

Providence City Plan Commission

May 20, 2025



AGENDA ITEM 2 ■ 83 ETHAN STREET



View of the building from Ethan Street



Aerial view of lot to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Pabel Fernandez	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lot from R-3 to C-2
CASE NO./ PROJECT TYPE:	CPC Referral 3596 Rezoning from R-3 to C-2		
PROJECT LOCATION:	83 Ethan Street R-3 zoning district AP 110 Lot 249	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Silver Lake	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lot from R-3 to C-2. Although zoned residential, the building has been used for a mix of uses that includes a bar for a number of years. The rezoning would render it a conforming use and allow for changes to the structure and maintenance of the use. The lot is in proximity to other small scale commercial uses within the residential zone. Given the mix of uses and the continued use of the subject lot, it would be appropriate to rezone it to C-2 as it would allow for operation of the use by right.

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 intended for medium density residential uses. The plan describes these areas as ones primarily for residential use, and also for appropriate small scale commercial uses and neighborhood commercial establishments. The plan also says that the map does not account for numerous nonconforming uses and those allowed by variance. In cases like these as well as the subject request, zoning changes are permissible to bring the zoning in line with existing conditions on the property when the use is compatible with the surroundings. The zone change would allow for continuation of a use that has operated for a number of years and is consistent with the neighborhood's character as discussed. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

It is the DPD's opinion that rezoning the lot would be appropriate and that it 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 recommend approval of the proposed zone change to the City Council.