

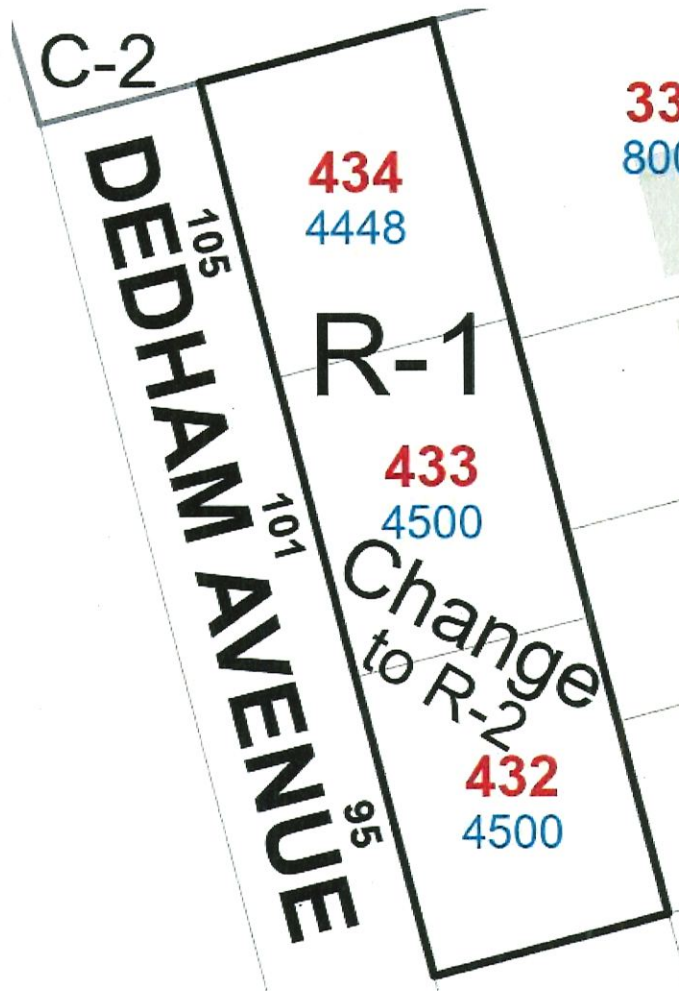
CHAPTER 2024-24

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. Mastromauro
CLERK

IN CITY
COUNCIL
MAY 16 2024
FINAL READING
READ AND PASSED

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

I HEREBY APPROVE.

Burt P. S. 7
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 ~~235~~ 432, ~~285~~ 433 ~~396~~ and ~~397~~ 434) 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
jjgarrahy@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:

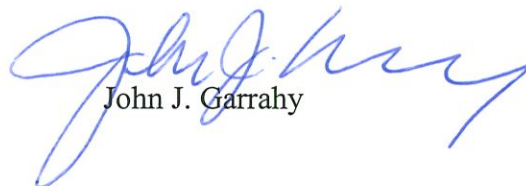
Enclosed please find the above referenced petition to the Providence City Council:

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.

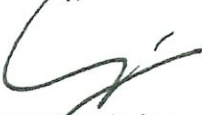
RECOMMENDATION

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-ciccone@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.

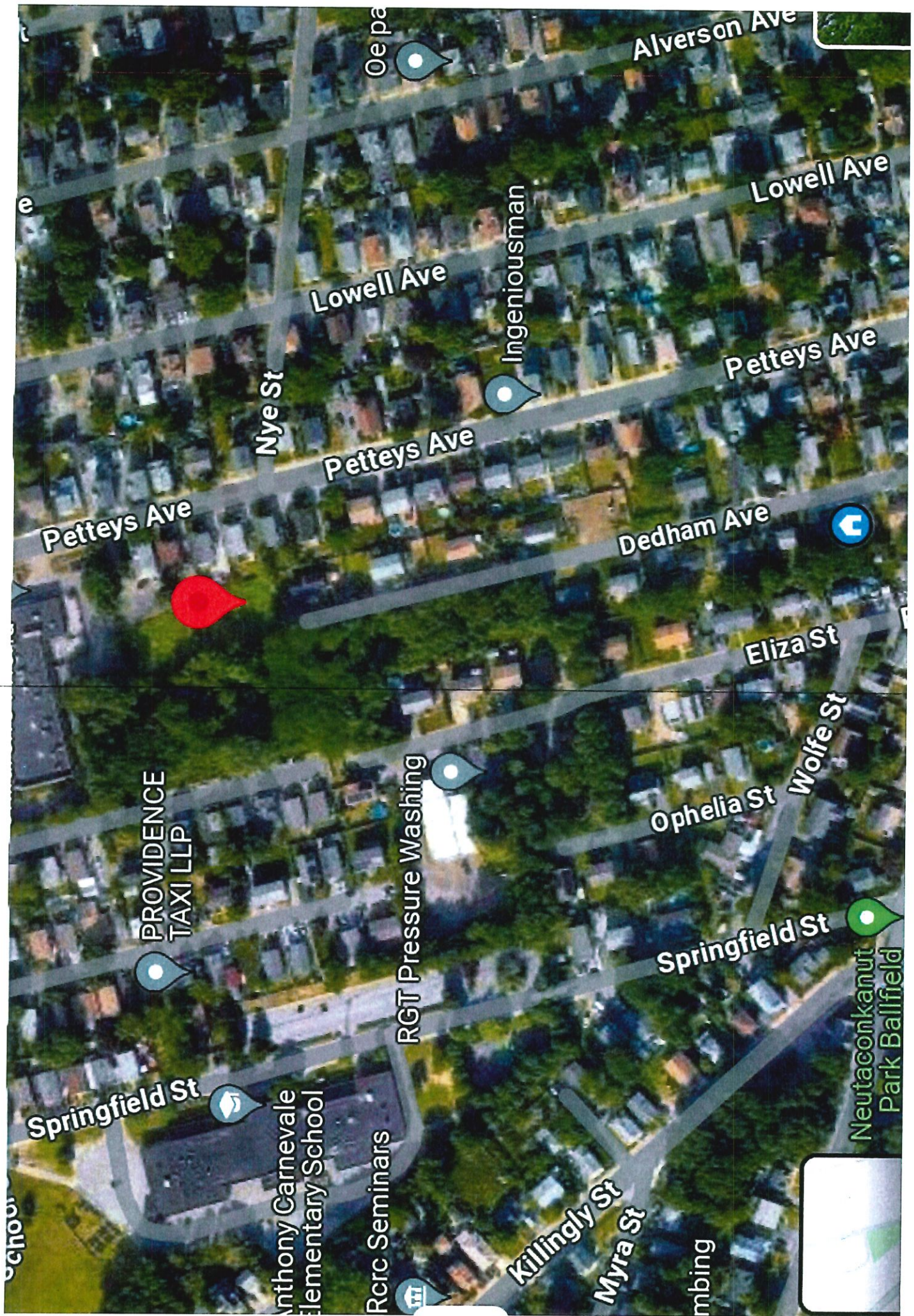
The property was advertised and sold as single family dwellings (see attached). Before the woods were demolished the location to build the single family homes were on the left side until it was realized that it as unbuildable. Now moving the location to the two lots and changing them into 3 lots the 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.

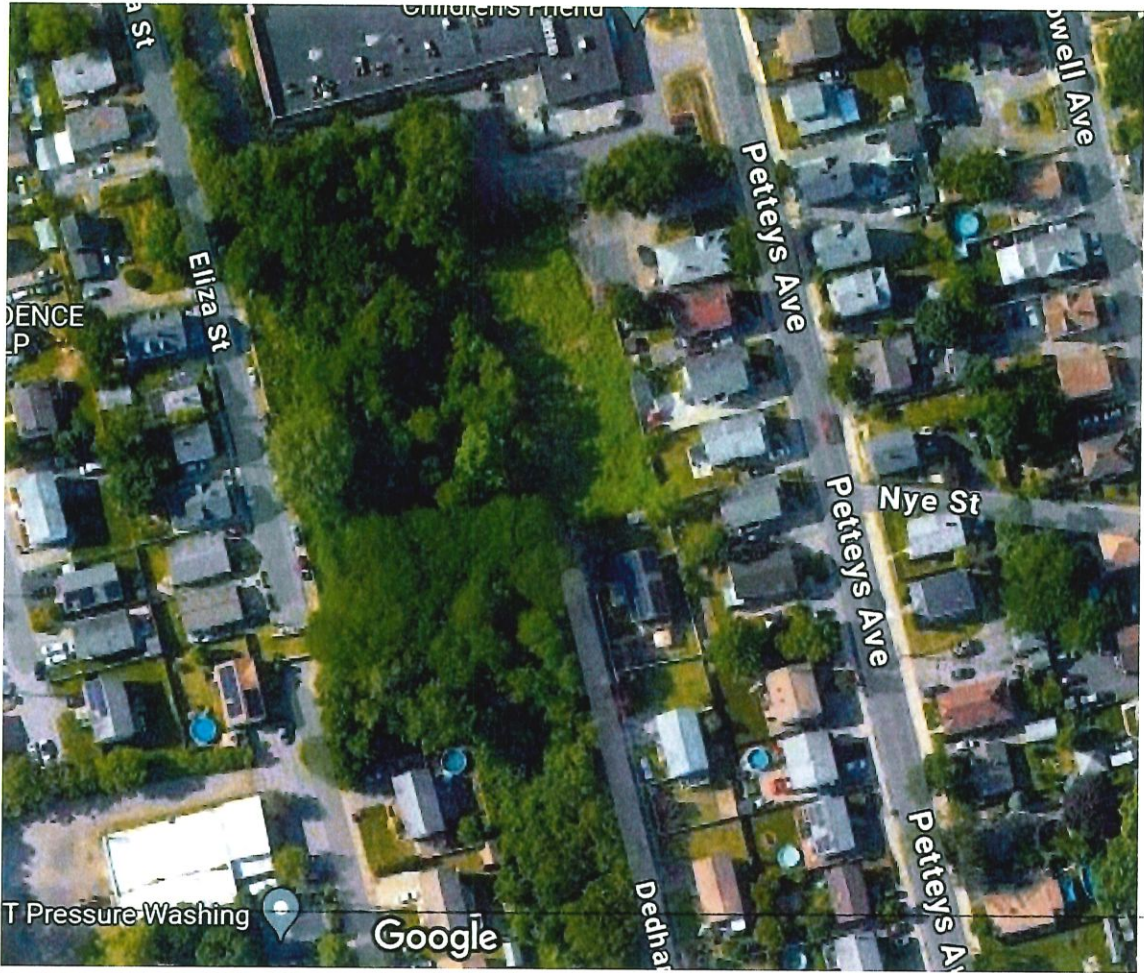
Please see the attached pictures as well as signatures of the residents of Dedham Avenue. The request isn't for housing shortage or to improve the area, it is solely to line the pockets of the contractors and all financially involved. They have no consideration for the residents quality of life or their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

Arnell Majette-Wyche

Print Name

37

House #

Arnell 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 Coors

Print Name

39

House #

Barry Coors

Signature

Linda J. LaRose

Print Name

71

House #

Linda J. LaRose

Signature

Linda J. LaRose

Print Name

55

House #

Linda J. LaRose

Signature

Print Name

House #

Signature

Print Name

House #

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Print Name

House #

Signature

Print Name Address Signature

Cherlyn Gibbs 31 Dedham Ave Cheryl Gibbs

Print Name Address Signature

John GIBBS 31 Dedham Ave 1 John Gibbs

Print Name _____ Address _____ Signature _____

Imprimir Nombre Dirección Firma

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
<u>1791</u> M. Gilchrist	<u>45 Dedham Ave</u> Prov RI 02909	<u>M. Gilchrist</u>

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

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

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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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
NATALIE WEISFELD	60 DEDHAM AVE	

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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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.	

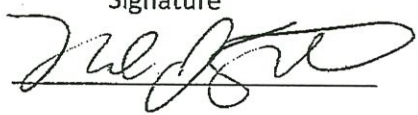
Print Name	Address	Signature
Heidy Padilla	65 Dedham ave	

Print Name	Address	Signature
Christopher Ruiz	65 Dedham ave	

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
NEIL SORMANTI	70 DEDHAM AVE.	

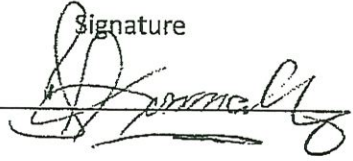
Print Name	Address	Signature
	Thanks Andy! Appreciate you taking the lead on this.	
	NEIL	


Soy residente
multifamiliar

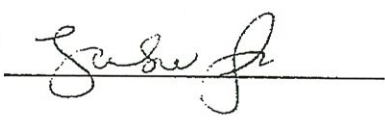
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Imprimir Nombre	Dirección	Firma

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

Print Name	Address	Signature
Flora Kennedy	80 Dedham Ave	

Print Name	Address	Signature
Peter J. DeMedeiros	71 Dedham Ave	

Print Name	Address	Signature
Josue Francisco	77 dedham Av	

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

Print Name	Address	Signature
Ricardo Rivera	89 Dedham Ave	R. Rivera

Print Name	Address	Signature
Yer Kue	89 Dedham Ave	Yer Kue

CRACK translations

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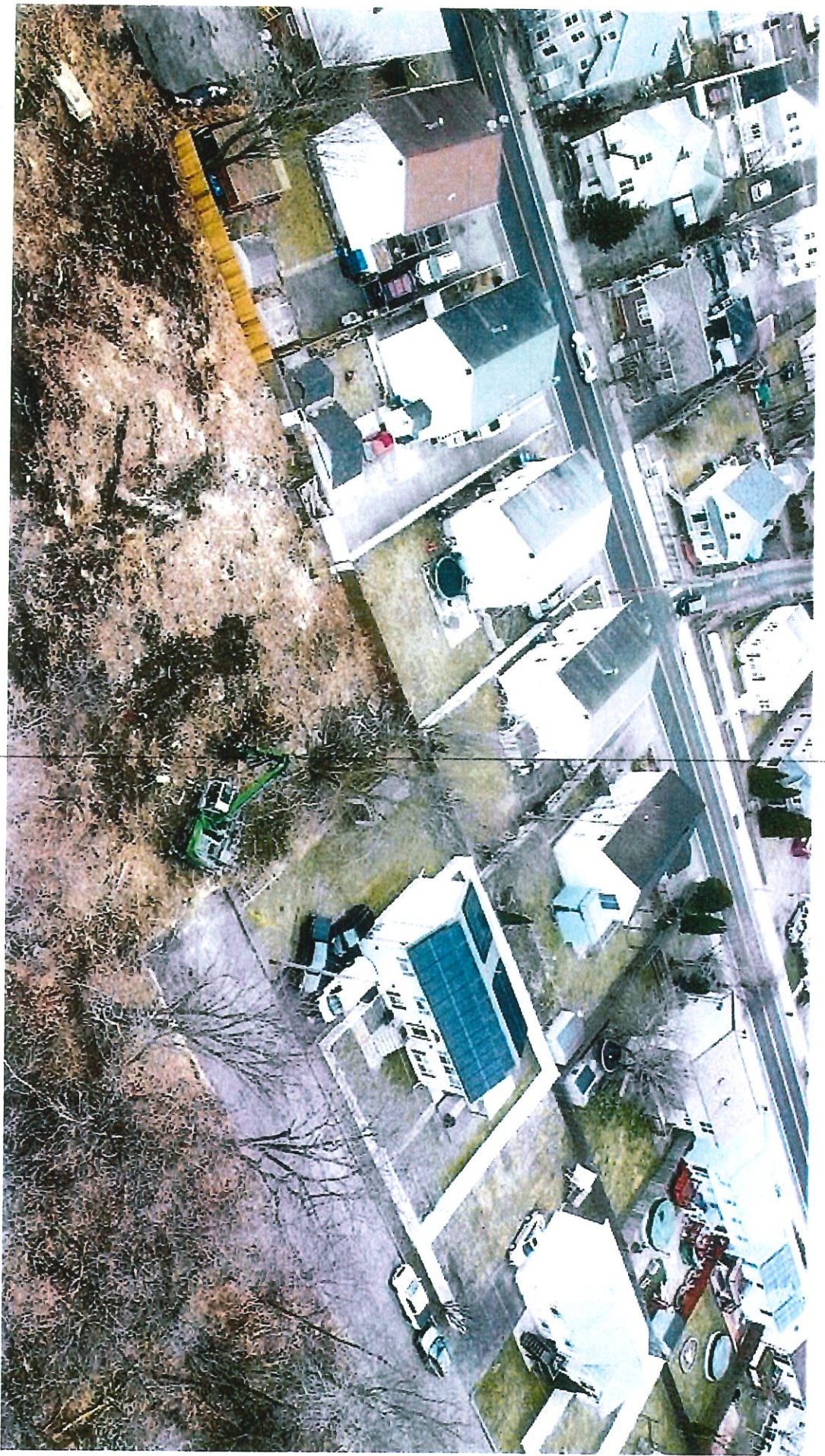
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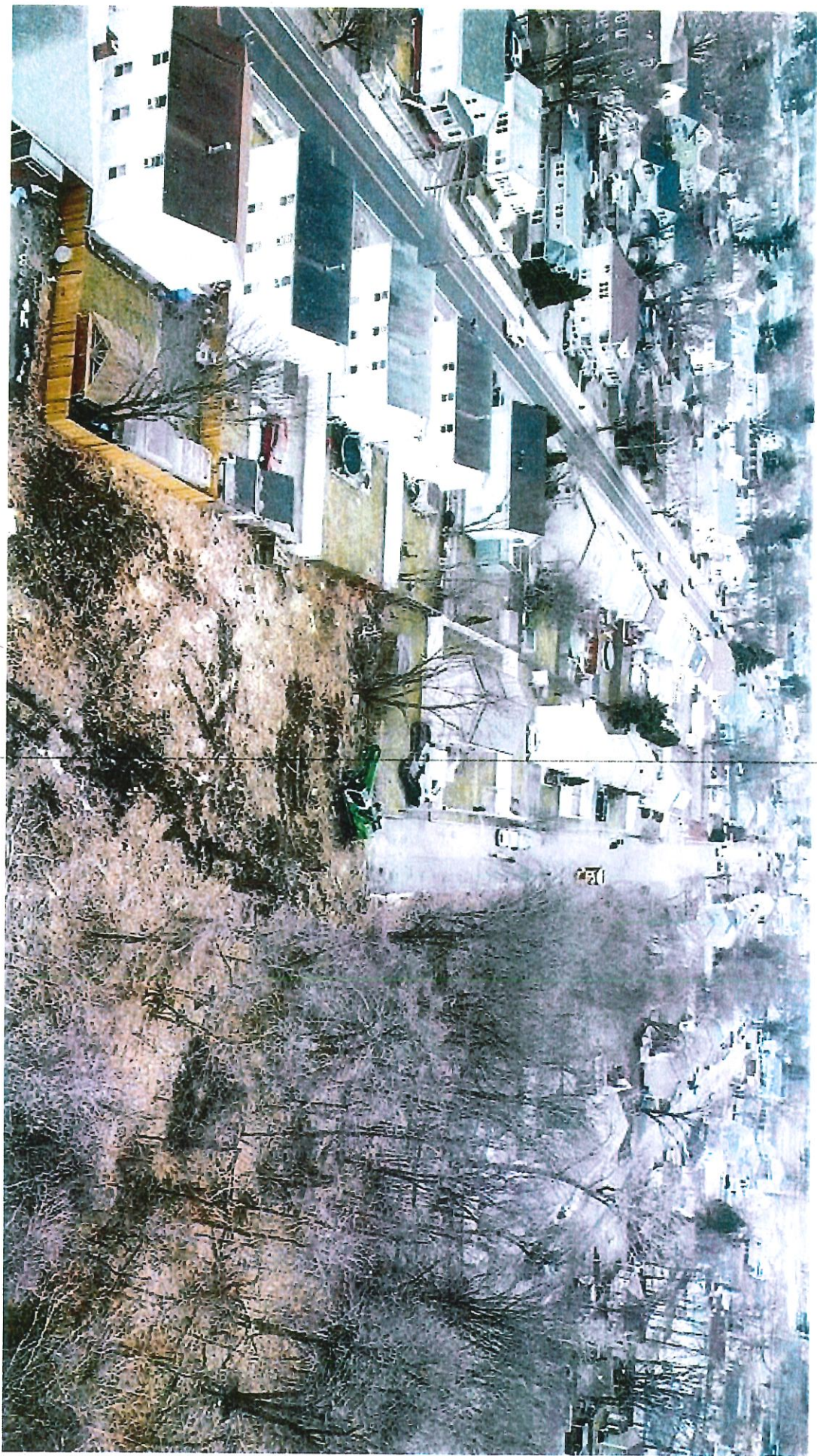
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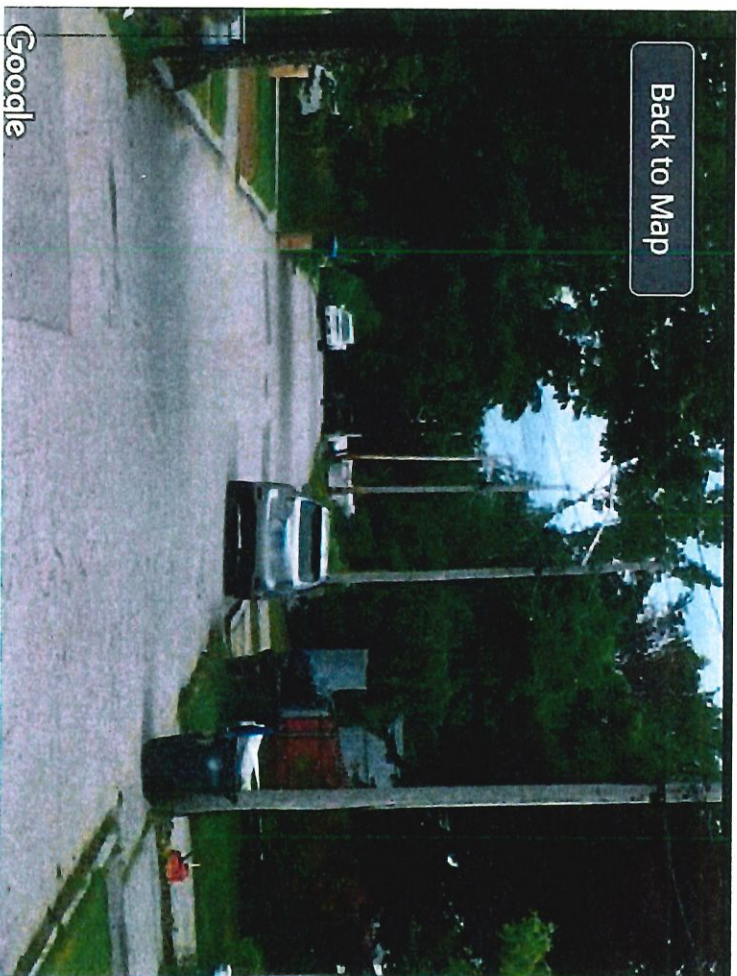
Print Name	Address	Signature
Adrión Ferrer	43 Dedham av PROV RI 02909	Adrión Ferrer

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

Imprimir Nombre	Dirección	Firma
Atanasia Adams	43 Dedham ave PROV RI 02909	[Signature]
Alex Encarnación	43 Dedham ave PROV RI 02909	Alex Encarnación R
Victor Gurmán	43 Dedham ave PROV RI 02909	Victor







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

Danien Andrews
Print Name

42
House #

Danien Andrews
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Jeanie Wilby
Print Name

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House #

Jeanie Wilby
Signature

Thomas Morris
Print Name

20
House #

Thomas Morris
Signature

Frank Cropper
Print Name

16
House #

Frank Cropper
Signature

Adell Majette-Wyche
Print Name

37
House #

Adell 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. LaRose
Print Name

71
House #

Linda J. LaRose
Signature

Linda J. LaRose
Print Name

55
House #

Linda J. LaRose
Signature

Print Name

House #

Signature

Print Name

House #

Signature

Print Name

House #

Signature

Print Name Cherlyn Gibbs Address 31 Dedham Ave Signature Cherlyn M. Gibbs

Print Name Address Signature

John Gibbs 31 Dedham Ave John Gibbs

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
M. Y. J. M. Gilchrist	48 Dedham Ave Prov. RI 02909	M. Gilchrist

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

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

Print Name	Address	Signature

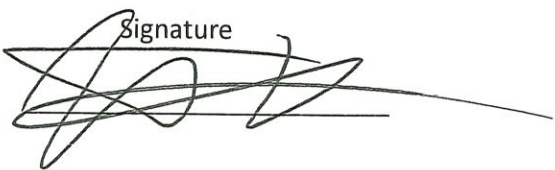
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Print Name	Address	Signature
NATALIE WEISFELD	60 DEDHAM AVE	

Print Name	Address	Signature

Print Name	Address	Signature


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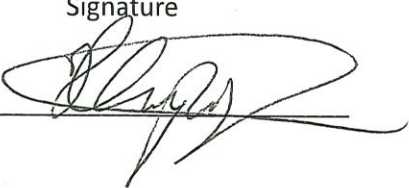
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I am a resident of Dedham Avenue in Providence, and I am against the construction of multi-family housing.

Print Name	Address	Signature
Alexander Perez	65 Dedham ave	


Print Name	Address	Signature
Heidy Padilla	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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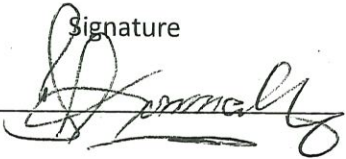
Print Name	Address	Signature
NEIL SORMANTI	70 DEDHAM AVE.	

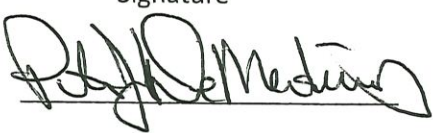
Print Name	Address	Signature
	Thanks Andy! Appreciate you taking the lead on this.	
	NEIL	

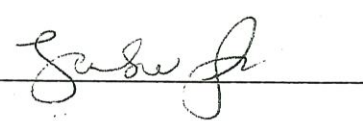
Soy residente multifamiliar	ndas
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Imprimir Nombre	Dirección	Firma

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

Print Name	Address	Signature
Flora Kennedy	80 Dedham Ave	

Print Name	Address	Signature
Peter J. DeMedeiros	71 Dedham Ave	

Print Name	Address	Signature
Josue Francisco	77 dedham Av	

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

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>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.

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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
_____	_____	_____

Print Name	Address	Signature
_____	_____	_____

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

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

Imprimir Nombre	Dirección
Atanasia Adames	43 Dedham ave Prov RI 02909

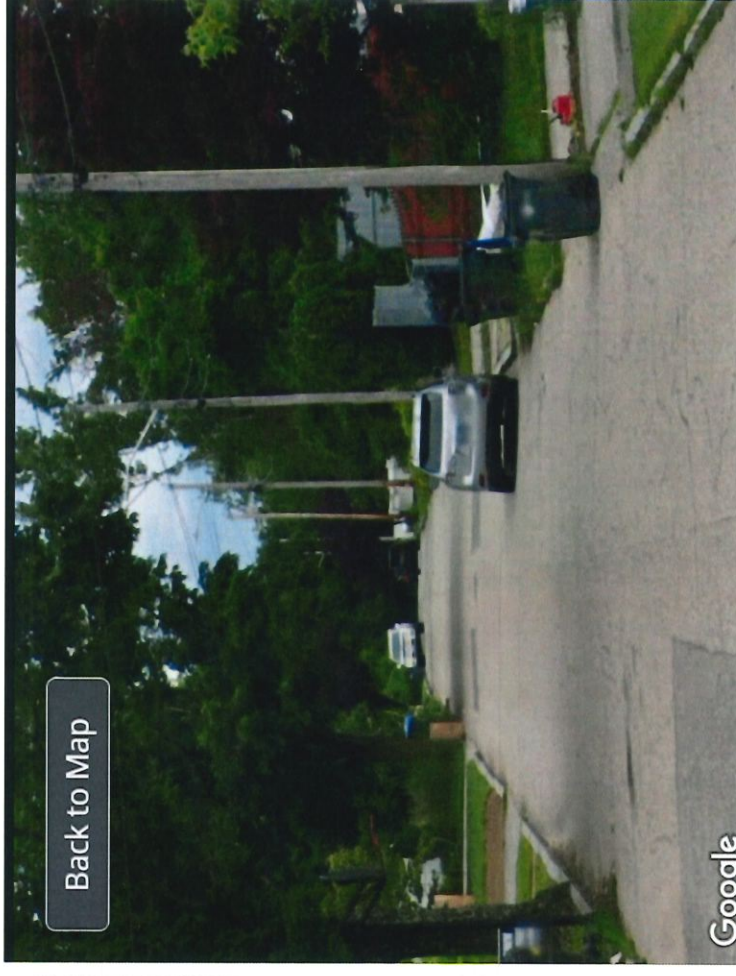
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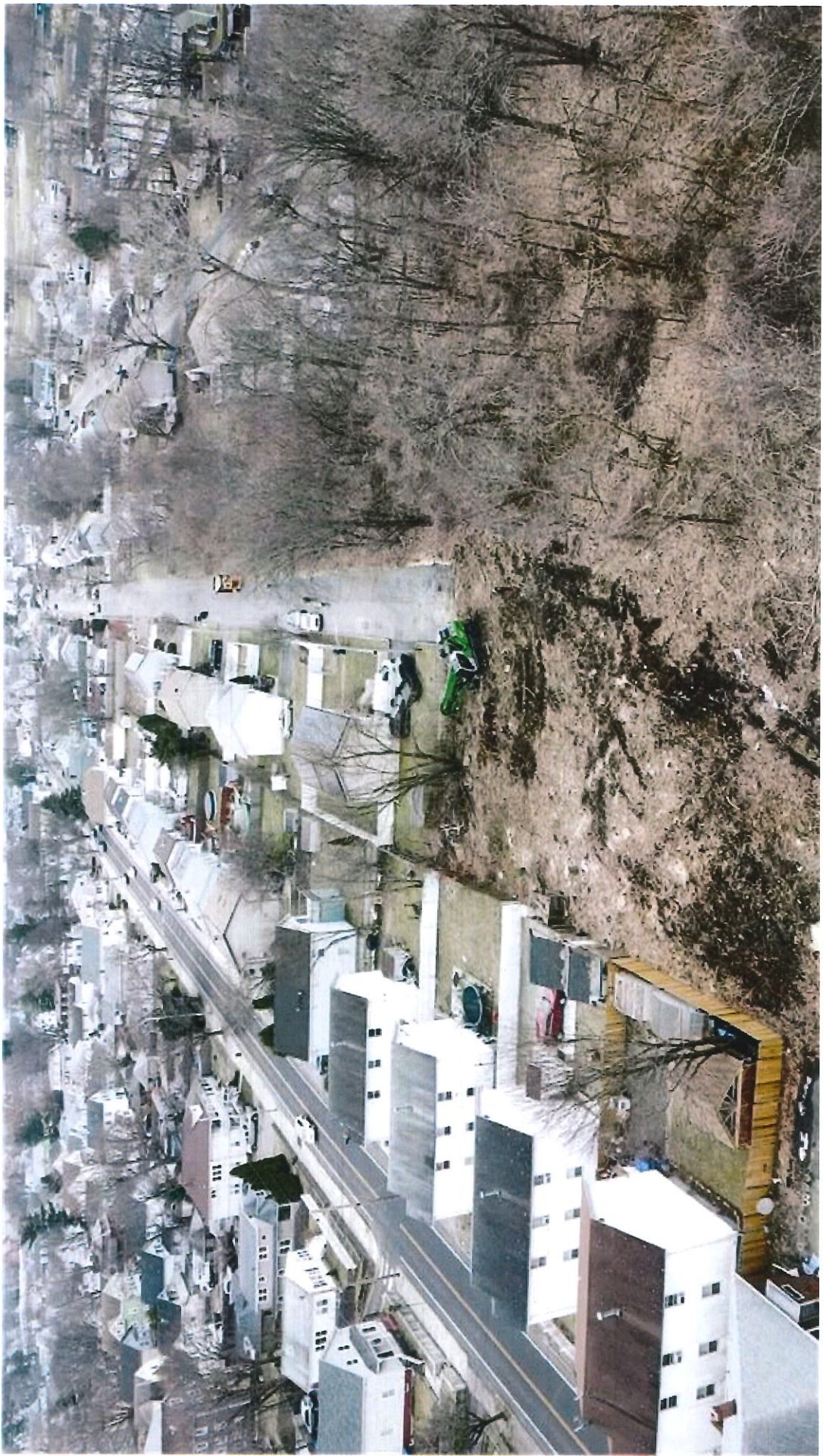

Imprimir Nombre	Dirección
Alexa Encarnación	43 Dedham ave Prov RI 02909

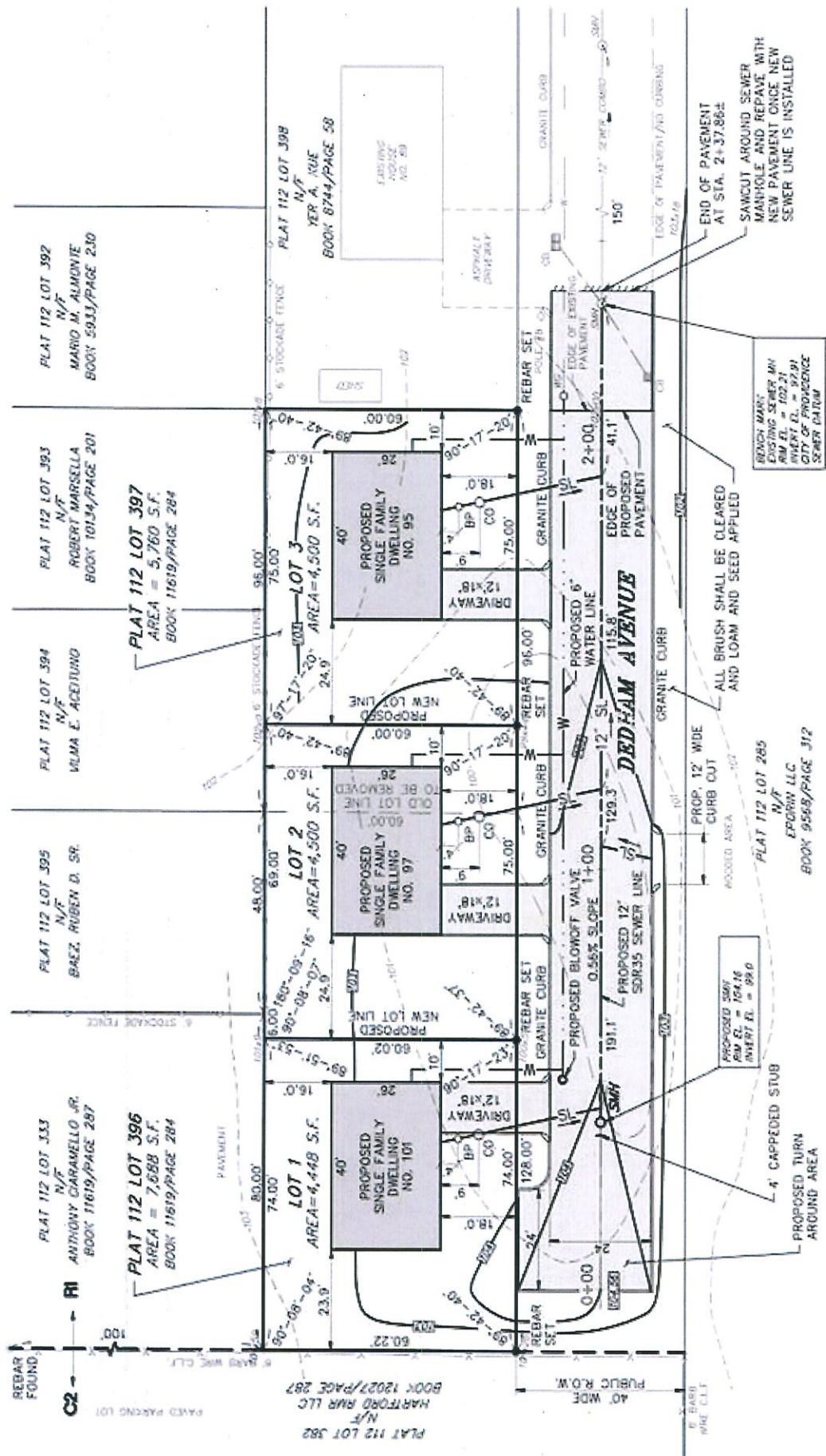
Firma
Alexa Encarnación R

Imprimir Nombre	Dirección
Victor Guzmán	43 Dedham ave Prov RI 02909

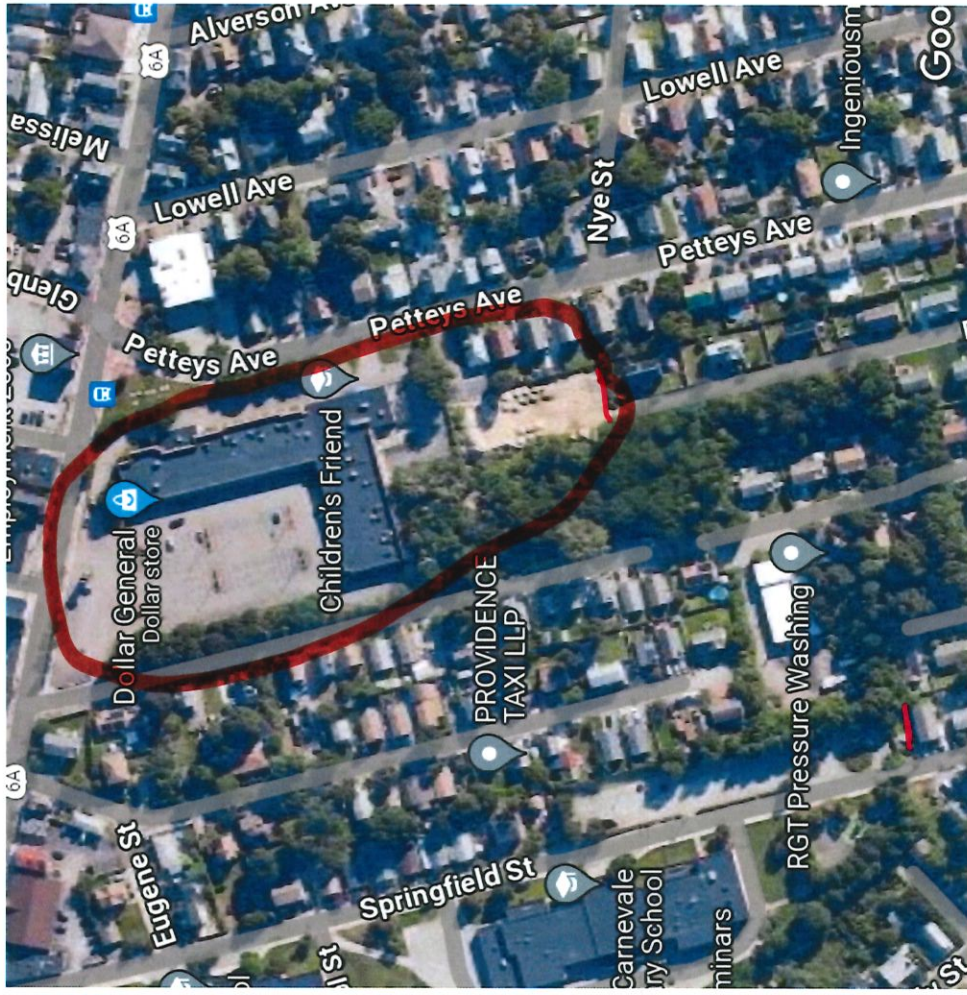
Firma
Victor



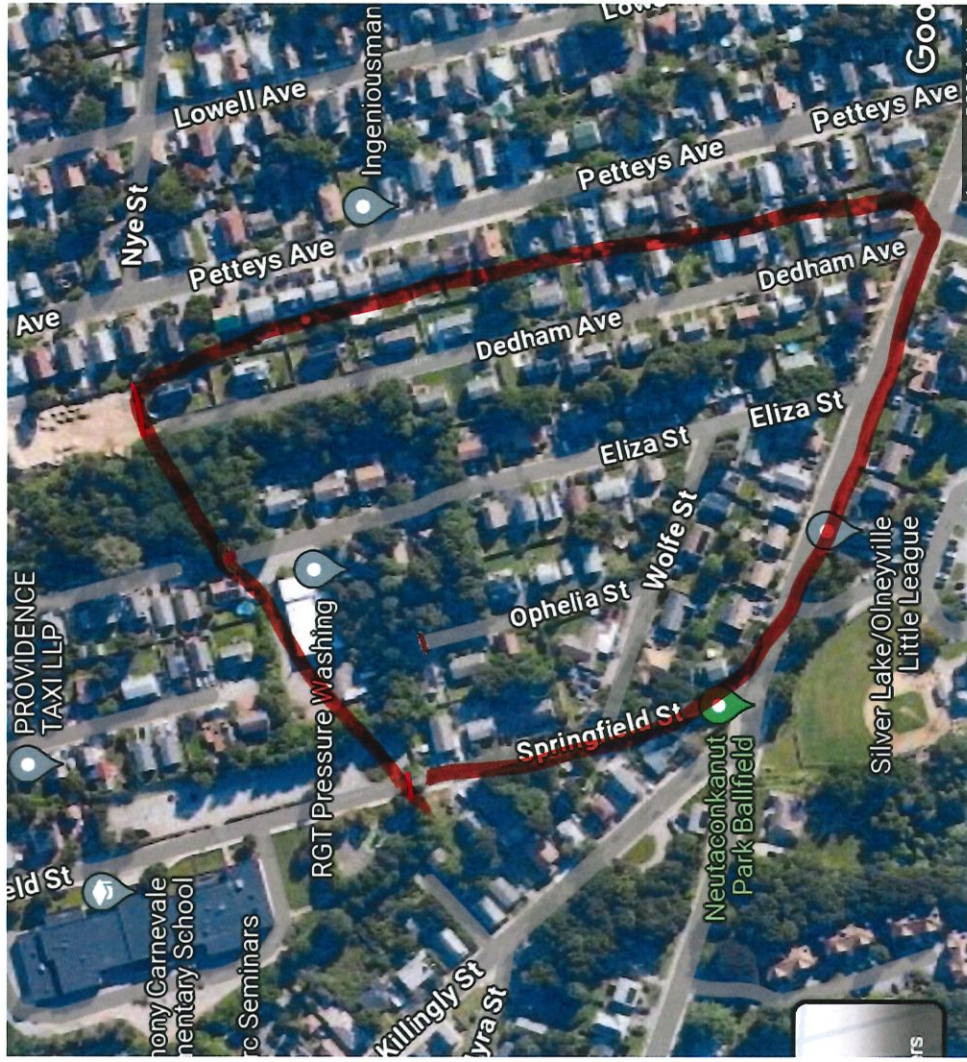


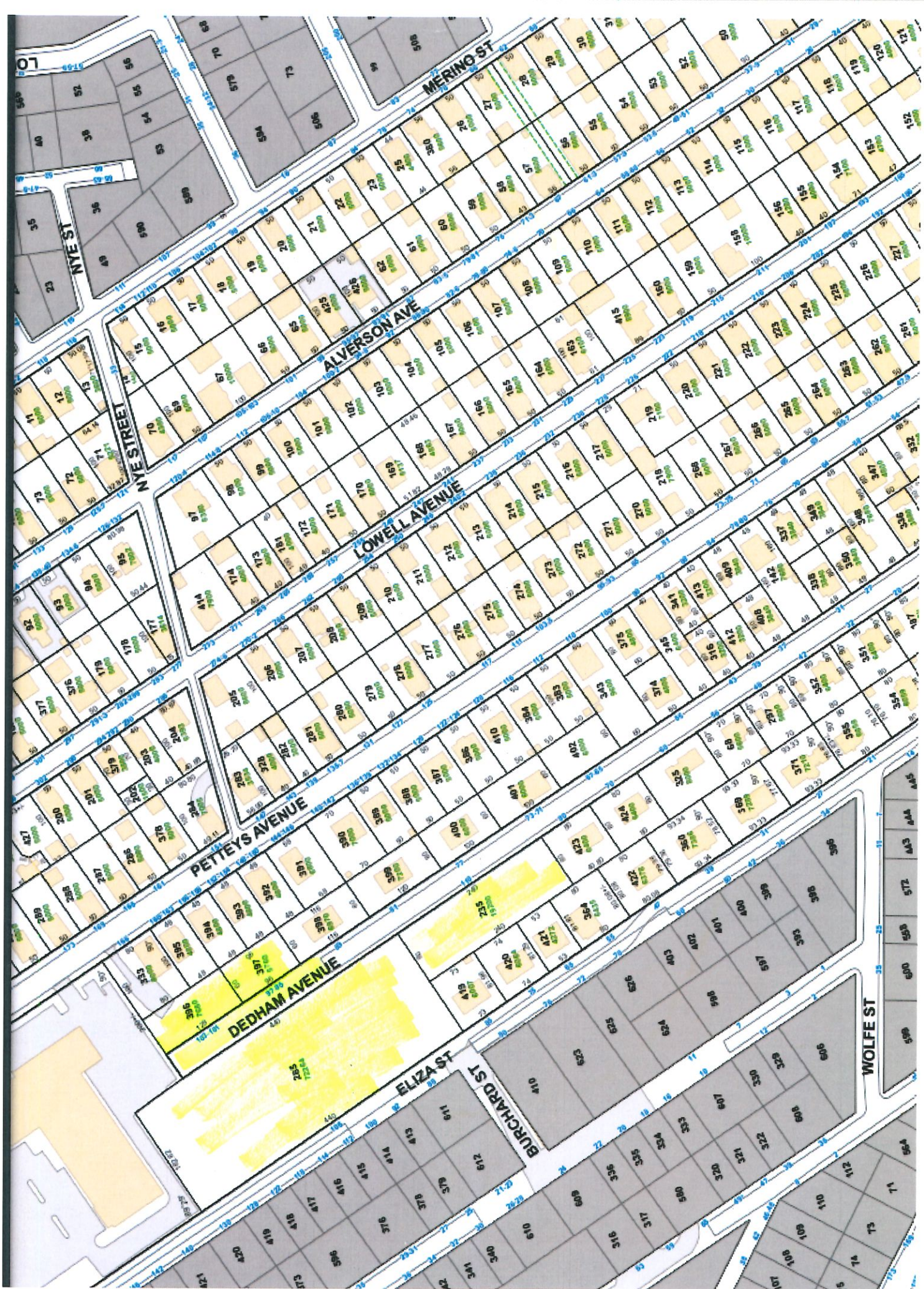


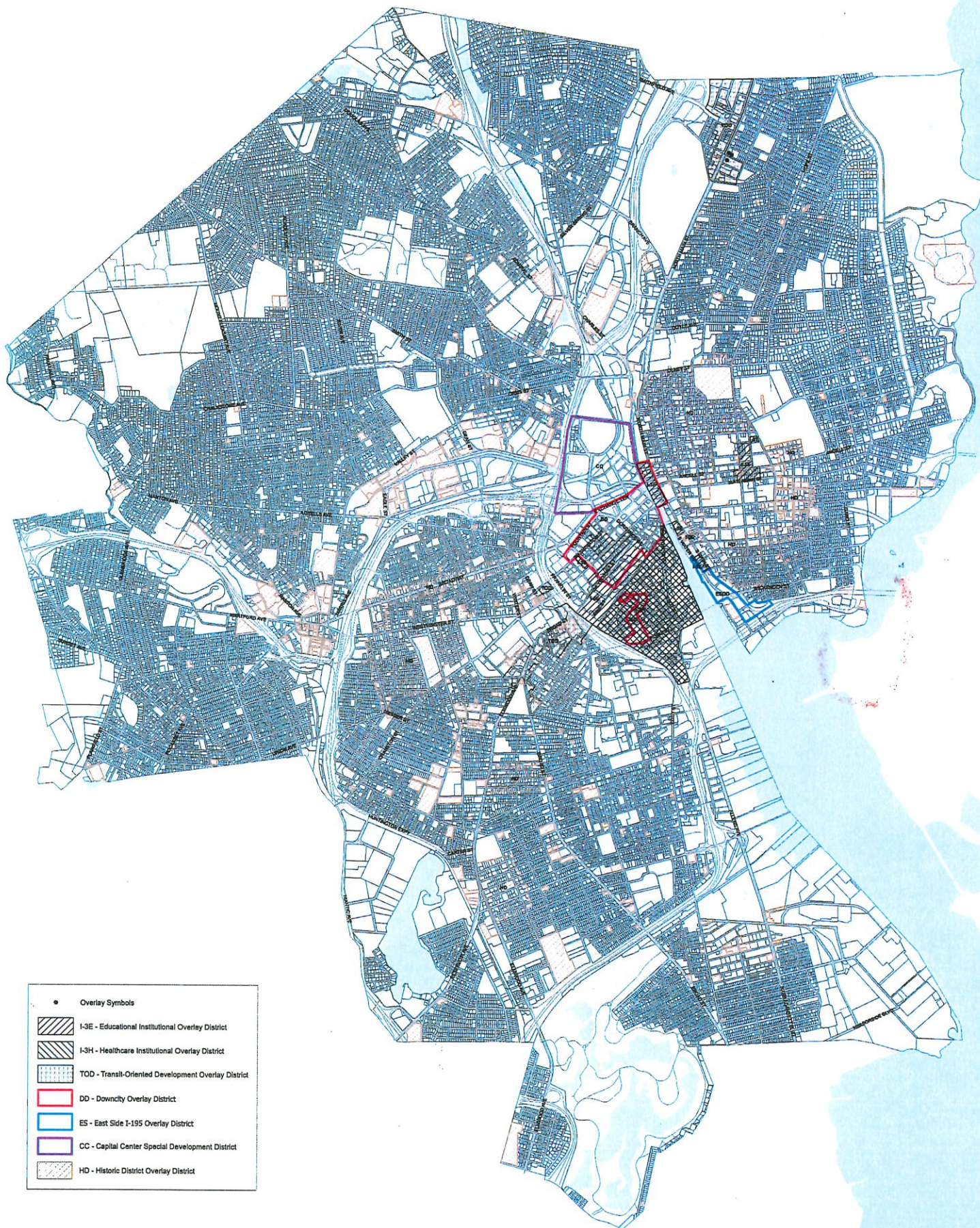
Aerial View
Hartford Avenue



Aerial View
Killingly Street







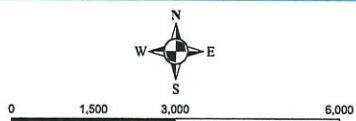
• Overlay Symbols

	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

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PROVIDENCE
DEPARTMENT OF PLANNING AND DEVELOPMENT

