

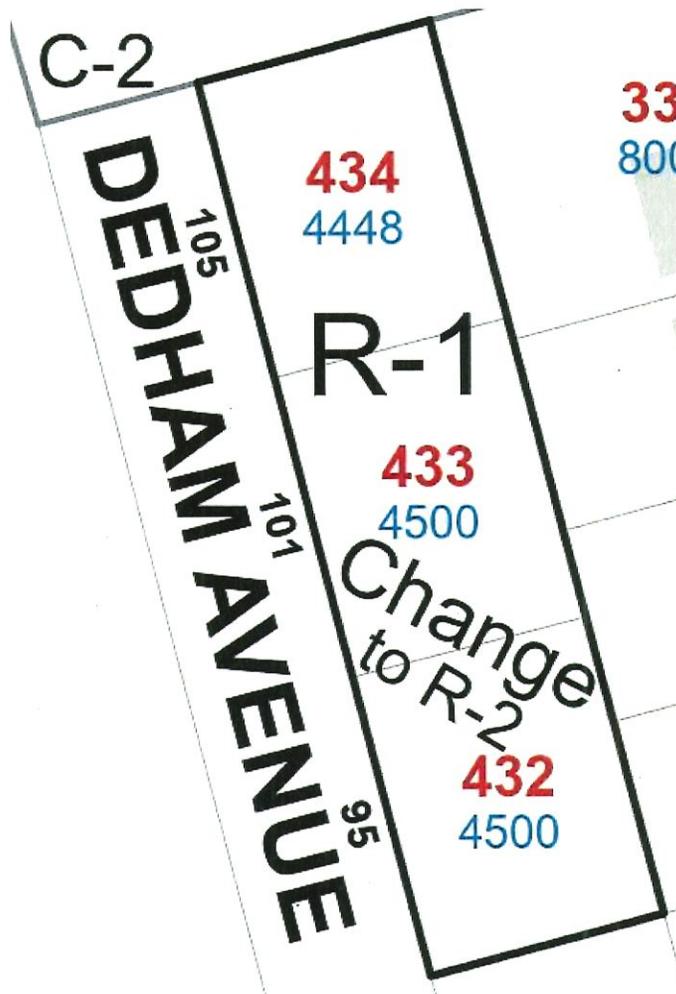
CHAPTER 2024-24

No. 227 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 112, LOTS 432, 433 AND 434 (95 DEDHAM, 101 DEDHAM AND 105 DEDHAM AVENUE), FROM R-1 TO R-2

Approved May 24, 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 112, Lots 432, 433 and 434 (95 Dedham, 101 Dedham and 105 Dedham Avenue), from R-1 to R-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
MAY 02 2024
FIRST READING
READ AND PASSED

Jina L. Mastrosanni
CLERK

IN CITY COUNCIL
MAY 16 2024
FINAL READING
READ AND PASSED

Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Jina L. Mastrosanni
CLERK

I HEREBY APPROVE.

Burt P. S.
Mayor

Date: 5/24/24

**City of Providence
State of Rhode Island**

AMENDED PETITION TO THE HONORABLE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

Vitality Land Holdings, LLC and GFM Realty, LLC hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the property located at ~~105 Eliza Street~~, 95 Dedham, 101 Dedham and ~~110-105~~ Dedham Avenue, Providence, Rhode Island (also identified as Assessor's Plat 112- Lots ~~235432~~, ~~285,433~~ ~~396~~ and ~~397434~~) from R-1 to R-2.

Vitality Land Holdings, LLC
GFM Realty, LLC
By Their Attorney:
John J. Garrahy (#3113)
John J. Garrahy Law, LLC
2088 Broad Street
Cranston, Rhode Island 02905

/s/ John J. Garrahy

John J. Garrahy, Esq.

July 25 ,2023

JOHN J. GARRAHY LAW, LLC
2088 BROAD STREET
CRANSTON, RHODE ISLAND 02905
(401) 383-3830
jgarrahy@garrahyllaw.com

July 25, 2023

Ms. Tina L. Mastroianni
City Clerk
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

Re: Zone Change Petition for 95, 101&110 Dedham Avenue and 105 Eliza from R-1 to R-2

Dear Tina:

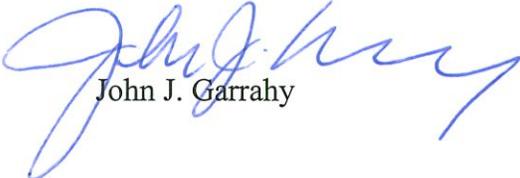
Enclosed please find the above referenced petition to the Providence City Council:

Also enclosed is a check in the amount of \$150 to cover the cost of the petition.

Please advise of any hearings with respect to this matter.

If you have any questions, please do not hesitate to contact me.

Very truly yours,


John J. Garrahy



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

November 16, 2023

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

Attn: Tina Mastroianni, City Clerk

Re: Referral 3557 – Petition to rezone 95-105 Dedham Ave (AP 112 Lots 432, 433 and 434) from R-1 to R-2

Petitioner: Vitality Land Holdings LLC and GFM Realty LLC

Dear Councilman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on November 14, requesting to rezone 95-105 Dedham Ave from R-1 to R-2. The petitioner's attorney John Garrahy, amended the request to include the above referenced lots, removing 105 Eliza Street which was previously part of the request.

FINDINGS OF FACT

The petitioner is requesting a rezoning of the subject lots from R-1 to R-2 to permit construction of two family dwellings. The lots are vacant and located to the east side of the undeveloped portion of Dedham Ave. The C-2 zone is located directly to the north and the R-1 zone is located to the east and west with the R-2 zone located two blocks east. The lots to the west of the subject lots are undeveloped. As the subject lots are adjacent to the C-2 zone, and most of the area surrounding them is vacant, the CPC found that rezoning to R-2 seems appropriate as the change would not represent a drastic increase in intensity relative to the adjoining C-2 zone.

As this portion of Dedham Ave is mostly undeveloped, a negative effect on neighborhood character or surrounding property will be minimal. Therefore, the CPC found that rezoning to R-2 would be appropriate.

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 single family development is located

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

adjacent to neighborhood commercial development, which includes three family to multifamily dwellings on separate lots. The CPC found that the rezoning would be consistent with the suggested development pattern as two family dwellings would be in closer conformance with the neighborhood's character than the more intense development permitted in the C-2 zone. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing.

Rezoning the lots would be appropriate given the character of the surroundings and the proposed use as the plan would conform to the zoning requirements of the R-2 zone as proposed. 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.

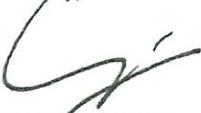
RECOMMENDATION

On a motion by Commissioner Verdi, seconded by Commissioner Sherry, the CPC voted to make a positive recommendation to the Council to rezone 95, 101 and 105 Dedham Ave (AP 112 lots 432, 433 and 434) from R-1 to R-2.

The CPC voted as follows:

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

Sincerely,



Choyon Manjrekar
Administrative Officer

Mastroianni, Tina

From: askipworth6@aol.com
Sent: Friday, February 2, 2024 1:31 PM
To: Clerk, City
Cc: vargas.anas@yahoo.com
Subject: [EXTERNAL] Dedham Avenue Residents against Zoning Change from R1 to R2

Hello Board Members,

My name is Andreza (Andy) Skipworth, a resident of Dedham Ave for the past 24 years.

I will be attending the meeting on Monday, February 5th representing the residents of Dedham Ave against the zoning change from single family (R1) to multi-family (R2). I have collected signatures from the majority of the residents and will be submitting them at the meeting.

I bought my house in April of 1999 and was very proud as a single parent of two. I picked this location because it was surrounded by single family homes as well as a dead end street. At that time there were only 13 houses, all single family. Currently there are 21 single family homes along with 4 additional driveways belonging to houses from the opposite street.

This small dead end street has gotten so busy my outside camera goes off at least 5 every minutes do to vehicles. Its not like 1999 anymore where there are 1 or 2 cars per resident. Now parents and their children have cars, children have been living at home longer do to inflation which adds more vehicles on the street.

Building of multi family homes on a single family street is not only going to change the current dynamics and environment of the street but will also create even more traffic on an already busy street.

I will be at the meeting to answer any questions you may have in order to render your decision.

Thanks for your time,
Andy Skipworth
401-527-5883

Mastroianni, Tina

From: askipworth6@aol.com
Sent: Thursday, April 18, 2024 7:12 PM
To: Clerk, City; Ward4; Ward10; Ward11; Ward14; Ward15; Ward7
Cc: rep-morales@rilegislature.gov; sen-ciccione@rilegislature.gov
Subject: [EXTERNAL] Residents against Zoning Change Ward 7, Dedham Ave (April 24th)
Attachments: Dedham B4 Construction.docx; Hartford Avenue.docx; Signatures.pdf; Xerox Scan_04122024132141.PDF; Xerox Scan_04122024132150.PDF; Xerox Scan_04122024132156.PDF

Hello,

Please accept this email as our written testimony.

We, the residents of Dedham Ave, Ward 7, are opposing the zoning change from R1 to R2 presented by John J. Garrahy, Esq, John J Garrahy Law, LLC on behalf of Vitality Land Holdings, LLC and GFM Realty.

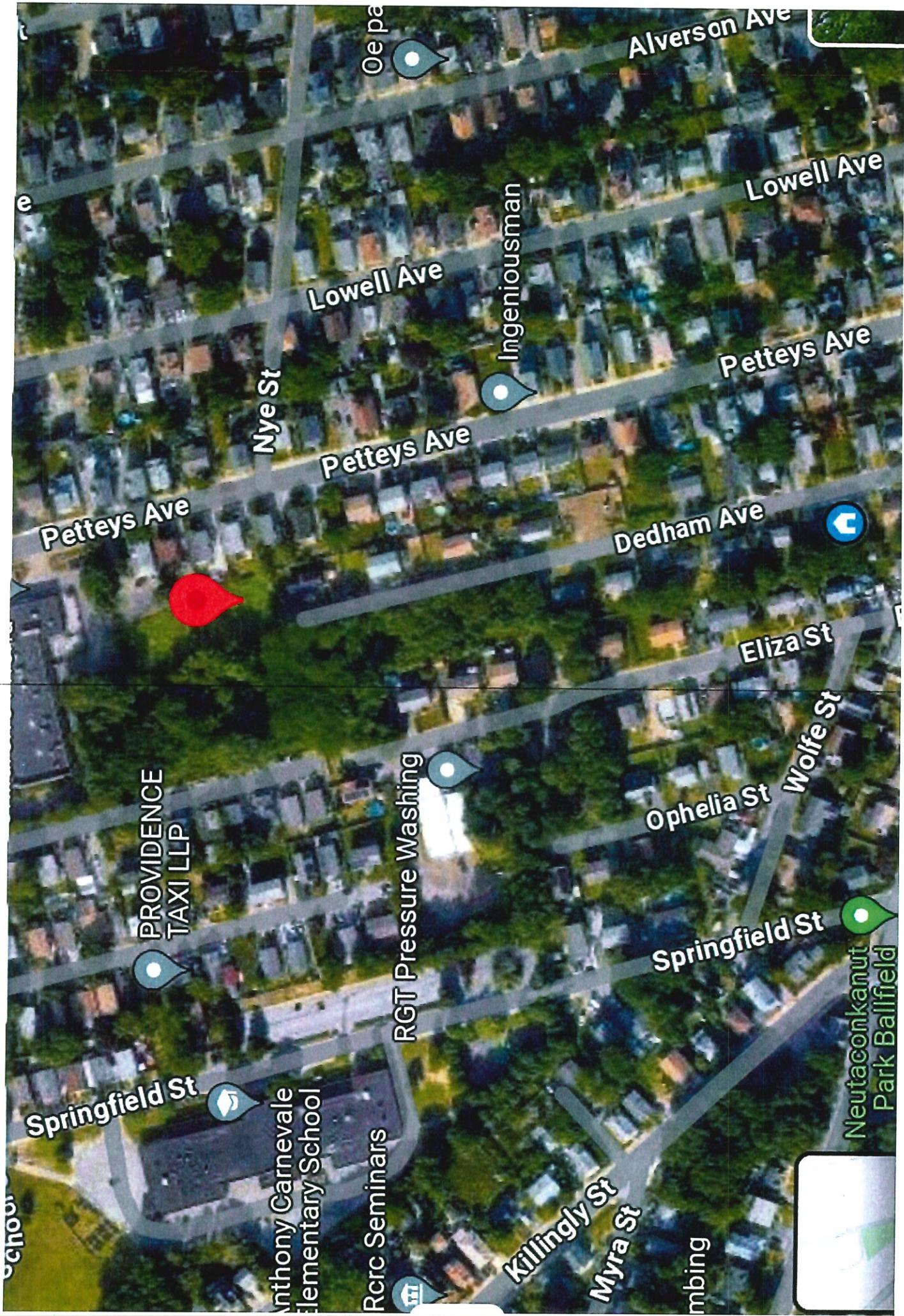
The property was advertised and sold as single family dwellings (see attached). Before the woods were demolished the location to build the single family homes were on the left side until it was realized that it as unbuildable. Now moving the location to the two lots and changing them into 3 lots the contractors want to build multi-family houses by misrepresenting the actual area by only mentioning the Hartford Avenue commercial building and the Pettys Avenue three multi family homes but does not mention the single family homes on Dedham Avenue, Eliza and the rest of the cluster of the dead end streets R1 zoning.

Please see the attached pictures as well as signatures of the residents of Dedham Avenue. The request isn't for housing shortage or to improve the area, it is solely to line the pockets of the contractors and all financially involved. They have no consideration for the residents quality of life or their investments.

We ask that you reject the zoning change request submitted for Dedham Ave. I look forward to seeing you on April 24th.

Thank you,
Andreza (Andy) Skipworth

401-527-5883



By signing below, I am stating I am a resident of Dedham Ave, Providence, RI and I am against changing the street from a R1 (Single-family) to a R2 (multi-family).

Andreza Skipworth
Print Name

42
House #

Andreza Skipworth
Signature

Erin Andrews
Print Name

42
House #

Erin Andrews
Signature

Jeanie Wilby
Print Name

20
House #

Jeanie Wilby
Signature

Thomas Morin
Print Name

20
House #

Thomas Morin
Signature

Frank Cropper
Print Name

16
House #

Frank Cropper
Signature

ARDELL Majette-Wyche
Print Name

37
House #

Ardele Majette-Wyche
Signature

Richard Wyche
Print Name

37
House #

Richard Wyche
Signature

Cheryl Rhodes
Print Name

32
House #

Cheryl Rhodes
Signature

ISMA
Print Name

27
House #

ISMA
Signature

BARRY COOK
Print Name

39
House #

BARRY COOK
Signature

LUCY D. MEDVED
Print Name

71
House #

LUCY D. MEDVED
Signature

LINDA J LAROSE
Print Name

55
House #

Linda J Larose
Signature

Print Name

House #

Signature

Print Name

House #

Signature

Print Name

House #

Signature

I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
<u>Cherlyn GIBBS</u>	<u>31 Dedham Ave</u>	<u><i>Cherlyn Gibbs</i></u>

Print Name	Address	Signature
<u>John GIBBS</u>	<u>31 Dedham Ave</u>	<u><i>John Gibbs</i></u>

Print Name	Address	Signature
<u> </u>	<u> </u>	<u> </u>

Soy residente de Dedham Avenue en Providence y estoy en contra de la construcción de viviendas multifamiliares.

Imprimir Nombre	Dirección	Firma
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Imprimir Nombre	Dirección	Firma
<u> </u>	<u> </u>	<u> </u>

Imprimir Nombre	Dirección	Firma
<u> </u>	<u> </u>	<u> </u>

I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
<u>M. Gilchrist</u>	<u>45 Dedham Ave Prov RI 02909</u>	<u>M. Gilchrist</u>

Print Name	Address	Signature
_____	_____	_____

Print Name	Address	Signature
_____	_____	_____

Soy residente de Dedham Avenue en Providence y estoy en contra de la construcción de viviendas multifamiliares.

Imprimir Nombre	Dirección	Firma
_____	_____	_____

Imprimir Nombre	Dirección	Firma
_____	_____	_____

Imprimir Nombre	Dirección	Firma
_____	_____	_____

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Print Name	Address	Signature
<u>PAUL R. MENARD</u>	<u>56 DEDHAM AVE.</u>	<u><i>Paul R Menard</i></u>

Print Name	Address	Signature
<u>MICHAEL J NASTARI</u>	<u>56 DEDHAM AVE</u>	<u><i>Michael J Nastari</i></u>

Print Name	Address	Signature
_____	_____	_____

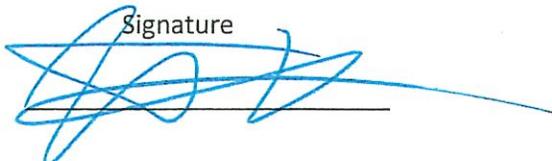
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I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
<u>NATALIE WEISFELD</u>	<u>60 DEDHAM AVE</u>	

Print Name	Address	Signature
_____	_____	_____

Print Name	Address	Signature
_____	_____	_____

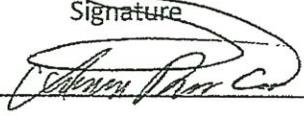
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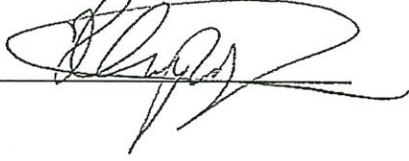
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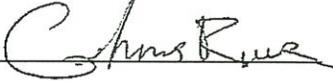
Imprimir Nombre	Dirección	Firma
_____	_____	_____

Imprimir Nombre	Dirección	Firma
_____	_____	_____

I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
Alexander Perez	65 Dedham ave	

Print Name	Address	Signature
Heidy Padilla	65 Dedham ave	

Print Name	Address	Signature
Christopher Ruiz	65 Dedham ave	

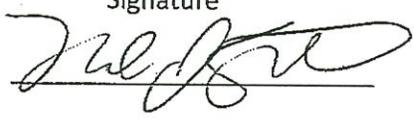
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Imprimir Nombre	Dirección	Firma
_____	_____	_____

I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
<u>NEIL SORMANTI</u>	<u>70 DEDHAM AVE.</u>	<u></u>

Print Name	Address	Signature
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Thanks Andy!
Appreciate you taking the
lead on this.

NEIL

Soy residente
multifamiliar

ndas

Imprimir Nombre	Dirección	Firma
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Imprimir Nombre	Dirección	Firma
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I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
<u>Flora Kennedy</u>	<u>80 Dedham Ave</u>	<u>[Signature]</u>

Print Name	Address	Signature
<u>Peter J. DeMedeiros</u>	<u>71 Dedham Ave</u>	<u>[Signature]</u>

Print Name	Address	Signature
<u>Josue Francisco</u>	<u>77 dedham Av</u>	<u>[Signature]</u>

Soy residente de Dedham Avenue en Providence y estoy en contra de la construcción de viviendas multifamiliares.

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I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
<u>Ricardo Rivera</u>	<u>89 Dedham Ave</u>	<u>R. Rivera</u>

Print Name	Address	Signature
<u>Yer Kue</u>	<u>89 Dedham Ave</u>	<u>Yer Kue</u>

Print Name	Address	Signature
<u>CRACK BUILDINGS</u>		

Soy residente de Dedham Avenue en Providence y estoy en contra de la construcción de viviendas multifamiliares.

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Print Name	Address	Signature
_____	_____	_____

Print Name	Address	Signature
_____	_____	_____

Print Name	Address	Signature
Adrián Ferrer	43 Dedham av PROV RI 02909	Adrián Ferrer

Soy residente de Dedham Avenue en Providence y estoy en contra de la construcción de viviendas multifamiliares.

Imprimir Nombre	Dirección
Atanasia Adams	43 Dedham ave PROV RI 02909

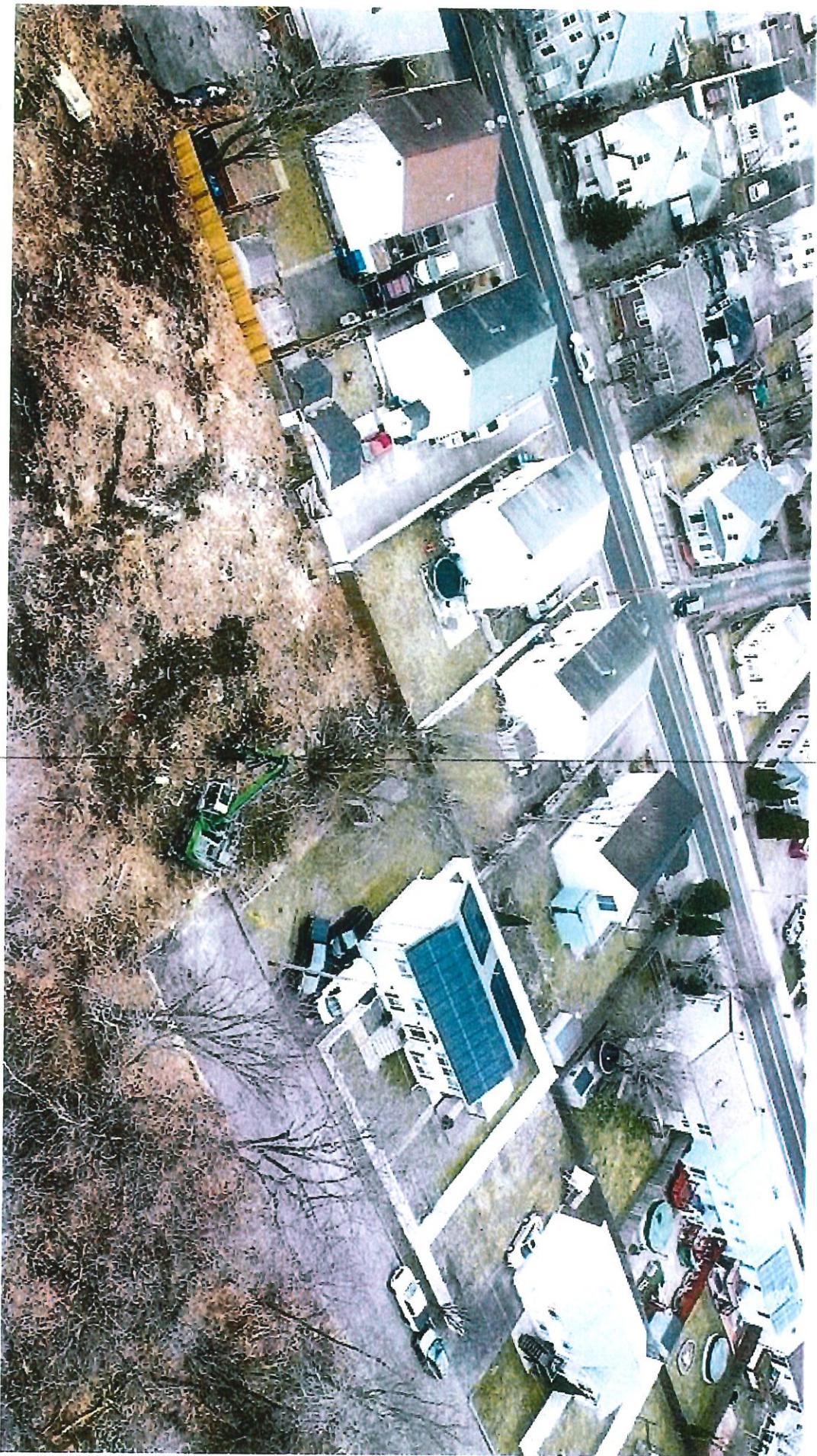
Firma

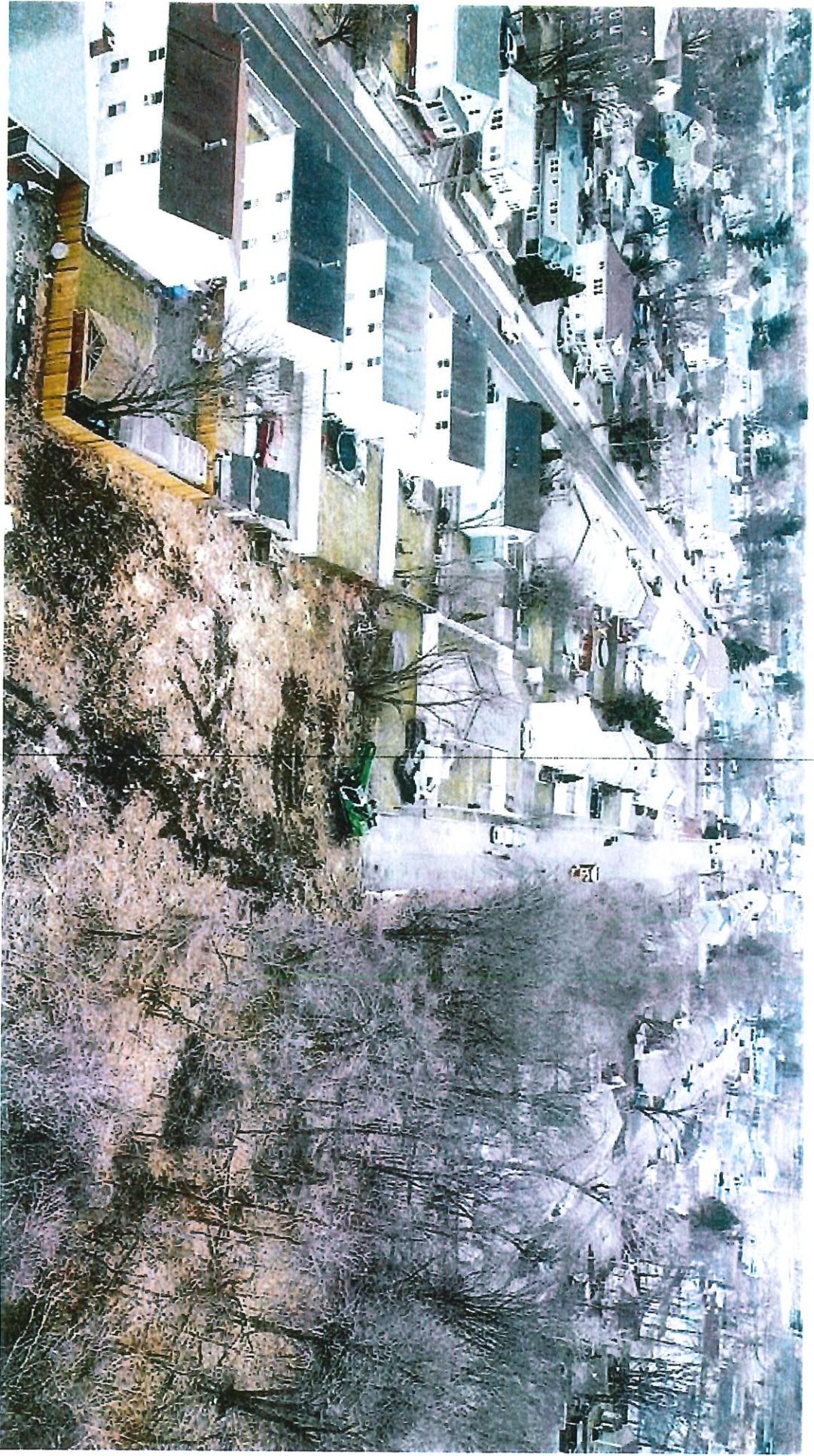

Imprimir Nombre	Dirección
Alexa Encarnación	43 Dedham ave PROV RI 02909

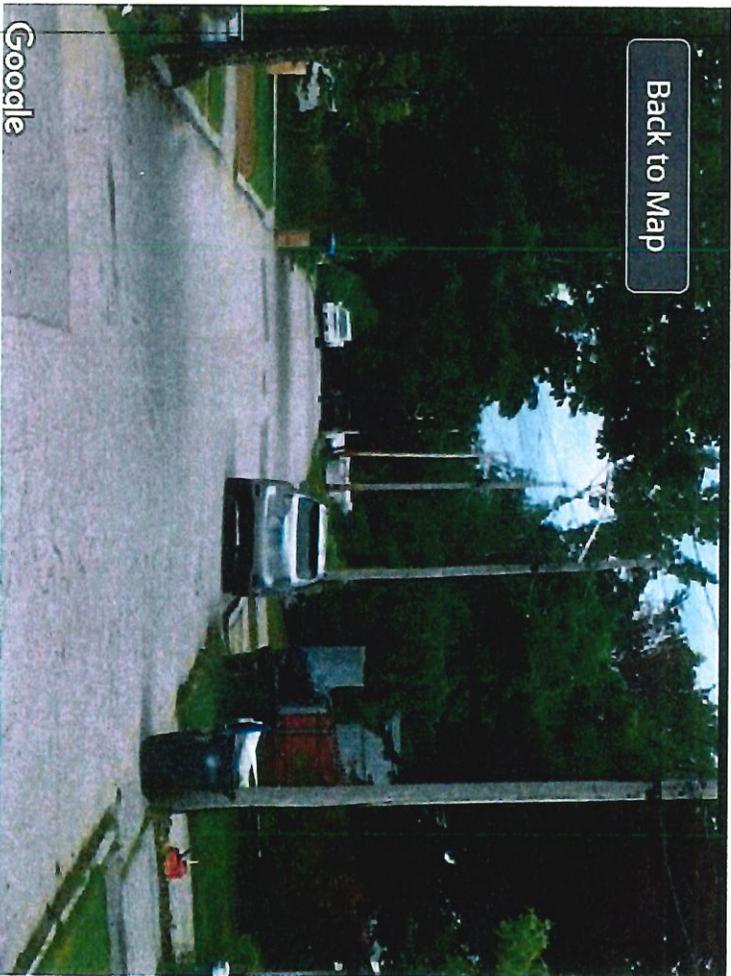
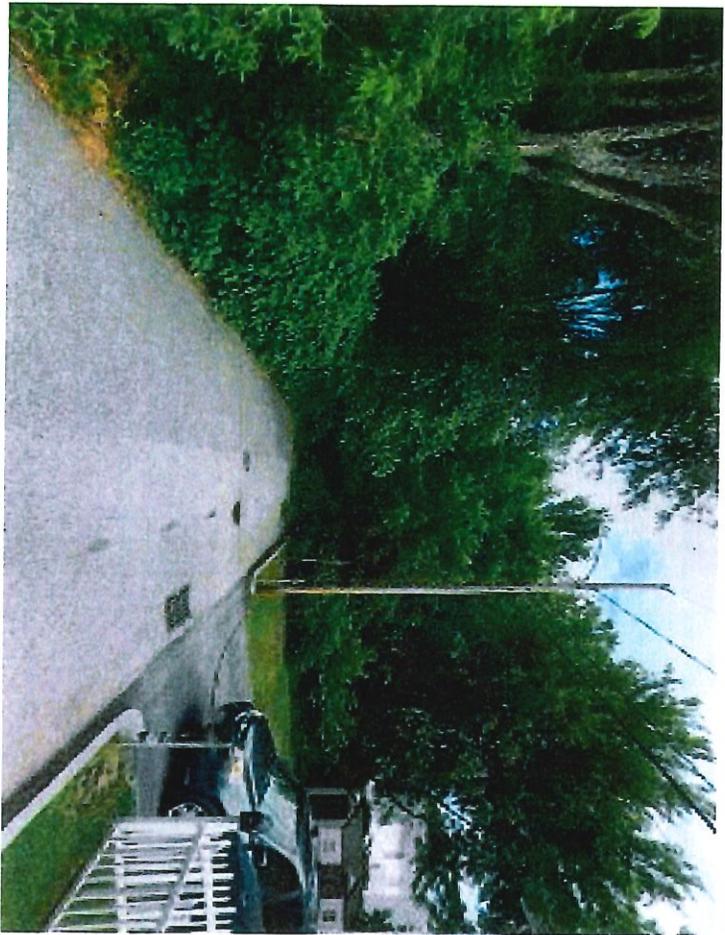
Firma
Alexa Encarnación R

Imprimir Nombre	Dirección
Victor Guzmán	43 Dedham ave PROV RI 02909

Firma
Victor







Google

By signing below, I am stating I am a resident of Dedham Ave, Providence, RI and I am against changing the street from a R1 (Single-family) to a R2 (multi-family).

Andreza Skripworth
Print Name

42
House #

Andreza Skripworth
Signature

Damien Andrews
Print Name

42
House #

Damien Andrews
Signature

Jeanie Wilby
Print Name

20
House #

Jeanie Wilby
Signature

Thomas Morris
Print Name

20
House #

Thomas Morris
Signature

Frank Cropper
Print Name

16
House #

Frank Cropper
Signature

ARDELL Majette-Wyche
Print Name

37
House #

ArdeLL Majette-Wyche
Signature

Richard Wyche
Print Name

37
House #

Richard Wyche
Signature

Cheryle Rhodes
Print Name

32
House #

Cheryle Rhodes
Signature

ISMA
Print Name

27
House #

ISMA
Signature

BARRY COOK
Print Name

39
House #

BARRY COOK
Signature

LINDA J. RALOSE
Print Name

71
House #

LINDA J. RALOSE
Signature

LINDA J. RALOSE
Print Name

55
House #

Linda J. Ralose
Signature

Print Name

House #

Signature

Print Name

House #

Signature

Print Name

House #

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<u>Cherlyn GIBBS</u>	<u>31 Dedham Ave</u>	<u><i>Cherlyn Gibbs</i></u>

Print Name	Address	Signature
<u>John GIBBS</u>	<u>31 Dedham Ave</u>	<u><i>John Gibbs</i></u>

Print Name	Address	Signature
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Print Name	Address	Signature
<u>M. Gilchrist</u> M. Gilchrist	<u>48 Dedham Ave</u> Prov. RI 02909	<u>M. Gilchrist</u>

Print Name	Address	Signature
_____	_____	_____

Print Name	Address	Signature
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Print Name	Address	Signature
<u>PAUL R. MENARD</u>	<u>56 DEDHAM AVE.</u>	<u><i>Paul R Menard</i></u>

Print Name	Address	Signature
<u>MICHAEL J NASTARI</u>	<u>56 DEDHAM AVE</u>	<u><i>Michael J Nastari</i></u>

Print Name	Address	Signature
_____	_____	_____

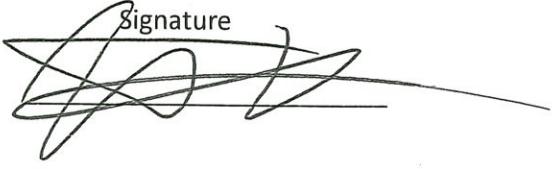
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I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
<u>NATALIE WEISFELD</u>	<u>60 DEDHAM AVE</u>	

Print Name	Address	Signature
_____	_____	_____

Print Name	Address	Signature
_____	_____	_____

Soy residente de Dedham Avenue en Providence y estoy en contra de la construcción de viviendas multifamiliares.

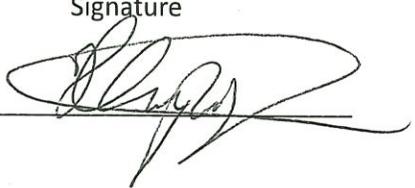
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I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
Alexander Perez	65 Dedham ave.	

Print Name	Address	Signature
Heidy Pordilla	65 Dedham ave.	

Print Name	Address	Signature
Christopher Ruiz	65 Dedham ave	

Soy residente de Dedham Avenue en Providence y estoy en contra de la construcción de viviendas multifamiliares.

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Imprimir Nombre	Dirección	Firma
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<u>Peter J. DeMedeiros</u>	<u>71 Dedham Ave</u>	<u>[Signature]</u>

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I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
<u>Ricardo Rivera</u>	<u>89 Dedham Ave</u>	<u>R. Rivera</u>

Print Name	Address	Signature
<u>Yer Kue</u>	<u>89 Dedham Ave</u>	<u>Yer Kue</u>

Print Name	Address	Signature
<u>Crack Foundations /</u>		

Soy residente de Dedham Avenue en Providence y estoy en contra de la construcción de viviendas multifamiliares.

Imprimir Nombre	Dirección	Firma
<u></u>	<u></u>	<u></u>

Imprimir Nombre	Dirección	Firma
<u></u>	<u></u>	<u></u>

Imprimir Nombre	Dirección	Firma
<u></u>	<u></u>	<u></u>

I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
_____	_____	_____

Print Name	Address	Signature
_____	_____	_____

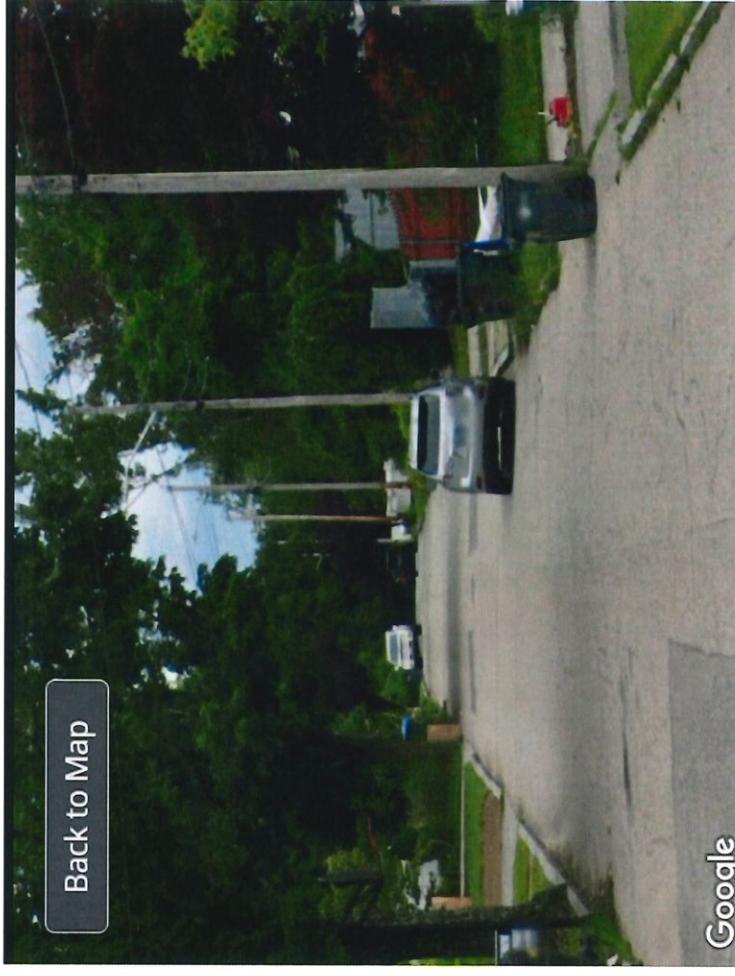
Print Name	Address	Signature
<u>Adrián Ferrera</u>	<u>43 Dedham av PROV RI 02909</u>	<u>Adrián Ferrera</u>

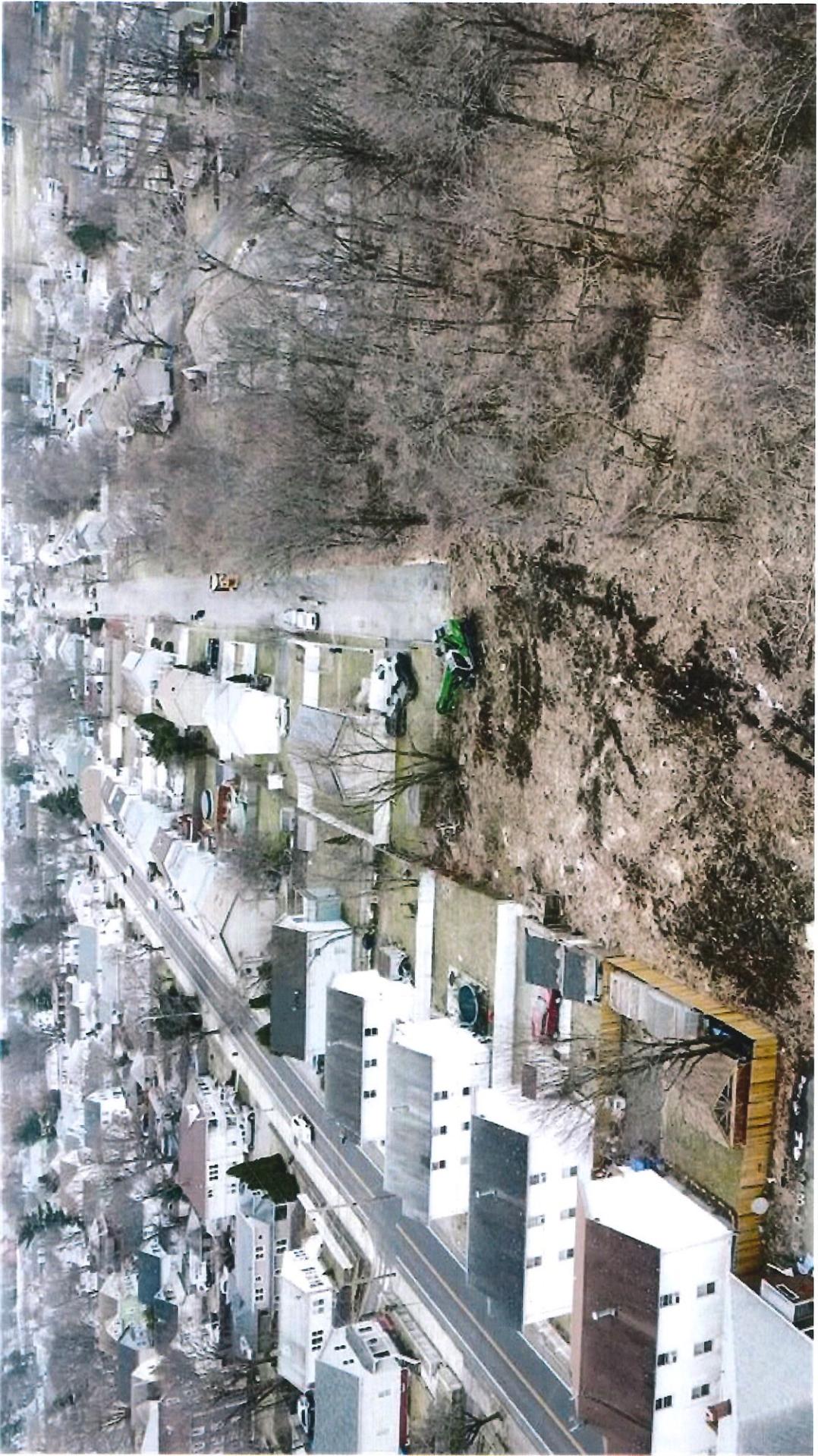
Soy residente de Dedham Avenue en Providence y estoy en contra de la construcción de viviendas multifamiliares.

Imprimir Nombre	Dirección	Firma
<u>Atanasia Adames</u>	<u>43 Dedham ave Prov RI 02909</u>	<u>[Signature]</u>

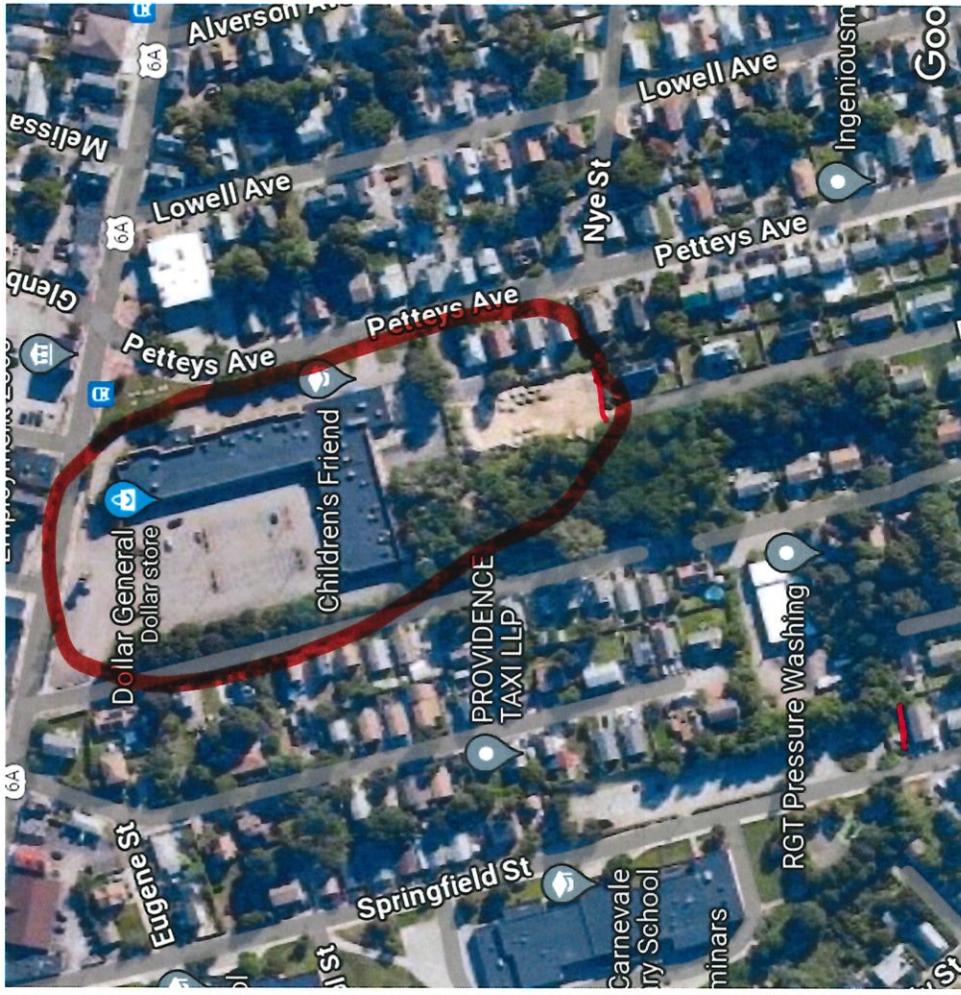
Imprimir Nombre	Dirección	Firma
<u>Alex Encarnación</u>	<u>43 Dedham ave Prov RI 02909</u>	<u>Alex Encarnación R</u>

Imprimir Nombre	Dirección	Firma
<u>Victor Guzmán</u>	<u>43 Dedham ave Prov RI 02909</u>	<u>Victor</u>

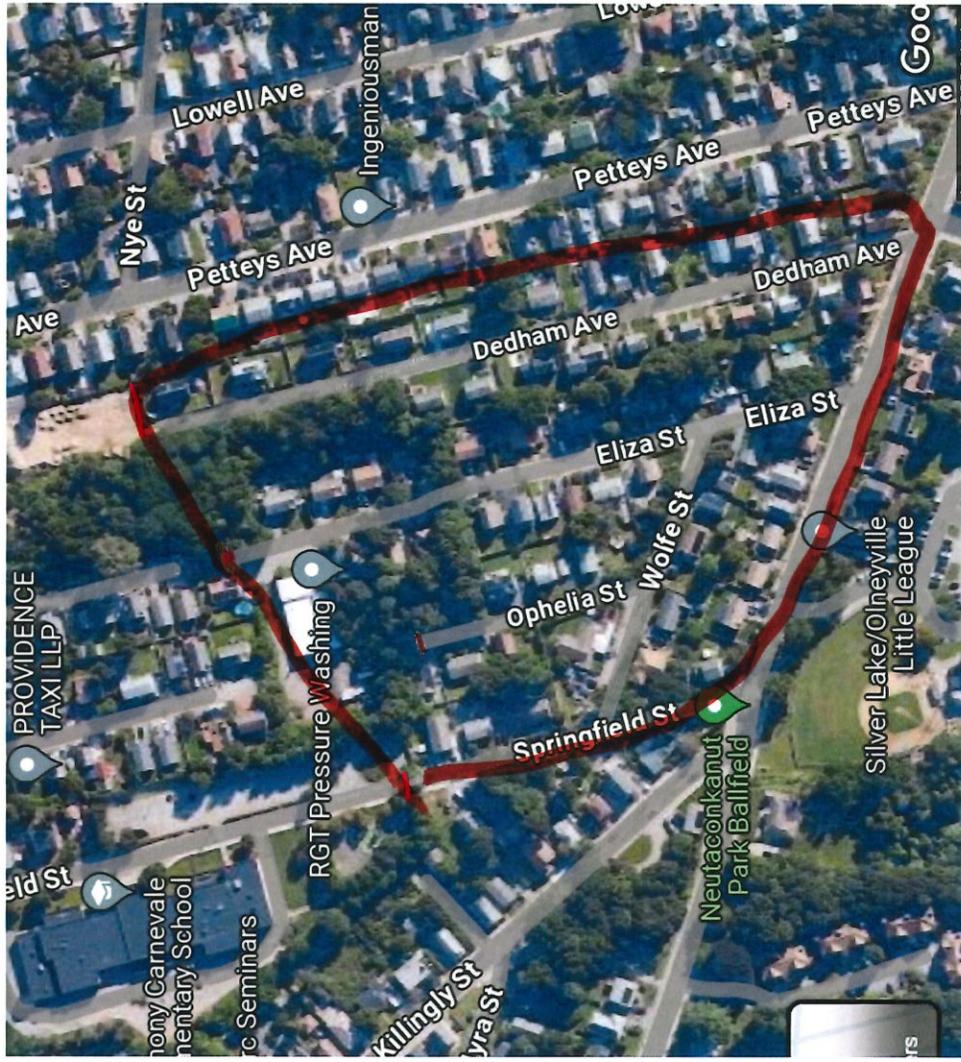


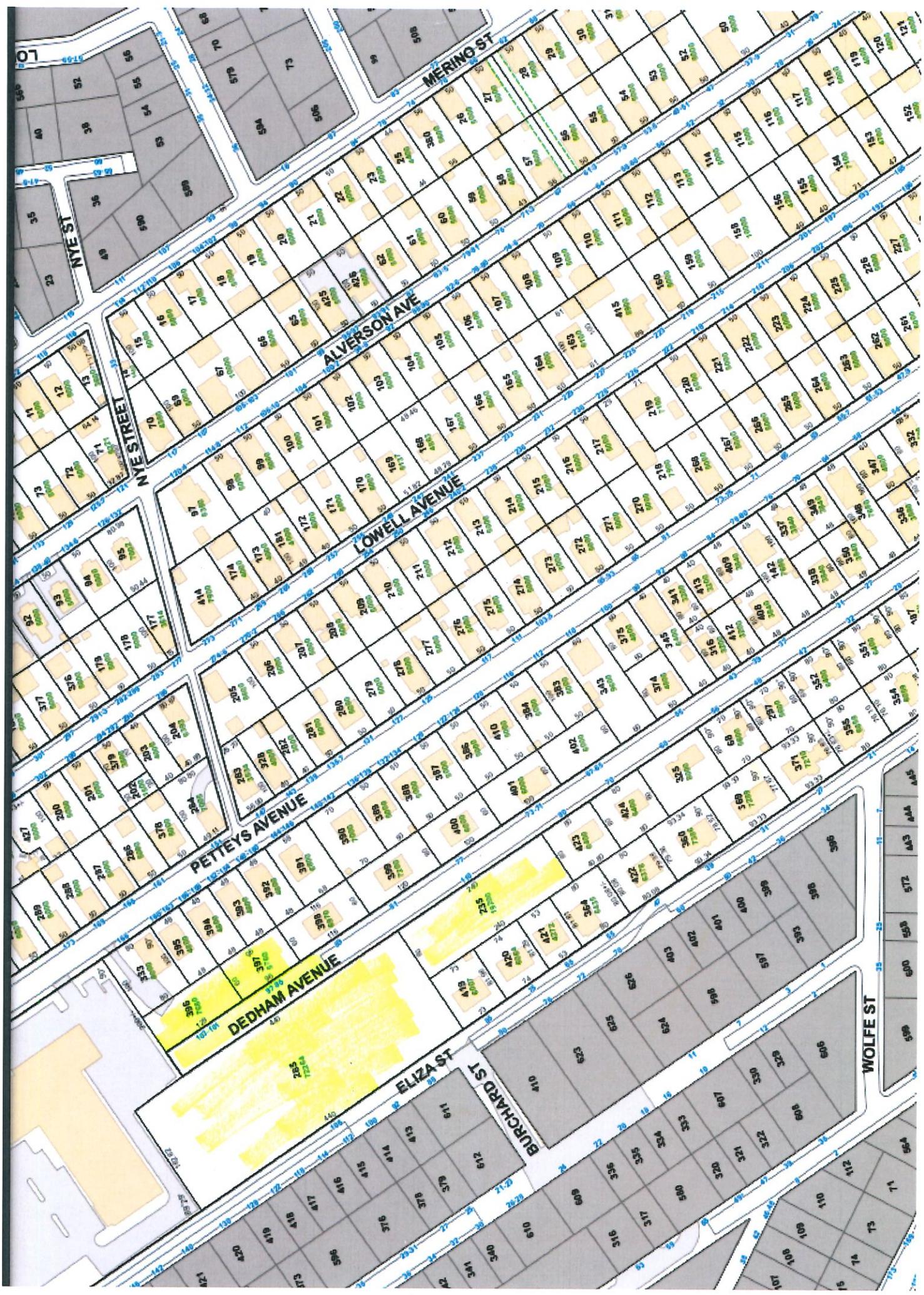


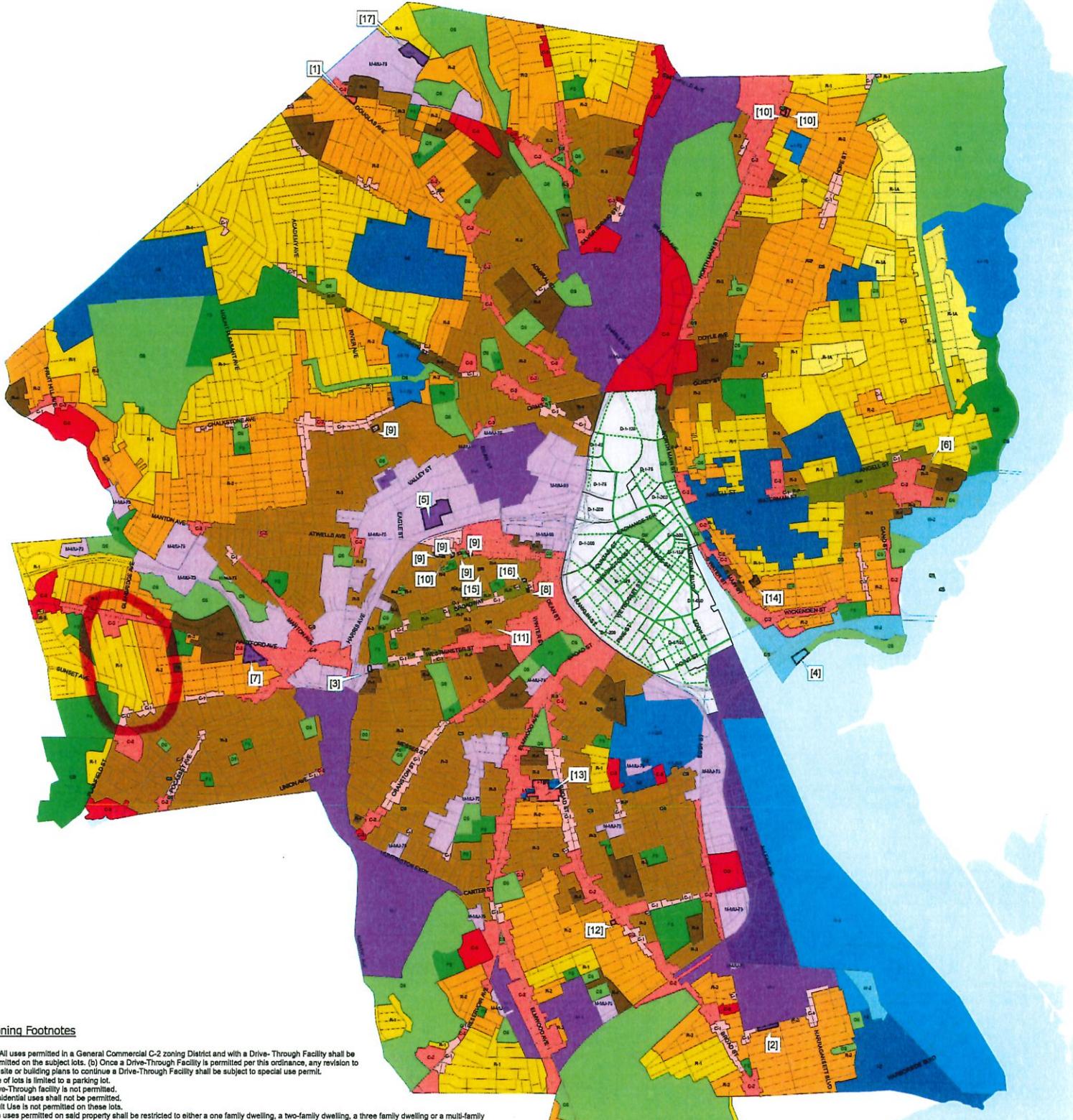
Aerial View
Hartford Avenue



Aerial View
Killingly Street







Zoning Footnotes

- [1] (a) All uses permitted in a General Commercial C-2 zoning District and with a Drive-Through Facility shall be permitted on the subject lots. (b) Once a Drive-Through Facility is permitted per this ordinance, any revision to the site or building plans to continue a Drive-Through Facility shall be subject to special use permit.
- [2] Use of lots is limited to a parking lot.
- [3] Drive-Through facility is not permitted.
- [4] Residential uses shall not be permitted.
- [5] Adult Use is not permitted on these lots.
- [6] The uses permitted on said property shall be restricted to either a one family dwelling, a two-family dwelling, a three family dwelling or a multi-family dwelling and provided further that there be no more than fourteen (14) dwelling units in a multifamily dwelling on said property.
- [7] Adult Use and Compassion Center/Cultivation Center shall be prohibited on the subject lot.
- [8] The use of the lot shall be limited to a Personal Service Establishment and all other uses permitted in the R-P zone.
- [9] The use of the lot(s) shall be restricted to either two-family, three-family, or multi-family dwellings.
- [10] The use of the lot(s) shall be restricted to either single-family, two-family, three-family, or multi-family dwellings.
- [11] Said lot is not subject to Article 4, Table 4-1: Residential District Dimensional Standards, R-4 Bulk Standards, Minimum Lot Area; said lot is compliant with Article 14, Section 1410 (B)(8); existing structure parking exemptions; said lot is subject to the condition that the existing interior building envelope shall not be expanded; and said lot is subject to the condition that there be no more than six (6) dwelling units.
- [12] No alcoholic beverages shall be served on subject lot, and no drive through uses shall be allowed on the subject lot.
- [13] The following uses shall be allowed on all lots described in this Petition, subject to compliance with the standards of Section 1202 and 1203, as applicable, as well as any other regulations of the Ordinance: Dwelling - Multi-family; Dwelling - Accessory Dwelling Unit; Dwelling - Rowhouse; Dwelling - Semi-Detached; Dwelling-Single-family; Dwelling - Two-Family; Dwelling - Three Family; Educational Facility-University or College; Office; Research and Development; Medical/Dental Office; Healthcare Institution; Park/Playground; Amusement/Entertainment/Sports Facility-Indoor (limited to sports only); Amusement/Entertainment/Sports Facility-Outdoor (limited to sports only); and Plant Agriculture.
- [14] The uses on subject lot shall be limited to multi-family with no more than eight (8) dwelling units. College student rental housing shall be prohibited, except college students may live in the owner-occupied dwelling units.
- [15] Said lot is not subject to Table 4-1 of the Zoning Ordinance. The lot is subject to the condition that there be no more than fourteen (14) efficiency dwelling units with a minimum square footage of 340 square feet per dwelling unit.
- [16] The use of the lot(s) shall be restricted to either two-family, three-family, or multi-family residential dwellings. Notwithstanding the commercial zoning, the lot(s) are subject to the noise regulations of the Code of Ordinance for residential zones.
- [17] Compassion Center shall be prohibited on the subject lot.

Parcels with Footnotes		A Streets	B Streets
R-1	C-2	D-1-100	I-2
R-1A	C-3	D-1-120	M-MU-75
R-2	OS	D-1-150	M-MU-90
R-3	PS	D-1-200	M-1
R-4	CD	D-1-300	M-2
R-P	D-1-45	I-1-75	W-2
C-1	D-1-75	I-1-200	W-3

The information depicted on this map is for planning purposes only. It is inadequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by the Providence Department of Planning and Development.
444 Westminster Street, Providence, RI, 02903

Data Sources:
Providence Geographic Information System

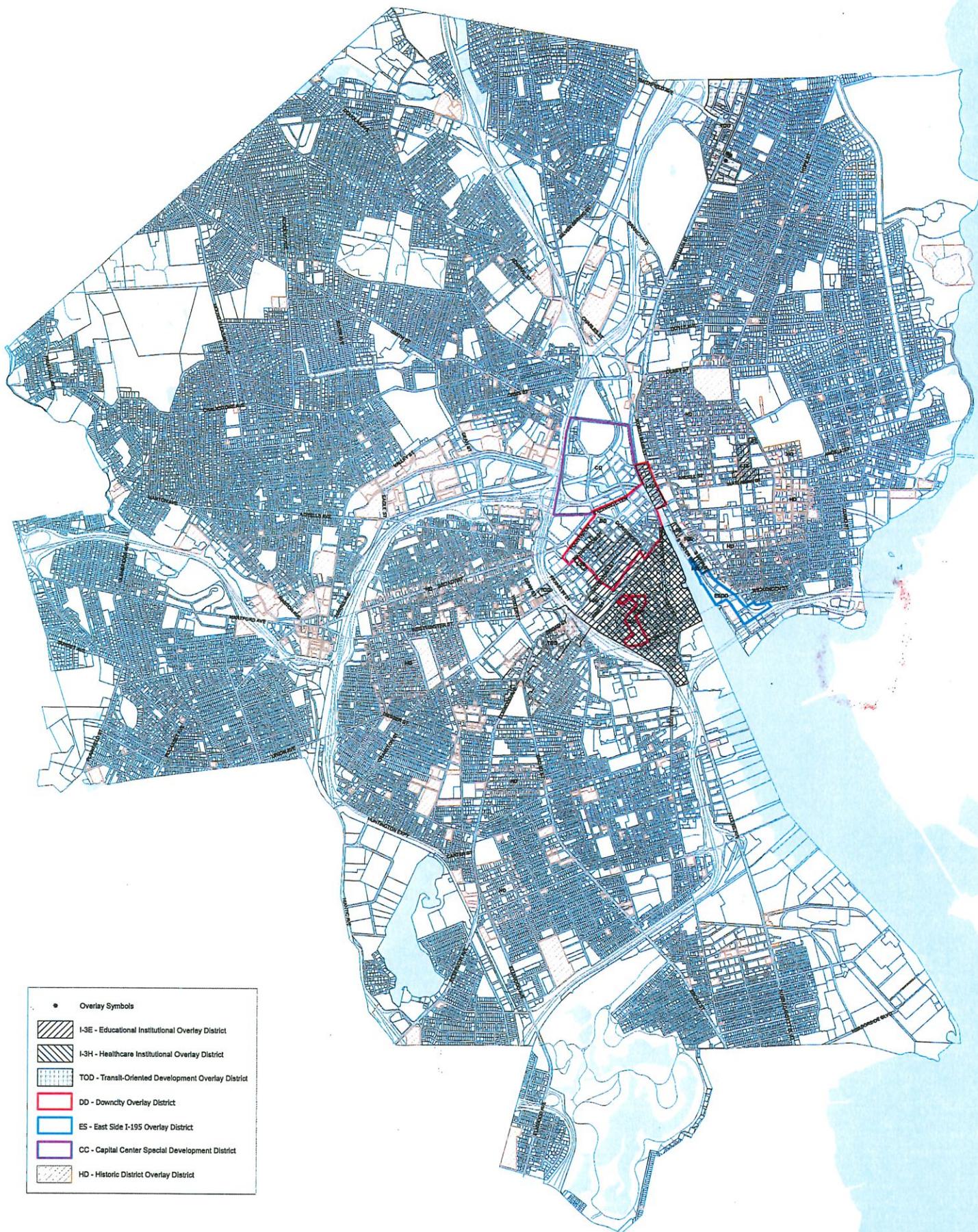


BASE ZONING

CHAPTER 2014-39 NO. 513
APPROVED NOVEMBER 24, 2014
AMENDED THROUGH CHAPTER 2023-48 NO. 491
APPROVED DECEMBER 13, 2023

PROVIDENCE
DEPARTMENT OF PLANNING AND DEVELOPMENT





• Overlay Symbols

	I-3E - Educational Institutional Overlay District
	I-3H - Healthcare Institutional Overlay District
	TOD - Transit-Oriented Development Overlay District
	DD - Downcity Overlay District
	ES - East Side I-195 Overlay District
	CC - Capital Center Special Development District
	HD - Historic District Overlay District

The information depicted on this map is for planning purposes only. It is inadequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by the Providence Department of Planning and Development, 444 Westminster Street, Providence, RI, 02803

Data Sources:
Providence Geographic Information System



OVERLAY ZONING

CHAPTER 2014-39 NO. 513
APPROVED NOVEMBER 25, 2014
AMENDED THROUGH CHAPTER 2024-8 NO. 99
APPROVED MARCH 12, 2024

PROVIDENCE
DEPARTMENT OF PLANNING AND DEVELOPMENT

