

**City of Providence**  
STATE OF RHODE ISLAND

**CHAPTER 2022-3**

No. 68

**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 EXTEND THE APPROVALS FOR CERTAIN PARKING LOTS IN THE D-1 DISTRICT**

**Approved February 23, 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 adding to Section 604.G, entitled Off-Street Parking, a new Section 604.G.4.h. that shall read as follows:

h. Notwithstanding provisions in this ordinance to the contrary, parking lots in the D-1 District that were permitted by variance or other zoning relief granted by the City and in effect as of March 19, 2020, but for such approvals would have expired thereafter, the expiration date for such approvals shall be tolled until December 31, 2024.

SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
FEB 03 2022  
FIRST READING  
READ AND PASSED

*Tina L. Mastrosianni*  
CLERK

ACTING

IN CITY COUNCIL  
FEB 17 2022  
FINAL READING  
READ AND PASSED

*John J. Iglizzi*  
JOHN J. IGLIZZ, PRESIDENT  
*Tina L. Mastrosianni*  
CLERK

ACTING

I HEREBY APPROVE.

*[Signature]*  
Mayor

Date: *2/23/22*

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

To adopt the following Ordinance:

No. \_\_\_\_\_, Chapter \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 2014-39, NO. 513 "CITY OF PROVIDENCE ZONING ORDINANCE" ADOPTED NOVEMBER 24, 2014, EFFECTIVE DECEMBER 24, 2014, AS AMENDED.

WHEREAS, Article 6, Downtown District, of the zoning ordinance at Section 604.G, Off-Street Parking, prohibits parking lots in the D-1 District without approval of the Downtown Design Review Committee;

WHEREAS, certain parking lots in the City of Providence have received variances or other relief from the City allowing parking lots for limited time or with such relief expiring at certain dates; and

WHEREAS, the Covid-19 pandemic resulting from the novel coronavirus has caused demonstrable hardship to the City and its parking lots by reducing the use of parking spaces generally in the D-1 Downtown District, and has caused demonstrable delay in the rehabilitation, reuse and redevelopment of parking lots in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PROVIDENCE:

Section 1. Article 6, Section 604, G., Off-Street Parking, is hereby amended to add thereto a new Section 604.G.4.h. that shall read as follows:

h. Notwithstanding provisions in this ordinance to the contrary, parking lots in the D-1 District that were permitted by variance or other zoning relief granted by the City and in effect as of March 19, 2020, and but for such variance or other zoning relief would have expired thereafter, the expiration date for such variance or other zoning relief shall be tolled until December 31, 2024.

Section 2. This ordinance shall be effective upon passage by the Providence City Council, approval by the Mayor or by operation of law.

Respectfully submitted,

96-108 Pine Street LLC

By: 

Its: Authorized Representative

PRI XIV, LP

By: 

Its: Authorized Representative

City Lofts, LLC

By: 

Its: Authorized Representative

August 13, 2021

**VIA HAND DELIVERY**

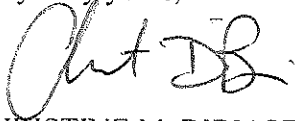
City of Providence  
City Clerk's Department  
Providence City Hall  
25 Dorrance Street, Room 311  
Providence, Rhode Island 02903  
**Attention: Tina Mastroianni, First Deputy City Clerk**

***Re: Petition for Zoning Ordinance Amendment***

Dear Tina:

Please find enclosed an original fully executed Petition to the City Council to amend Article 6, Section 604, G. of the City of Providence Zoning Ordinance. Please also find enclosed a check payable to the City of Providence - City Clerks Department in the amount of \$150.00 for the filing fee associated with this petition. Should you have any questions, please do not hesitate to contact me.

Very truly yours,



CHRISTINE M. DIBIASE  
[cdibiase@apslaw.com](mailto:cdibiase@apslaw.com)

Enclosures:

cc: Robert I. Stolzman, Esquire  
Robert Azar  
96-108 Pine Street LLC  
PRI XIV, LP  
City Lofts, LLC



City Plan Commission  
Jorge O. Eiorza, Mayor

October 5, 2021

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

Attn: Shawn Selleck, City Clerk

**Re: Referral 3500 – Tolling of expiration of variances for Downtown Parking lots**

**Petitioners: 96-108 Pine Street LLC, PRI XIV LP, City Lofts LLC**

Dear Chairman Narducci,

The petitioners are requesting that Article 604.G.4, which regulates off-street parking Downtown, be amended to include Section 604.G.4.h. The amendment would pertain to Downtown parking lots that operate through variances granted by the Zoning Board of Review (ZBR). The amendment would allow parking lots to continue to operate by tolling the expiration of the variances until December 31, 2024. Some of the lots that would be affected by this change include 179-197 Weybosset Street, 209 Fountain Street and 96-108 Pine Street which are owned by the petitioners. Per the petition, the relief is being requested due to the pandemic, which has affected demand for parking spaces and affected plans for the future development of the lots.

Given recent changes in the economy and after hearing testimony from the petitioners, the CPC makes a positive recommendation for temporarily extending the duration of relief. The extension is intended to provide the petitioners with sufficient time to explore opportunities and develop plans for the lots.

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)

**RECOMMENDATION**

On a motion by Commissioner Quezada, seconded by Commissioner Verdi, the CPC voted to make a positive recommendation to the City Council to approve the proposed amendment.

The CPC voted as follows:

Aye: M. Quezada, N. Verdi, H. Bilodeau, C. Potter, C. West

Sincerely,



Choyon Manjrekar  
Administrative Officer