

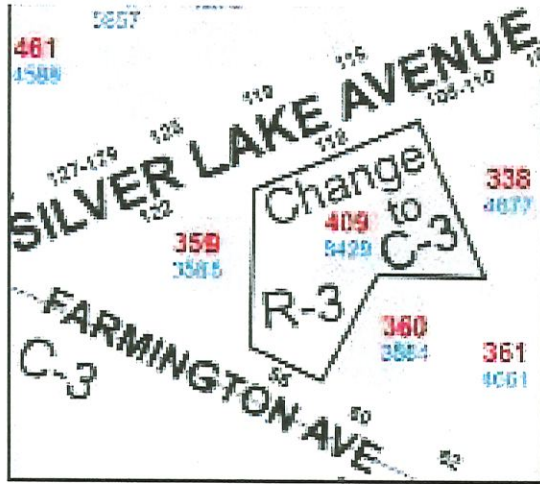
CHAPTER 2025-54

No. 452 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 110, LOT 409 (118 SILVER LAKE AVENUE), FROM R-3 TO C-3

Approved November 24, 2025

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 110, Lot 409 (118 Silver Lake Avenue), from R-3 to C-3. A footnote shall be added to the map to limit the lot for use as a vehicle repair service only.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
NOV 06 2025
FIRST READING
READ AND PASSED

Jana L. Mastrosiani
CLERK

IN CITY COUNCIL
NOV 20 2025
FINAL READING
READ AND PASSED

Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Jana L. Mastrosiani
CLERK

I HEREBY APPROVE.

Brett P. Smith
Mayor

Date: 11/24/25



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

June 18, 2025

Councilman Pedro Espinal,
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

Re: Referral 3600 – Petition to rezone 118 Silver Lake Ave (AP 110 Lot 409) from R-3 to C-3
Petitioners: Gilberto Ciprian, J&B Auto Repair and S&E Properties LLC

Dear Councilman Espinal,

The petitioners appeared before the City Plan Commission (CPC) on June 18, 2025, requesting a rezoning of 118 Silver Lake Ave from R-3 to C-3.

FINDINGS OF FACT

The petitioner is requesting a rezoning of the subject lot from R-3 to C-3 which is occupied by a four-bay auto repair building, which is not permitted in the R-3 zone. Per the Future Land Use Map (FLUM) of the comprehensive plan, this is an area intended for general commercial development adjacent to medium density residential development. This pattern can be observed around the site with auto repair and heavy commercial uses adjacent to residential development, most evident to the south of the lot on Farmington Ave. As the use has existed for a number of years and the C-3 zone is adjacent to the R-3 zone, the CPC found that the change to allow for the use could conceivably conform to the FLUM.

However, the CPC is concerned about the effect of the business on neighboring property and pedestrians. The lot is completely paved with no landscaping. Images provided by the Department of Planning and Development (DPD) and aerial photographs showed cars parked on the sidewalk with trash on the lot. The CPC would be amenable to the change if the applicant were to take steps to improve the condition of the site and reduce the effects of the business on neighboring property. This would include meeting the canopy coverage requirement and fully screening the use from neighboring residential lots. The CPC required that the applicant obtain a Zoning Certificate of Compliance to indicate conformance with their requirements.

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

Rezoning from R-3 to C-3
Referral 3600
6/18/25

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 medium density residential use is adjacent to general commercial development. As discussed, the CPC found that the rezoning would be appropriate as it is consistent with the intent of the comprehensive plan. It is the CPC's opinion that use of the lot should be limited to the Vehicle Repair/Service Use to prevent more intense uses permitted in the C-3 zone.

The CPC found that the change would be consistent with Section 101 of the Zoning Ordinance if adequate measures to improve the site and buffer the lot from neighboring property were implemented. The changes would ensure that the site will not negatively affect health, safety and welfare and is consistent with the purposes of zoning.

RECOMMENDATION

On a motion by Commissioner Caldwell, seconded by Commissioner Quezada, the CPC voted to make a positive recommendation to the City Council to rezone the lot to C-3 subject to the following conditions:

1. The petitioner shall screen the property from neighboring lots pursuant to section 1202.AA of the ordinance. The applicant shall meet the canopy coverage requirement under the supervision of the City Forester. The applicant shall obtain a Zoning Certificate of Compliance to indicate conformance with these changes prior to the public hearing before the City Council.
2. A footnote shall be added to the map to limit the use of the lot to Vehicle Repair/Service.

The CPC voted as follows:

Aye: D. Caldwell, M. Quezada, R. Dotson, C. Lipschitz, M. Gazdacko

Nay: N. Sanchez

Sincerely,



Choyon Manjrekar
Administrative Officer

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, ***Gilberto Ciprian***, as applicant and landowner, J&B Auto Repair and S&E Properties LLC, 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:

118 Silver Lake Ave,

Assessors Plat and Lot 110 Lot 409

and shown on the accompanying map attached hereto as Exhibit A, from ***R-3 to C-3***.

Petitioner,



Gilberto Ciprian

Mastroianni, Tina

From: Eddy Martis <eddymartis75@gmail.com>
Sent: Wednesday, October 15, 2025 9:56 PM
To: Planning; Clerk, City
Subject: [EXTERNAL] A concerned neighbor

Dear Committee Members,

I am a nearby resident of Silver Lake Avenue writing to express my concern about the proposed zoning change from R-3 to C-3 at 118 Silver Lake Avenue.

This area is primarily residential, and changing it to a commercial zone could increase traffic, noise, and overall disturbance to the neighborhood. I believe keeping it residential will help maintain the safety, peace, and quality of life for local families.

Thank you for taking the community's concerns into consideration as you review this request.

Sincerely,

A concerned neighbor

Sent from my iPhone

Mastroianni, Tina

From: MICHAEL SABETTA <mikesabet@msn.com>
Sent: Tuesday, October 21, 2025 10:56 AM
To: Clerk, City
Subject: [EXTERNAL] 118 Silver Lake ave. zone change 10/22/25

It appears that property scheduled for a zone change to C-3 just about made it past 10,000 sq ft min. req. for the change.

That parcel of land including building (118 Silver Lake Ave) is completely surrounded by residential homes. I guess the next question to ask

is what will eventually go there and how highly industrialized will they get. I looked up the differences between C-1,C-2,C-3 Comm. zones and C-3 seems to be odd for such a quiet tucked in residential street.

Thank you

Michael J Sabetta