

City of Providence  
STATE OF RHODE ISLAND

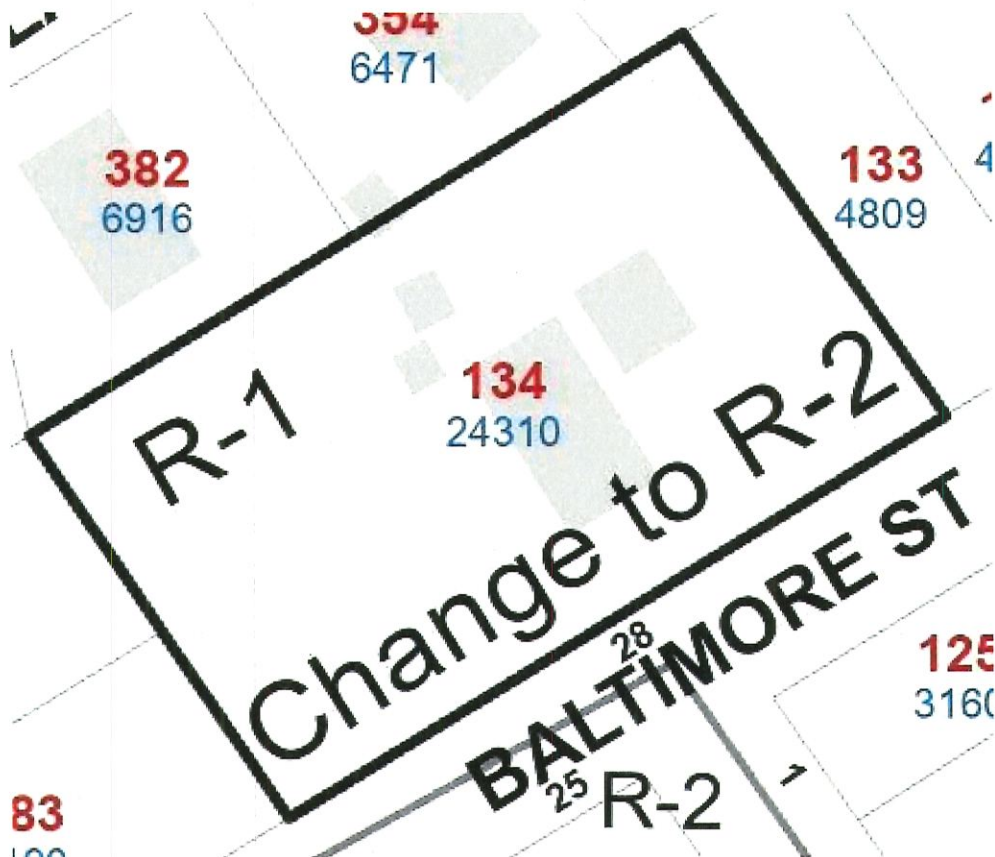
CHAPTER 2023-46

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

Lina L. Mastrosianni  
CLERK

IN CITY  
COUNCIL  
DEC 07 2023  
FINAL READING  
READ AND PASSED

Rachel M. Miller  
RACHEL M. MILLER, PRESIDENT  
Lina 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](http://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,

A handwritten signature in black ink, appearing to read 'Choyon Manjrekar', written over the printed name.

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

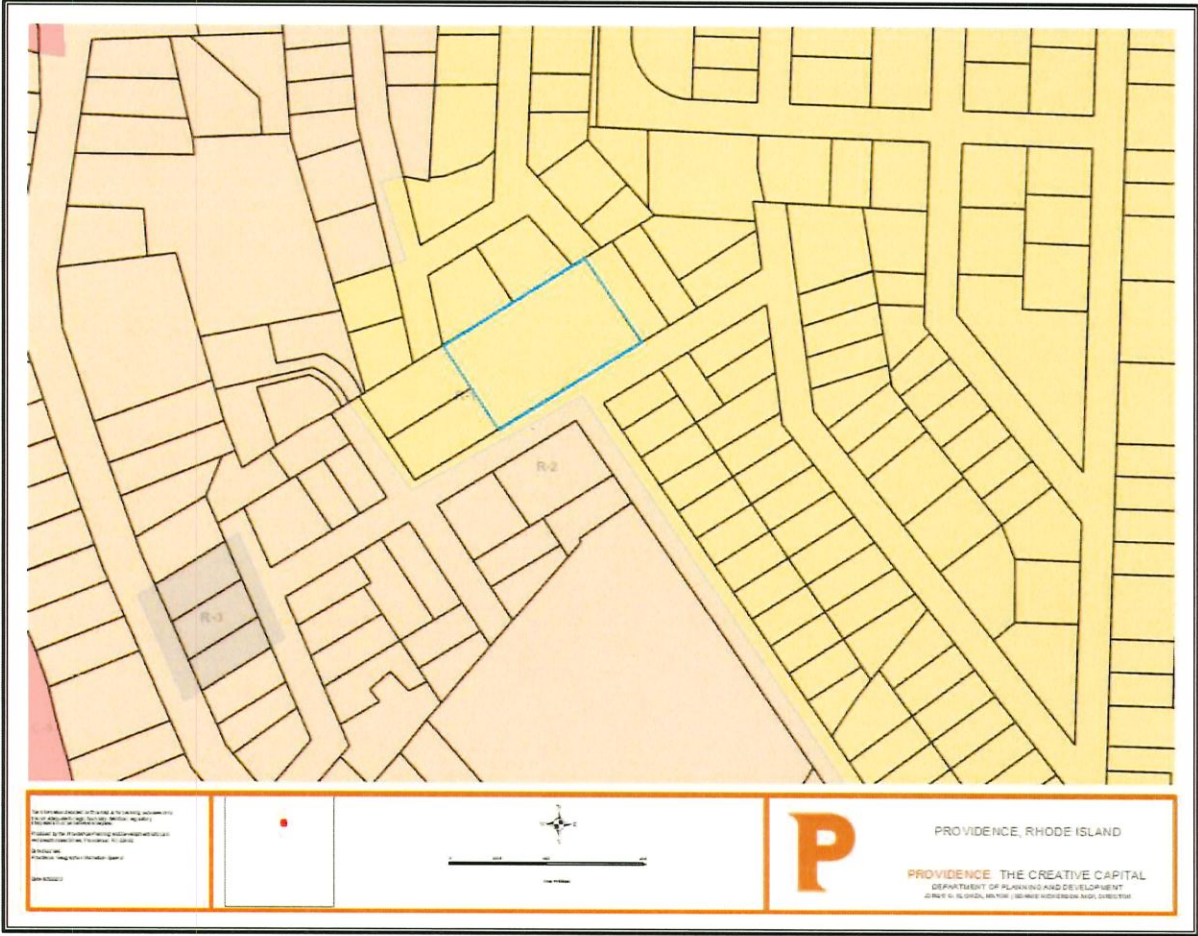
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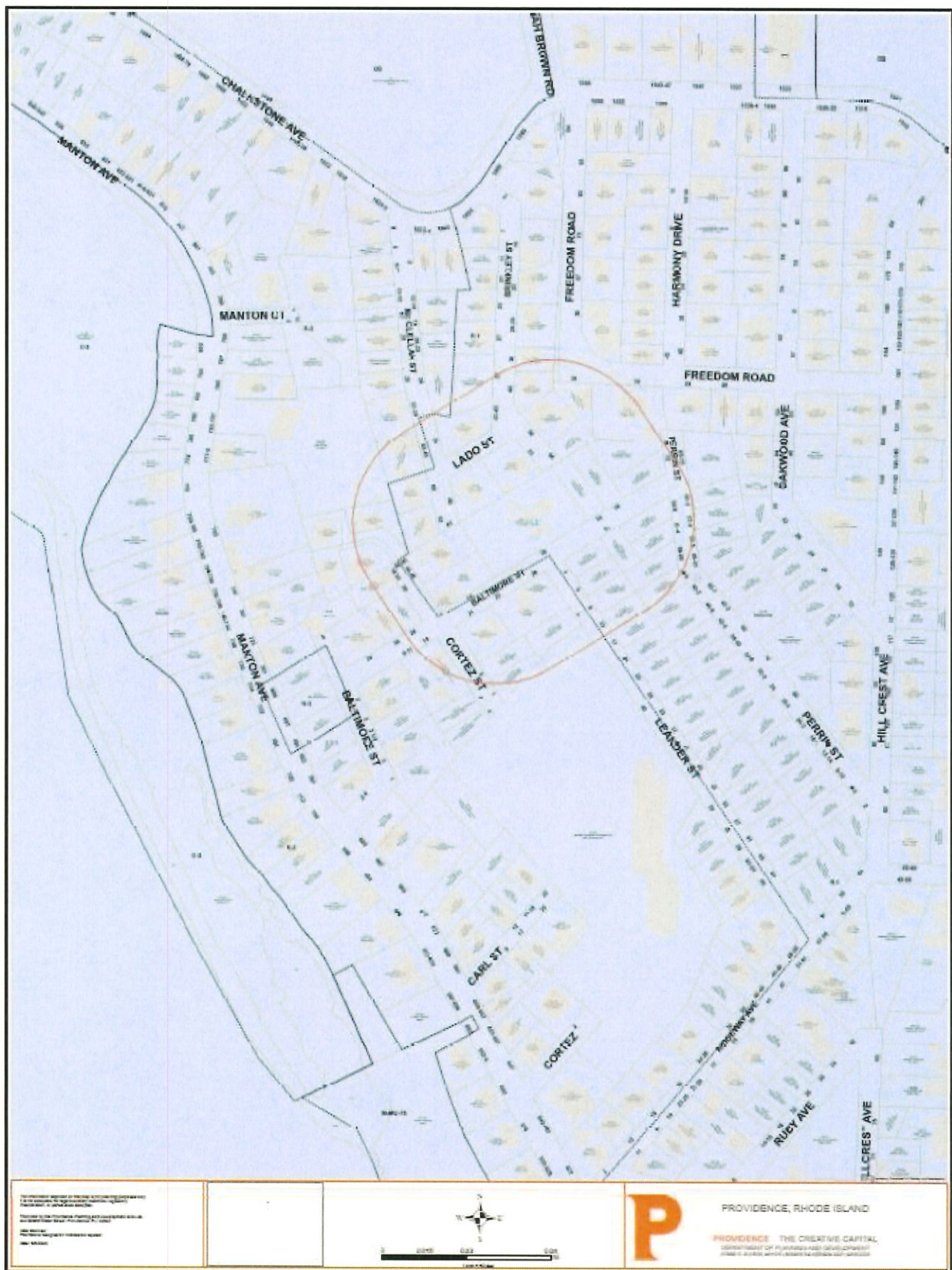
# Exhibit A

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



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













only  
-A-

# P

PROVIDENCE, RHODE ISLAND

**PROVIDENCE** THE CREATIVE CAPITAL  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
JOHN E. O. ELORZA, MAYOR | BOBIE MCNEILSON, DIRECTOR



Providence, RI

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

Parcel Identification		Assessment	
Map/Lot	34-134	Land	\$92,800
Account	17605	Building	\$291,000
State Code	02 - 2-5 Family	Card Total	\$383,800
Card	1/1	Parcel Total	\$383,800
User Account	03401340000		

Prior Assessments

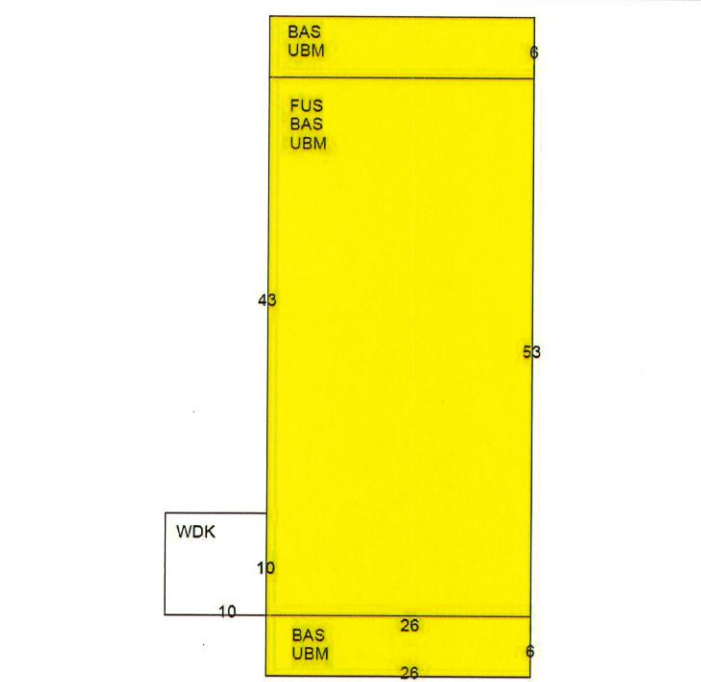
Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2022	\$92,800	\$282,600	\$8,400	\$383,800
2021	\$73,300	\$212,300	\$8,200	\$293,800
2020	\$73,300	\$212,300	\$8,200	\$293,800
2019	\$73,300	\$212,300	\$8,200	\$293,800
2018	\$47,000	\$133,300	\$8,100	\$188,400



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



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



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

