

City of Providence

STATE OF RHODE ISLAND

PETITION TO THE HONORABLE CITY COUNCIL

The undersigned respectfully petitions your honorable body

I, Jeffrey Padwa, attorney for 1 Charles, LLC petition the Providence City Council for an amendment to the Providence Zoning Ordinance that would change the zoning district for the parcel located at 1 Charles Street (A.P. Plat 3, Lot 616) from R-4 to D-1-45, to allow the continued use of the property as “short-term rental” without an owner-occupancy requirement.

WHEREAS, 1 Charles, LLC (the "Applicant") acquired the property and improvements located at 1 Charles Street (the “Property”) in May 2022, relying on the City’s short-term rental zoning ordinance in effect at the time, which allowed the short-term rental use under annual renewable temporary use permits.

WHEREAS, the November 2024 zoning ordinance amendment introduced a new owner-occupancy requirement for short-term rental use in the R-4 zone, which materially changed the regulatory landscape for the Property despite its successful, established use.

WHEREAS, since June 2022, the Property has operated as a five-unit short-term rental, under valid temporary use permits issued annually in 2022, 2023, and 2024, demonstrating good faith reliance on the City's regulatory structure and full compliance with its terms.

WHEREAS, since June 2022, the use has coexisted peacefully with surrounding properties, generating no nuisance complaints, zoning violations, or enforcement actions, and the use has not resulted in traffic congestion, parking problems, or degradation of neighborhood character.

WHEREAS, the Property sits at a natural junction / transition point where more intensive land uses are already present and is adjacent to the Downtown Zone Commercial zoning district.

WHEREAS, rezoning the Property would complete a rational zoning boundary adjustment that reflects actual conditions on the ground.

WHEREAS, with a zoning district change from R-4 to D-1-45, the Property may continue to be used as short-term rental without being owner occupied.

WHEREAS, the structure located on the Property is a repurposed mill building, located adjacent to the Moshassuck River, and has been historically non-residential in form and scale, and the physical form of the structure reinforces its suitability for commercial zoning.

WHEREAS, rezoning the property in the Downtown Zone offers a clear and durable framework under which the Property and its use may continue to contribute to the local economy.

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

NOW THEREFORE, the Applicant petitions the Providence City Council to:

Amend the Zoning Designation for the property located at 1 Charles Street (A.P. Plat 3, Lot 616) from the R-4 Residential Zone to the D-1-45 Downtown Zone.

The Petitioner respectfully petitions the City Council to find that this Petition is consistent with the City's Comprehensive Plan and goals of the Zoning Ordinance and to enact this zoning district amendment.

Thank you for your consideration.

PETITIONER,

1 Charles, LLC

By its Attorney,

A handwritten signature in black ink, appearing to read "Jeff Padwa", is written over a horizontal line.

Jeffrey Padwa, Esq.

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