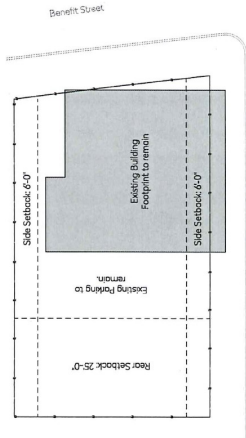


Providence City Plan Commission

January 18, 2022



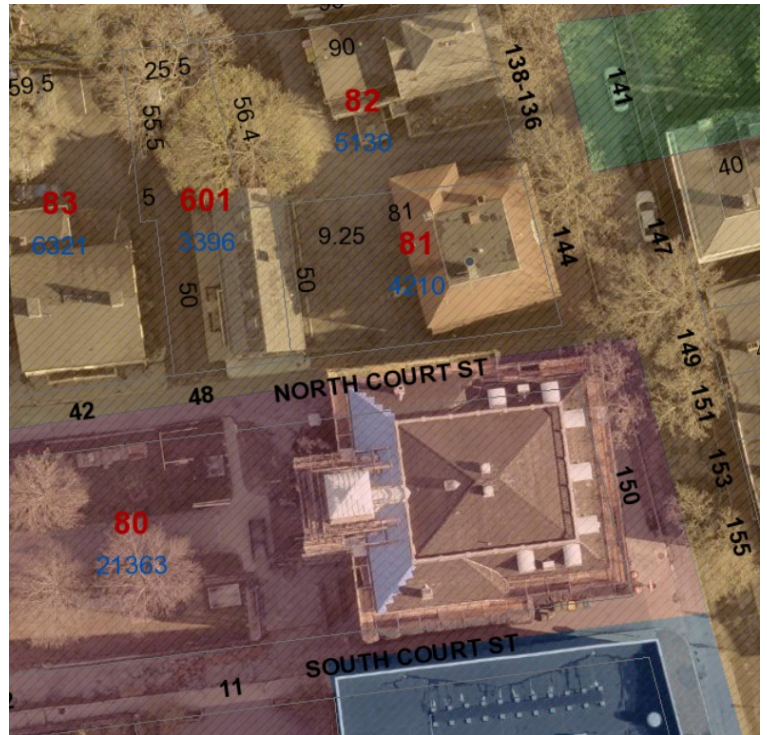
AGENDA ITEM 4 ■ 144 BENEFIT STREET



Proposed site plan



View of the building



Aerial view of the site

OVERVIEW

OWNER/APPLICANT:	144 Benefit Street Associates, Petitioners	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lot at 144 Benefit Street (AP 10 Lot 81) from R-2 to C-2 with uses limited to two and three family, and multifamily dwellings.
CASE NO./PROJECT TYPE:	CPC Referral 3503 Rezoning from R-2 to C-2		
PROJECT LOCATION:	144 Benefit Street AP 10 Lot 81 R-2 zone	RECOMMENDATION:	Recommend approval of proposed zone change
NEIGHBORHOOD:	College Hill	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The applicant is proposing to rezone 144 Benefit Street from R-2 to C-2 with uses limited to two family, three family and multifamily housing. The property is a former bed and breakfast that the applicant is proposing to convert into 12 apartments. Based on plans provided, the changes would be to the interior of the building, with minimal effect on the exterior.

The lot is zoned R-2 but is adjacent to the C-2 zone to the south. The neighborhood's character is composed of a mix of uses including multifamily housing and some commercial use in proximity to the building. As the C-2 zone and North Main Street are in proximity to the lot, rezoning to C-2 for housing is not expected to have a negative effect on neighborhood character or surrounding property. The residential nature of the bed and breakfast would be similar to what is proposed. In fact, apartments may be a less intense use of the property than short term residential.

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 neighborhood commercial and low density residential uses are located in proximity. The property is located in an area where neighborhood commercial development—which includes high density residential development—is intended alongside low density residential development. Therefore, the rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing. Based on the foregoing discussion, rezoning the lot would be appropriate given the character of the surroundings, the current zoning and the proposed use. The rezoning is appropriate as the building's massing supports more than two dwelling units permitted in the R-2 zone. Development of incompatible commercial uses would be prevented as uses will be limited to residential. 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 C-2 with uses limited to two family, three family and multifamily dwellings.

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, **144 Benefit Street Associates**, by and through **Dustin Dezube as principal, "Petitioner" and their Counsel, Dylan Conley**, 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:

144 Benefit Street, 02903
Assessor's Plat 10 Lot 81,

and shown on the accompanying map¹ **Attached hereto as Exhibit 1, from [R-2] to [C-2* where the use on the lot shall be restricted to either two-family, three-family, or multi-family dwellings]**.

Further attached hereto is **Exhibit 2:** are two (2) sets of mailing labels with the names and addresses of all property owners within two hundred feet (200') of the property.

144 Benefit Associates, via Dustin Dezube and their Counsel,

Signature: /s/ Dylan Conley

Name: Dylan Conley, Esq. #8969

Title: Attorney, on behalf of **Petitioner**

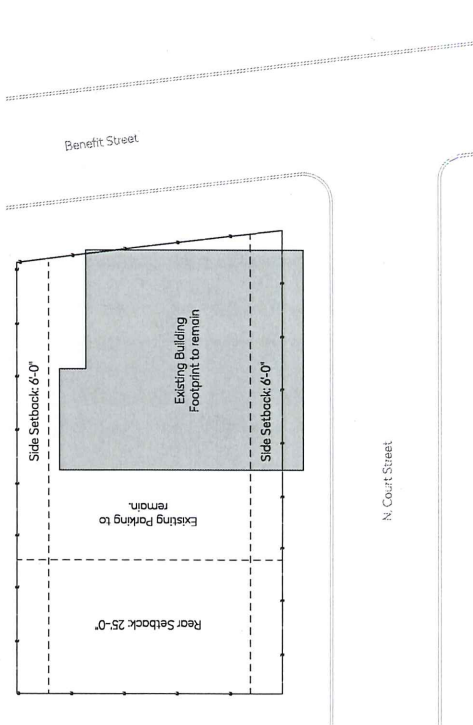
Telephone No.: (401) 415-9835

Email Address: DConley@wjclaw.com

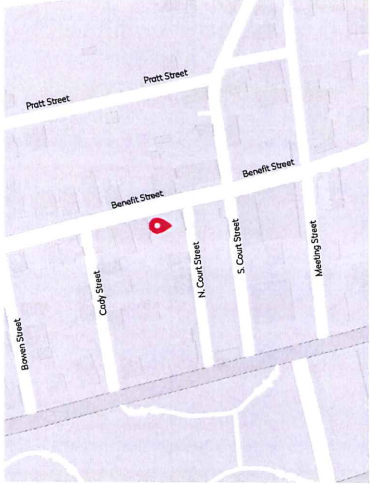
¹ The Map includes:

- a) Existing and proposed boundaries
- b) Zoning district boundaries
- c) Existing streets, roads, and their names
- d) City and Town Boundaries

144 Benefit Street

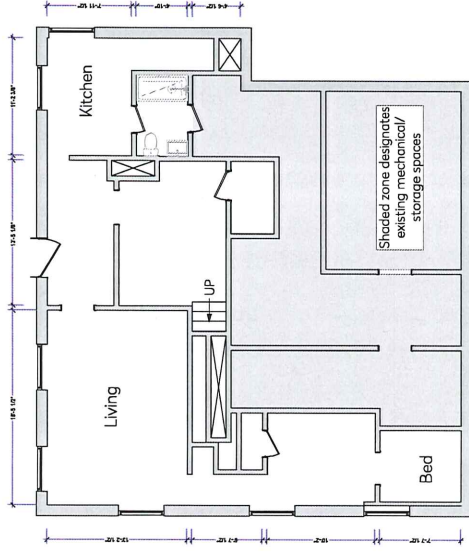


5 Site Plan
SCALE: 3/32" = 1'-0"

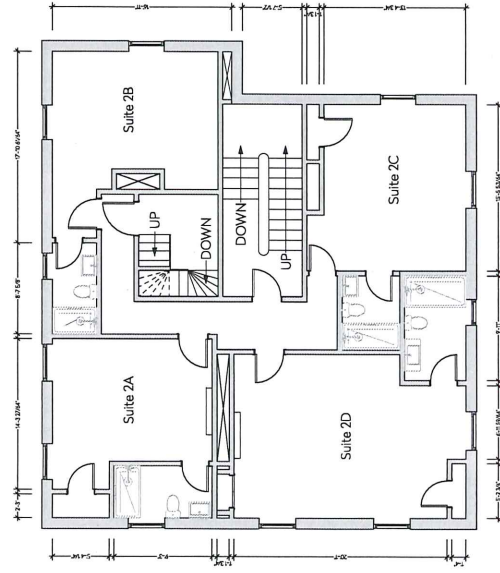


Locust Map

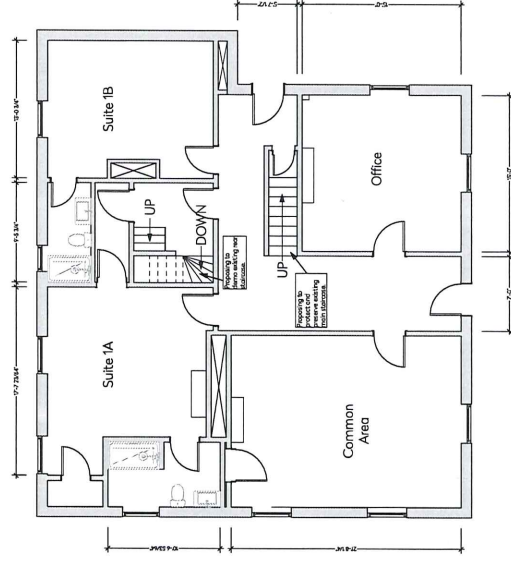
Parcel Information	
144 Benefit Street, Providence, RI 02906	
Lot Size: 0.10 Acres	
Zone: R-2	
Overlay Zoning: Historic District	
Max Impervious Surface Coverage: 65%	
Max Building Height: 45'-0"	
Front Setback:	
Side Setbacks: 6'-0"	
Rear Setback: 25'-0"	
SHEET INDEX	
General Drawings	
G-001	Cover Sheet
Floor Plans	
A-109	Existing Floor Plans
A-110	Proposed Floor Plans
Project Scope:	
144 Benefit Street is a historic bed & breakfast that is proposed to be converted to accommodate 12 luxury apartments. The proposal includes 2 garden-level units, 2 units at the street level, and 4 units on levels 3 & 4. With exception to minor in-kind improvements such as re-pointing & cleaning of the masonry and replacing windows, no material changes are proposed to the exterior of the building.	



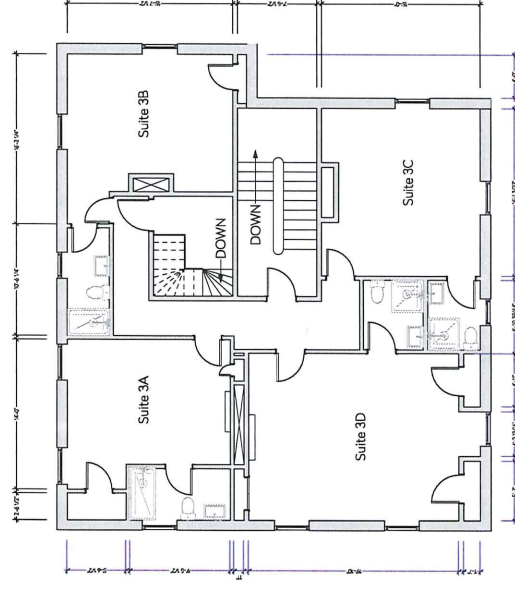
1





3 Second Floor Plan
SCALE: 3/16" = 1'-0"

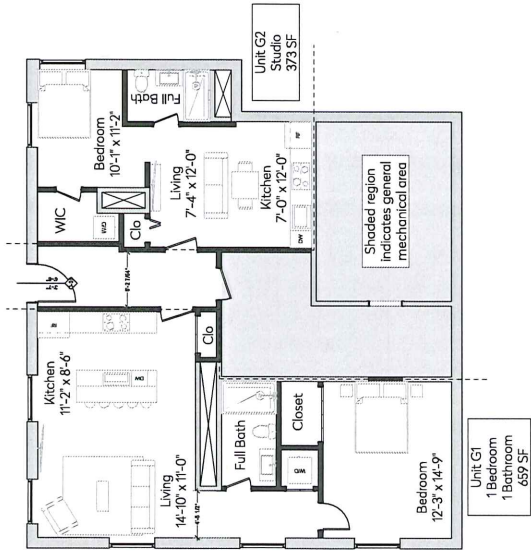


2 First Floor Plan
SCALE: 3/16" = 1'-0"

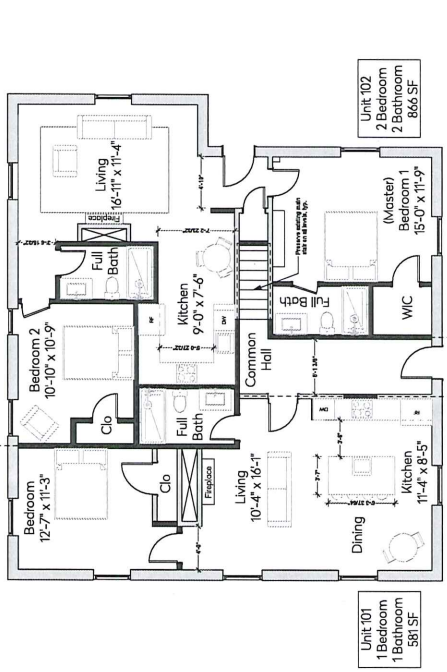


4 Third Floor Plan
SCALE: 3/16" = 1'-0"

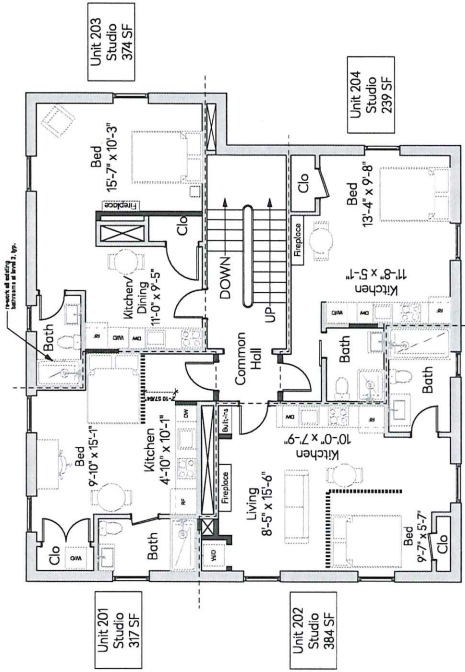
Wall Legend	
	New Walls
	Existing Walls



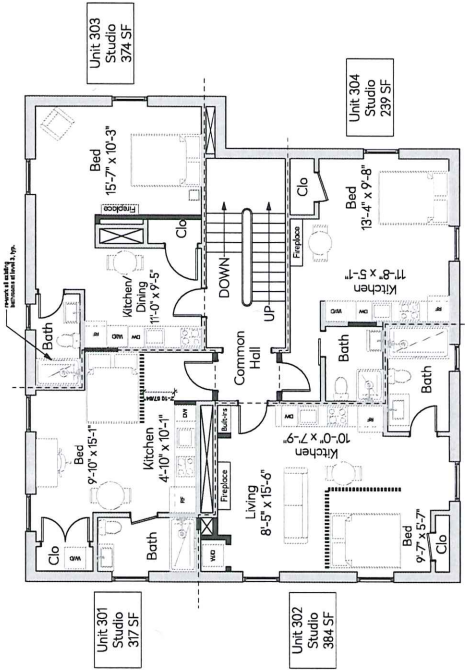
1 Basement Floor Plan
SCALE: 3/16" = 1'-0"



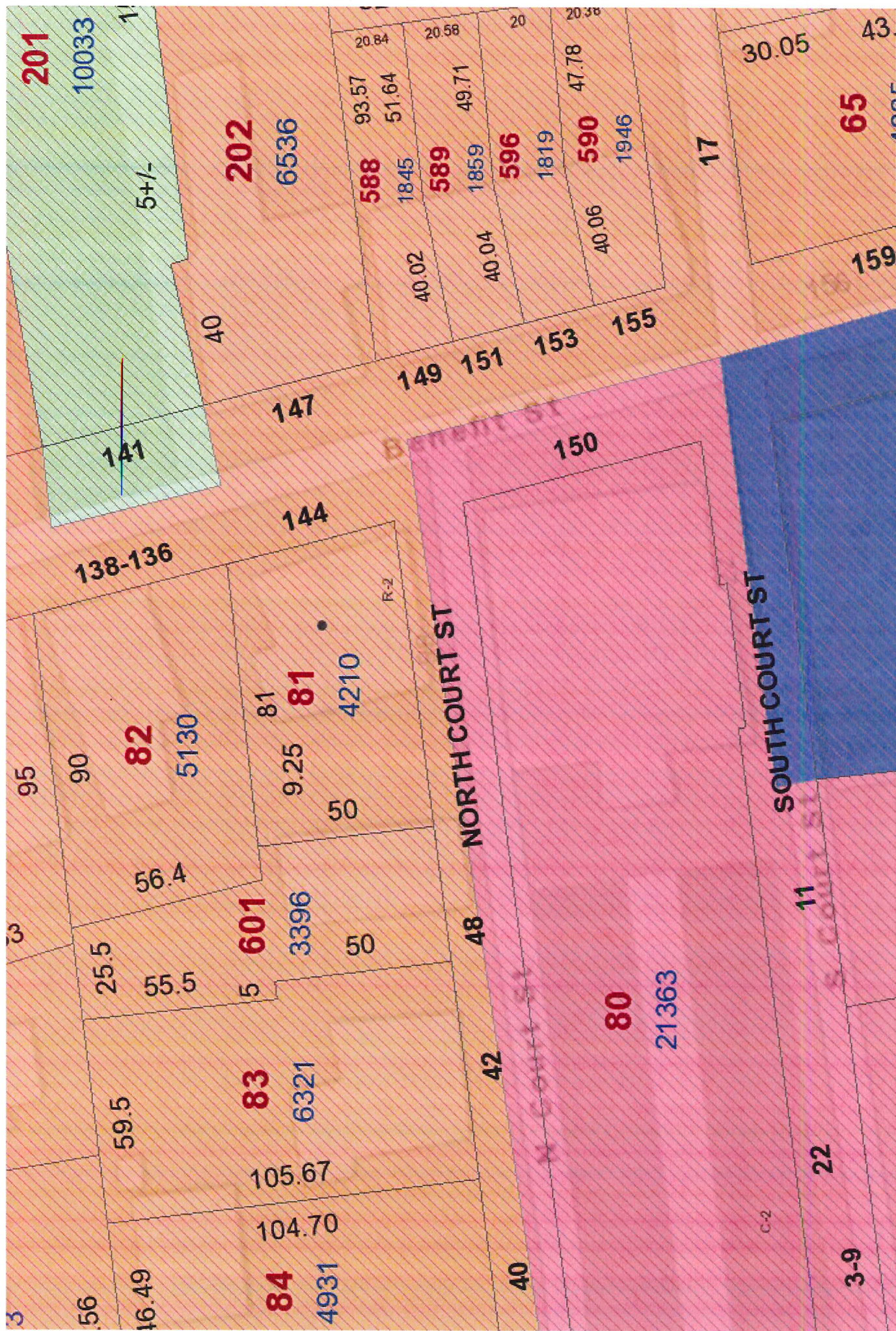
2 First Floor Plan
SCALE: 3/16" = 1'-0"



3 Second Floor Plan
SCALE: 3/16" = 1'-0"

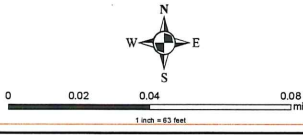


4 Third Floor Plan
SCALE: 3/16" = 1'-0"





The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analysis.
Produced by the Providence Planning and Development GIS Lab
444 Westminster Street, Providence, RI 02903
Data Source:
Providence Geographic Information System
Date: 10/30/2021



PROVIDENCE, RHODE ISLAND
PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JORGIE G. ELORZA, MAYOR | BARRIE NICKERSON, A.D.P. DIRECTOR