

# City of Providence

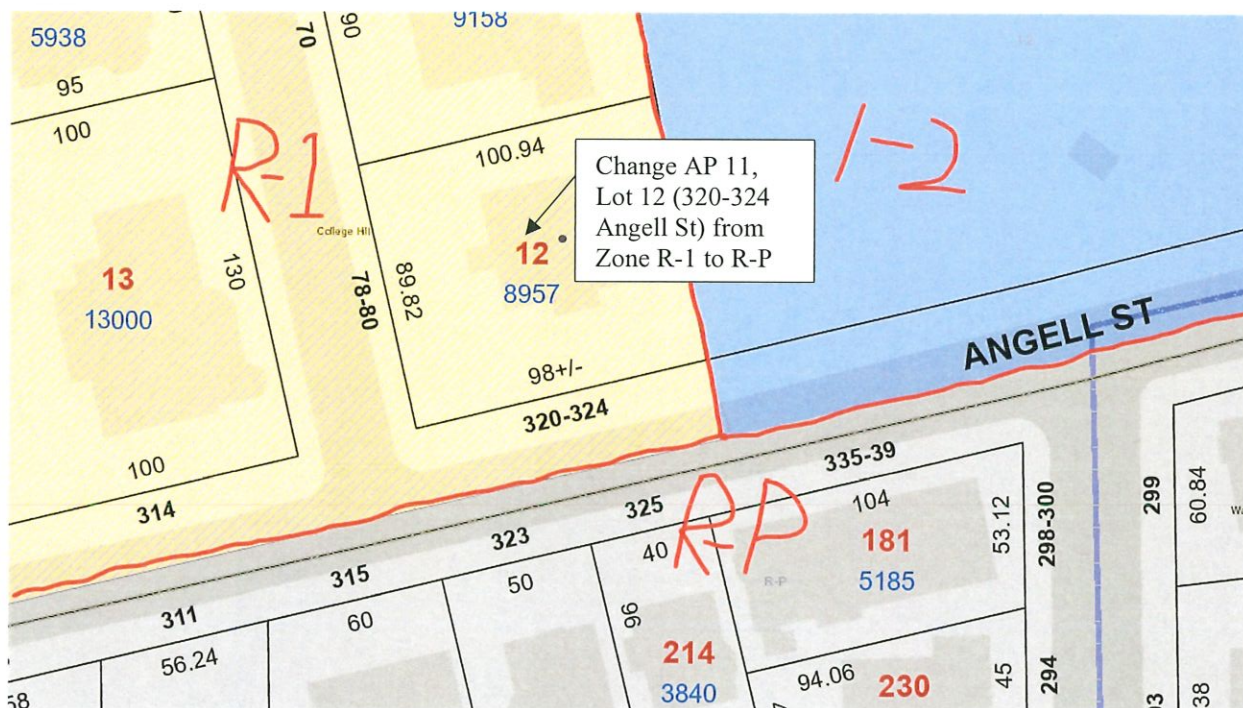
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## PETITION TO THE HONORABLE CITY COUNCIL

*The undersigned respectfully petitions your honorable body*

Curtis Point Realty, LLC, as owner of the subject lots, hereby petitions the City Council to:

Change the official Zoning Map of the City of Providence by changing the zoning designation for the property located at A.P 11, Lot 12 (otherwise known as 320 Angell Street) as shown on the accompanying map, from R-1 to R-P.



This proposed zoning map amendment is consistent with the City's Comprehensive Plan as well as the applicable purposes of zoning, as delineated in Section 101 of the City's Zoning Ordinance.

PETITIONER, Curtis Point Realty, LLC

By its Attorney,



Joelle C. Rocha, Esq.

Duffy & Sweeney, LTD

321 South Main Street, Suite 400

Providence, RI 02903

401-455-0700

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Dated: June 12, 2023

**CITY COUNCIL  
CITY OF PROVIDENCE**

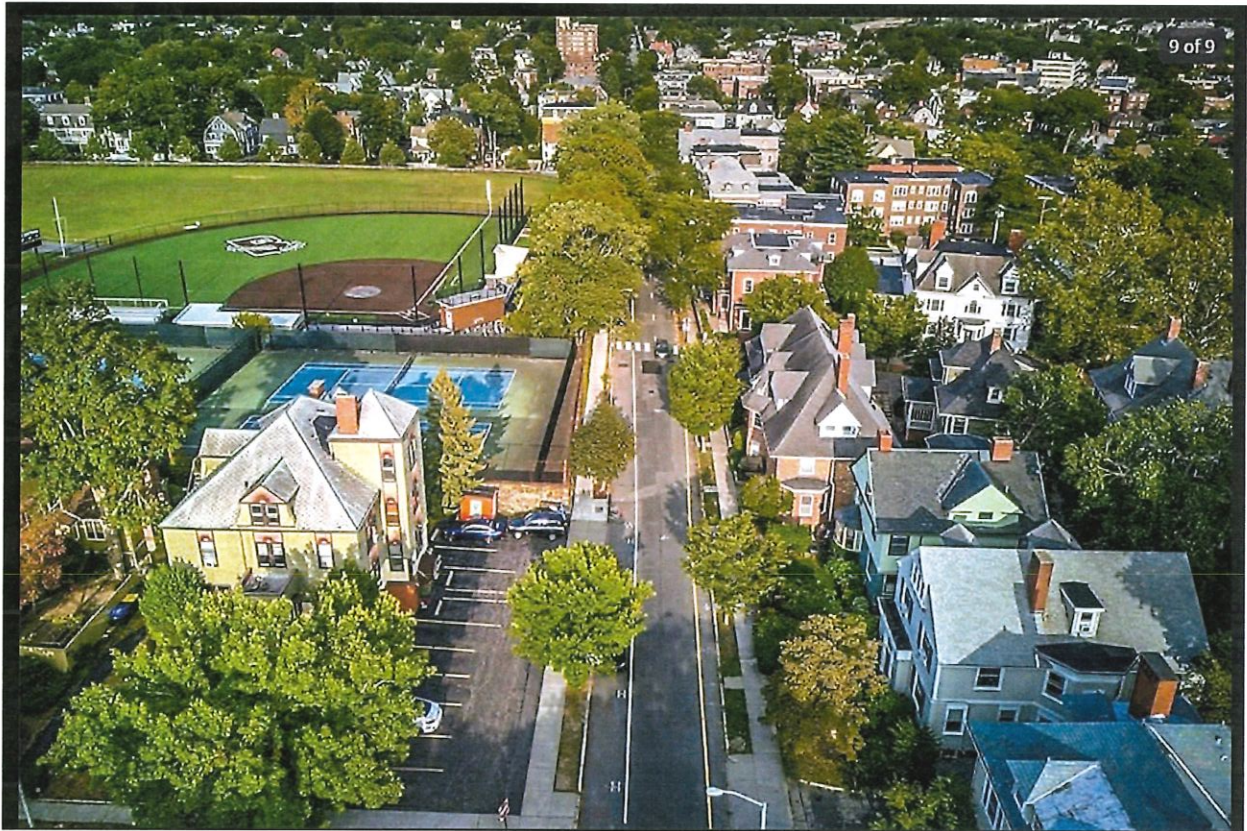
**IN RE: PETITION OF CURTIS POINT REALTY, LLC** for a change to the zoning map from R-1 to R-P for property located at Assessors Plat 11 Lot 12, otherwise known as 320 Angell Street.

Since the 1960s the Property has contained five apartments and a medical/dental office.

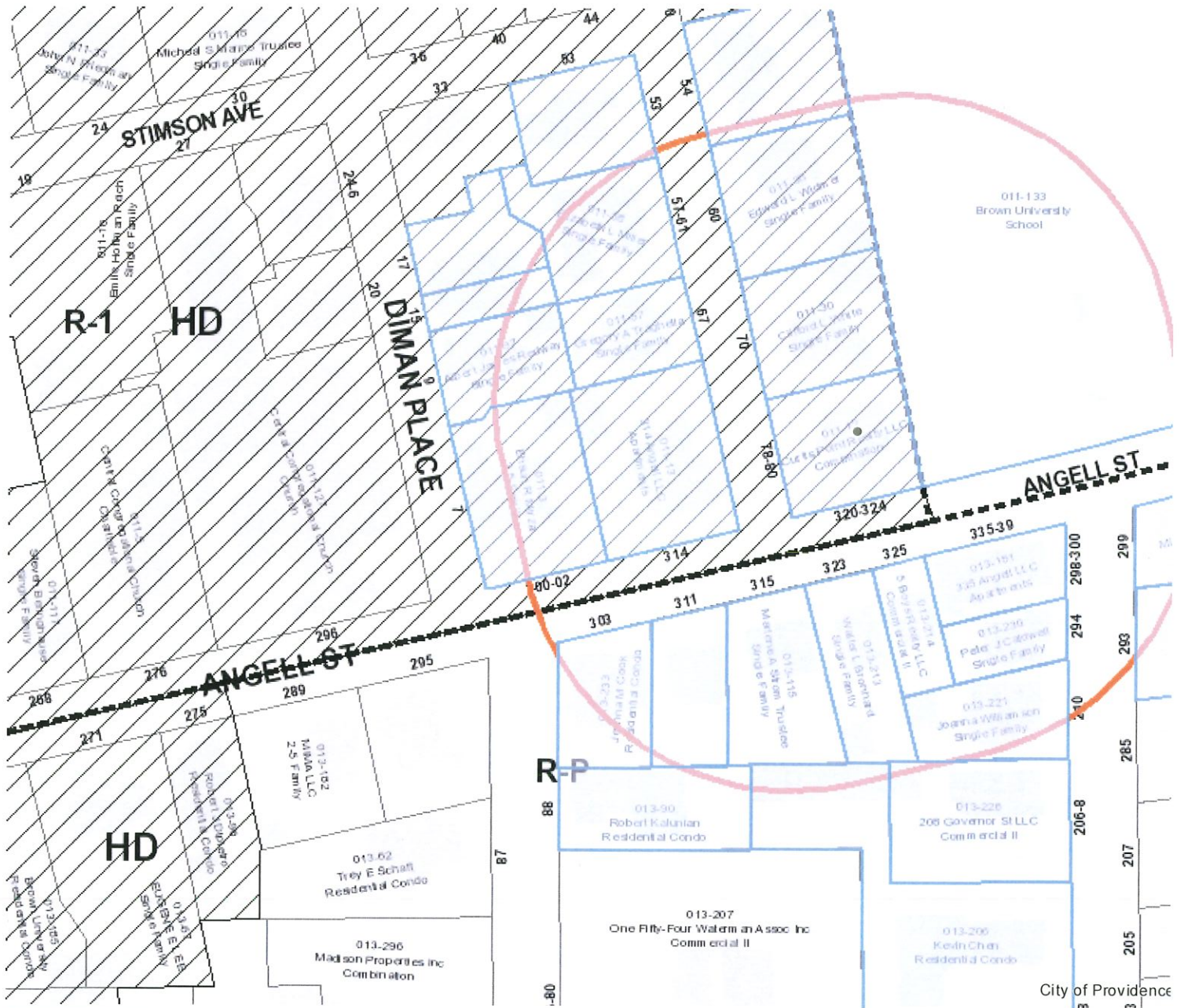


In 1966, by way of Zoning Board Resolutions 3191 and 3191-A, the previous owner obtained a special exception to be allowed 5 apartments and 1 medical office at the Property which was then zoned R-3.

Many of the surrounding residential properties are nonconforming to the current R-1 district in that they contain multi-family dwellings not allowed in the current zoning ordinance in the R-1 district. The area around the Property is mixed residential, commercial and abutted on one side by athletic fields/courts of Brown University. Across the street is the R-P zone (shown in gray) and abutting the property is the I-2 zone (shown in blue):



The Owner is seeking a zone change for his property currently zoned R-1 to R-P, “Residential Professional” in order to have some additional flexibility with the medical office unit in the building as demand for the same wanes. This would allow conversion of that unit into

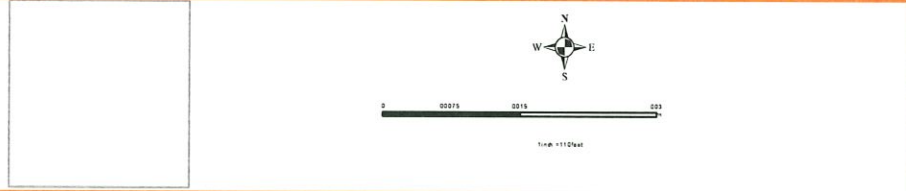


The information depicted on this map is for planning purposes only. It does not constitute a legal boundary definition, regulatory interpretation, or parcel-level analysis.

Prepared by the Providence Planning and Development GIS Unit  
 444 Westminster Street, Providence, RI 02903

Data Sources:  
 Providence Geographic Information System

Date: 7/1/2023



another Neighborhood Commercial Establishment which would compliment the existing five residential apartment uses and the uses in the area. The Residential Professional zone allows neighborhood commercial establishments as well as multi-family uses and is located just across Angell Street, making the proposed zoning and use of the property consistent with the area.

This Petition is consistent with the strategies listed in the Comprehensive Plan including:

1. allowing residential density at the same level as currently exists<sup>1</sup>; and
2. allowing for limited non-residential uses while maintaining the character of the neighborhood.

It will also allow for the medical office to be converted into a small art space for local artists and university students which is consistent with the provisions of AC1, AC2, AC3 and AC4 in the Comprehensive Plan. *See* pages 163-164.

PETITIONER, Curtis Point Realty, LLC

By its Attorney,



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<sup>1</sup> See page 22 of Comprehensive Plan