

Providence City Plan Commission

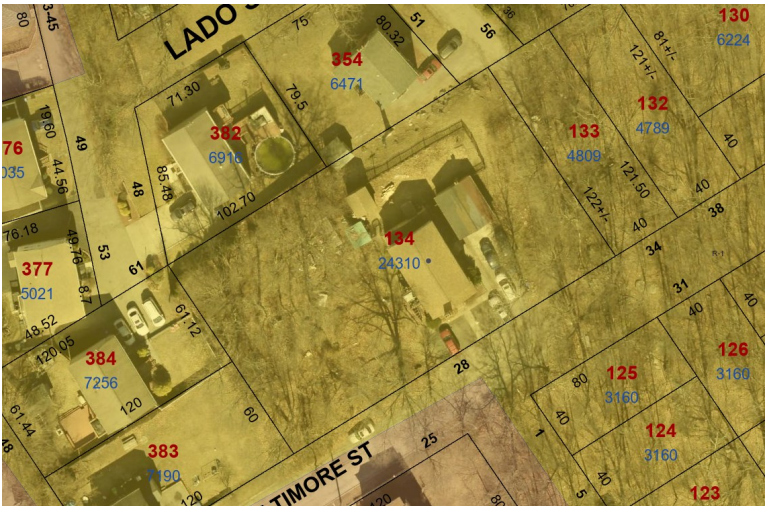
August 15, 2023



AGENDA ITEM 7 ■ 66 BALTIMORE STREET



View of site from Baltimore Street



Aerial view of lots

Aerial view of the lots

OVERVIEW

OWNER/ APPLICANT:	Kathleen Jacotin	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lot from R-1 to R-2
CASE NO./ PROJECT TYPE:	CPC Referral 3553 Rezoning from R-1 to R-2		
PROJECT LOCATION:	66 Baltimore Street AP 34 Lot 134; R-1 zone	RECOMMENDATION:	Recommend approval of proposed change
NEIGHBORHOOD:	Manton	PROJECT PLANNER:	Choyon Manjrekar

Discussion

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, it is the DPD's opinion 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 plan would conform to the development pattern suggested by the plan. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of 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. 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 make a positive recommendation to the Council to approve the change to R-2.