



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, AUGUST 20, 2024, 4:45 PM

Joseph Doorley Municipal Building, 444 Westminster Street,
1st 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 July 16, 2024 meeting
- Election of vice chair
- Director's Report

CITY COUNCIL REFERRAL

1. Referral No. 3585 – Amendment of ordinance to allow for expansion of self storage facilities

Petitioner: John Garrahy

Amendment of Section 2001 of the ordinance to exempt self storage facilities, which are nonconforming uses, from sections 2001.B, C and D pertaining to expansion, intensification and relocation of nonconforming uses – for vote

CITY COUNCIL REFERRAL

2. Referral No. 3586 – Expansion of nonconforming uses

Petitioner: Nicholas Hemond

Amendment of section 2001 of the ordinance which would allow for expansion of nonconforming uses through a special use permit granted by the zoning board of review – for vote

DEPARTMENT OF PLANNING & DEVELOPMENT

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

PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

MAJOR LAND DEVELOPMENT PROJECT

3. Case no. 24-021MA – 199 Oxford Street (Mary E Fogarty School)

Applicant: City of Providence

The applicant is requesting preliminary plan approval for construction of a three-story pre-k to middle school building following demolition of the structure – for vote (AP 48 Lots 2 and 481, Lower South Providence)

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

4. Case no. 24-039UDR – 118-120 Hawkins Street

Applicant: Carlos Rodrigues

The applicant is proposing to subdivide the lot which measures approximately 7,114 SF and is occupied by two buildings, into two lots of 4,668 SF and 2,446 SF resulting in one building on each lot. Pursuant to unified development review (UDR), the applicant is seeking relief from minimum lot size, lot width, side setback, rear setback and rear yard impervious coverage requirements – for vote (AP 99 Lot 474, Wanskuck)

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

5. Case no. 24-043UDR – 349 Wayland Ave

Applicant: Lofty Ambitions LLC

The subject lot measures approximately 15,000 SF and is occupied by a single family dwelling and a carriage house that the applicant is proposing to subdivide into two lots of approximately 8,491 SF and 6,509 SF with each structure on a separate lot, the carriage house converted to a single family dwelling and new detached and attached garages constructed. Pursuant to Unified Development Review (UDR) the applicant is seeking relief from the rear and side yard setback requirements – for vote (AP 39 Lot 187, Wayland)

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

6. Case no. 24-047UDR – 35 Meader Street

Applicant: Dan Hornby c/o 133 Courtland Street LLC

The applicant is proposing to subdivide the lot which measures approximately 9,600 SF into two lots of 4,800 SF each. Pursuant to unified development review (UDR), the applicant is seeking relief from the minimum lot size requirement of 4,800 SF and the rear yard setback requirement where 30' is required but 14' will be provided – for action (AP 32 Lot 171, 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
- 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. Providing at least 72 hours' notice will help to ensure availability.
- Contact Choyon Manjrekar with the Department of Planning and Development cmanjrekar@providenceri.gov or **401-680-8525** if you have any questions regarding this meeting.