

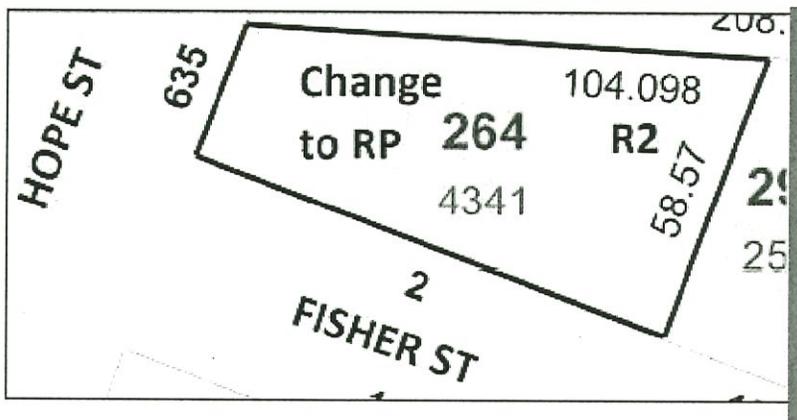
CHAPTER 2022-39

No. 305 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 264 (635 HOPE STREET), FROM R2 TO RP

Approved September 7, 2022

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 264 (635 Hope Street), from R2 to RP.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
JUL 21 2022
FIRST READING
READ AND PASSED

Jina L. Mastrosian CLERK
ACTING

IN CITY COUNCIL
SEP 01 2022
FINAL READING
READ AND PASSED

John J. Iglione PRESIDENT
Jina L. Mastrosian ACTING CLERK

I HEREBY APPROVE.

[Signature]

Mayor
Date: 9/7/22



City Plan Commission
Jorge O. Elorza, Mayor

June 24, 2022

Councilman Nicholas Narducci
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Tina Mastroianni, Acting City Clerk

Re: Referral 3520 – Petition to rezone 635 Hope Street (AP 6 Lot 264) from R-2 to R-P

Petitioner: Russell Broccoli

Dear Chairman Narducci,

The petitioner is requesting to rezone 635 Hope Street (AP 6 Lot 264) from R-2 to R-P which is occupied by a residence with a chiropractor's practice operating as a home occupation. The petitioner is requesting the rezoning to allow for continued operation of the practice without the requirement that the operator live in the residential portion of the building.

FINDINGS OF FACT

This area is primarily residential but there are some nonresidential uses in proximity including a house of worship directly to the north and a retail store to the west across Hope 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 to be one intended for low density residential development which the plan describes as areas intended for one to two family dwellings on separate lots with small scale commercial uses appropriate in some areas. The CPC found that the character of the development would conform to this description upon rezoning as it would maintain the residential character of the dwelling with an appropriately scaled commercial use. As the use has been in operation for a number of years, the CPC found that the rezoning would be consistent with the intent of the comprehensive plan.

Given the current use of the building, the CPC found that the zone change to R-P would be appropriate as it would allow for a continuation of the use by right and is not expected to negatively

DEPARTMENT OF PLANNING AND DEVELOPMENT
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affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

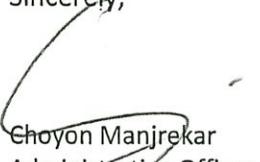
RECOMMENDATION

On a motion by Commissioner Verdi, seconded by Commissioner Potter, the CPC voted to recommend that the City Council approve the proposed zone change to R-P finding it to be in conformance with the zoning ordinance and comprehensive plan.

The CPC voted as follows:

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

Sincerely,


Choyon Manjrekar
Administrative Officer

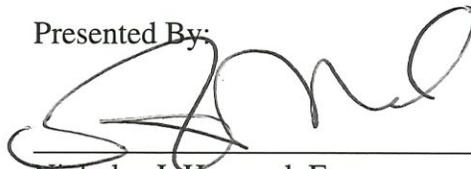
CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions this honorable body:

I, Nicholas J. Hemond, on behalf of Russell D. Broccoli, owner of real property located at 635 Hope Street, Providence, RI, Plat 6, Lot 264, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designed for the properties located at Plat 6, Lot 264 and shown on the accompanying map, from an R2 to RP.

Presented By:



Nicholas J. Hemond, Esq.
Darrow Everett, LLP
One Turks Head Place, Suite 1200
Providence, RI 02903

Attorney of Record for:
Russell D. Broccoli
635 Hope Street
Providence, RI

