

Providence City Plan Commission

January 19, 2021



AGENDA ITEM 2 ■ ZONING CHANGE AT 146 GOVERNOR STREET



Lots to be rezoned



A view of the building

OVERVIEW

OWNER/APPLICANT:	Seth Yurdin	PROJECT DESCRIPTION:	The applicant is petitioning to rezone AP 13 Lot 164 from R-1 to R-3
CASE NO./PROJECT TYPE:	CPC Referral 3484 Rezoning from R-1 to R-3		
PROJECT LOCATION:	146 Governor Street AP 13 Lot 164	RECOMMENDATION:	Recommend approval of proposed zone change
NEIGHBORHOOD:	College Hill	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The applicant is requesting to rezone 146 Governor Street (AP 13 Lot 164) from R-1 to R-3. The lot is occupied by a two-family, three story building that would be used as a three family dwelling should the zone change be approved. The R-3 zone is located across Governor Street to the east of the R-1 zone.

As the R-3 zone is adjacent to the subject lot, rezoning is not expected to have a negative effect on neighborhood character or surrounding property as the residential nature of the dwelling is not expected to change. Based on the building's massing, three units could be accommodated with the change.

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 single family and medium-density residential uses are located in proximity to each other. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

Based on the foregoing discussion, rezoning the lot would be appropriate given the neighborhood's character and the building's massing. It is the DPD's opinion 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

Based on the foregoing discussion, the DPD recommends that the CPC should recommend that the City Council approve the proposed zone change to R-3.

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

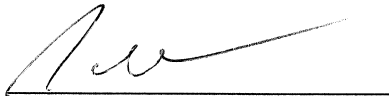
The undersigned respectfully petitions your honorable body

I, Paul Sullivan, attorney for Seth M. Yurdin, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the property located at 146 Governor Street, a/k/a Plat 13, Lot 164, from a pre-existing, non-conforming use (two-family) R-1 to R-3.

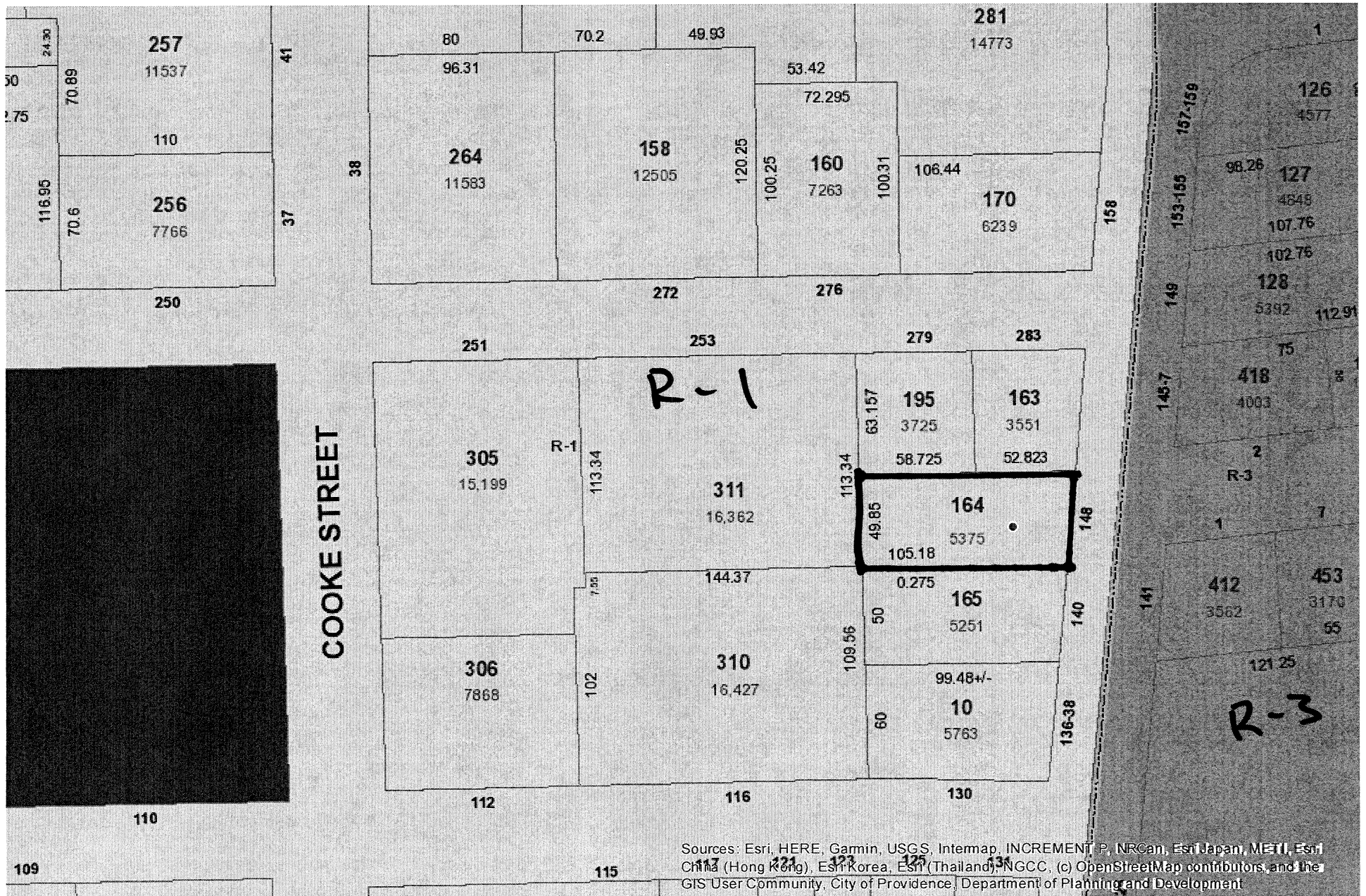
The reason for the request is that the subject property is a large, three-story residence immediately across Governor Street from an extensive R-3 zone. Its current use is a legal two-family, with a number of similar, non-conforming multi-family residences located on the west side of Governor Street (same side as Petitioner's residence). The requested zoning change would pull that R-3 across Governor Street to a suitably sized lot and residence for that R-3 zone. Further, the requested zoning change is in line with the City's comprehensive plan and the housing in this area of Governor Street, as there are many multi-family homes in this area – including directly across the street, which is already zoned R-3.

Attached are excerpts of this area from the City's Official Zoning Map, and a satellite view of the subject area.

SETH M. YURDIN,
By his Attorneys,



Paul Sullivan, #5712
Sullivan Law Offices, PC
33 Broad Street, Suite 302
Providence, RI 02903
Tel: (401) 861-9900
psullivan@psullivanlaw.com





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, City of Providence, Department of Planning and Development

This information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory, or other official use, or for detailed analysis.

Produced by the Providence Planning and Development GIS Lab, 444 Westminster Street, Providence, R.I. 02903

City of Providence
Providence Geographic Information System

Date: 12/23/2020



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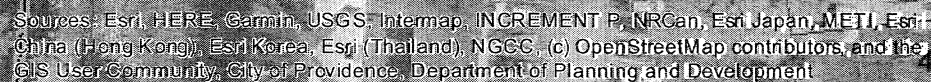
1 inch = 375 feet



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
JORG E. OLIVERA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR



Date: 12/23/2020



DEPARTMENT OF PLANNING AND DEVELOPMENT
JORGE O. ELORZA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User-Community, City of Providence, Department of Planning and Development

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It is intended for use in the Providence Department of Planning and Development GIS Lab. All information is for informational purposes only.

Data Sources: Providence Geographic Information System

Date: 12/23/2020



0 50 100 150 200

1 inch = 188 feet



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
J. ROGER ELORZA, MAYOR | BONNIE HICKERSON AICP, DIRECTOR

146 Governor Street - 200' Radius Map

GOVERNOR ST

COOKE STREET

WEST ST

LOT 164 (5375)

LOT 165 (5251)

LOT 166 (4092)

LOT 167 (3524)

LOT 168 (5351)

LOT 169 (5375)

LOT 170 (6239)

LOT 171 (7263)

LOT 172 (12605)

LOT 173 (17565)

LOT 174 (6419)

LOT 175 (26406)

LOT 176 (28326)

LOT 177 (28326)

LOT 178 (28326)

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LOT 340 (28326)

LOT 341 (28326)

LOT 342 (28326)

LOT 343 (28326)

Map - Lot
First Name Last Name
Street Address
City, State Zip Code

013 - 10
Christopher Rose
138 Governor St, Unit 1
Providence, RI 02906

013 - 10
Stephanie Karen Bell-Rose
138 Governor St, Unit 1
Providence, RI 02906

013 - 10
Claudia Jean Elliott
138 Governor St, Unit 2
Providence, RI 02906

013 - 10
Julio C. Ortega
138 Governor St, Unit 2
Providence, RI 02906

014 - 582
OMNI DEVELOPMENT
810 Eddy St
PROVIDENCE, RI 02905

014 - 582
OMNI DEVELOPMENT
810 Eddy St
PROVIDENCE, RI 02905

013 - 305
Nancy Harris
251 George St
Providence, RI 02906

013 - 284
Mark J Masiello
26 Cooke St
Providence, RI 02906

013 - 152
SOO D CHIN
117 BENEVOLENT ST
PROVIDENCE, RI 02906-3153

013 - 253
CLIFTON C DUTTON
121 BENEVOLENT St
PROVIDENCE, RI 02906-3153

013 - 253
Barbara I. Tannebaum
121 BENEVOLENT St
PROVIDENCE, RI 02906-3153

013 - 255
Kristian P McCabe
974 BROADWAY
SAN FRANCISCO, CA 94133-4204

013 - 260
Clifton C Dutton
123 Benevolent St
Providence, RI 02906

013 - 260
Barbara I. Tannebaum
123 BENEVOLENT St
PROVIDENCE, RI 02906-3153

013 - 166
Kristian P McCabe
974 BROADWAY
SAN FRANCISCO, CA 94133-4204

013 - 306
Whisper Investments LLC
26 Cooke St
Providence, RI 02906

013 - 165
Terence P Lee
140 Governor St
Providence, RI 02906

013 - 165
Laura F. Lee
140 Governor St
Providence, RI 02906

014 - 412
Larry D Wade, Trustee
209 Channing Way
Alameda, CA 94502

014 - 412

Janine Y. Wade, Trustee
209 Channing Way
Alameda, CA 94502

014 - 453

JANICE C CAL
7 GEORGE ST
PROVIDENCE, RI 02906-3908

014 - 411

Daniel J Clarkin
15 East George St
Providence, RI 02906

014 - 411

Maureen A. Clarkin
15 East George St
Providence, RI 02906

014 - 410

BERNARD A. MACERONI
21 GEORGE ST
PROVIDENCE, RI 02906-3908

013 - 310

Whisper Investments LLC
115 Benevolent St
Providence, RI 02906

013 - 195

Kim Family Trust
279 George St
Providence, RI 02906

013 - 163

Fred Thomas Shaia II
283 George St
Providence, RI 02906

013 - 163

Aden David Knapp
283 George St
Providence, RI 02906

014 - 418

Kristen M. Aylward
145 GOVERNOR ST
PROVIDENCE, RI 02906-3062

014 - 129
Priya Rao
10 East George St
Providence, RI 02906

014 - 129
Narenda Rao
10 East George St
Providence, RI 02906

014 - 128
Kaplan Realty LLC
149 Governor St
Providence, RI 02906

014 - 130
George D. Konidakis
20 East George St
Providence, RI 02906

014 - 130
Megan L. Roppolo
20 East George St
Providence, RI 02906

013 - 170
Victoria M Gohh, Trustee
158 Governor St
Providence, RI 02906-3059

014 - 127
Christopher Mainiero
153 Governor St
Providence, RI 02906

014 - 127
Andrew R. Zullo
139 Ives St
Providence, RI 02906

014 - 127
Arturo S. Andrade
139 Ives St
Providence, RI 02906

014 - 127
Gerald Fogel Rev Living Trust
98 CAMP St
Providence, RI 02906

014 - 127

Moreland Caprio Group LLC
1055 Camp Street
Cranston, RI 02920

013 - 160

Brian C. Hull
276 George St, Unit 3
Providence, RI 02906

013 - 160

Kristen L. Hull
276 George St, Unit 3
Providence, RI 02906

013 - 160

Janet Bryant
276 George St, Unit 2
Providence, RI 02906

013 - 160

Tracey D. Turgeon
276 George St, Unit 4
Providence, RI 02906

013 - 160

Marc C. Turgeon
276 George St, Unit 4
Providence, RI 02906

013 - 160

Lynda S. Murphy
276 George St, Unit 1
Providence, RI 02906

013 - 264

JAMES R. MCCULLOCH
38 COOKE ST
PROVIDENCE, RI 02906-3102

013 - 158

Toni Adashi
272 George St
Providence, RI 02906

014 - 126

Justin Zumstein
80 PERSHING Ave
WAKEFIELD, RI 02879

013 - 281
Lynn Holstein
168 Governor St
Providence, RI 02906

013 - 164
SETH M. YURDIN
148 GOVERNOR ST
PROVIDENCE, RI 02906-3060

013 - 311
Cynthia G. Ragona, Trustee
253 George St
Providence, RI 02906

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