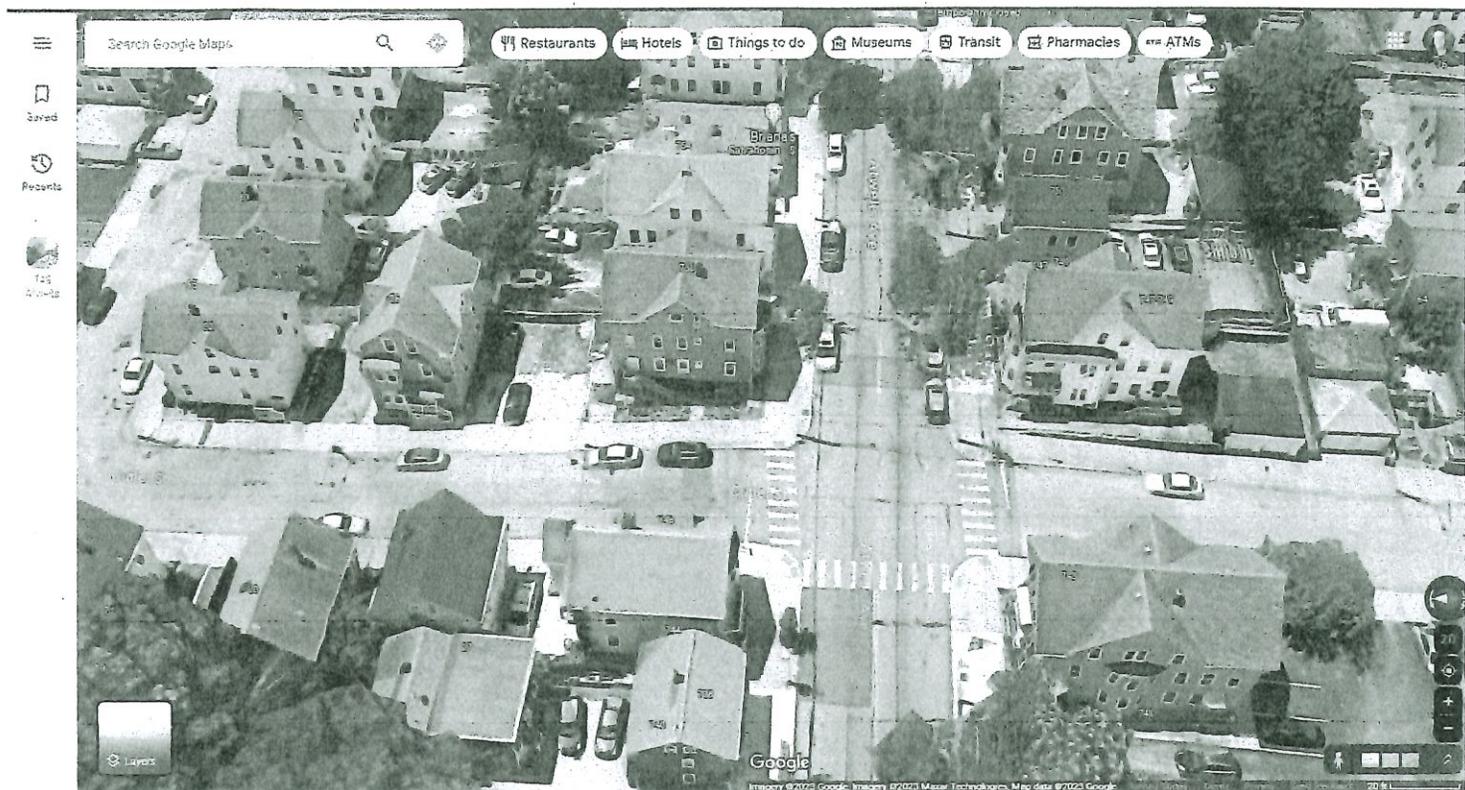


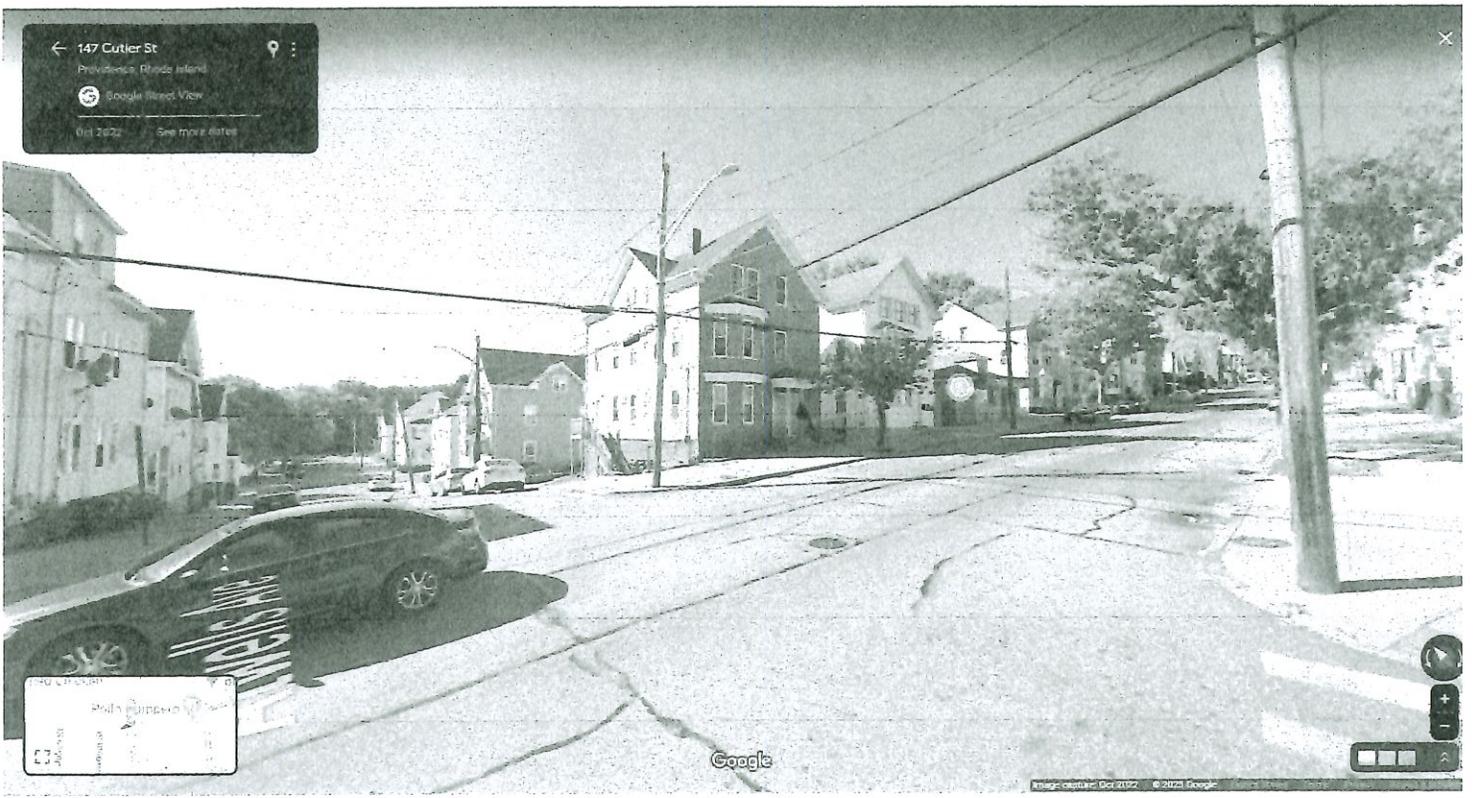
The information depicted on this map is for planning purposes only and is not adequate for legal boundary definition, regulatory compliance, or parcel-level analysis.
 Produced by the Providence Planning and Development GIS Lab, 444 Westminster Street, Providence, RI 02903
 Data Source: Providence Geographic Information System
 Date: 6/13/2023



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 JORDY J. BUNNEY | 401-271-1300 | 603-1011 | FAX: 401-271-1300





← 147 Cutler St
Providence, Rhode Island
Google Street View
Oct 2022 See more dates



Google

Imagery captured: Oct 2022 © 2022 Google



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

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