

CHAPTER 2020-24

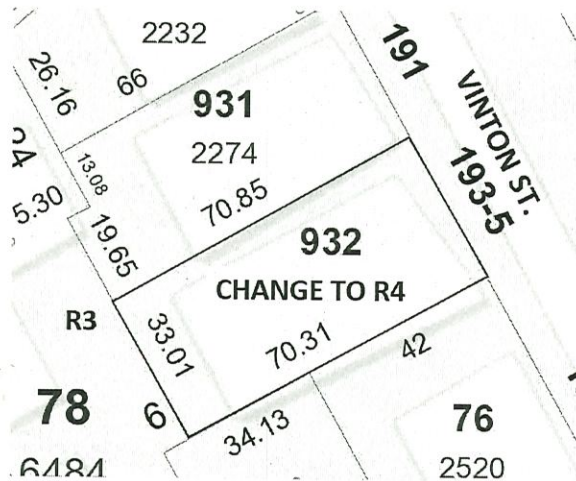
No. 243

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 28, LOT 932 (193 VINTON STREET), FROM R-3 TO R-4 AND TO EXEMPT SUCH LOT FROM CERTAIN DIMENSIONAL REGULATIONS

Approved July 22, 2020

*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 for the property located on Assessor's Plat 28, Lot 932 (193 Vinton Street), from R-3 to R-4. A Note Shall be Placed on the Official Zoning Map that States: "Said lot is not subject to Article 4, Table 4-1: Residential District Dimensional Standards, R-4 Bulk Standards, Minimum Lot Area; said lot is compliant with Article 14, Section 1410 (B)(8), existing structure parking exemptions; said lot is subject to the condition that the existing interior building envelope shall not be expanded; and said lot is subject to the condition that there be no more than six (6) dwelling units."



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
JUL 02 2020  
FIRST READING  
READ AND PASSED

*Sham Sallie* CLERK

IN CITY  
COUNCIL  
JUL 16 2020  
FINAL READING  
READ AND PASSED

*Sabrina Mats*  
PRESIDENT

*Sham Sallie*  
CLERK

I HEREBY APPROVE.

Date.

*7/22/20*

# *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 your honorable body*

Eric Army, hereby petitions the City Council to amend the Official Zoning Map of the City of Providence as indicated by the underlined text below:

Convert 193 Vinton, f/k/a City of Providence Tax Assessor's Plat 28 Lot 932 from an R-3 Residential District to an R-4 Residential District; said lot is not subject to Article 4, Table 4-1 Residential District Dimensional Standards, R-4 Bulk Standards, Minimum Lot area; said lot is compliant with Article 14, Section 1410(B)(8) existing structure parking exemptions; said lot is subject to the condition that the existing interior building envelop shall not be expanded; said lot is subject to the condition that there be no more than six (6) dwelling units.

Eric Army

Signature: /s/ Dylan Conley

Name: Dylan Conley, Esq. #8969

Title: Attorney, on behalf of Eric Army

Telephone No.: (401) 415-9835

Email Address: DConley@wjclaw.com



## **Zoning Map Amendment**

193 Vinton Ave, Providence, Rhode Island

**3.4.2020**

### **Proposal:**

After recently purchasing an existing 3-family on the West Side, I was inspired at the fall 2019 State Housing Forum to propose and seek housing solutions that solve our city and state's greatest issues; not just what is necessarily allowed by right.

A great challenge in this neighborhood is the lack of market-rate housing and poorly maintained units.

The property I purchased has (3) 4-bedroom units. At the time of purchase, the building had structural issues, exterior peeling paint, vermin infestation, no lead certificates, and interior finishes were severely deteriorated, nearly all needing refurbishment. The amount of renovation required for these units would put these 4-bedroom units out of the affordable range (\$2000/mo +/-).

Rather than leaving Three 4-bedroom units, by splitting each floor into 2 units, we could create:

- (6) 1-bedroom units priced around \$1000/mo (vs 3 units at \$2000/mo)
- Less bedrooms (6 vs 12) which leads to less parking demand
- The units would have commercial fire alarm & sprinkler (not req'd in a 3-family)
- The units would be Type B ADA accessible (not req'd in a 3-family)
- Without adding additional massing or volume to the neighborhood

Additionally, 3 and 4 bedroom units in this neighborhood are in less demand than 1-bedroom units, indicating the existing housing stock is mis-matched with current market demand. This proposal would:

- Re-align housing stock to current demand without adding additions or more stories.
- Replace 3 expensive units with 6 much more affordable units
- Reduce total bedrooms from 12 to 6, likely cutting parking demand in half
- Create units with more life safety and accessibility

### **Initial Methodology:**

We presented this case to Bob Azar in Providence Planning, and he helped us develop a strategy:

- Ask city council for a zoning map change for this property from an R-3 zone to an R-4 zone (both are permissible under the comp plan as "medium density zoning"). R-4 zoning would allow "multi-family" as a use (not permissible in R-3)
- Ask to amend the zoning ordinance for the R-4 density requirements (based on lot area per dwelling unit) to be removed.

At the CPC hearing, Bob Azar surprisingly sought to hold the R-4 density removal for further study, based on a separate city wide future study may come out later this year for review, which may then led the CPC to recommend holding this for further study. It appears he changed his mind regarding his previous recommendation to use regarding the R-4-wide density requirement removal. (His staff report still supported the R-3 to R-4 change.)

### **Proposed Methodology:**

We do not have any issue with rescinding the R-4 density removal request; this was never our goal in this process, we only did this at the Planning Department's request. We would like to ask that the zoning map for this property be changed from R-3 to R-4, and that the map reference that up to 6 units are allowed on this site, without additional density or parking requirements.

That would gain all of the benefits indicated above, but not interfere with planning's stated concerns their study. Instead, this project will become a proof of concept test to see if these sorts of changes may be beneficial on a larger scale to address the housing crisis.



## **DIVINE INVESTMENTS INC.**

*Property Management Consultation & Development*

I would like to provide my support for the zoning map amendment for 193 Vinton St, Providence from R-3 to R-4, with the allowance for the conversion from 3 units to 6 units.

As a rental property owner, developer, real estate agent, business owner and resident in this neighborhood I have experienced that some of the greatest community needs are:

- Housing that matches market demand
- Well maintained market rate housing
- Regulatory process that supports the creation of such housing
- Less demand for on-street parking

I am in support of this proposal because it solves real problems we have in our community in a unique way:

- It does not create more volume or massing of building
- It does not remove greenspace or developable parcels for surface parking
- It allows reinvestment into our aging housing stock while maintaining affordable price points
- It is specific, local and limited

I would ask that you consider my support of this proposal as you weigh your decision.

Rani Vails  
President  
Divine Investments Inc.

March 5, 2020

To Whom It May Concern:

I would like to provide my support for the zoning map amendment for 193 Vinton St, Providence from R-3 to R-4, with the allowance for the conversion from 3 units to 6 units.

As a planning professional and former resident of Providence I well aware that some of the greatest community needs are housing that matches market demand and well maintained market rate housing.

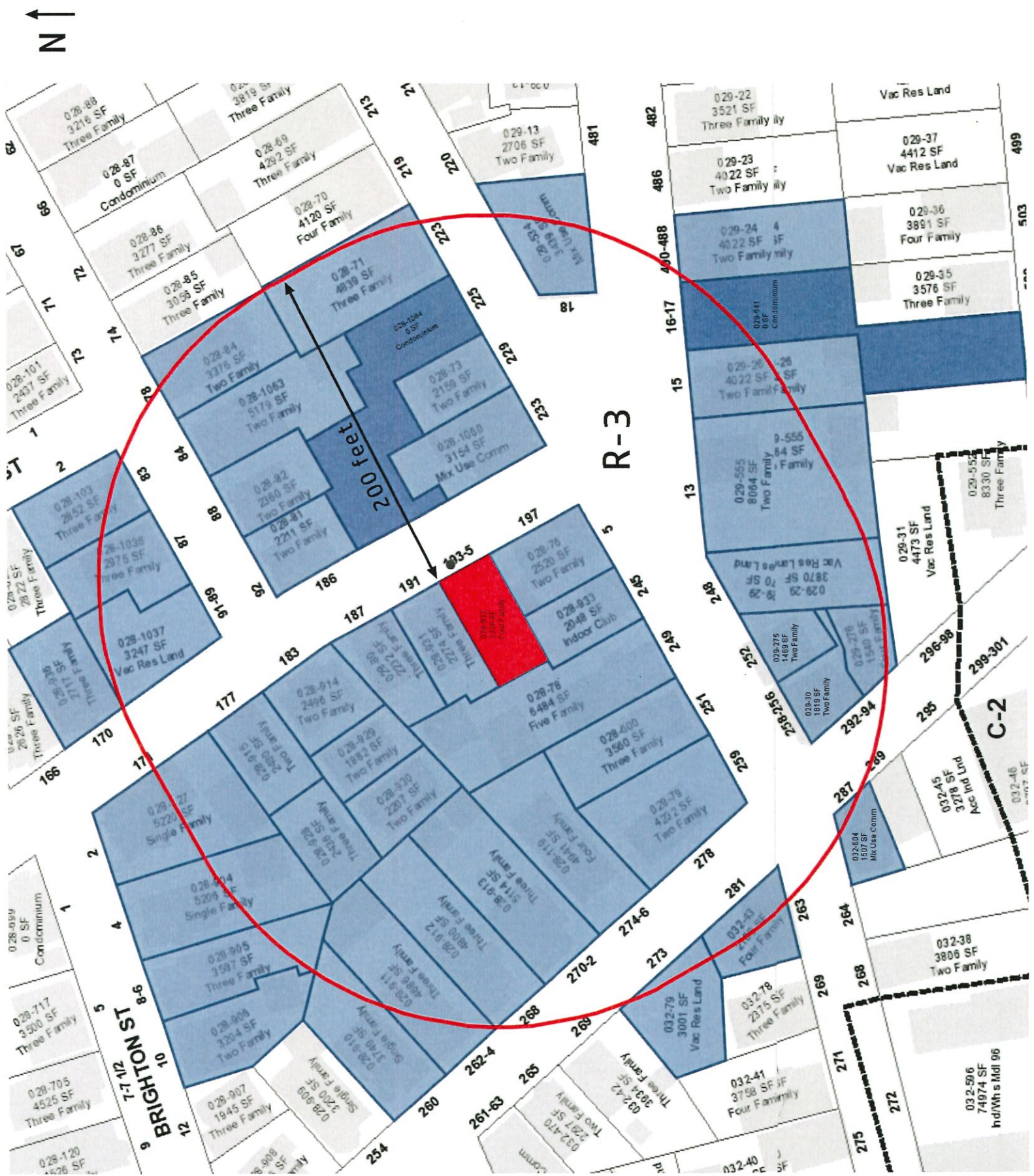
I am in support of this proposal because it solves real problems we have in our community in a unique way, as it does not create more volume or massing of building, it does not remove greenspace or developable parcels for surface parking, it allows reinvestment into our aging housing stock while maintaining affordable price points, it is specific, local and limited and it is in keeping with the character of the neighborhood.

I would ask that you consider my support of this proposal as you weigh your decision.

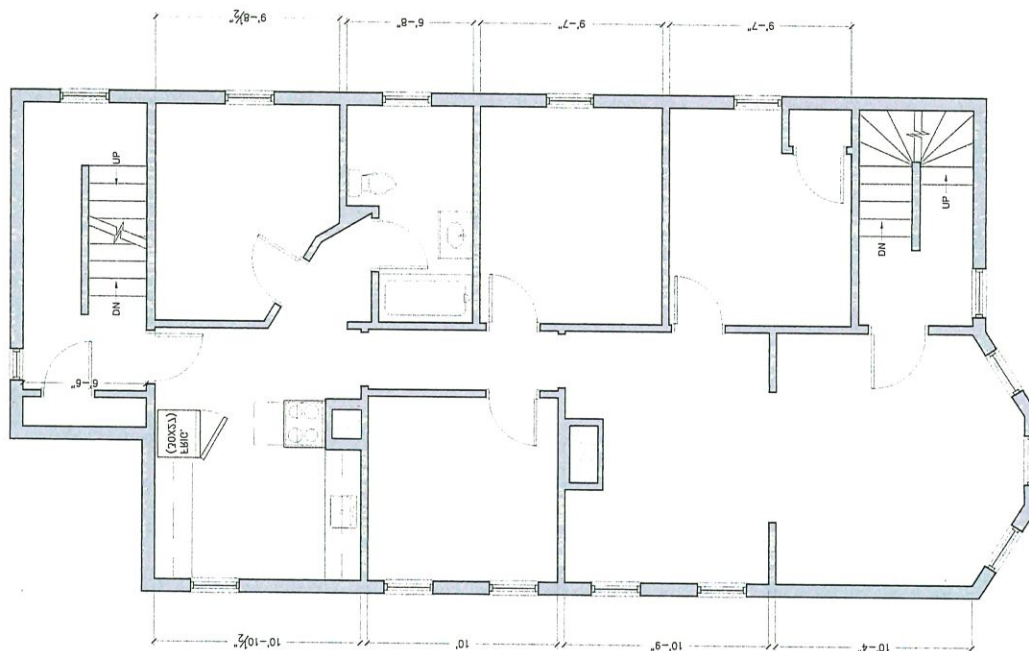
A handwritten signature in cursive script, appearing to read "Keelia Kentor".

Keelia Kentor, AICP, ALEP  
Educational Facilities Planner

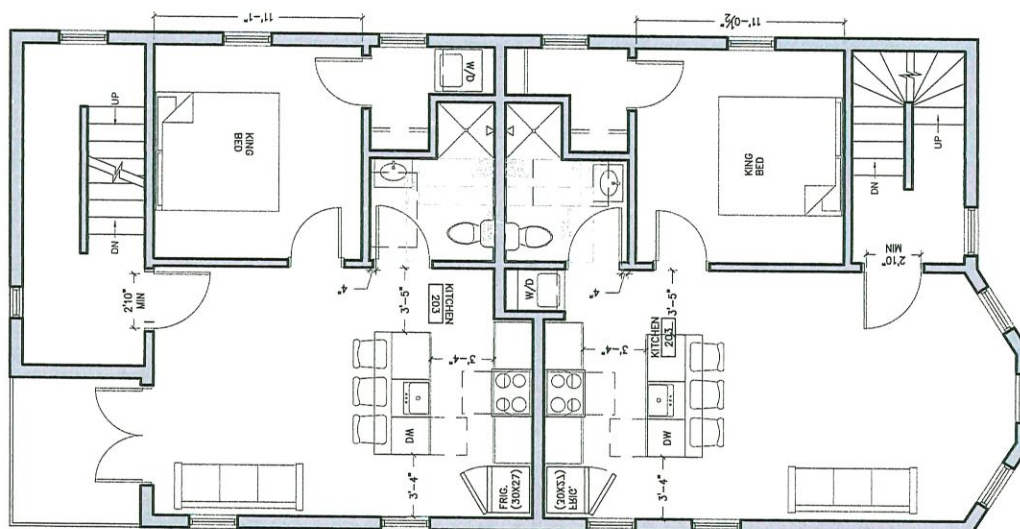




200 ft Radius Map  
193 Vinton St



*existing*



*proposed*

### Lower Density of Total Bedrooms

- From 12 to 6 bedrooms
- Lowers parking demand

### Create Safer Units

- 6 unit requires Com. Fire Alarm & Sprinkler
- Not req'd in 3 family

### Increase Supply of Units

- From 3 to 6
- More units = more supply = less cost escalation

### Create More Accessible Units

- 6 units require "Type B" ADA improvements

### Create More Affordable Entry Points

- 4 Bedrooms (\$2000+/-) v 1 bedrooms (\$1000 +/-)
- Greater demand / less vacant units

193 Vinton St







193 Vinton St







City Plan Commission  
Jorge O. Elorza, Mayor

February 21, 2020

Councilwoman Jo-ann Ryan  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

**Re: Referral 3469 – Amendment of dimensional regulations in the R-4 zone**

**Petitioner: Eric Army**

Dear Chairwoman Ryan,

The City Plan Commission (CPC) reviewed the above referenced ordinance change at a regular meeting on February 18, 2020 and recommends that the Council take no action in order to allow the CPC to further study the amendment.

Sincerely,

Choyon Manjrekar  
Administrative Officer

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
[www.providenceri.com](http://www.providenceri.com)

9 March 2020

Dear members of the Providence City Council Ordinance Committee,

Please do not change the S.F./D.U. requirement for R-4, which is already the most intense/dense residential zone in the city. We should not purposely overcrowd our city; that is why we lost population in the first place. Rather we should focus our attention on returning housing to where we have lost it over the decades (since WWII).

I look forward to the results of DPD's current study, so that we can all have a more informed conversation.

Sincerely,  
Grant Bulgarian



Substituted  
3-9-2020

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

Eric Army, hereby petitions the City Council to amend Article 4, Table 4-1, entitled "Residential District Dimensional Standards" of the Official Zoning Ordinance of the City of Providence as indicated by the underlined text below:

ARTICLE 4. Residential Districts

Table 4-1: Residential District Dimensional Standards

	R-4
Bulk Standards	
Minimum Lot Area	SF- Existing Lots: None  New Subdivisions: 3,500sf  <u>2F: 3,500sf</u>  <u>3F: 3,500sf</u>  <u>RH: 3,500sf min. with at least 1,150sf/du</u>  <u>MF: 3,500sf min. with at least 1,200sf/du</u>  Non-Residential: 3,500sf

Eric Army, hereby further petitions the City Council to amend the Official Zoning Map of the City of Providence as indicated by the underlined text below:

Convert 193 Vinton, f/k/a City of Providence Tax Assessor's Plat 28 Lot 932 from an R-3 Residential District to an R-4 Residential District.

Eric Army

Signature: /s/ Dylan Conley

Name: Dylan Conley, Esq. #8969

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