

# RESOLUTION OF THE CITY COUNCIL

*No. 215*

**Approved April 23, 2025**

WHEREAS, A Petition was submitted to this Council by Derry Street, LLC, and Admiral Properties, LLC, requesting the abandonment of the end portion of Geoffrey's Court; and

WHEREAS, Douglas Realty, LLC, and Ladder 133, LLC, have claimed ownership rights in property adjacent to the portion of Geoffrey's Court to be abandoned; and

WHEREAS, The City Council has determined that the portion of Geoffrey's Court to be abandoned has ceased to be useful to the public; and

WHEREAS, The Claimants have consented to the abandonment pursuant to the agreement attached as Exhibit A; and

WHEREAS, The City Council takes no position on the dispute between Petitioners and Claimants.

IT IS RESOLVED, DECREED AND ORDERED:

That the indicated portion of GEOFFREY'S COURT shown on Street Line Section Plan #064878, dated December 11, 2023, prepared by the Department of Public Works is hereby abandoned as a Public Highway. Said abandonment is specifically conditioned upon the following:

1. Petitioner shall tender the amount of Two Thousand Four Hundred Dollars (\$2,400.00) to the City of Providence.
2. Petitioners shall grant any easement as may be reasonably required by Verizon as may be acceptable to both Petitioner and the respective utility.
3. After payment, Petitioner shall record this resolution in the Land Evidence Records of the City of Providence and then return to the City Plan Commission to complete the subdivision process.
4. Petitioner shall comply with all conditions contained herein within sixty (60) days from the date of passage, except that final City Plan Commission approval of the subdivision shall occur within one (1) year from the date of passage.

- 5. Such other terms and conditions as may be reflected in the record and minutes of the City Council Committee on Public Works, and/or as may be deemed appropriate by the Mayor or the Department of Law.

ORDERED, That the Traffic Engineer be and is hereby directed to cause a sign to be placed on the above-named highway abandoned as aforesaid, having thereon the words, "Not a Public Highway," and it is further

ORDERED, That after the entry of this order or decree the City Clerk shall cause a notice thereof to be published in a newspaper published in the County of Providence at least once a week for three successive weeks and a further and personal notice shall be served by the City Sergeant upon every owner of land abutting the above-named highway which has been abandoned who is known to reside within the State.

IN CITY COUNCIL  
 APR 17 2025  
 READ AND PASSED

*Rachel M. Miller*  
 RACHEL M. MILLER, PRESIDENT  
*Sara L. Mastrosanni*  
 CLERK

I HEREBY APPROVE.

*Burt P. S.*  
 Mayor

Date: *4/23/25*

Agreement

Douglas Realty, LLC (Douglas), and Ladder 133, LLC (Ladder), have claimed ownership rights in the parking lot area on AP 68, Lot 243, abutting Geoffrey's Court. Derry Street, LLC (Derry) and Admiral Properties, LLC (Admiral) dispute those claims. The claims have not been resolved among the parties or decided by any court or other tribunal. Douglas, Ladder, Derry and Admiral have agreed that if the pending Petition to Abandon a Portion of Geoffrey's Court is granted, and that if before September 1, 2033, any portion of AP 68, Lot 243, is confirmed by court judgment, settlement or otherwise, to be owned by Douglas or Ladder, their successors or assigns, then the title to whatever portion of Geoffrey's Court that is abandoned pursuant to the Petition that may be necessary by law (e.g., including for the purposes of set-backs and/or other zoning and/or similar requirements) in order for Douglas or Ladder, or their successors or assigns, to continue to use the parking lot area on AP 68, Lot 243, shall be transferred to and vest in Douglas or Ladder, their successors or assigns, as the owner of said portion of Lot 243.

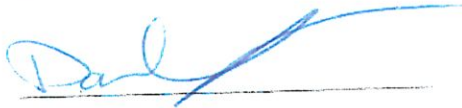
The Agenda of the Providence City Council's Committee on Public Works is attached as pages 2 and 3 of this Agreement and the Petition to abandon a portion of Geoffrey's Court that it considered at that meeting is attached as pages 4-9 of this Agreement.

Douglas Realty, LLC:



3-27-25

Ladder 133, LLC:



3-27-25

Derry Street, LLC

  
By John T. Longo

3-27-25

Admiral Properties, LLC

  
By John T. Longo

3-27-25

①

**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*

Derry Street, LLC, and Admiral Properties, LLC, being the owners of the properties abutting either side of the stub of Geoffrey's Court which has never been improved, request the City abandon that stub of Geoffrey's Court. The stub consists of the approximately 19' x 15' area (285 sq. ft.) shaded on Exhibits A and B. A photo of the area is shown on Exhibit C.

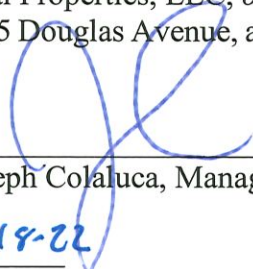
The Petitioners agree to pay the reasonable fair market value for their respective portions of the stub, agree to move, or grant an easement for, the existing utility pole in the middle of the stub, and will provide a Class I survey to facilitate this request.

Respectfully Submitted:

Derry Street, LLC, *owner of*  
11 Derry Street, a/k/a AP 68, Lot 243

Admiral Properties, LLC, *owner of*  
143-145 Douglas Avenue, a/k/a AP 68, Lot 206

  
\_\_\_\_\_  
By John T. Longo, Attorney

  
\_\_\_\_\_  
By Joseph Colaluca, Managing Member

10-18-22  
Date

10-18-22  
Date

Attorney for the Petitioners:

  
\_\_\_\_\_  
John T. Longo, Esq./#4928  
996 Smith Street, Suite 101  
Providence, RI 02908  
(401) 378-4441  
[jtlongo@citadelpc.com](mailto:jtlongo@citadelpc.com)

10-18-22  
Date

# Exhibit A

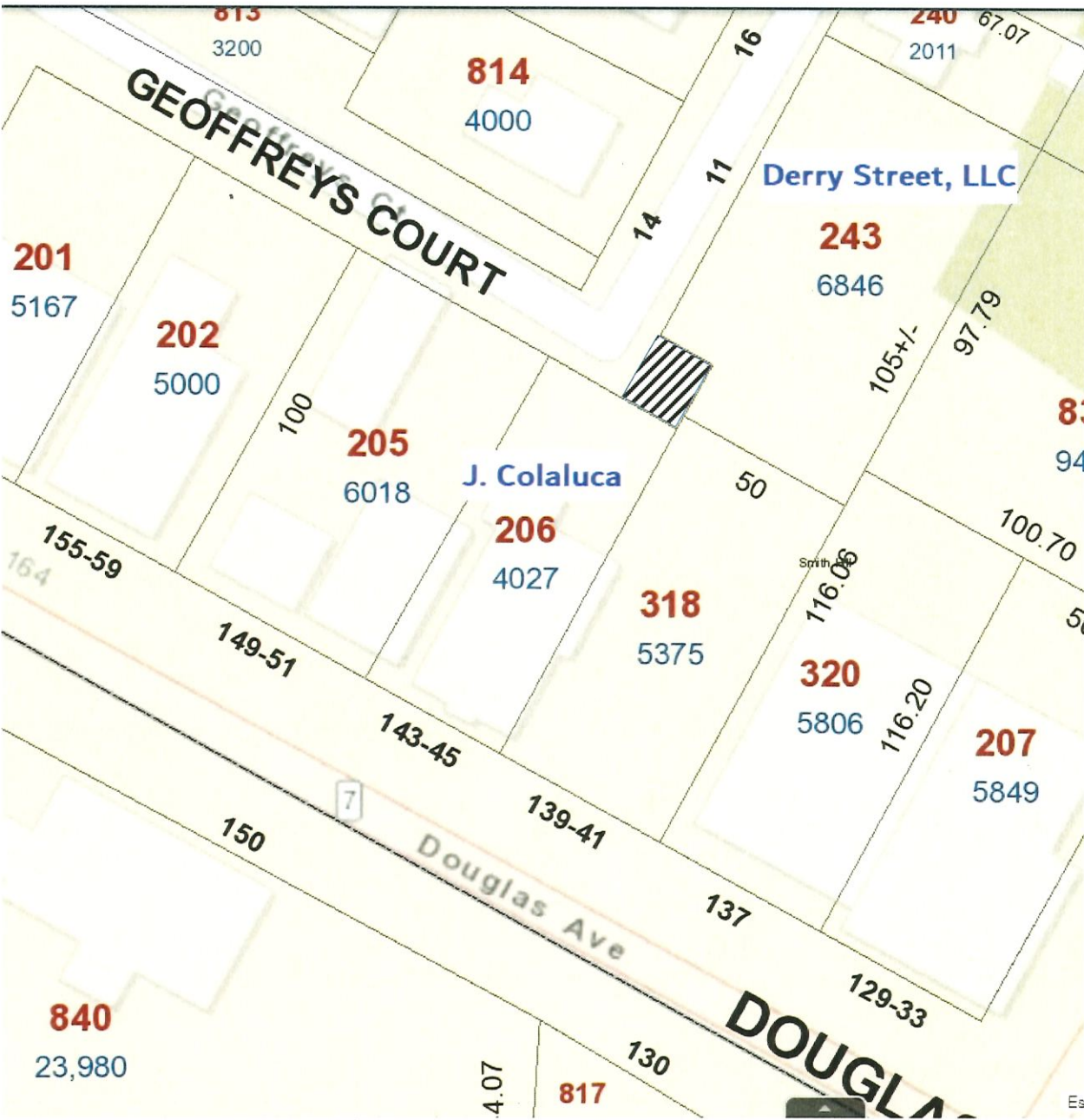


Exhibit A Source: Providence GIS

# Exhibit B

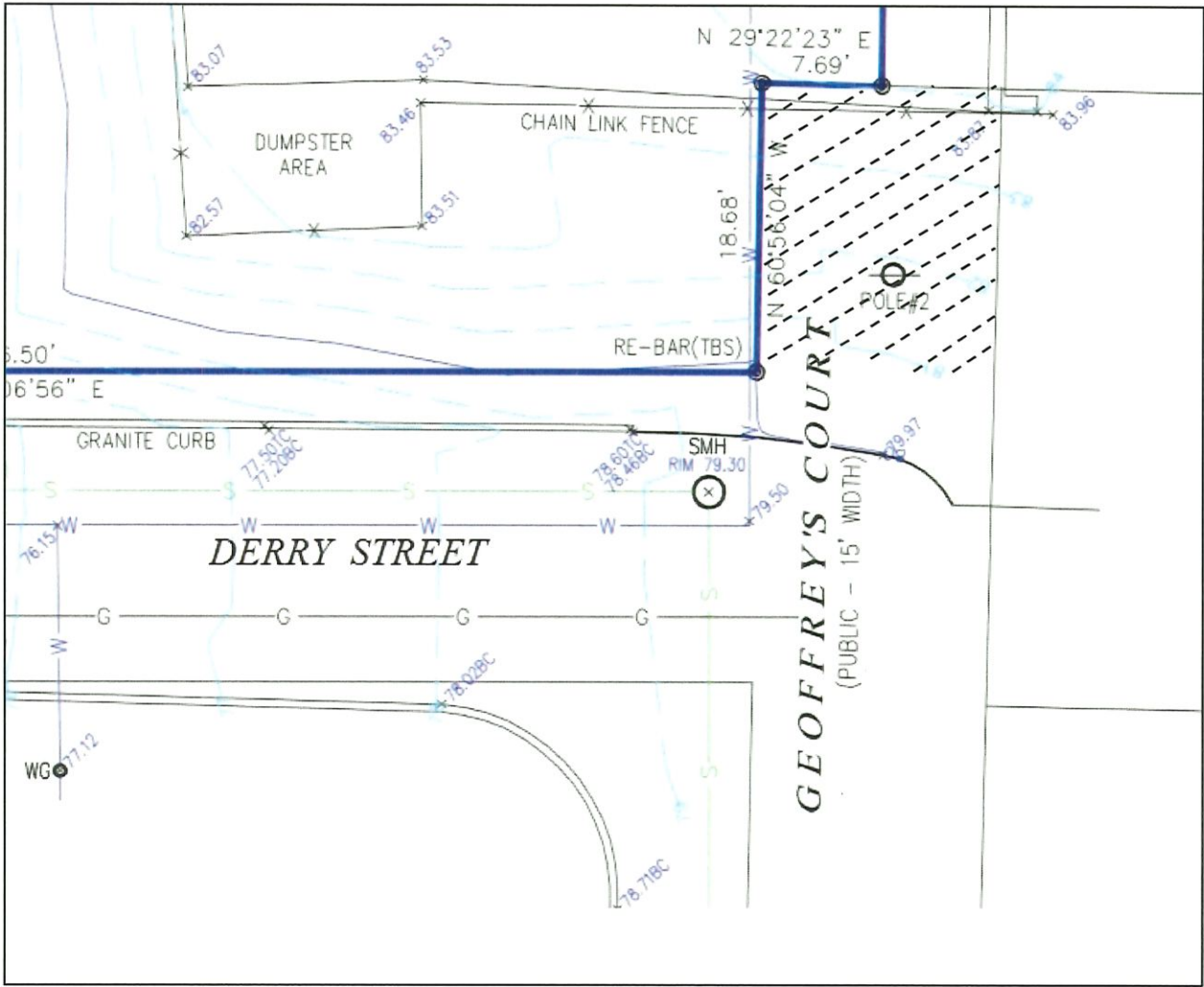


Exhibit B Source: August 2022 Survey

# Exhibit C

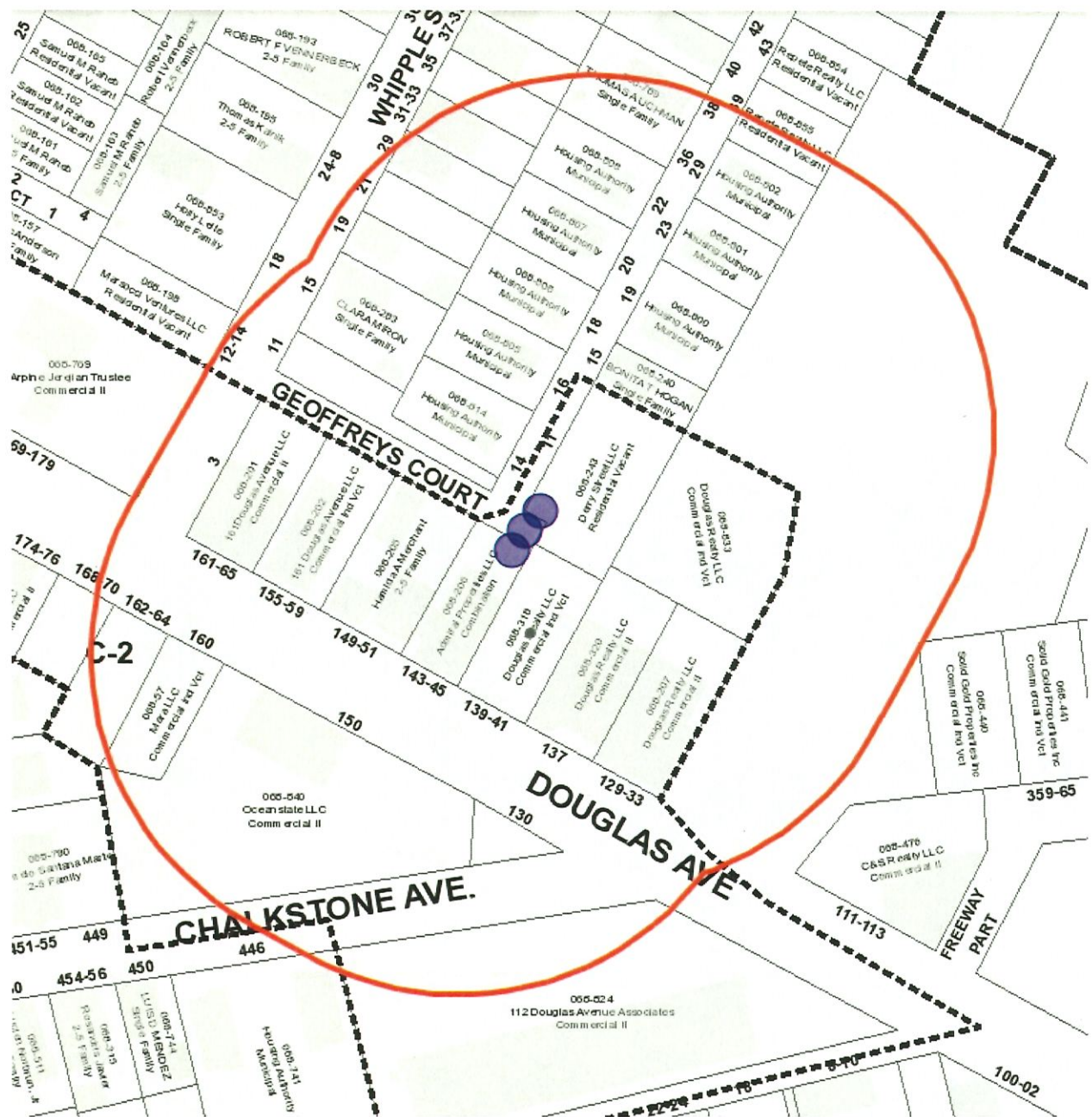


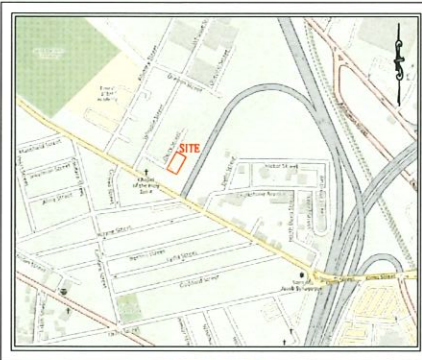
*Exhibit C Unimproved Portion of Geoffrey's Court*

*Taken 10/17/22*

# Geoffrey's Court Abandonment Petition

200 Foot Radius of 143-145 Douglas Avenue and 11 Derry Street





LOCUS MAP  
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

LOT 243: DEED BOOK 8670, PAGE 147  
 LOT 240: DEED BOOK 3041, PAGE 98  
 LOT 206: DEED BOOK 1335, PAGE 15  
 LOT 318: DEED BOOK 10974, PAGE 24  
 LOT 320: DEED BOOK 10974, PAGE 24  
 LOT 833: DEED BOOK 10974, PAGE 24

PLANS

PLAT ENTITLED "PLAT OF HOUSE LOTS IN PROVIDENCE BELONGING TO HARVEY F. PAYTON, SURVEYED & PLATTED AUGUST, 1850 BY CUSHING AND FARNUM, COPIED DEC. 11, 1851 BY SCHUBARTH AND HAINES", WHICH PLAT IS RECORDED IN THE CITY OF PROVIDENCE REGISTRY OF DEEDS ON PLAT CARD 305.

PLAT ENTITLED "A PLAT OF A LOT OF LAND SITUATED IN NORTH PROVIDENCE, AND BELONGS TO MR. EDWARD A BUSH PROVIDENCE CITY SURVEYED AUGUST 15, 1843, AND LAID OFF INTO LOTS FOR SALE AND PLATTED BY SAMUEL ANGELL, SCALE 1"=80', WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF PROVIDENCE ON PLAT CARD 372.

PROVIDENCE R.I.P.W. DEPT.—ENGINEERING OFFICE, CITY PROPERTY SECTION, PLAN NO. 061311, DATE NOVEMBER 21, 1955.

GEOFFREY'S COURT ABANDONMENT DESCRIBED IN RESOLUTION #275.

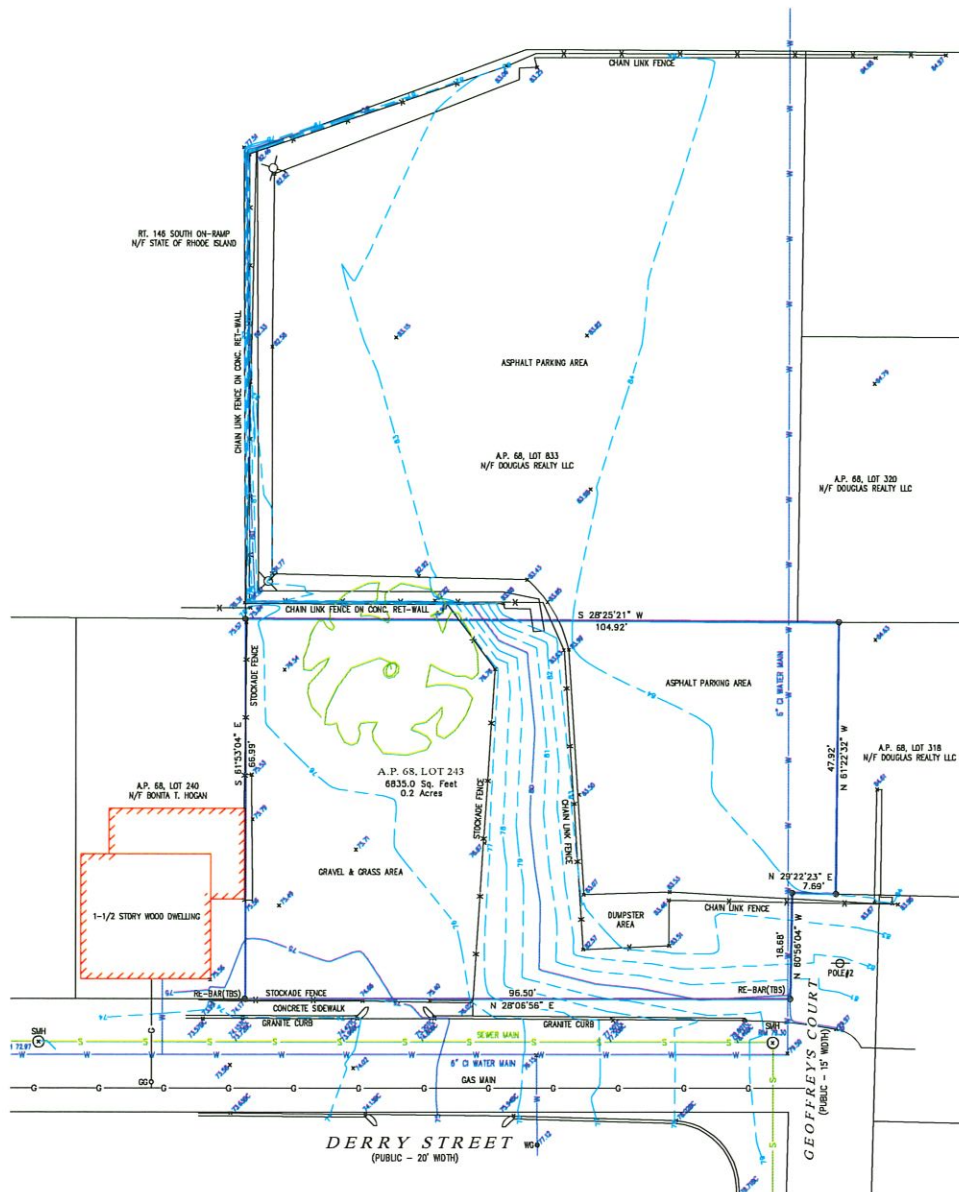
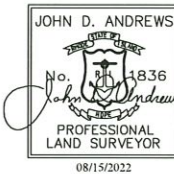
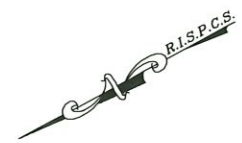
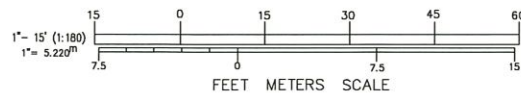
STATE HIGHWAY PLAT NO. 1305 AND 1614A, PROVIDED TO THIS OFFICE BY THE STATE OF RHODE ISLAND D.O.T.

ZONED: C-2

LEGEND

- UTILITY POLE
- FENCE
- STONEWALL
- PROPERTY LINE (EXISTING OR NEW)
- GRANITE BOUND W/ DRILL HOLE
- PROPERTY CORNER W/ MONUMENT
- PROPERTY CORNER / PROPOSED MONUMENT
- TREE
- PINE TREE
- SPOT ELEVATION (NAVD-88)

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



**CERTIFICATION**  
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	T-1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 08/15/2022  
 JOHN D. ANDREWS, P.L.S. REG. NO. DATE  
 DOUGLAS DESIGN GROUP (LS.000A354-COA)

Certification  
 Drawn by BA  
 Checked by JA  
 Revised on

Project  
 COMPREHENSIVE BOUNDARY AND TOPOGRAPHIC SURVEY OF LAND  
 PREPARED FOR  
**11 DERRY STREET**  
 A.P. 68, LOT 243  
 PROVIDENCE  
 RHODE ISLAND  
 Date: AUGUST 10, 2022  
 Scale: 1" = 15'

Owner:

LAND SURVEYING + CONSULTING  
 BAY TOWER - LOWER LEVEL SUITE C  
 101 PLAIN STREET  
 PROVIDENCE, RHODE ISLAND 02903  
 509-821-8728 774-284-0085  
 douglasdesigngroup@gmail.com

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Issued On  
 Sheet Contents  
 PROPERTY SURVEY AND SITE PLAN  
 Project Number: 09.19.1544  
 Drawing No.  
 Sheet 1 of 1

# John T. Longo

Attorney at Law

556 Atwells Avenue, Suite 100  
Providence, RI 02909  
(401) 378-4441  
Fax (401) 537-91

August 17, 2023

Sheri A. Petronio, First Deputy  
Providence City Clerk  
25 Dorrance Street  
Providence, RI 02903

RE: Geoffrey's Court Abandonment  
My Clients: Derry Street LLC (Owner of 11 Derry Street, AP 68, Lot 243)  
Admiral Properties, LLC (Owner of 145 Douglas Avenue, AP 68, Lot 206)

Dear Ms. Petronio:

Following up on the June City Council Committee hearing regarding this matter:

1. Enclosed is a check for \$804.96 for the advertising costs of the Public Hearing.
2. If the abandonment is approved, ½ the street will be purchased by Derry Street, LLC, and added to its parcel at 11 Derry Street. The other ½ will be purchased by Admiral Properties, LLC, and added to its parcel at 145 Douglas Avenue. (I have spoken with Bill Coyle, in the Tax Assessor's Office, and shared the accompanying plan and legal descriptions with him showing that division.)
3. As a condition of the abutters, Douglas Realty, LLC, and Ladder, 133 LLC, withdrawing their objection to the abandonment, my clients have agreed the following may be included in the abandonment ordinance:

Douglas Realty, LLC (Douglas), and Ladder 133, LLC (Ladder), have claimed ownership rights in the parking lot area on AP 68, Lot 243, abutting Geoffrey's Court. Derry Street, LLC (Derry) and Admiral Properties, LLC (Admiral) dispute those claims. The claims have not been resolved among the parties or decided by any court or other tribunal. Douglas, Ladder, Derry and Admiral have agreed that if the pending Petition to Abandon a Portion of Geoffrey's Court is granted, and that if before September 1, 2033, any portion of AP 68, Lot 243, is confirmed by court judgment, settlement or otherwise, to be owned by Douglas, its successors or assigns, then the title to whatever portion of Geoffrey's Court that is abandoned pursuant to the Petition that may be necessary by law (e.g., including for the purposes of set-backs and/or other zoning and/or similar requirements) in order for Douglas or Ladder, or their successors or assigns, to continue to use the

parking lot area on AP 68, Lot 243, shall be transferred to and vest in Douglas, its successors or assigns, as the owner of said portion of Lot 243.

I believe this is all the Committee was waiting for to reschedule the matter for a hearing and vote but please let me know if you need anything else or have any questions.

Sincerely,



John T. Longo  
John@striveri.com

Parcel A

**Metes & Bound Description – for the benefit of A.P. 68, Lot 243**

11 Derry Street, Providence, Rhode Island

That certain lot or parcel of land with all buildings and improvements thereon, situated on the southeasterly side of Derry Street, City of Providence, Providence County, State of Rhode Island and being further described as follows.

Beginning at a point set on the southeasterly line of Derry Street, marking the most northerly corner of the parcel herein described. Said point also being the most westerly corner of land now or formerly Derry Street LLC and being (Point A) as shown on a City of Providence Street Abandonment Plan No. \_\_\_\_\_;

Thence running S 60°56'04" E, bounded northeasterly by said Derry Street LLC land, a distance of eighteen and sixty eight hundredths (18.68) feet to a point for a corner, marked as (Point B) on said Plan;

Thence turning and running S 29°22'23" W, bounded southeasterly by said Derry Street LLC land, a distance of seven and sixty nine hundredths (7.69) feet to a point for a corner and land now or formerly Douglas Realty LLC - marked as (Point C) on said Plan ;

Thence turning and running N 60°56'04" W, bounded southwesterly by Parcel B, a distance of eighteen and fifty one hundredths (18.51) feet to a point for a corner set on the said south easterly line of said Derry Street - marked as (Point F) on said Plan ;

Thence turning and running N 28°06'56" E, along the said southeasterly line of Derry Street, a distance of seven and sixty nine hundredths (7.69) feet to the point and place of beginning.

Area of said Parcel A 143 Square Feet.

Parcel B

**Metes & Bound Description – for the benefit of A.P. 68, Lot 206**

145 Douglas Avenue, Providence, Rhode Island

That certain lot or parcel of land with all buildings and improvements thereon, situated on the southeasterly side of Derry Street, City of Providence, Providence County, State of Rhode Island and being further described as follows.

Beginning at a point set at the intersection of the southeasterly line of Derry Street with the southwesterly line of Geoffreys Court, marking the most westerly corner of the parcel herein described and being marked as (Point E) as shown on a City of Providence Street Abandonment Plan No. \_\_\_\_\_;

Thence running N 28°06'56" E, along the said southeasterly line of Derry Street, a distance of seven and sixty nine hundredths (7.69) feet to a point for a corner and Parcel A - marked as (Point F) on said Plan ;

Thence turning and running S 60°56'04" W, bounded northeasterly by Parcel A, a distance of eighteen and fifty one hundredths (18.51) feet to a point for a corner and land now or formerly Douglas Realty LLC - marked as (Point C) on said Plan ;

Thence turning and running S 29°22'23" W, bounded southeasterly by said Douglas Realty LLC land, a distance of seven and sixty nine hundredths (7.69) feet to a point for a corner and land now or formerly Admiral Properties LLC - marked as (Point D) on said Plan ;

Thence turning and running N 60°56'04" E, bounded southwesterly by said Admiral Properties LLC, a distance of eighteen and thirty four hundredths (18.34) feet to the point and place of beginning.

Area of said Parcel A 140 Square Feet.

REFERENCES

PLANS:

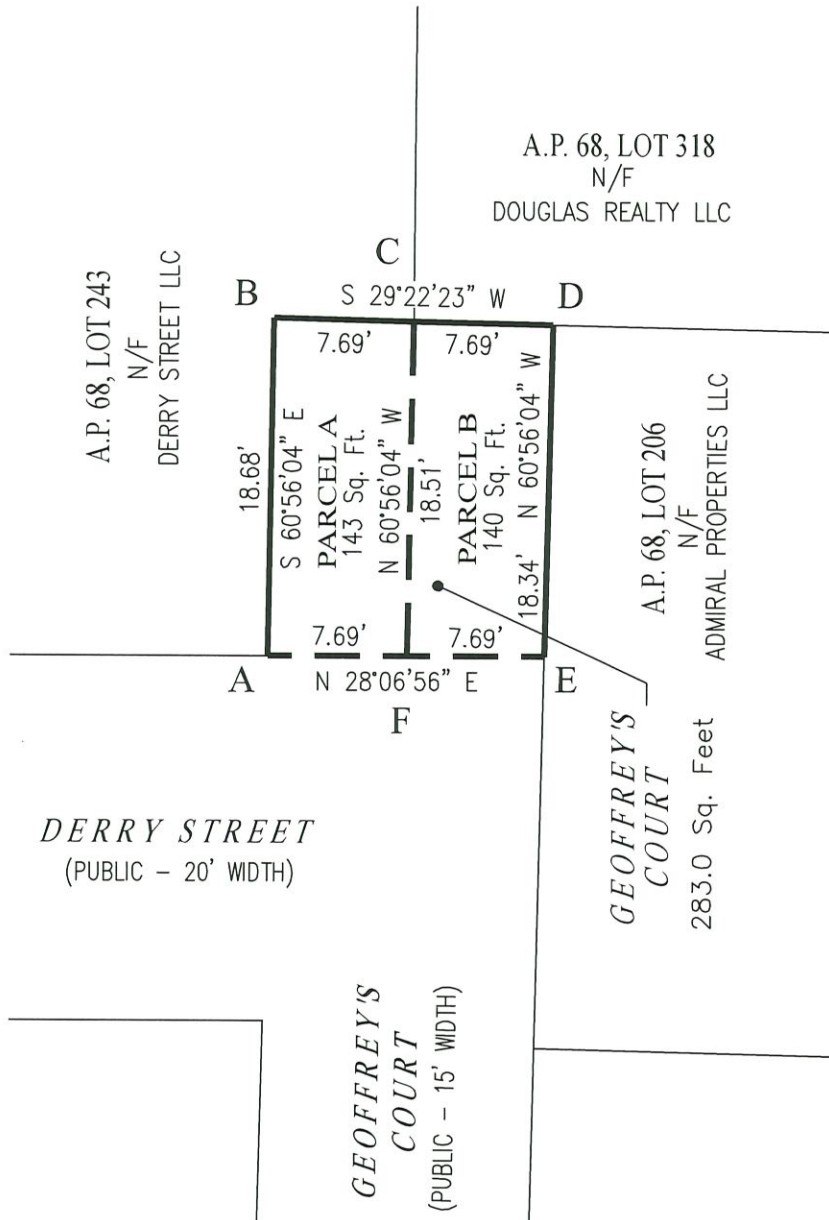
CITY STREET LINE PLANS, FOUND AT THE CITY OF PROVIDENCE ENGINEERING DEPARTMENT - DERRY STREET & GROFFREYS COURT.

PROVIDENCE, R.I.

P.W.DEPT. • ENGINEERING OFFICE  
STREET LINE SECTION

Plan No. \_\_\_\_\_

Date \_\_\_\_\_



PARCEL A: Cross-Hatched Area (A-B-C-F-A)  
indicates proposed abandonment  
No sewer easement required  
143.0 S.F..

PARCEL B: Cross-Hatched Area (F-C-D-E-F)  
indicates proposed abandonment  
No sewer easement required  
140.0 S.F..

Lot numbers taken from A.P. 68

CITY OF PROVIDENCE, R.I.

Public Works Dept. • Engineering Office

Showing Proposed Abandonment of a  
Portion of Geoffrey's Court

Drawn by jda Checked by bsa

Scale 1" = 8' Date 7-10-2023

Correct \_\_\_\_\_ Associate Engr.

Approved \_\_\_\_\_  
CHIEF ENGINEER





PROVIDENCE POLICE DEPARTMENT  
Patrol Bureau  
325 Washington St., Providence, RI 02903

November 18, 2022

To: Sheri A. Petronio, City of Providence First Deputy City Clerk  
From: Cpt Luis F. San Lucas, Traffic Bureau Commanding Officer  
Subject: Petition to the City Council for granting of Abandonment of portion of Geoffrey's Court

Sir,

After reviewing the petition for abandonment of portion of Geoffrey's Court on behalf of 11 derry St Plat 68 lot 243 and 143-145 Douglas Ave Plat 68, lot 206, dated Nov 4, 2022. The Providence Police Department has no objection to the request.

Respectfully Submitted

Luis F. San Lucas  
////original signed////////

**STEVEN M. PARÉ**  
Commissioner of Public Safety  
Acting Chief of Department



**JORGE O. ELORZA**  
Mayor

Department of Public Safety, Fire Department  
*"Building Pride in Providence"*

December 7, 2022

The Honorable Michael J. Correia  
Councilman  
Chairman, Committee on Public Works  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

**RE: Geoffrey's Court**

Dear Councilman Correia:

I am in receipt of your memorandum regarding the petition that was filed by John T. Long, Esquire on behalf of Derry Street, LLC who is requesting the City to abandon that stub of Geoffrey's Court which consists of the approximately 19' x 15' area (285 square feet) as referenced in the exhibits that were provided to this office.

After review, it does not appear that this request would negatively impact public safety, therefore, this office does not have any public safety concerns at this time and no objections to the proposed petition.

If you have any questions, please feel free to contact my office.

Respectfully,

Steven M. Paré  
Commissioner of Public Safety  
Acting Chief of Department

cc: Tina Mastroianni, Acting City Clerk

Patricia A. Coyne-Fague, Esq.  
Director



Brett P. Smiley  
Mayor

## DEPARTMENT OF PUBLIC WORKS

*"Building Pride in Providence"*

December 11, 2023

Honorable Oscar Vargas  
Chairman of the Public Works Committee  
Providence City Council-City Hall  
Providence, R.I. 02903

**RE: Proposed Abandonment of a Portion of Geoffreys Ct.**

Dear Councilman Vargas:

This department has no objection to the proposed abandonment of a portion of Geoffreys Ct. in conjunction with the attached plan, entitled "Prov., P.W. Dept.-Engineering Office, Street Line Section, Plan No. 064878. Area of abandonment is designated as area A-B-C-D-A on the accompanying plan.

Total square footage equals 280.2 square feet.  
See accompanying plan for plat and lot numbers.  
No sewer easement is required.

According to Informational Bulletin 2003.1 issued by the Rhode Island Board of Registration for Professional Land Surveyors, road abandonments constitute a boundary change, and as such, requires a Class 1 survey prepared by a professional Land Surveyor, properly licensed by said board. If we can further assist you in this regard, please advise.

Very truly yours,

Patricia A. Coyne-Fague, Esq.  
Director-D.P.W.

cc: T. Mastroianni-City Clerk  
AZ-DPW, J. Mulligan-Planning Dept.  
N. Poulos, Esq.-Law Dept.  
J. Muscatelli-Tax Assessors

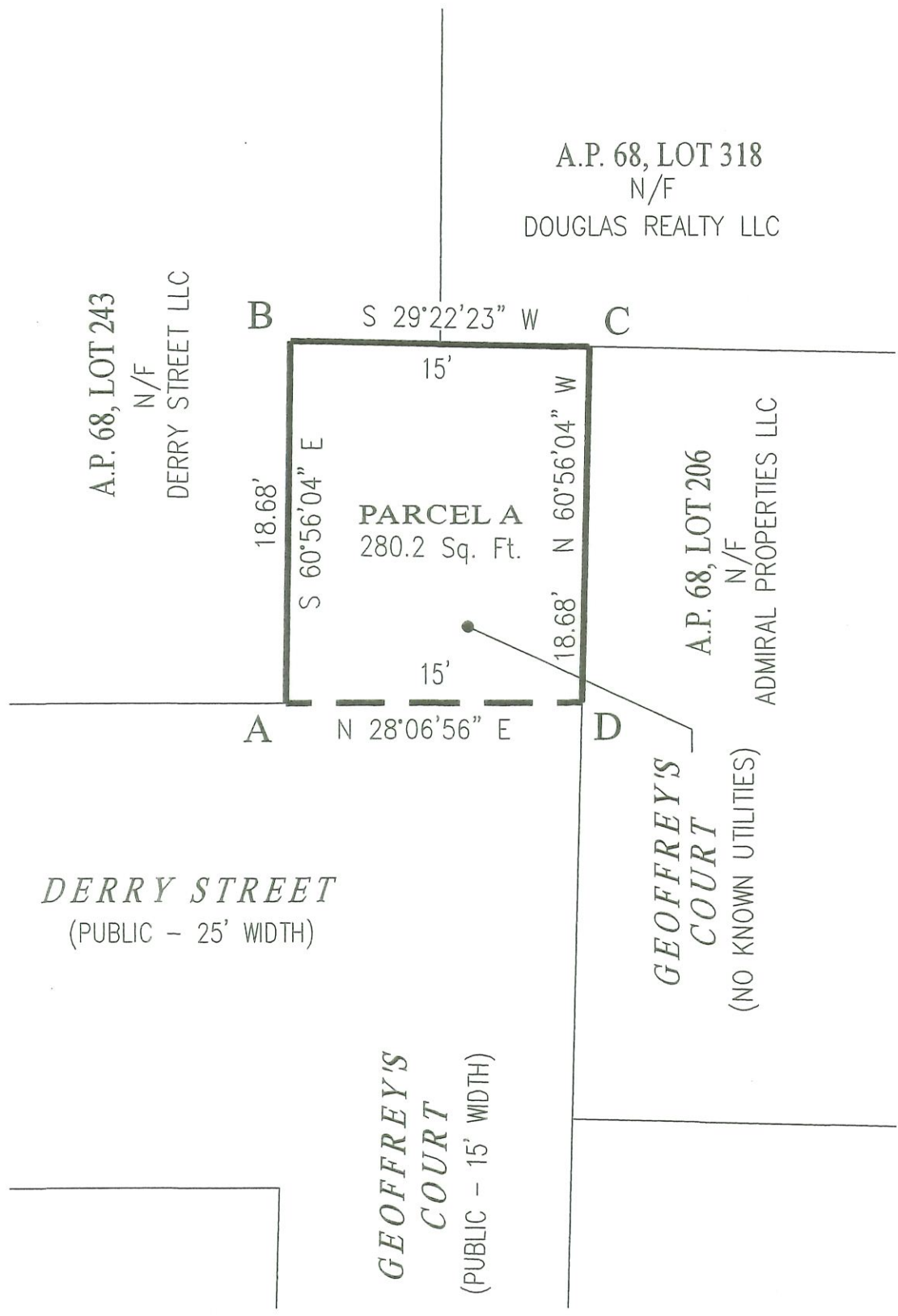
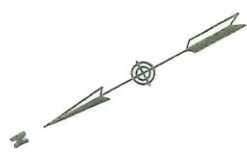
700 Allens Avenue Providence, Rhode Island 02905  
Phone 401-467-7950/Fax 401-941-2567  
[www.providenceri.com/dpw](http://www.providenceri.com/dpw)

REFERENCES

PLANS:

CITY STREET LINE PLANS, FOUND AT THE CITY OF PROVIDENCE ENGINEERING DEPARTMENT - DERRY STREET & GROFFREYS COURT.

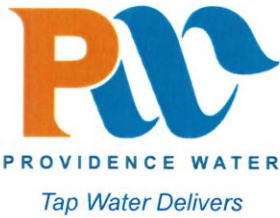
PROVIDENCE, R.I.  
 P.W.DEPT. • ENGINEERING OFFICE  
 STREET LINE SECTION  
 Plan No. 064878  
 Date Dec. 11, 2023



PARCEL A: Cross-Hatched Area (A-B-C-D-A) indicates proposed abandonment  
 No sewer easement required  
 280.2 S.F.

CITY OF PROVIDENCE, R.I.  
 Public Works Dept. • Engineering Office  
 Showing Proposed Abandonment of a  
Portion of Geoffrey's Court  
 Drawn by ida Checked by bsa  
 Scale 1" = 8' Date 10/25/2023  
 Correct a.z. Associate Engr.  
 Approved [Signature] CHIEF ENGINEER

Lot numbers taken from A.P. 68



November 4, 2022

Ms. Sheri Petronio  
First Deputy City Clerk  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

**The Hon. Jorge O. Elorza**  
Mayor

**Ricky Caruolo**  
General Manager

Re: Petition to abandon portion of Geoffrey's Court, Providence

**BOARD OF DIRECTORS**

**Ateesh S. Chanda**  
Chairperson

**Joseph D. Cataldi**  
Vice Chairperson

**Michael J. Correia**  
Councilperson

**Jo-Ann Ryan**  
Councilperson

**Sara Silveria**  
Ex-Officio

**Cristen L. Raucci, Esq.**  
Member

**Dr. Alma M. Guerrero Bready**  
Member

**Carissa R. Richard**  
Secretary

**William E. O'Gara, Esq.**  
Legal Advisor

Dear Ms. Petronio:

The above referenced portion of Geoffrey's Court has been reviewed for any impacts this action might have on the Providence Water distribution system. Our records indicate that we have no water system infrastructure within the requested abandonment portion of Geoffrey's Court. Therefore, Providence Water has no objection to this request.

If you have any further questions, please feel free to contact this office at 401-521-6300, extension 7242.

Respectfully,

Peter R. LePage  
Director of Engineering

cc: Andy Pion, PW  
Mike DiNobile, PW  
Kristin Meseck, PW  
Salvatore Ciccone, PW

**MEMBER**

Rhode Island Water Works Assn.  
New England Water Works Assn.  
American Water Works Assn.  
Water Research Foundation

An EPA WaterSense Partner

**(401) 521-6300**

125 Dupont Drive  
Providence, RI 02907

**www.provwater.com**

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Like us at:  
facebook.com/Providencewater



**CITY OF PROVIDENCE**  
Jorge O. Elorza, Mayor

November 21, 2022

Mrs. Tina Mastroianni  
Acting City Clerk  
City of Providence City Clerk's office  
25 Dorrance Street  
Providence, Rhode Island 02903

**RE: Request for the City to abandon a stub of Geoffrey's Court by owners of Derry Street, LLC, owner of 11 Derry Street and Admiral Properties, LLC, owner of 143-145 Douglas Avenue.**

Dear City Clerk,

The Providence Parks Department is in receipt of the Petition to the City Council dated November 4, 2022 with regards to the request to abandon a stub of Geoffrey's court by owners of Derry Street, LLC, and Admiral Street Properties, LLC. Please be advised that this project does not impact any park space in the immediate or surrounding areas.

Sincerely,

Wendy Nilsson  
Parks Superintendent  
City of Providence

**PROVIDENCE PARKS DEPARTMENT**  
1000 Elmwood Avenue, Providence, Rhode Island 02907  
Phone: 401-785-9450 | Fax: 401-941-5920  
[www.providenceri.gov](http://www.providenceri.gov)



MAYOR BRETT P. SMILEY  
CITY OF PROVIDENCE

Department of the City Clerk  
Sheri A. Petronio, First Deputy City Clerk  
25 Dorrance St.  
Providence, RI 02903

April 20, 2023

Abandonment of a portion of Geoffrey's Court

Dear Ms. Petronio,

At your request the Tax Assessors Office has reviewed a proposed abandonment of a portion of Geoffrey's Court for the purposes of valuation. The site contains approximately 285 square feet. Based on our review of the price per square foot in the immediate area; our recommended valuation of the subject property would be \$2400.

Should this abandonment be passed, we would ask that any deeds, plans and any other relevant documentation be provided to our office to process any changes to our records.

Respectfully submitted,

  
Janesse Muscatelli  
City Assessor

**Office of Tax Assessment**

City of Providence Assessor's Office • City Hall, Room 208  
25 Dorrance St • Providence RI 02903 • (401) 680-5229  
[providenceri.com/assessor](http://providenceri.com/assessor)



City Plan Commission  
Jorge O. Elorza, Mayor

December 1, 2022

Councilman Michael Correia  
Chair, Committee on Public Works  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Tina Mastroianni, Acting City Clerk

Re: Referral 3534 – Abandonment of Geoffreys Court

**Petitioners: Derry Street LLC (11 Derry Street, AP 68 Lot 243)  
Admiral Street LLC (143-145 Douglas Ave, AP 68 Lot 206)**

Dear Councilman Correia:

The petitioners are requesting to abandon a portion of Geoffreys Court that terminates in an area located between the subject lots. The abandonment area measures approximately 285 SF and is located at the rear of lot 206 and to the south of lot 243. The petitioners own both subject lots and have signed the petition.

Staff have reviewed the petition based on the City Plan Commission's (CPC) criteria for street abandonment. Based on plans provided and a review of the subject area, it is evident that this portion of Geoffreys Court serves no public purpose and its abandonment would not have a negative impact on the public interest as it is only useful to access property owned by the petitioners. The abandonment will not result in a public loss of physical or legal access to the surrounding areas. The petitioners are required to provide easements to access any public services, should they be required.

**RECOMMENDATION**

We recommend that the Committee on Public Works approve the abandonment subject to the following conditions:

- i. The petitioners shall apply for an administrative subdivision to merge the abandoned street with their respective properties should the abandonment be approved.
- ii. The petitioner shall grant any necessary easements for access to property, utility access and maintenance.

Sincerely,

Choyon Manjrekar  
Administrative Officer

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
[www.providenceri.com](http://www.providenceri.com)



**Rhode Island Energy™**

a PPL company

February 13, 2023

Sheri A. Petronio, First Deputy City Clerk  
City of Providence  
25 Dorrance Street  
Providence, RI 02903

VIA EMAIL c/o S. Petronio ([spetronio@providenceri.gov](mailto:spetronio@providenceri.gov)) and US Mail

Re: Petition to Abandon a portion of Geoffreys Court, dated November 4, 2022

Dear Ms. Petronio:

The Narragansett Electric Company has no objection to the proposed abandonment.

Please call me if you have any questions.

Sincerely,

**Peter Espinal**  
**Right of Way Agent** | RI Property Services  
280 Melrose Street, Providence, RI 02907  
(O): 401.784.7513 | (M): 774.991.9603  
[Peter.Espinal@nationalgrid.com](mailto:Peter.Espinal@nationalgrid.com)



**Rhode Island  
Energy™**  
a PPL company



Outside Plant Engineering  
44 Old Townhouse Road  
South Yarmouth, MA 02664

November 15, 2022

City of Providence  
Office of the First Deputy City Clerk  
Attn: Sheri A. Petronio  
25 Dorrance Street  
Providence, Rhode Island 02903

ATTN: Sheri A. Petronio, First Deputy City Clerk

RE: PETITION TO ABANDON A PORTION OF GEOFFREY'S COURT

Dear Ms. Petronio,

Upon investigation it has been determined that Verizon presently has aerial facilities at the intersection of Geoffrey's Court and Derry Street, at the section identified to be abandoned as near #11 Derry Street and #143-145 Douglas Avenue.

These facilities include a pole with aerial facilities on this pole that provides service to the surrounding area.

Verizon will not object to the granting of said Petition, provided that in the event the Petition is granted, the petitioner will convey an Easement to Verizon, which will permit retention of its facilities in existing locations with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities.

If it is decided by the petitioner that telephone facilities are to be relocated, the petitioner will assume all costs of the relocation.

Sincerely,

A handwritten signature in black ink that reads "Daryl Crossman".

Verizon New England Inc.  
Attn: Daryl Crossman - ROW  
44 Old Townhouse Rd  
South Yarmouth, MA 02664

(508) 398-5754 – South Yarmouth Office  
daryl.crossman@verizon.com - Email

The Narragansett Bay Commission  
Interceptor Maintenance  
One Service Road  
Providence, Rhode Island 02905

401 • 461 • 8848  
401 • 461 • 6551 FAX

<http://www.narrabay.com>



Vincent J. Mesolella  
Chairman

Laurie A. Horridge  
Executive Director

**MEMORANDUM**  
*from the Interceptor Maintenance Section*

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DATE: 12/2/2022

TO: First Deputy City Clerk Sheri A Petronio of Providence

FROM: Patricia Chiellini Asset Management Specialist

RE: Abandonment of stub on Geoffrey's Court in the City of Providence

The Narragansett Bay Commission does not have any facilities on the above address. The Narragansett Bay Commission does not object to the abandonment of these sections of Geoffrey Court in Providence.

Sincerely,

A handwritten signature in black ink that reads "Patricia Chiellini". The signature is written in a cursive, flowing style.

Patricia Chiellini Asset Management Specialist  
Narragansett Bay Commission  
1 Service Rd  
Providence, RI 02905  
[pchiellini@narrabay.com](mailto:pchiellini@narrabay.com)  
401-461-8848 ext. 304  
401-461-6551 fax

## Petronio, Sheri

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**From:** John T. Longo <jtlongopvd@gmail.com>  
**Sent:** Tuesday, March 18, 2025 4:25 PM  
**To:** Petronio, Sheri  
**Subject:** Re: [EXTERNAL] Geoffrey's Court Abandonment - Status

RE: Abandonment of a Portion of Geoffrey's Court

Sheri - When this was first heard, two abutters, Douglas Realty, LLC, and Ladder, 133 LLC, objected. They have withdrawn their objection contingent upon the following being included in the abandonment ordinance. My clients are requesting it be included and, if the Committee is not willing to include it tomorrow, I have assured the objectors that I would ask the Committee to reschedule the matter so the objectors can be heard.

"Douglas Realty, LLC (Douglas), and Ladder 133, LLC (Ladder), have claimed ownership rights in the parking lot area on AP 68, Lot 243, abutting Geoffrey's Court. Derry Street, LLC (Derry) and Admiral Properties, LLC (Admiral) dispute those claims. The claims have not been resolved among the parties or decided by any court or other tribunal. Douglas, Ladder, Derry and Admiral have agreed that if the pending Petition to Abandon a Portion of Geoffrey's Court is granted, and that if before September 1, 2033, any portion of AP 68, Lot 243, is confirmed by court judgment, settlement or otherwise, to be owned by Douglas, its successors or assigns, then the title to whatever portion of Geoffrey's Court that is abandoned pursuant to the Petition that may be necessary by law (e.g., including for the purposes of set-backs and/or other zoning and/or similar requirements) in order for Douglas or Ladder, or their successors or assigns, to continue to use the parking lot area on AP 68, Lot 243, shall be transferred to and vest in Douglas, its successors or assigns, as the owner of said portion of Lot 243."

John T. Longo  
Direct (401) 378-4441

On Tue, Mar 11, 2025 at 12:54 PM Petronio, Sheri <[Spetronio@providenceri.gov](mailto:Spetronio@providenceri.gov)> wrote:

Hi John. I would not make the check out until after the meeting just in case something changes.

**From:** John T. Longo <[jtlongopvd@gmail.com](mailto:jtlongopvd@gmail.com)>  
**Sent:** Tuesday, March 11, 2025 12:17 PM  
**To:** Petronio, Sheri <[Spetronio@providenceri.gov](mailto:Spetronio@providenceri.gov)>  
**Subject:** Re: [EXTERNAL] Geoffrey's Court Abandonment - Status

Will do; thank you.

John T. Longo  
Direct (401) 378-4441

On Tue, Mar 11, 2025 at 11:44 AM Petronio, Sheri <[Spetronio@providenceri.gov](mailto:Spetronio@providenceri.gov)> wrote:

Good morning John. We are all set. We will be having a Public Works Meeting Next Wednesday at 5:30 o'clock P.M. We will be sending you an invite for the meeting. Attached is the letter from the Assessor's Office for the valuation of the property that you will have to pay. The amount is \$2,400.00 mad out to the City of Providence. Thank you.

**From:** John T. Longo <[jtlongopvd@gmail.com](mailto:jtlongopvd@gmail.com)>  
**Sent:** Tuesday, March 11, 2025 10:25 AM  
**To:** Hochman, Craig <[Chochman@providenceri.gov](mailto:Chochman@providenceri.gov)>  
**Cc:** Petronio, Sheri <[Spetronio@providenceri.gov](mailto:Spetronio@providenceri.gov)>  
**Subject:** Re: [EXTERNAL] Geoffrey's Court Abandonment - Status

Craig - Thank you.

Sheri - Let me know if you need anything else.

John T. Longo

Direct (401) 378-4441

On Tue, Mar 11, 2025 at 9:52 AM Hochman, Craig <[Chochman@providenceri.gov](mailto:Chochman@providenceri.gov)> wrote:

John,

See the attached letter dated 12/11/23. Nothing further needed on my end.

**Craig J. Hochman, PE**  
*City Engineer*



Department of Public Works  
700 Allens Avenue  
Providence, RI 02905  
[chochman@providenceri.gov](mailto:chochman@providenceri.gov)  
(401) 680-7515

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**From:** John T. Longo <[jtlongopvd@gmail.com](mailto:jtlongopvd@gmail.com)>  
**Sent:** Monday, March 10, 2025 11:41 AM  
**To:** Hochman, Craig <[chochman@providenceri.gov](mailto:chochman@providenceri.gov)>  
**Subject:** [EXTERNAL] Geoffrey's Court Abandonment - Status

RE: Abandonment of a Portion of Geoffrey's Court

Craig - I just spoke with Sheri in the City Clerk's Office on this. She said she needs your OK to put this back on the Property Committee's agenda for approval. I understand Steve Z has retired so I am contacting you.

The last issue I am aware of was DPW needed a plan showing the ROW to be abandoned as 15'. It looks like our surveyor got that plan to Steve but I do not know if the surveyor also got him the mylar he requested in the below e-mail on 11/30/2023.

Did you get the mylar? Does DPW need anything else?

Let me know and call if it is easier to do over the phone.

(FYI - I am no longer in-house attorney for Strive but I am still working on this project.)

John T. Longo

Office (401) 500-1940

Direct (401) 378-4441

----- Forwarded message -----

From: **John T. Longo (Strive)** <[john@striveri.com](mailto:john@striveri.com)>  
Date: Thu, Nov 30, 2023 at 10:04 AM  
Subject: Fwd: [EXTERNAL] Geoffrey's Court Abandonment  
To: John Andrews <[douglasdesigngroup@gmail.com](mailto:douglasdesigngroup@gmail.com)>

Send the mylar!

-----

John T. Longo, Esq.

Strive Companies

Direct (401) 378-4441

----- Forwarded message -----

From: **Zisiades, Steve** <[Szisiades@providenceri.gov](mailto:Szisiades@providenceri.gov)>  
Date: Thu, Nov 30, 2023 at 8:56 AM  
Subject: RE: [EXTERNAL] Geoffrey's Court Abandonment  
To: John T. Longo (Strive) <[john@striveri.com](mailto:john@striveri.com)>, Hochman, Craig <[Chochman@providenceri.gov](mailto:Chochman@providenceri.gov)>

This looks good. Send me the mylar!

---

**From:** John T. Longo (Strive) <[john@striveri.com](mailto:john@striveri.com)>  
**Sent:** Wednesday, November 29, 2023 10:16 AM

**To:** Hochman, Craig <[Chochman@providenceri.gov](mailto:Chochman@providenceri.gov)>; Zisiades, Steve <[Szisiades@providenceri.gov](mailto:Szisiades@providenceri.gov)>  
**Subject:** Re: [EXTERNAL] Geoffrey's Court Abandonment

Craig & Steve - My surveyor, John Andrews at Douglas Design Group, told me he submitted the attached plan to DPW on 10/30/23 that he thought satisfied your concerns. Is that right? And, if so, have you let Sherrie in the City Clerk's office know?

-----  
John T. Longo, Esq.

Strive Companies

Direct (401) 378-4441

On Thu, Oct 19, 2023 at 12:22 PM Hochman, Craig <[Chochman@providenceri.gov](mailto:Chochman@providenceri.gov)> wrote:

John,

There's no objection on our end. The plan needs to show the 15' width, which is what our records show as the ROW width. Once that's shown, it will get our signatures and get back to the clerk.



**Craig J. Hochman, PE**  
*City Engineer*

Department of Public Works  
700 Allens Avenue  
Providence, RI 02905  
[chochman@providenceri.gov](mailto:chochman@providenceri.gov)  
(401) 680-7515

**From:** John T. Longo (Strive) <[john@striveri.com](mailto:john@striveri.com)>  
**Sent:** Thursday, October 19, 2023 11:27 AM  
**To:** Hochman, Craig <[Chochman@providenceri.gov](mailto:Chochman@providenceri.gov)>  
**Subject:** [EXTERNAL] Geoffrey's Court Abandonment

Craig - I represent the two LLC's seeking the abandonment of a portion of Geoffrey's Court. I understand you met with our surveyor, John Andrews, from Douglas Design Group, a week or so ago regarding the objection DPW's Steve Z raised to the City Council moving forward with the abandonment. I understand the objection had to do with the City's records showing the street's ROW as 15' but the survey showing the unaccounted for land between the two abutters (my clients) being a few inches more than that. I am hoping you guys can hash out any concerns so we can get back before the Council soon.

Let me know if you need anything from me or if there is anything I can do to help.

Thanks.

-----  
John T. Longo, Esq.

Strive Companies

Direct (401) 378-4441