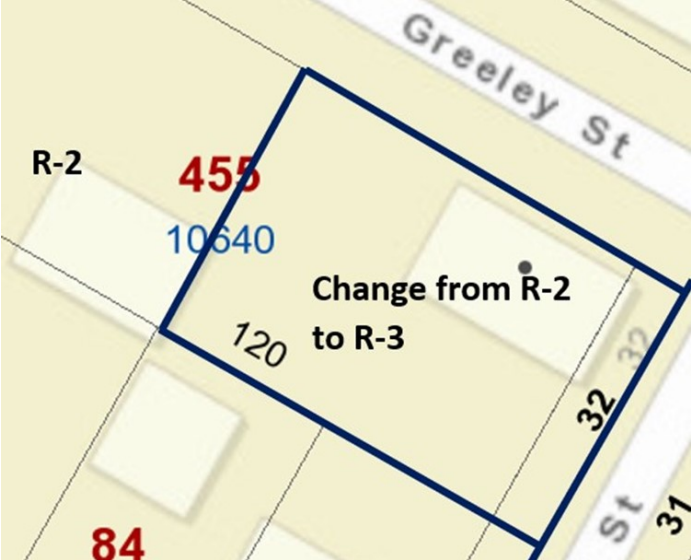


Providence City Plan Commission

February 16, 2021



AGENDA ITEM 4 ■ ZONING CHANGE AT 32 OPPEL STREET



Portion of lot to be rezoned



Aerial view of the site

OVERVIEW

OWNER/APPLICANT: Salvatore Magnone

PROJECT DESCRIPTION: The applicant is petitioning to rezone a portion of 32 Oppel Street AP 98 Lot 455 from R-2 to R-3

CASE NO./PROJECT TYPE: CPC Referral 3485
Rezoning from R-2 to R-3

PROJECT LOCATION: 32 Oppel Street
AP 98 Lot 455

RECOMMENDATION: Recommend approval of the proposed zone change

NEIGHBORHOOD: Charles

PROJECT PLANNER: Choyon Manjrekar

Discussion

The applicant is requesting to rezone 32 Opper Street (AP 98 Lot 455), which measures 10,640 SF, and is occupied by a three family dwelling and a garage, from R-2 to R-3. The applicant is proposing to subdivide the lot into two lots of 5,556 SF and 5,084 SF, with the dwelling to be located on the smaller lot and the garage on the larger one. The rezoning to R-3 is proposed for the lot with the existing three family dwelling so that it will conform to the ordinance upon subdivision. The R-3 zone is located to the east of the subject lot.

The building is a nonconforming three family dwelling that has existed on the site for a number of years. 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 nature of the building will not change. The rezoning would eliminate the nonconformity and render the lot consistent with the zoning ordinance.

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 low 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 current use. 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, **Salvatore Magnone**, of 32 Opper Street, Providence, RI 02904, Phone Number: (401)-640-2864, Email: samrod1074@gmail.com, hereby petition the City Council to change the zoning district for a portion of Tax Assessor's plat 98, lot 455, from R-2 to R-3, as shown on the accompanying map.

Salvatore Magnone

