

CHAPTER 2016-5

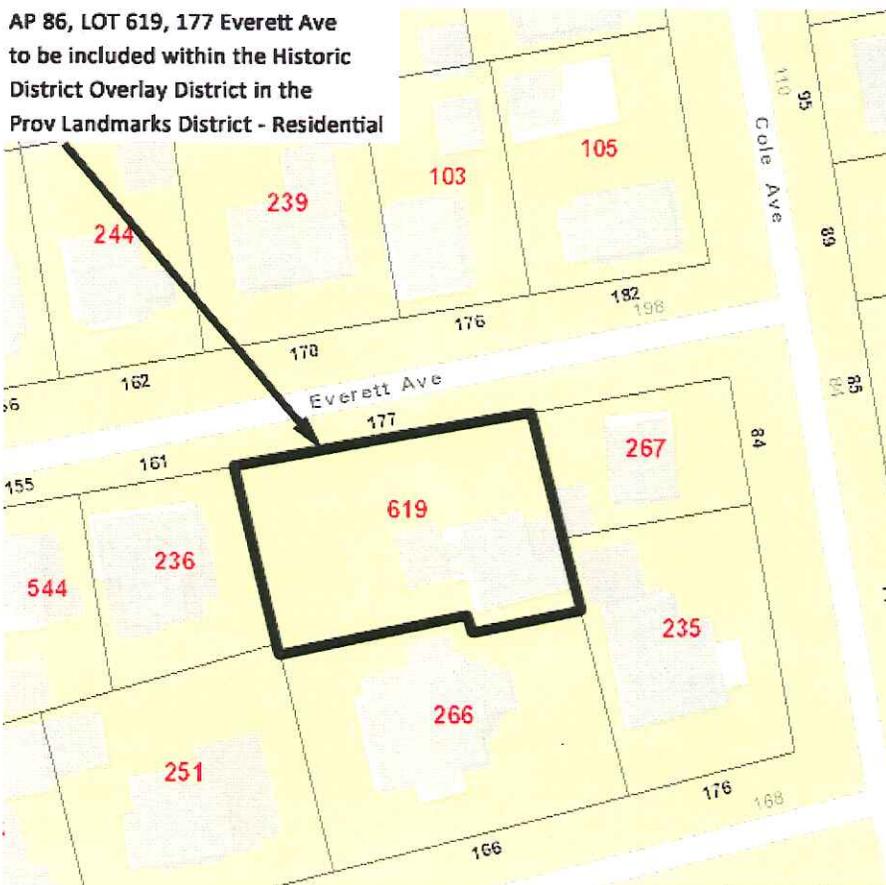
No. 80 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE", APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE ZONING DISTRICT OF PLAT 86, LOT 619

Approved March 8, 2016

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 applying the Historic District Overlay District to Plat 86, Lot 619, 177 Everett Avenue, as depicted on the attached map. This property is to be included in the residential category of the Providence Landmarks District.

SECTION 2. This Ordinance shall take effect upon passage and publication as prescribed by law.



IN CITY COUNCIL
FEB 18 2016
FIRST READING
READ AND PASSED
Lawrence L. Hayes CLERK

IN CITY
COUNCIL
MAR 03 2016
FINAL READING
READ AND PASSED
Jim A. To
PRESIDENT
Lawrence L. Hayes
CLERK

I HEREBY APPROVE.
[Signature]
Mayor
Date: 3/8/16



City Plan Commission
Jorge O. Elorza, Mayor

September 16, 2015

Councilman Terrence M. Hassett
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Lori Hagen, City Clerk

Re: Referral 3396-Petition to include 177 Everett Avenue within the Historic District Overlay and in the Providence Landmarks District - Residential

Proponent: Councilman Samuel Zurier on behalf of petitioner Mark Rakatansky

Dear Councilman Hassett:

The City Plan Commission (CPC) reviewed the proposed zoning change to include the property at 177 Everett Avenue within the Historic District Overlay and the Providence Landmarks District – Residential at a regular meeting on September 15, 2015. The CPC voted as described below to make certain findings of fact and to recommend that the petition be approved.

FINDINGS OF FACT

The zoning change to include the subject property at 177 Everett Ave within the Historic District Overlay and the Providence Landmarks District was introduced by the proponent, Councilman Zurier, on behalf of the petitioner Mark Rakatansky whose father designed the property. According to Historic District staff, the building meets the requirements for inclusion in the Providence Landmarks District residential category due to its significance as a representative of modern architecture.

Per the Future Land Use Map of Providence Tomorrow, the subject lot is located within an area that is intended for single family residential development. The CPC found that inclusion of the property within the historic district would preserve its residential nature and the appurtenances that render it a historic structure. Therefore, the rezoning would be consistent with the intent of the comprehensive plan. The CPC found that the historic designation would enhance the residential nature of the property. The CPC found that the change would be in conformance with the purposes of zoning in Section 101 of the zoning ordinance as it is not expected to negatively affect health, safety and welfare of the surroundings.

DEPARTMENT OF PLANNING AND DEVELOPMENT
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RECOMMENDATION

Based on the foregoing discussion, the CPC voted unanimously to make a recommendation that the City Council approve the proposed Zone Change.

Sincerely,



Choyon Manjrekar
Administrative Officer

cc: Mark Rakatansky
Councilman Samuel Zurier