

City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

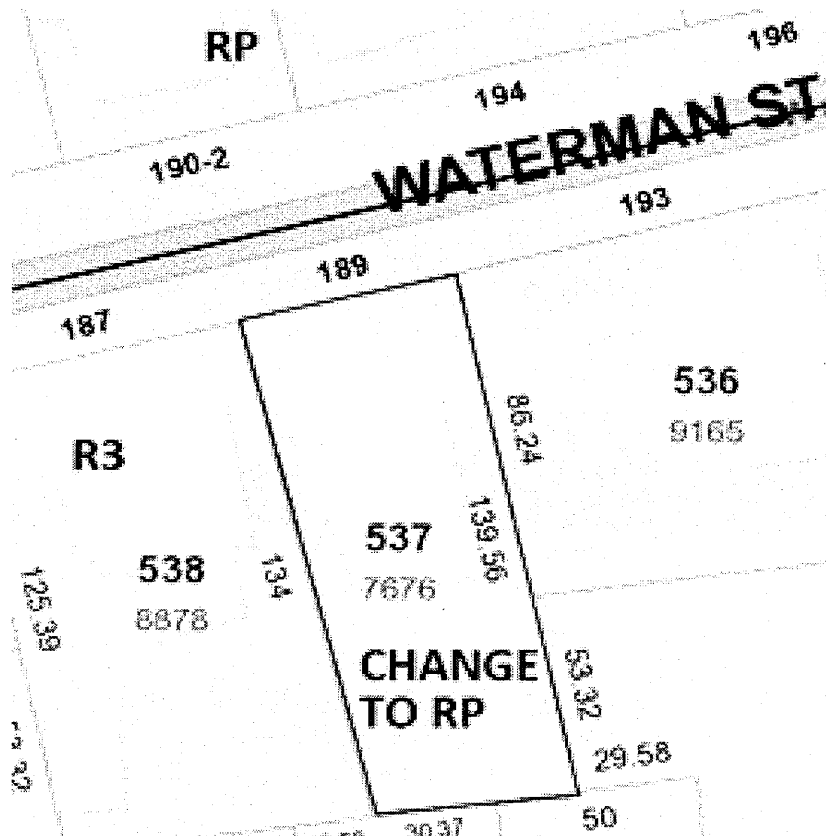
CHAPTER 2020-14

No. 119 **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 14, LOT 537 (189 WATERMAN STREET), FROM R-3 TO RP**

Approved April 6, 2020

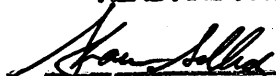
Be it ordained by the City of Providence:

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 14, Lot 537 (189 Waterman Street), from R-3 to RP.



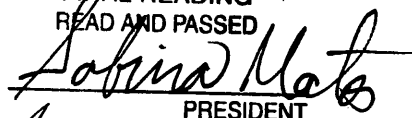
Section 2. This Ordinance shall take effect upon passage.

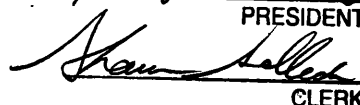
IN CITY COUNCIL
MAR 19 2020
FIRST READING
READ AND PASSED

 CLERK

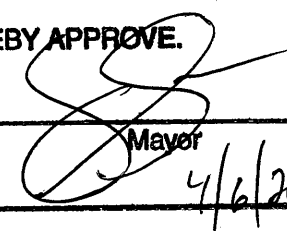
IN CITY
COUNCIL
APR 02 2020

FINAL READING
READ AND PASSED

 PRESIDENT

 CLERK

I HEREBY APPROVE.


Mayor
Date: 4/6/20

City of Providence
State of Rhode Island and Providence Plantations

PETITION TO THE HONORABLE CITY COUNCIL

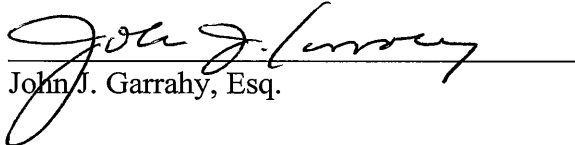
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

189 Waterman Street LLC hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the properties identified as Plat 14 Lot 537 from R-3 to RP.

189 Waterman Street, LLC

By It's Attorney:
John J. Garrahy (#3113)
John J. Garrahy Law, LLC
2088 Broad Street
Cranston, Rhode Island 02905


John J. Garrahy, Esq.

December 18, 2019

189 Waterman Street, LLC

2088 Broad Street

Cranston, Rhode Island 02905

JOHN J. GARRAHY LAW, LLC
2088 BROAD STREET
CRANSTON, RHODE ISLAND 02905
(401) 383-3830
johngarrahy@verizon.net

December 18, 2019

Ms. Tina L. Mastroianni
First Deputy City Clerk
City of Providence
25 Dorrance Street
Providence, RI 02903

Re: Petition to the City Council to Rezone Plat 14, Lot 537 from R-3 to RP

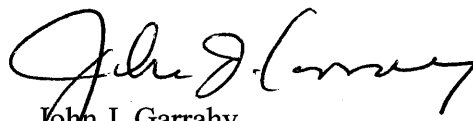
Dear Madam Clerk:

Enclosed please find a Petition to Rezone the subject property from R-3 to RP, as well as the \$150 filing fee.

Please advise of any hearings with respect to this matter.

If you have any questions, please do not hesitate to contact me.

Very truly yours,


John J. Garrahy



City Plan Commission
Jorge O. Elorza, Mayor

February 20, 2020

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

Attn: Shawn Selleck, City Clerk

Re: Referral 3468-Petition to rezone 189 Waterman Street from R-3 to R-P

Petitioner: 189 Waterman Street LLC

Dear Chairwoman Ryan,

The City Plan Commission (CPC) reviewed the petition to rezone 189 Waterman Street (AP 14 Lot 537) from R-3 to R-P. The CPC voted as described below to make certain findings of fact and to recommend that the petition be approved.

FINDINGS OF FACT

The applicant is proposing to rezone 189 Waterman Street from R-3 to R-P. The lot is occupied by a mixed use building with a dentist's office on the ground floor and residences above. Although the building is zoned residential, the dental practice has been in operation since 1967 through a variance granted by the Zoning Board of Review.

The subject lot is adjacent to the R-P zone on the northern portion of Waterman Ave and in proximity to the C-2 zone to the east. The neighborhood exhibits a high degree of mixed-use development as well as high-density residential development in conformance with the uses permitted in these zones. Given the makeup of the neighborhood and its surroundings, the CPC found that inclusion of the lot within the R-P zone is not expected to have a negative effect on neighborhood character or neighboring property. The use of the building—as a dentist's office and apartments—would be in compliance with the type of use intended for the R-P district. The CPC found that the intensity of the use is not expected to change and a significant effect on neighborhood character is not expected.

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 and neighborhood commercial uses are located in proximity to each other. The plan says that small scale

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

neighborhood commercial uses may be appropriate for these designations. The CPC found that the use of the subject property conforms to the type of development intended for the R-P zone. Therefore, the rezoning will be consistent with the intent of the comprehensive plan.

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

RECOMMENDATION

Based on the foregoing discussion, the CPC voted as follows to recommend that the City Council approve the proposed zone change:

N. Verdi AYE; H. Bilodeau AYE; M. Gazdacko AYE; L. Torrado AYE; M. Quezada AYE

Sincerely,



Choyon Manjrekar
Administrative Officer

189 WATERMAN ST.

label size 1" x 2 5/8" compatible with Avery® 5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery® 5160/8160

STAPLES

186 Waterman LLC
P. O. Box 41467
Providence, RI 02940-1467

Elms Ventures LP
244 Gano Street
Providence, RI 02906-4027

River Company LLC
220 Waterman Street
Providence, RI 02906-4301

Gail W. Youtten
178 Green End Avenue
Middletown, RI 02842-7007

Peter Petrasko & Maian
700 Constitution Avenue NE
Washington, DC 20002-6599

Elizabeth O. Angier
369 Ives Street
Providence, RI 02906-3926

Richard F. Purnell
32 East Manning Street
Providence, RI 02906-4048

Odaltino R. Moniz & Maria
226 Franklin Street
Warren, RI 02885-2712

Group LLC Off Thayer
203 Angell Street
Providence, RI 02906-1207

John S. Moore
38 East Manning Street
Providence, RI 02906-4048

Jos Demoura & Caroline
55 East Manning Street
Providence, RI 02906-4008

Three Ninety Five Angell
Associates
P. O. Box 603200
Providence, RI 02906-0200

John F. W. Gilman for Life
Edward Christian Gilman
43 East Manning Street
Providence, RI 02906-4008

Himatsingka Priyadarshini
51 East Manning Street
Providence, RI 02906-4008

Waterman & Gano Group LLC
220 Waterman Street
Providence, RI 02906-4301

Mersia Felicio
48 East Manning Street
Providence, RI 02906-4048

Richard Burling
45-47 East Manning Street
Providence, RI 02906-4008

Jason Gazzolo-Clark
Carolina Gazzolo-Clark
13 Pratt Street
Providence, RI 02906-1424

Michael C. O'Connell & Judith A.
52 East Manning Street
Providence, RI 02906-4048

Austin Andrew Millan
Jora Ehrlich
41 East Manning Street
Providence, RI 02906-4008

Day One
300 Richmond Street, Unit 205
Providence, RI 02903-4222

Jose Laires
54 East Manning Street
Providence, RI 02906-4048

Jerold C. Ehrlich Trust
Roberta W. Ehrlich
150 Bridgetown Road
Saunderstown, RI 02874-2478

Stevlor Realty
196 Waterman Street
Providence, RI 02906-4071

Susan Moubayed
72 East Manning Street
Providence, RI 02906-4048

Laura H. McPeake
31 East Manning Street
Providence, RI 02906-4008

River Company LLC
220 Waterman Street
Providence, RI 02906-4301

Song Ming
32 Mechanic Avenue
Woonsocket, RI 02895-2049

Gregory Arzoomanian
197 Waterman Street
Providence, RI 02906-4014

Corporation Eastside Land
41 Medway Street
Providence, RI 02906-4088

STAPLES

label size 1" x 2 5/8" compatible with Avery® 5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery® 5160/8160

Olga Bernstein
27 Madison Avenue
Sharon, MA 02067-1547

David R. & Naomi Schilling
68 East Manning Street, Unit 1
Providence, RI 02906-4048

Wedway Realty LLC
144 Wayland Avenue
Providence, RI 02906-4370

Gloria-Jean Masciarotte
68 East Manning Street, Unit 2
Providence, RI 02906-4048

William Corrigan
22 Olde Tower Lane
North Attleboro, MA 02760-3955

Margaret K. Hajdarovic, Trustee
Dzevdet Hajdarovic, Trustee
68 East Manning Street, Unit 3
Providence, RI 02906-4048

Carl M. Cotoia & Joyce D.
121 Terrace Avenue
Riverside, RI 02915-4726

Eileen Dobbing
329 Ives Street
Providence, RI 02906-3927

Waterman Street Partnership
182 Waterman Street
Providence, RI 02906-4015

HAS International LLC
220 Atwells Avenue
Providence, RI 02903-1527

Richard Greene Flinn
Stella Aurora Ormai
28 East Manning Street
Providence, RI 02906-4048

Emily M. White
60 East Manning Street, Unit 1
Providence, RI 02906-4048

Geoffroy B. DeClippel
60A East Manning Street, Unit 2
Providence, RI 02906-4048

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: February 27, 2020

TO: Krystle Lindberg, Acting City Controller

SUBJECT: **CHECK TO BE DEPOSITED FOR REIMBURSEMENT FOR ADVERTISEMENTS FOR ZONE CHANGE**

CONSIDERED BY: Tina L. Mastroianni, First Deputy City Clerk

DISPOSITION: Please find enclosed check number 2415, in the amount of One Thousand Two Hundred Thirteen Dollars and Seventy Two Cents (\$1,213.72), received by this office for payment for newspaper advertisement for the following Zone Change:

Petition from John J. Garrahy, Esquire, John J. Garrahy Law, LLC, 2088 Broad Street, Cranston, Rhode Island 02905, requesting a Zone Change for the property located on Assessor's Plat 14, Lot 537 (189 Waterman Street), from R-3 to RP.

Please deposit into City Council Advertising account (101-103-52175), as this is a reimbursement to this account for FY 19-20.

If you have any further questions, please feel free to contact me.

Tina L. Mastroianni

First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: February 27, 2020

TO: Krystle Lindberg, City Controller

SUBJECT: **CHECK TO BE DEPOSITED FOR REIMBURSEMENT FOR POSTAGE FOR ZONE CHANGE CERTIFIED MAILINGS**

CONSIDERED BY: Tina L. Mastroianni, First Deputy City Clerk

DISPOSITION: Please find enclosed check number 2414, in the amount of One Hundred Seventy Four Dollars and Fifteen Cents (\$174.15), received by this office for payment for postage for certified mailings for the following Zone Change:

Petition from John J. Garrahy, Esquire, John J. Garrahy Law, LLC, 2088 Broad Street, Cranston, Rhode Island 02905, requesting a Zone Change for the property located on Assessor's Plat 14, Lot 537 (189 Waterman Street), from R-3 to RP.

Please deposit into City Council Postage account (101-103-52170), as this is a reimbursement to this account for FY 19-20.

If you have any further questions, please feel free to contact me.

Tina L. Mastroianni
First Deputy City Clerk

JOHN J. GARRAHY LAW, LLC
OPERATING ACCOUNT
2088 BROAD ST
CRANSTON, RI 02905-3342

57-12/115

2415



2/25/2020
date

Pay to the order of City of Providence, Department of City Clerk \$ 1213.72
One Thousand Two Hundred Thirteen and 72/100 dollars

Security Features
Included.
Details on Back.

Citizens Bank®

for 189 Waterman Street

John J. Garrahy MP

⑆011500120⑆ 2492 559 4⑈ 2415

JOHN J. GARRAHY LAW, LLC
OPERATING ACCOUNT
2088 BROAD ST
CRANSTON, RI 02905-3342

57-12/115

2414



2/25/2020
date

Pay to the order of City of Providence, Department of City Clerk \$ 174.15
One Hundred Seventy-Four and 15/100 dollars

Security Features
Included.
Details on Back.

Citizens Bank®

for 189 Waterman Street

John J. Garrahy MP

⑆011500120⑆ 2492 559 4⑈ 2414