

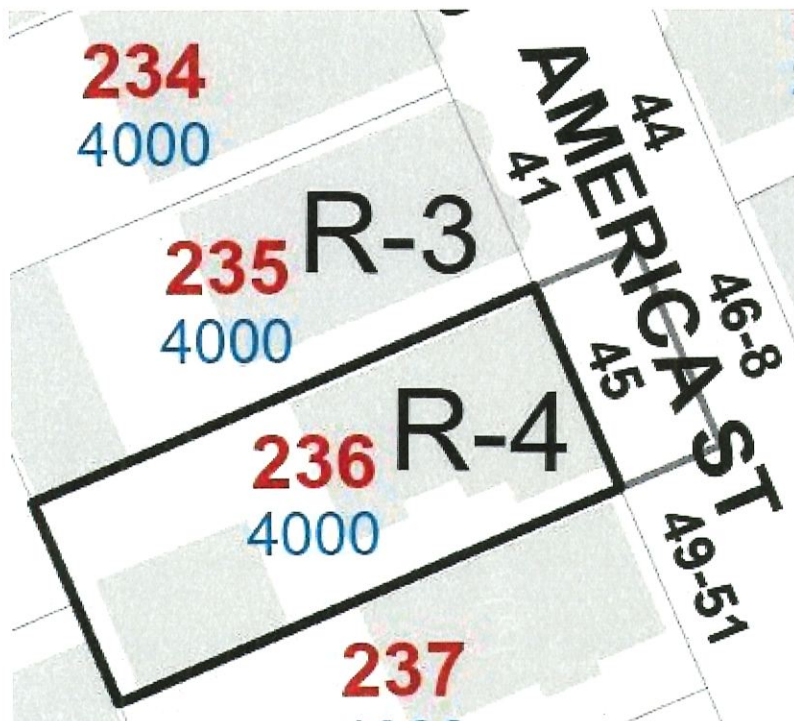
CHAPTER 2024-4

No. 95 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, REQUESTING TO AMEND THE ZONING DESIGNATION FOR THE PROPERTY LOCATED ON ASSESSOR'S PLAT 28, LOT 236 (45-47 AMERICA STREET), AS R-4 RESIDENTIAL DISTRICT. SAID LOT IS NOT SUBJECT TO TABLE 4-1 OF THE ZONING ORDINANCE. THE LOT IS SUBJECT TO THE CONDITION THAT THERE BE NO MORE THAN FOURTEEN (14) EFFICIENCY DWELLING UNITS WITH A MINIMUM SQUARE FOOTAGE OF 340 SQUARE FEET PER DWELLING UNIT

Approved March 13, 2024

*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, requesting to Amend the Zoning Designation for the property located on Assessor's Plat 28, Lot 236 (45-47 America Street), as R-4 Residential District. Said lot is not subject to Table 4-1 of the Zoning Ordinance. The lot is subject to the condition that there be no more than fourteen (14) efficiency dwelling units with a minimum square footage of 340 square feet per dwelling unit.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
FEB 15 2024  
FIRST READING  
READ AND PASSED

*Sina L. Mastrosanni*  
CLERK

IN CITY  
COUNCIL  
MAR 07 2024  
FINAL READING  
READ AND PASSED

*Rachel M. Miller*  
RACHEL M. MILLER, PRESIDENT  
*Sina L. Mastrosanni*  
CLERK

I HEREBY APPROVE.

*Butt P. Smith*  
Mayor

Date: *3/13/2024*

# City of Providence

## STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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### PETITON TO THE HONORABLE CITY COUNCIL

*The undersigned respectfully petitions your honorable body*

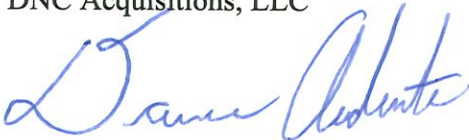
DNC Acquisitions, LLC hereby petitions the *City Council* to:

Amend the Zoning Designation for the property located at A.P. 28, Lot 236, further identified as 45-47 America Street, Providence Rhode Island, and shown on the accompanying Zoning Map as R-4 Residential District: said lot is not subject to Article 4-1 of the Zoning Ordinance. The Lot is subject to the condition that there be no more than Fourteen (14) efficiency dwelling units with a minimum square footage of 340 per dwelling unit.

This change to R-4 is being requested to correct a previous scrivener's error which only lists one (1) of the standards of 4-1 where the intent was to exempt the property in total from the zoning table applicable to this Property when it was re-zoned to R-4. The current structure, a multi-family dwelling, is comprised of two separate structures with a total amount of 18 bedrooms. The petitioner seeks to merge the two structures and develop 14 efficiency residential units.

The multifamily development will have a similar density as the structure currently stands and the proposed amendment is consistent with the City's Comprehensive Plan as well as the applicable purposes of zoning, as delineated in Section 101 of the City's Zoning Ordinance.

DNC Acquisitions, LLC



Title: Attorneys, on behalf of DNC Acquisitions, LLC

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