

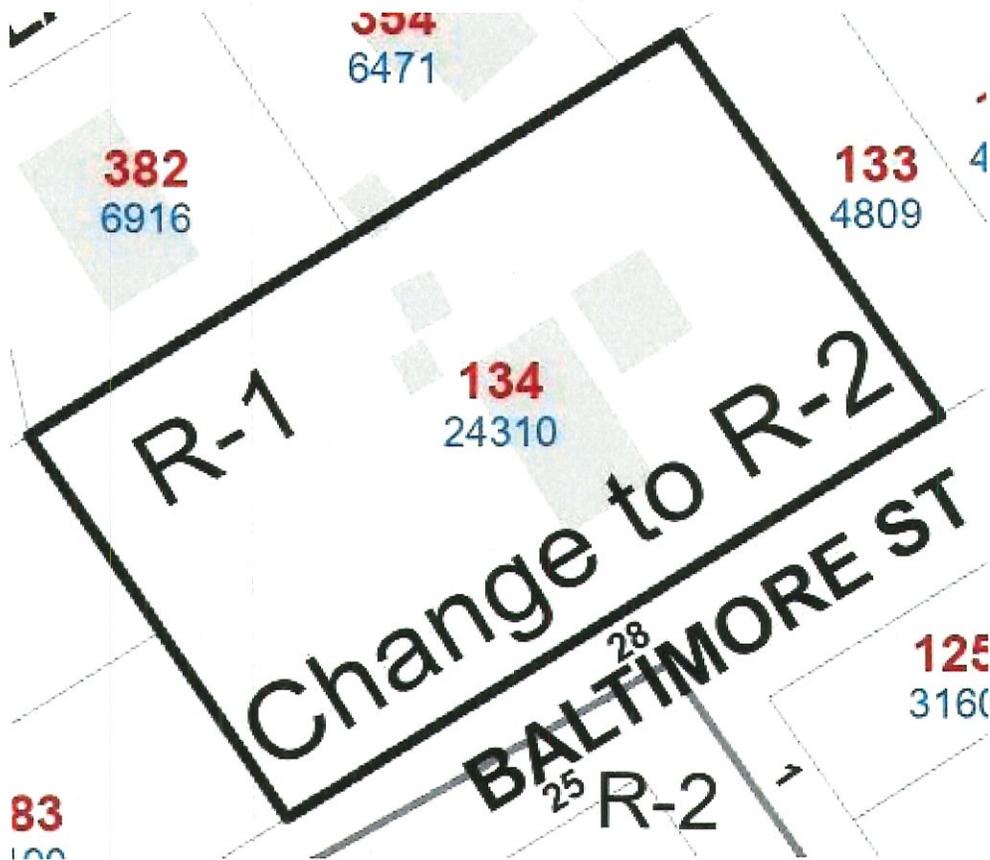
CHAPTER 2023-46

No. 492 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 34, LOT 134 (66 BALTIMORE STREET), FROM R-1 TO R-2

Approved December 13, 2023

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 34, Lot 134 (66 Baltimore Street), from R-1 to R-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
NOV 16 2023
FIRST READING
READ AND PASSED

Jina L. Mastrosianni
CLERK

IN CITY COUNCIL
DEC 07 2023
FINAL READING
READ AND PASSED

Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Jina L. Mastrosianni
CLERK

I HEREBY APPROVE.

Brett P. Smith
Mayor

Date: 12/13/2023



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

August 17, 2023

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

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3552 – Petition to rezone 66 Baltimore Street
(AP 34 Lot 134) from R-1 to R-2**

Petitioner: Kathleen Jacotin

Dear Councilman Espinal,

The petitioner appeared before the City Plan Commission (CPC), requesting to rezone 66 Baltimore Street from R-1 to R-2.

FINDINGS OF FACT

The petitioner is requesting a rezoning of the subject lot from R-1 to R-2. A subdivision of the lot from one to three lots has also been requested to permit construction of two family dwellings. The lot measures approximately 24,310 SF and is occupied by a one family dwelling. The lot is located on the northern portion of Baltimore Street, which is zoned R-1 but directly adjacent to the R-2 zone to the south. The surrounding appears to be composed of two family dwellings, which define the neighborhood's character. The lots to the east and south of the subject lot are vacant, undeveloped, and not served by a street. Given the neighborhood's character, the CPC found that rezoning to R-2 would be appropriate. The change to R-2 is not expected to have a negative effect on neighborhood character or surrounding property given the presence of two family dwellings and because most of the surrounding lots are vacant.

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 for single family and low density residential development which includes one to two family dwellings. The CPC found that the plan would conform to the development pattern suggested by the plan. The CPC found that the rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of

DEPARTMENT OF PLANNING & DEVELOPMENT

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

new housing.

Rezoning the lot would be appropriate given the character of the surroundings and the proposed use as the plan would conform to the zoning requirements of the R-2 zone as proposed. The CPC found that 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

On a motion by Commissioner Sanchez, seconded by Commissioner Quezada, the CPC voted to recommend that the City Council rezone the lots to R-2.

The CPC voted as follows:

Aye: N. Sanchez, M. Quezada, W. Sherry, M. Gazdacko

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, **Dylan Conley**, Attorney on behalf of applicant landowner, 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:

***66 Baltimore Street, Providence, Rhode Island,
Assessor's Plat 34, Lot 134,***

and shown on the accompanying map attached hereto as Exhibit A, from ***R-1 to R-2.***

Petitioner, by and through their attorney:

/s/ Dylan Conley

Dylan Conley (R.I. Bar No. 8969)

Conley Law Associates

123 Dyer St., Ste 2b

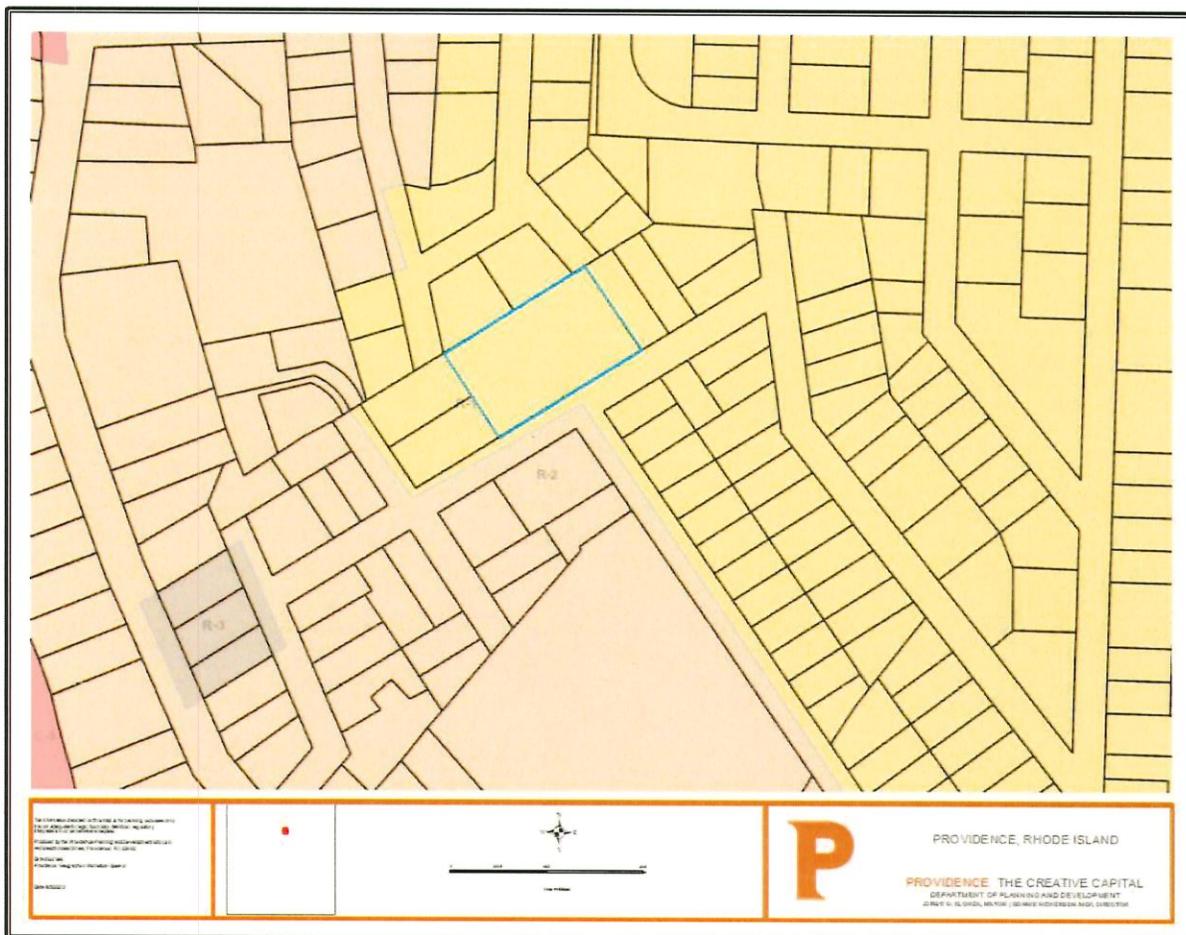
Providence, R.I. 02903

(401) 415-9835

dconley@conleylawri.com

Exhibit A

66 Baltimore Street
Providence, R.I. 02909
AP 34, Lot 134



Current Zone: R-1
Proposed Zone: R-2



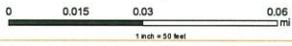


The information depicted on this map is for planning purposes only. It is not a substitute for legal boundary, address, regulatory, or jurisdictional analysis.

Produced by the Providence Planning and Development GIS Lab
444 Waterman Street Providence, RI 02903

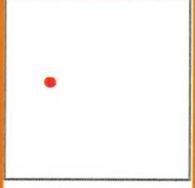
Data Source:
Providence Geographic Information System

Date: 05/2023



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JORGE D. ELDIZIA, MAYOR | DEBRIE HICKERSON, DEPT. DIRECTOR



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PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JO JOE O. ELorza, MAYOR | BOB MIE MCKENSON AICP, DIRECTOR

Providence, RI

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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 34-134
 Account 17605
 State Code 02 - 2-5 Family
 Card 1/1
 User Account 03401340000

Assessment

Land \$92,800
 Building \$291,000
 Card Total \$383,800
 Parcel Total \$383,800



Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2022	\$92,800	\$282,600	\$8,400	\$383,800
2021	\$73,300	\$212,300	\$8,200	\$293,800
2020	\$73,300	\$212,300	\$8,200	\$293,800
2019	\$73,300	\$212,300	\$8,200	\$293,800
2018	\$47,000	\$133,300	\$8,100	\$188,400

Location and Owner

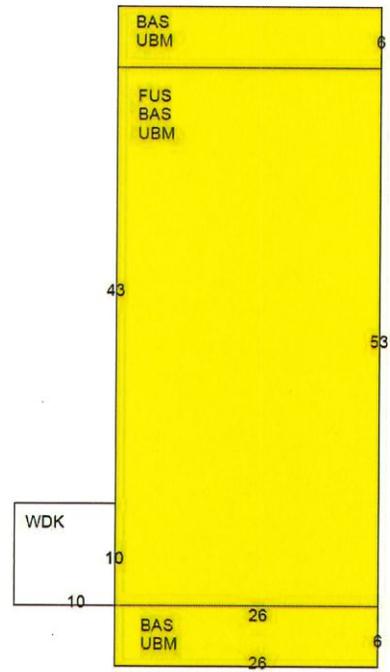
Location 66 BALTIMORE ST
 Owner Kathleen Jacotin
 Owner2
 Owner3
 Address 66 Baltimore St
 Address2
 Address3 Providence RI 02909

Building Information

Design Two Family
 Year Built 1952
 Heat Forced Warm Air
 Fireplaces 1
 Rooms 9
 Bedrooms 5
 Bathrooms 2 Full Bath\ 1 Half Bath
 Above Grade Living Area 3,068 SF

Sale Information

Sale Date 10/17/2005 Sale Price \$326,000 Legal Reference 7625-174 Instrument W DEED



Building Sub Areas

Sub Area	Net Area
Basement	1,690 SF
Finished Upper Story	1,378 SF
First Floor	1,690 SF

6/5/23, 1:32 PM

Northeast Revaluation Group

Yard Item(s)

Description	Quantity	Size	Year
Garage (Wood Frame)	1	500	1970
Porch, Open (Detached)	1	99	2018
Shed (Wood Frame)	1	130	1986

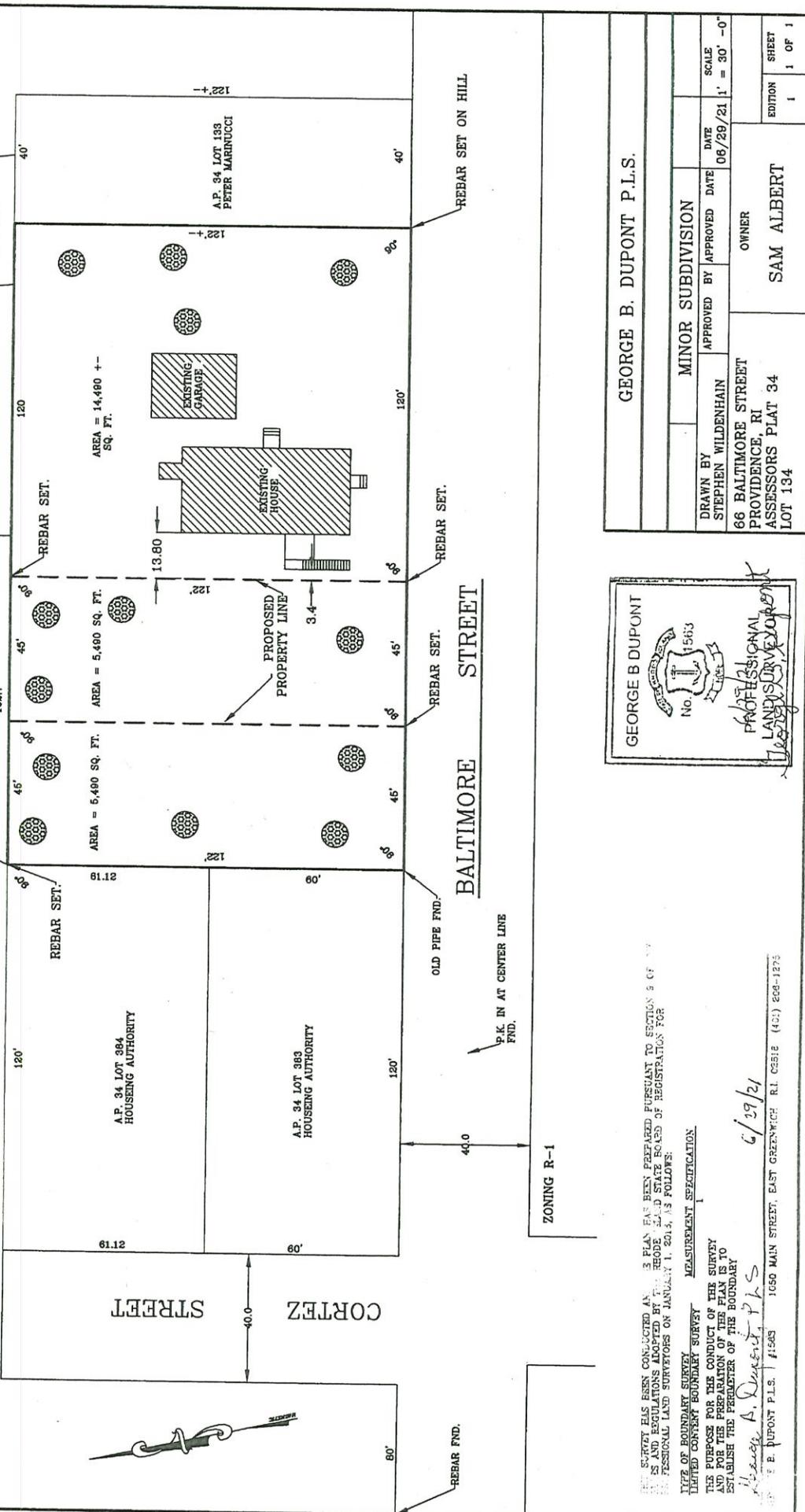
ZONING R-1
 MINIMUM FRONTAGE = 60' FT.
 MINIMUM LOT AREA = 6,000 SQ. FT.
 MINIMUM FRONT SETBACK (AVERAGE 100' FT. BOTH SIDES)
 MINIMUM SIDE YARD = 6' FT.
 MINIMUM REAR YARD 25% OF LOT DEPTH
 MAXIMUM COVERAGE = 35%

REFERENCE:
 ASSESSORS PLAT 34
 RECORDED PLAT CARD 608
 DEED BK. 7625 PG. 174
 DEED BK. 9297 PG. 261
 DEED BK. 8146 PG. 341
 DEED BK. 11947 PG. 237
 DEED BK. 11238 PG. 303

A.P. 34 LOT 382
 DONNA M. SAMS
 102.7

A.P. 34 LOT 384
 PAUL DOISE

BRINKLEY STREET



GEORGE B. DUPONT P.L.S.			
DRAWN BY	APPROVED BY	DATE	SCALE
STEPHEN WILDENHAIN	MINOR SUBDIVISION	06/29/21	1" = 30' - 0"
66 BALTIMORE STREET PROVIDENCE, RI ASSESSORS PLAT 34 LOT 134		OWNER SAM ALBERT	
EDITION 1			SHEET 1 OF 1

THIS SURVEY HAS BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO SECTIONS 5 OF THE SURVEY AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRARS FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2013, AS FOLLOWS:
 LIMITED BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY
 George B. Dupont, P.L.S.
 6/29/21
 1050 MAIN STREET, EAST GREENWICH, RI 02818 (401) 850-1225