

City of Providence
STATE OF RHODE ISLAND

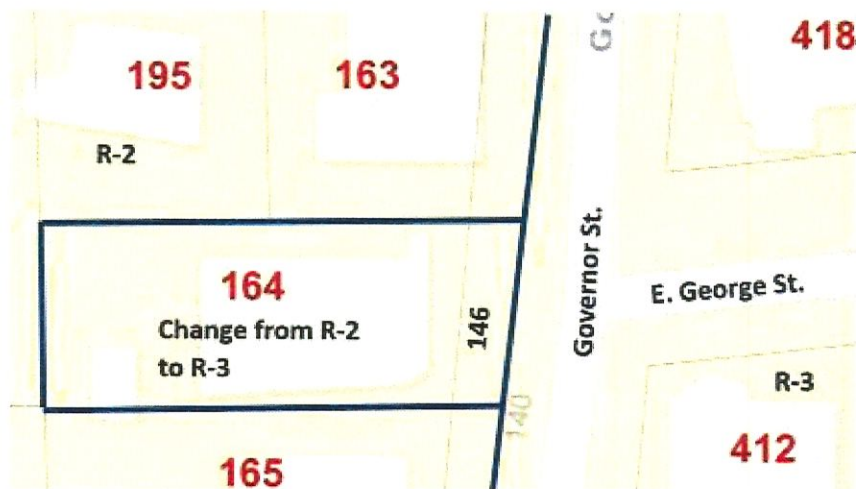
CHAPTER 2021-5

No. 127 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 13, LOT 164 (146 GOVERNOR STREET), FROM A PRE-EXISTING, NON-CONFORMING USE (TWO FAMILY), FROM R-1 TO R-3

Approved March 25, 2021

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 13, Lot 164 (146 Governor Street), from a pre-existing, non-conforming use (two family), from R-1 to R-3.



Section 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
MAR 4 2021
FIRST READING
READ AND PASSED

Manuel L. Llorente CLERK

IN CITY COUNCIL
MAR 18 2021
FINAL READING
READ AND PASSED

Salvador M. Llorente
PRESIDENT
Manuel L. Llorente

I HEREBY APPROVE.

[Signature]
Mayor
Date: 3/25/21



City Plan Commission
Jorge O. Elorza, Mayor

20, 2021

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

Attn: Shawn Selleck, City Clerk

**Re: Referral 3484 – Petition to rezone 146 Governor Street from R-1 to R-3
(AP 13 Lot 164)**

Petitioner: Seth Yurdin

Dear Chairwoman Ryan,

The City Plan Commission (CPC) reviewed the above referenced zone change at a regular virtual meeting on January 19, 2021 and voted to recommend that the City Council approve the amendment based on their findings described below.

FINDINGS OF FACT

The applicant is requesting to rezone 146 Governor Street (AP 13 Lot 164) from R-1 to R-3. The lot is occupied by a two-family, three story building that would be used as a three family dwelling should the zone change be approved. The R-3 zone is located across Governor Street to the east of the R-1 zone.

As the R-3 zone is adjacent to the subject lot, the CPC found that rezoning is not expected to have a negative effect on neighborhood character or surrounding property as the residential nature of the dwelling is not expected to change. Based on the building's massing, three units could be accommodated with the change.

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 single family and medium-density residential uses are located in proximity to each other. Therefore, the CPC found that the rezoning would be consistent with the intent of the comprehensive plan.

The CPC found that rezoning would be appropriate given the current use and that it was not expected to negatively affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

RECOMMENDATION

Upon a motion by Commissioner Verdi, seconded by Commissioner Gazdacko, the CPC unanimously voted to recommend that the City Council approve the proposed zone change based on the above findings.

The CPC voted as follows:

AYE: N. Verdi, M. Gazdacko, L. Torrado, H. Bilodeau, C. West

Sincerely,



Choyon Manjrekar
Administrative Officer

SULLIVAN LAW OFFICES, PC

COUNSELLORS AT LAW

Paul V. Sullivan ☐

33 Broad Street, Suite 302
Providence, Rhode Island 02903
401-861-9900
Facsimile: 401-861-9977

☐ Admitted in RI & MA

Writer's e-mail:
psullivan@psullivanlaw.com

January 12, 2021

City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Re: 146 Governor Street, Providence
Petition for Zoning Change

Dear City Clerk:

We have enclosed for filing the following:

1. Petition to the City Council requesting a change to the Official Zoning Map of the City of Providence, as it pertains to **146 Governor Street**; and
2. Payment of the \$150.00 processing fee.

If you have any questions regarding the enclosure, do not hesitate to call. Thank you.

Very truly yours,

/s/ Paul Sullivan

Paul V. Sullivan

Enclosures (Petition with exhibits, and check)

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

I, Paul Sullivan, attorney for Seth M. Yurdin, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the property located at 146 Governor Street, a/k/a Plat 13, Lot 164, from a pre-existing, non-conforming use (two-family) R-1 to R-3.

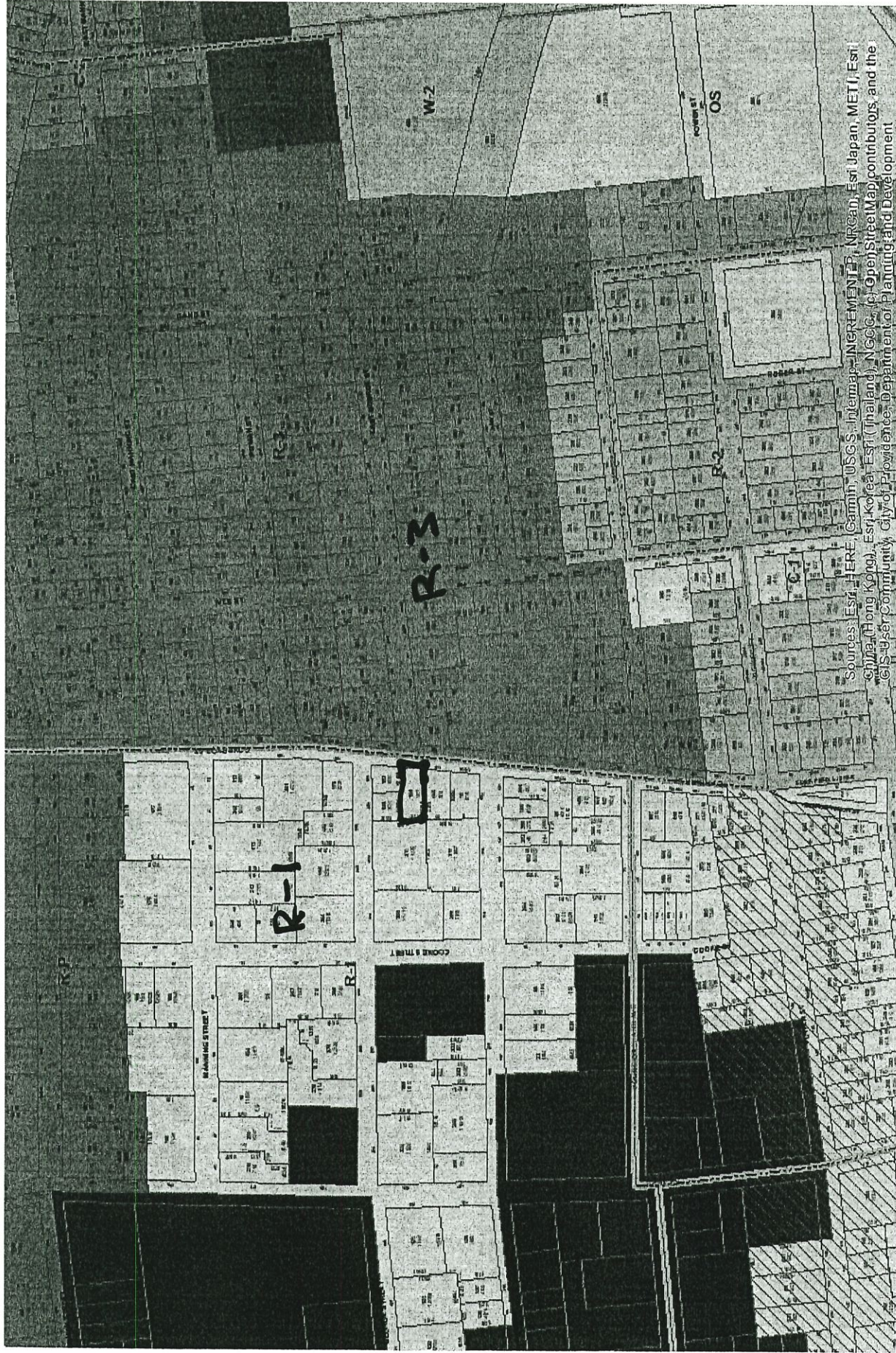
The reason for the request is that the subject property is a large, three-story residence immediately across Governor Street from an extensive R-3 zone. Its current use is a legal two-family, with a number of similar, non-conforming multi-family residences located on the west side of Governor Street (same side as Petitioner's residence). The requested zoning change would pull that R-3 across Governor Street to a suitably sized lot and residence for that R-3 zone. Further, the requested zoning change is in line with the City's comprehensive plan and the housing in this area of Governor Street, as there are many multi-family homes in this area – including directly across the street, which is already zoned R-3.

Attached are excerpts of this area from the City's Official Zoning Map, and a satellite view of the subject area.

SETH M. YURDIN,
By his Attorneys,

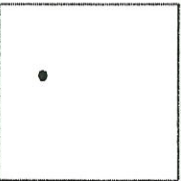


Paul Sullivan, #5712
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Providence, RI 02903
Tel: (401) 861-9900
psullivan@psullivanlaw.com



Sources: Esri, HERE, Garmin, USGS, Imagery, Mapbox, OpenStreetMap contributors, and the
City of Providence, Department of Planning and Development
GIS User Community

This information appears on the map, is for general information only.
It is not intended to be used for legal purposes and is not
warranted by the City of Providence. It is provided as a courtesy.
City of Providence, Department of Planning and Development
Date: 11/2/2020
Providence City GIS Information System



PROVIDENCE, RHODE ISLAND
PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JOE E. BLORZA, MAYOR | BONNIE HICKERSON, DIRECTOR

146 Governor Street - 200' Radius Map

