

**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

The Providence Community Health Centers, as owner of the below-referenced lot, hereby petitions 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 Tax Assessor's Plat 32, Lot 295 (otherwise known as 239 Cranston Street), and shown on the attached map, from R-3 to C-2.

THE PROVIDENCE COMMUNITY  
HEALTH CENTERS, INC.

By Its Attorneys,

CERVENKA GREEN & DUCHARME  
LLC



Jennifer R. Cervenka (#6430)  
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Providence, RI 02903  
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CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

November 6, 2023

Providence Community Health Centers  
c/o Ralph Chartier  
375 Allens Avenue  
Providence, RI 02905

**Re: Development Plan Review Project 2023-12, 239 Cranston Street (AP 322, Lot 295)**  
**Applicant/Owner:** Providence Community Health Centers

Dear Mr. Chartier:

Pursuant to Section 1905 of the Providence Zoning Ordinance, the above-referenced project was reviewed by the Development Plan Review Committee (DPRC) at a Zoom meeting on October 24, 2023. Alexis Thompson Zoning Official, Christopher Ise, Principal Planner, A.J. Elton, City Forester, and Craig Hochman, City Engineer from the Department of Public Works (DPW) were present on behalf of the DPRC. Chris Shea, from DiPrete Engineering, and Attorney Jennifer Cervenka, representing the applicant, were also present at the meeting.

The proposal calls for the construction of a new, 3,330-SF one-story addition to the existing one-story medical/dental building on a lot with a total area of 38, 545-SF. The project triggers development plan review because the project consists of the construction of an addition that is more than 2,500 SF and is to be located in a C-2 zone. The property is currently zoned R-3, but the applicant is seeking a zone change to C-2.

**ANALYSIS**

Based on an analysis of the use, a discussion with the applicant and engineer, and review of submitted plans, the DPRC determined that the extent of the development is satisfactorily depicted. The proposed addition was reviewed for conformance with the dimensional and design standards of the C-2 zone. The DPRC found that the proposed addition would improve the existing non-conformity by bringing the building closer to the street and by increasing ground floor transparency. The site plan was revised to identify the limit of disturbance (7,800-SF) to correctly calculate the amount of landscaping required. It was determined that the project complies with the 15% tree canopy coverage in Zoning Ordinance Article 15, *Trees and Landscaping*, with one existing large tree, and the addition of three small trees. Other landscape elements to include shrubs and grasses, are identified on the plan. The site plan shows a total of 34 parking spaces, exceeding the required number of 24 spaces. The City Engineer confirmed that the project does not need to comply with stormwater regulations. In response to concerns regarding the sidewalk condition along Bridgham Street adjacent to the proposed addition, the plan identifies improvements for ADA and pedestrian access to the site, and improvements to the tree well

**DEPARTMENT OF PLANNING & DEVELOPMENT**

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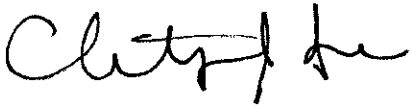
for the existing sidewalk tree. As a result of a new gas connection, the plan notes that the sidewalk and roadway will be sawcut and patched according to DPW standards.

**ACTION**

Based on the foregoing discussion, the DPRC finds the submitted plan to be in conformance with the zoning ordinance. The plan is hereby approved subject to the following conditions:

1. Approval of the zone change for the property from R-3 to C-2.
2. Any change to the development design and/or site layout of approved plans shall require the applicant to reappear before the Development Plan Review Committee.

Sincerely,



Christopher J. Ise  
Administrative Officer

cc: Alexis Thompson, Zoning Official, City of Providence  
Chris Shea, DiPrete Engineering  
Jennifer Cervenka, Cervenka Green & Ducharme LLC



Jennifer R. Cervenka  
(401) 214-1022  
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January 12, 2024

Ms. Tina L. Mastroianni  
City Clerk  
Department of City Clerk  
City of Providence  
25 Dorrance Street  
Providence, RI 02903

Re: Petition for Amendment to Zoning Map/Change of Zoning Designation  
*Petition:* The Providence Community Health Centers, Inc.  
*Parcel:* AP 32, Lot 295 (239 Cranston Street)

Dear Ms. Mastroianni:

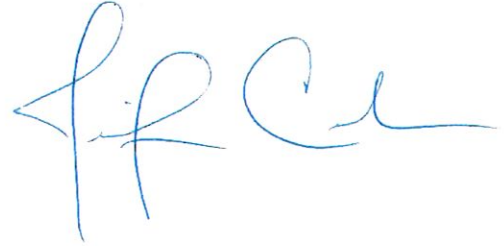
On behalf of The Providence Community Health Centers, Inc., I enclose a Petition to the City Council for an Amendment to the Zoning Map/Change of Zoning Designation with respect to the above-referenced property, including a detailed zone change map. The Applicant seeks to change the zoning district designation for this property from R-3 to C-2. The Petition is submitted in connection with an approved application for Development Plan Review (DPR) to construct a one-story addition to the existing one-story medical building at 239 Cranston Street. A copy of the DPR approval by the City's Development Plan Review Committee dated November 6, 2023, together with the approved plans, are attached.

I also enclose a check in the sum of \$150.00 (the required filing fee), as well as one set of mailing labels with the names and addresses of all property owners within a 200-foot radius of the subject property.

Please let us know if you have any questions or if you need any additional information for this Petition. Thank you for your assistance.

**cervenka green & ducharme llc**  
225 Dyer Street, 2<sup>nd</sup> Floor, Providence, RI 02903  
[www.cgdesq.com](http://www.cgdesq.com) | p: (401) 214-1020

Sincerely,  
CERVENKA GREEN &  
DUCHARME LLC

A handwritten signature in blue ink, appearing to read 'JRC', is positioned below the typed name.

Jennifer R. Cervenka

Enclosures

cc: Ralph Chartier, The Providence Community Health Centers, Inc. (via email)  
Chris Shea, DiPrete Engineering (via email)