



# CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

## **PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING**

---

**TUESDAY, JANUARY 16, 2024, 4:45 PM**

Joseph Doorley Municipal Building, 444 Westminster Street,  
1<sup>st</sup> Floor meeting room, Providence RI 02903

The public may also remotely view and participate in the meeting on the Zoom platform using the following link: <https://us02web.zoom.us/j/87233568540>

For participation using audio and video, a device with webcam and microphone is required.

The public may participate by telephone by dialing one of the following toll-free numbers: 833 548 0276, 833 548 0282, 877 853 5247, or 888 788 0099

The Webinar ID is 872 3356 8540

***All matters appearing on the agenda are scheduled for discussion and possible vote or other action.***

### **OPENING SESSION**

- Call to Order
- Roll Call
- Approval of minutes from the December 12, 2023 meeting
- Election of officers
- Director's Report

### **MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW**

#### **PUBLIC HEARING**

#### **1. Case No. 23-056UDR – 2 Ware Ct**

##### **Applicant: Rossco Contracting Group**

The applicant is proposing to subdivide the lot which measures approximately 6,200 SF and is occupied by three buildings, into two lots of 2,171 SF and 4,032 SF with lots occupied by one and two buildings respectively. Pursuant to unified development review, the applicant is seeking relief from the requirements for minimum lot size, minimum lot width, impervious surface coverage and relief for two principal buildings on a lot – (AP 31 Lot 115, West End)

### **MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW**

#### **PUBLIC HEARING**

#### **2. Case No. 23-054UDR – 53 Pomona Ave**

##### **Applicant: Michael Kelly**

The applicant is proposing to subdivide the lot which measures approximately 9,682 SF and is zoned R-2, into two lots of 5,000 SF and 4,682 SF. Pursuant to unified development review, the

### **DEPARTMENT OF PLANNING & DEVELOPMENT**

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903

PHONE 401.680.8400 | [WWW.PROVIDENCERI.GOV/PLANNING](http://WWW.PROVIDENCERI.GOV/PLANNING)

applicant is seeking relief from the minimum lot size requirements where a minimum of 5,000 SF is required for each new lot – for vote (AP 64 Lot 896, Mt. Pleasant) – **continued from the December 12, 2023 meeting**

**CITY COUNCIL REFERRAL**

**3. Referral No. 3565 – 181, 187 and 191 Pocasset Ave and 11 Lowell Ave**

**Petitioner: JAVC LLC**

The petitioner is requesting a rezoning of the subject lots from R-3 to C-2 – for vote (AP 108 Lots 32, 24, 23 and 22, Silver Lake)

**CITY COUNCIL REFERRAL**

**4. Referral No. 3566 – 171-175 Admiral Street**

**Petitioner: LRV Properties LLC**

The petitioner is requesting a rezoning of the subject lot from R-3 to R-4 – for vote (AP 76 Lot 425, Wanskuck)

**CITY COUNCIL REFERRAL**

**5. Referral No. 3567 – 125 Tobey Street**

**Petitioner: Tobey Street LLC**

The petitioner is requesting a rezoning of the subject lot from R-3 to R-4, for which a minor land development project plan has been submitted – for vote (AP 35 Lot 555, Federal Hill)

**CITY COUNCIL REFERRAL**

**6. Referral No. 3568 – 20 America Street**

**Petitioner: PVD LLC**

The petitioner is requesting a rezoning of the subject lot from R-3 to R-4, for which a minor land development project plan has been submitted – for vote (AP 28 Lot 1046, Federal Hill)

**CITY COUNCIL REFERRAL**

**7. Referral No. 3569 – 64 America Street**

**Petitioner: Providence Growth 2019 Fund Holdings LLC**

The petitioner is requesting a rezoning of the subject lot from R-3 to R-4, for which a minor land development project plan has been submitted – for vote (AP 28 Lot 819, Federal Hill)

**ADJOURNMENT**

#### **IMPORTANT INFORMATION**

- Documents for the agenda items may be accessed at:  
<http://www.providenceri.gov/planning/city-plan-commission-cpc/>.  
Those who cannot access the documents electronically may call **401-680-8525** to make other arrangements.
- The public will have the opportunity to comment during the meeting in-person, through the electronic platform and by telephone. Public comment may also be submitted prior to the meeting by email to [cmanjrekar@providenceri.gov](mailto:cmanjrekar@providenceri.gov)
- The Commission encourages comments to be submitted at least 24 hours before the meeting. Comments accepted via email will be discussed at the meeting.
- The City of Providence is committed to providing individuals with disabilities an equal opportunity to participate in and benefit from the City's programs, activities, and services. If you have a disability and require accommodations in order to fully participate in this activity, contact Leonela Felix, Esq., Ethics Education and ADA Coordinator at 401-680-5333 or [LFelix@ProvidenceRI.gov](mailto:LFelix@ProvidenceRI.gov). Providing at least 72 hours' notice will help to ensure availability.
- Contact Choyon Manjrekar with the Department of Planning and Development [cmanjrekar@providenceri.gov](mailto:cmanjrekar@providenceri.gov) or **401-680-8525** if you have any questions regarding this meeting.