

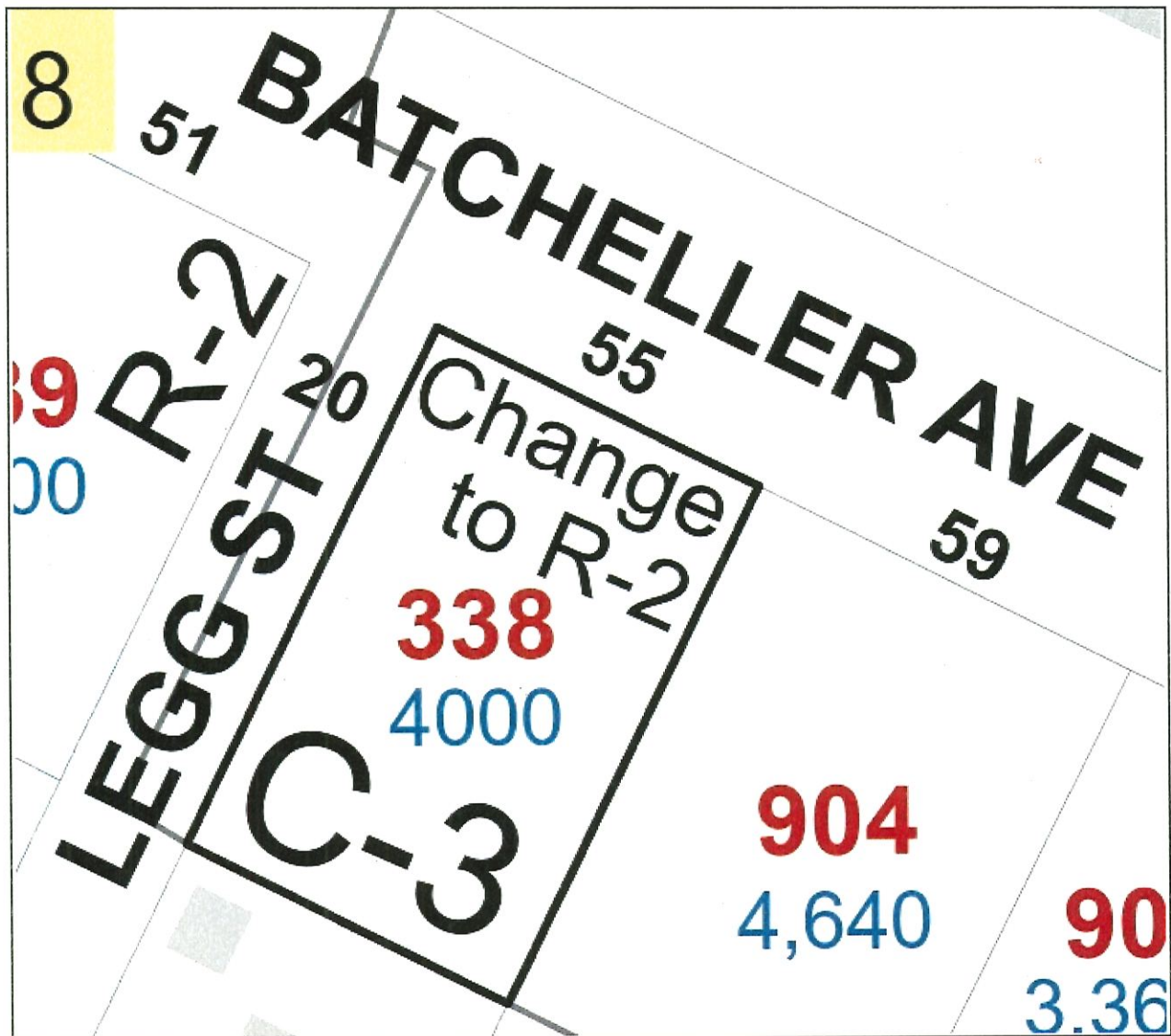
CHAPTER 2024-8

No. 99 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE ZONING DISTRICT ON THE OFFICIAL ZONING MAP FOR THE PROPERTY LOCATED ON ASSESSOR'S PLAT 77, LOT 338 (53 BATCHELLER AVENUE), FROM C-3 TO R-2

Approved March 13, 2024

*Be it ordained by the City of Providence:*

SECTION 1. Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance," Approved November 24, 2014, As Amended, is hereby further amended by changing the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 77, Lot 338 (53 Batcheller Avenue), from C-3 to R-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
FEB 15 2024  
FIRST READING  
READ AND PASSED

*Jana L. Mastrianni*  
CLERK

IN CITY COUNCIL  
MAR 07 2024  
FINAL READING  
READ AND PASSED

*Rachel M. Miller*  
RACHEL M. MILLER, PRESIDENT  
*Jana L. Mastrianni*  
CLERK

I HEREBY APPROVE.

*Brett P. Smith*  
Mayor

Date: *3/13/2024*

CITY OF PROVIDENCE  
STATE OF RHODE ISLAND

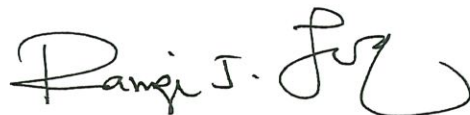
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

9-20-23

I, RAMZI J. LOQA ON BEHALF OF ROLAND TELLER (OWNER), HEREBY PETITION 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 53 BATHSELLER AVE, ASSESSOR'S PLAT 77, LOT 338, AND AS SHOWN ON THE ACCOMPANYING MAP, FROM THE CURRENT C-3 ZONING, TO THE PROPOSED R-2 ZONING



RAMZI J. LOQA, P.E.



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

November 15, 2023

Councilman Pedro Espinal,  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3556 – Petition to rezone 53 Batcheller Ave (AP 77 Lot 338) from C-3 to R-2**  
**Petitioner: Roland Tellier**

Dear Chairman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on November 14, 2023 requesting a rezoning of 53 Batcheller Ave from C-3 to R-2.

**FINDINGS OF FACT**

The petitioner is requesting to rezone 53 Batcheller Ave (AP 77 Lot 338) which is a vacant lot, from C-3 to R-2. The lot is in proximity to the C-3 zone on Silver Spring Street and on the northern portion of Batcheller Ave, but is located adjacent to the residential portion of Batcheller Ave to the west. The petitioner is requesting the rezoning to allow for a one or two family dwelling to be built on the subject lot, which is not permitted in the C-3 zone.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is one where low density residential uses are located adjacent to business/commercial uses. The CPC found that the rezoning would be consistent with the comprehensive plan as it would allow for construction of housing similar to the kind seen along Batcheller Ave. The CPC found that the rezoning 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.

**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)



**RECOMMENDATION**

On a motion by Commissioner Verdi, seconded by Commissioner Lipschitz, the CPC voted to recommend that the City Council rezone the lot to R-2.

The CPC voted as follows:

Aye: N. Verdi, C. Lipschitz, W. Sherry, M. Gazdacko

Sincerely,

A handwritten signature in black ink, appearing to be 'Choyon Manjrekar', with a stylized flourish at the end.

Choyon Manjrekar  
Administrative Officer