

CHAPTER 2022-16

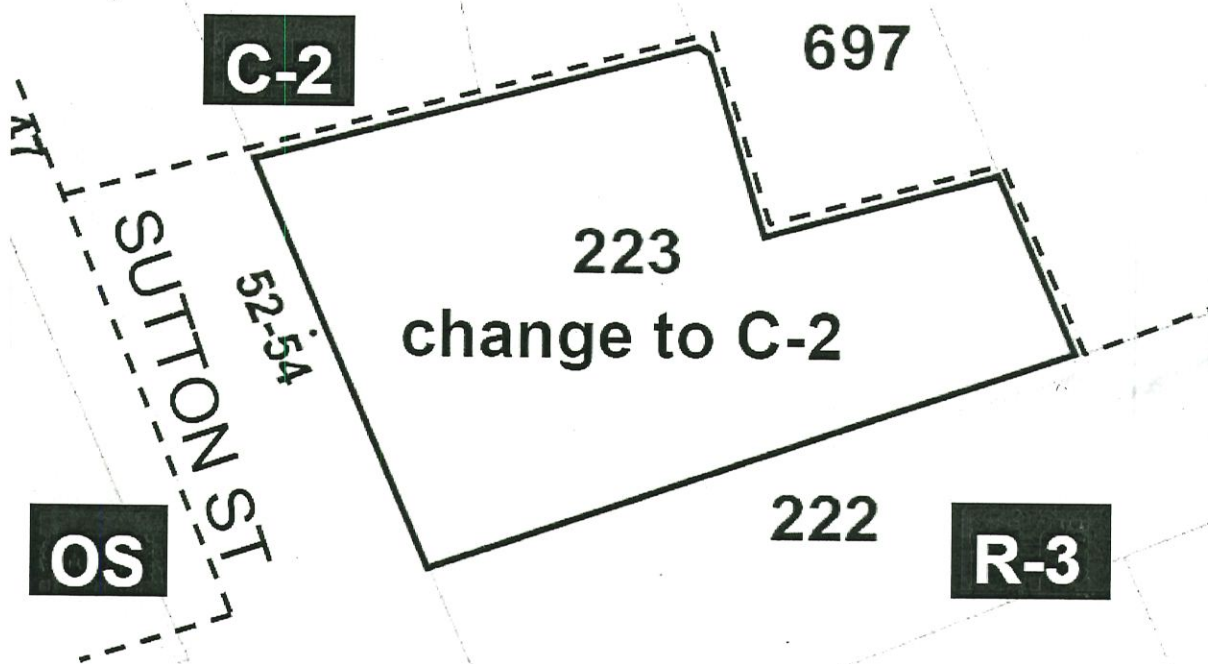
No. 164

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 28, LOT 223 (54-56 SUTTON STREET), FROM R-3 TO C-2

Approved April 25, 2022

*Be it ordained by the City of Providence:*

SECTION 1. 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, is hereby further amended by changing the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 28, Lot 223 (54-56 Sutton Street), from R-3 to C-2. The use on the lot shall be restricted to either two-family, three-family, or multi-family dwellings.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
APR 7 2022  
FIRST READING  
READ AND PASSED  
*Tina L. Mastrosianni* CLERK  
ACTING

IN CITY COUNCIL  
APR 21 2022  
FINAL READING  
READ AND PASSED  
*John J. Iglizzi* PRESIDENT  
*Tina L. Mastrosianni* ACTING CLERK

I HEREBY APPROVE.

*[Signature]*  
Mayor  
Date: *4/25/22*

**City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

I, **Sutton Place**, by and through **Natalia Pezzuco and Nicholas Cardello**, "**Petitioner**" and their **Counsel, Dylan Conley**, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for the property located at:

**[54-56 Sutton Street, 02903**  
**Assessor's Plat 28 Lot 223]**,

and shown on the accompanying map<sup>1</sup> **Attached hereto as Exhibit 1**, from **[R-3]** to **[C-2\* where the use on the lot shall be restricted to either two-family, three-family, or multi-family dwellings]**.

Further attached hereto is **Exhibit 2**: are two (2) sets of mailing labels with the names and addresses of all property owners within two hundred feet (200') of the property.

**Sutton Place, via Natalia Pezzuco and Nicholas Cardello**

Signature: /s/ Dylan Conley

Name: Dylan Conley, Esq. #8969

Title: Attorney, on behalf of **Petitioner**

Telephone No.: (401) 415-9835

Email Address: DConley@wjclaw.com

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<sup>1</sup> The Map includes:

- a) Existing and proposed boundaries
- b) Zoning district boundaries
- c) Existing streets, roads, and their names
- d) City and Town Boundaries





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, City of Providence, Department of Planning and Development

PROVIDENCE THE CREATIVE CAPITAL  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
JORGE O. ELORZA, MAYOR | BONNIE NICHOLSON, AICP, DIRECTOR

PROVIDENCE

1000  
0 500 1000  
Feet

PROVIDENCE, RHODE ISLAND





The information depicted on this map is for planning purposes only.  
It is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analysis.  
Produced by the Providence Planning and Development GIS Lab,  
444 Westminster Street, Providence, R.I. 02903  
Data Sources:  
Providence Geographic Information System  
Date: 10/02/2021



0 0.0225 0.045 0.09  
1 inch = 74 feet



PROVIDENCE, RHODE ISLAND

**PROVIDENCE** THE CREATIVE CAPITAL  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
JORGE C. ELDREIA, MAYOR / ERINNE WICKERSCULAP, DIRECTOR









City Plan Commission  
Jorge O. Elorza, Mayor

January 14, 2022

Councilman Nicholas Narducci  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Tina Mastroianni, Acting City Clerk

**Re: Referral 3504 – Petition to rezone 54-56 Sutton Street (AP 28 Lot 223) from R-2 to C-2**

**Petitioner: Sutton Place**

Dear Chairman Narducci,

The applicant is proposing to rezone 54-56 Sutton Street from R-3 to C-2 with uses limited to two family, three family and multifamily housing. The subject property is a mixed use building with three commercial units and three residential units. The zone change is requested so that the owner may renovate the building for seven apartments.

**FINDINGS OF FACT**

The lot is zoned R-3 but is adjacent to the C-2 zone to the north. The neighborhood's character is composed of a mix of uses including commercial uses on the Atwells Ave commercial corridor to the north and residential uses including multifamily housing to the south. As the C-2 zone and Atwells Ave are in proximity, the CPC found that rezoning to C-2 for housing is not expected to have a negative effect on neighborhood character or surrounding property. The proposed multifamily use would be no more intense than the current legal use.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is intended to be one where neighborhood commercial and medium density residential uses are located in proximity. The plan encourages high density residential development around areas of change like Atwells Ave. The property is located in an area where neighborhood commercial development—which includes high density residential development—is intended alongside medium density residential development. The CPC found that the rezoning would be in conformance with objective H-2 of the comprehensive plan which

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
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encourages development of housing.

The CPC found that rezoning the lot would be appropriate given the character of the surroundings, the current zoning and the proposed use. The rezoning is appropriate as the building's massing supports more dwelling units than what is permitted in the R-3 zone. Development of incompatible commercial uses would be prevented as uses will be limited to housing. 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 Gazdacko, seconded by Commissioner Verdi, the CPC voted to recommend that the City Council approve the proposed zone change to C-2 finding it to be in conformance with the zoning ordinance and comprehensive plan and subject to the following condition:

Uses shall be restricted to two family, three family and multifamily dwellings.

The CPC voted as follows:

Aye: M. Gazdacko, N. Verdi, M. Quezada, M. Cordero, C. West

Sincerely,



Choyon Manjrekar  
Administrative Officer





# Sutton Place: 54-56 Sutton

Tal Pezuco  
Nicholas Cardello



# About us



Sutton Street is a very special place to us. Nick bought his first multi-family on Sutton and Tal purchased her first home a short time after across the street. What to a lot of people would've just been a first home, to us, it was one of the biggest mishaps of fate that we would probably encounter in our lives.

It was on Sutton street we found each other as well as helped bloom each other's passion for real estate.

Our mission is to create an environment where people don't just want to live but thrive as a community.

We hope that we will be able to provide housing to like-minded individuals, no matter their race, economic background, beliefs or politics, that want to help continue making our community a vibrant, welcoming, and enjoyable place for all. With Tal's background in engineering and Nick's background in financial planning, we feel we can be a catalyst of positive change in Providence.



# About 54-56 Sutton St.



Built in 1930 first as a single-family home

Became a funeral home

Was rezoned to a three family with commercial for a real estate office



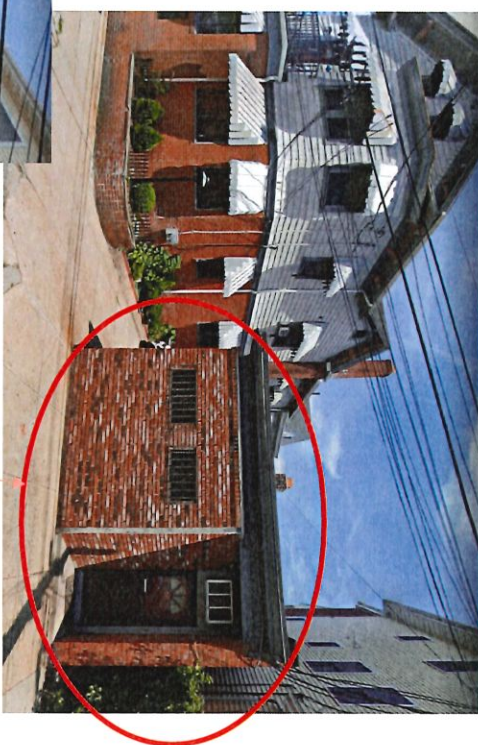
# Exterior Photos



54 Primary Entrance



Garage and 54 two entrances



56 Sutton: 2 Bed/1 Bath  
Separate Utilities

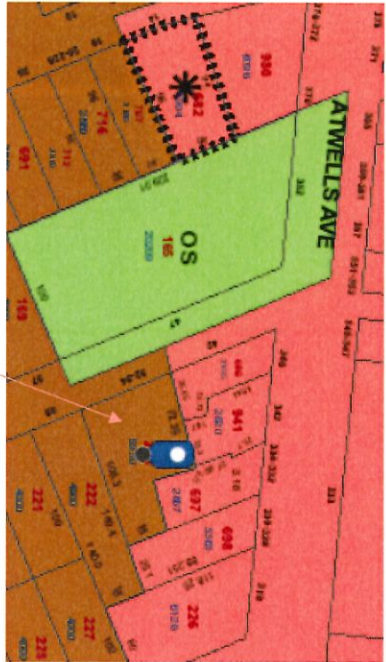


# GIS

How it will benefit the community



Similar conversions

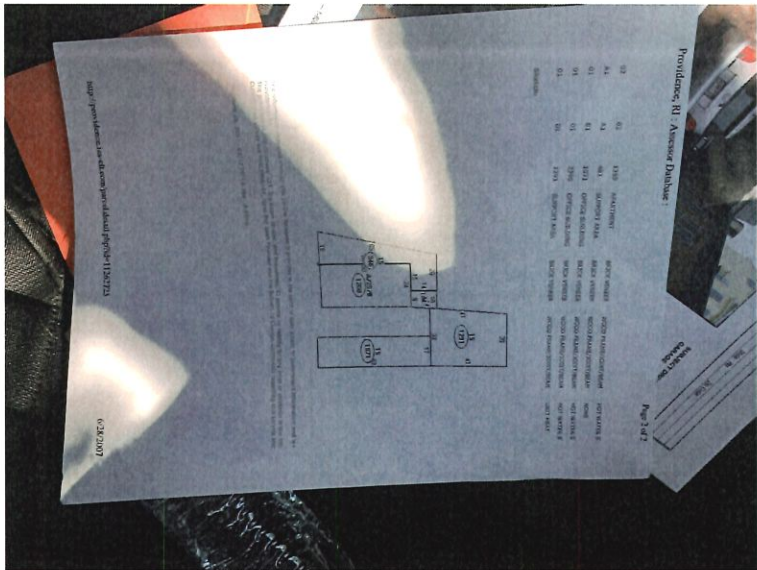
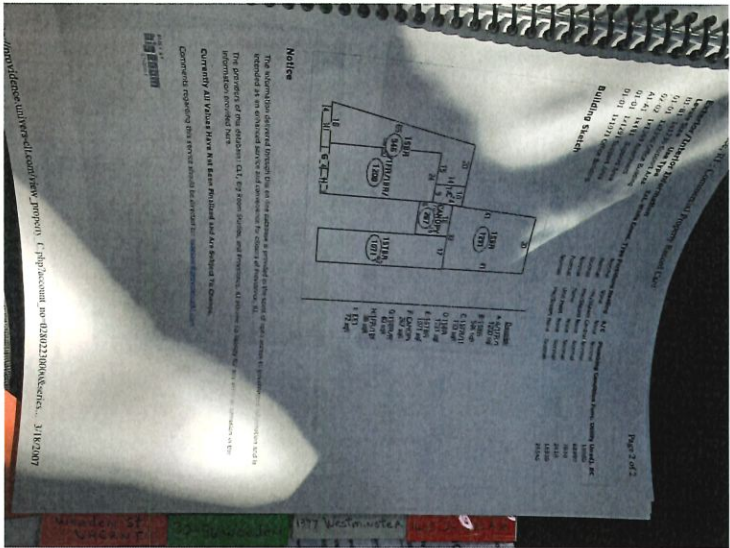


Sutton place lot



# Original Layout

From Seller



# Problem

## Skyrocketing Rents

In the last year, rent in Providence has almost doubled in some places. This is leaving a lot of people to struggle to find homes and ultimately left homeless. The cause of this is a few things:

1. Lack of available units to rent
2. Incredibly high buyer's market
3. After COVID people have started valuing their home more (aka working from home, shift from in person events to virtual "new normal")





# Problem

Population Rising in Providence (especially after COVID)

Not Enough Housing

Providence, Rhode Island Population 2021  
180,609

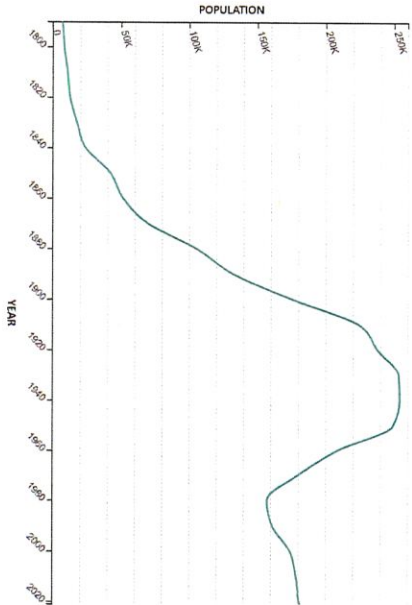
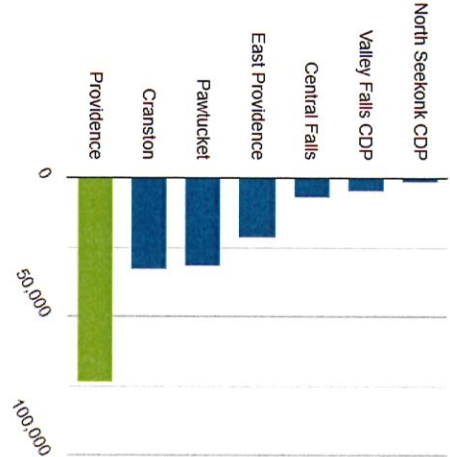


Figure 1: Providence, RI Area Total Housing Units



# Similar Units Nearby

#### 4 Bed/1 Bath

[illegible]

Incredibly high prices for not updated units, which drives down the diversity of the community

## 2 Bed/1 Bath

[illegible]



# Solution

## Affordable Housing in Desirable Neighborhoods

We need more housing in neighborhoods that allow residents to really experience the culture and atmosphere Providence has to offer. We don't need brand new apartment buildings that only the rich can afford, but we need more apartments that keep the culture and charm of our historic Federal Hill architecture while also making living assessable to a variety of economic backgrounds.

We need to create a community that is welcoming to all that also keeps the parts of celebrated history of Providence that we all love so much.



# Solution

## Rezone Sutton Place to a 7-family residential

54-56 Sutton has waste space that is not being utilized because it is commercial.

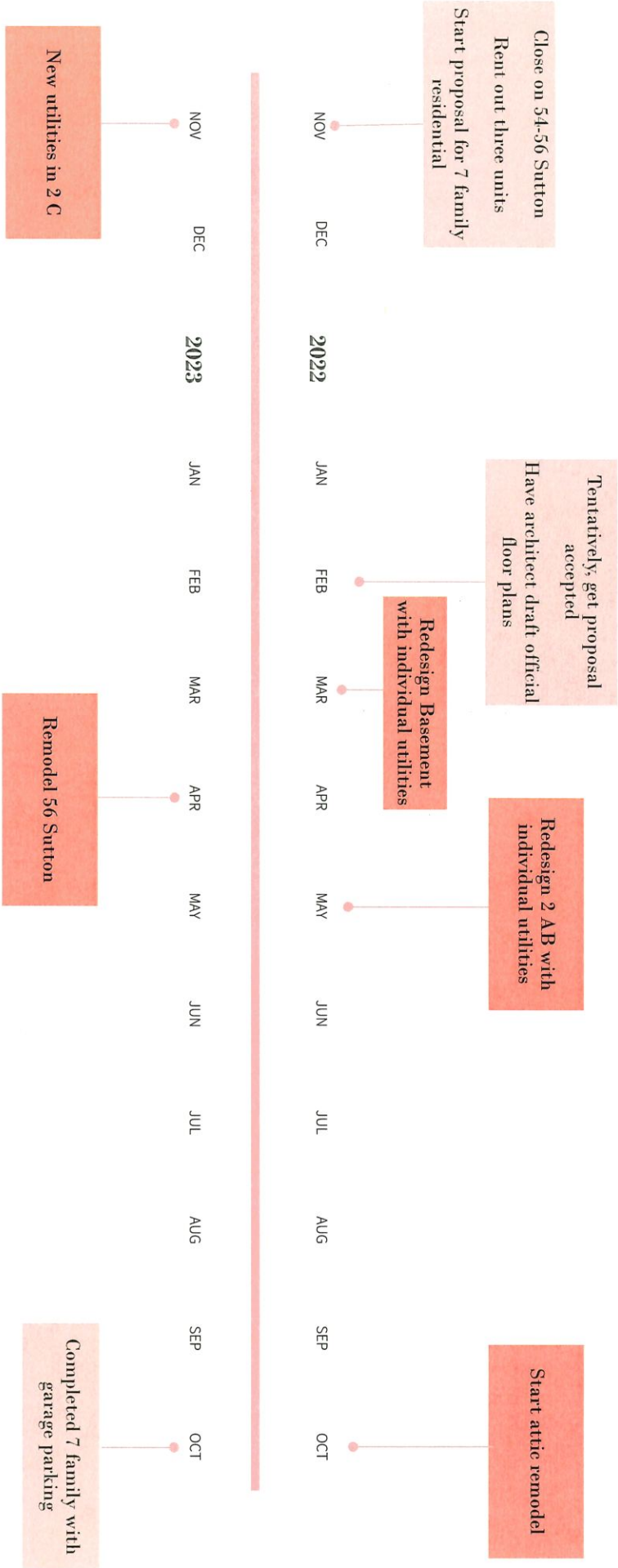
As owners we are losing money on unvaccinated space and as a community, we are not doing our best to provide affordable and beautifully built homes for our neighbors.

We need to maximize the habitable living space on the property to give more people the opportunity to join of incredible neighborhood.

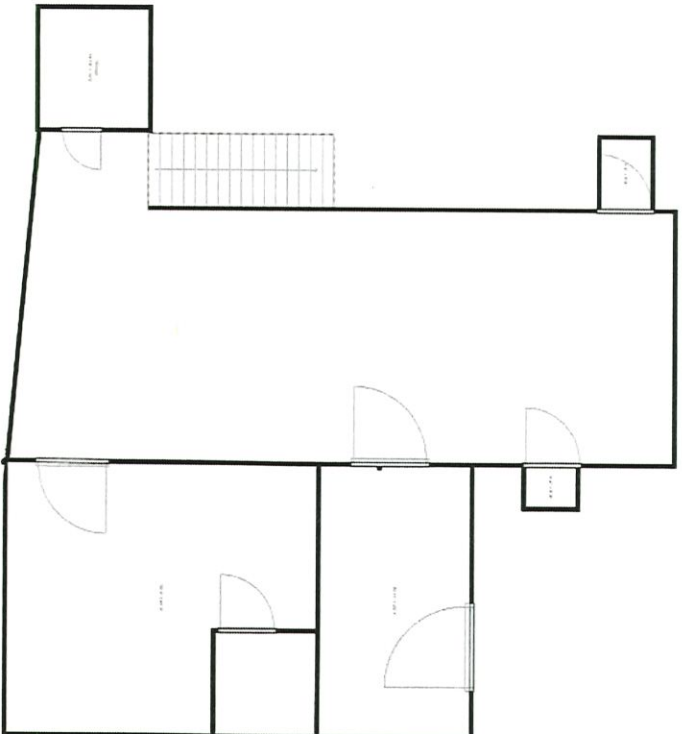




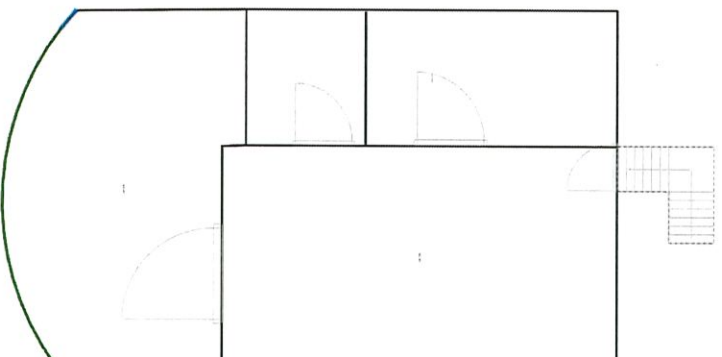
# Two-year action plan



# Our competition



Basement Floor Plan (not scaled)



Attic Floor Plan (not scaled)

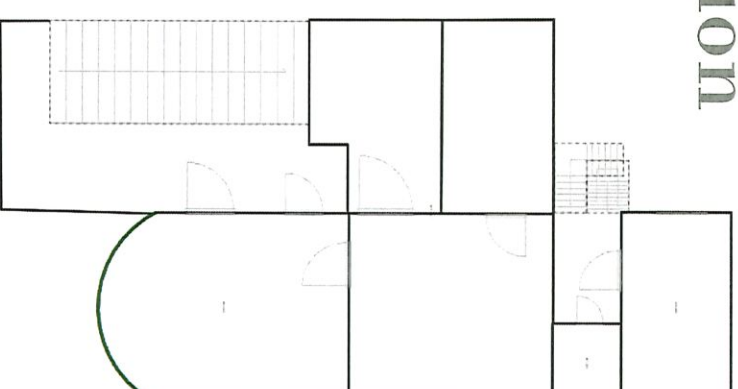




Garage and different colors = different units



## Our competition

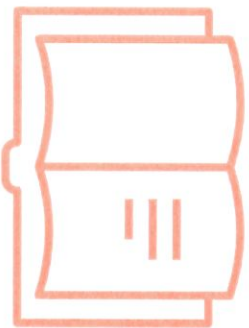


First Floor Plan (not scaled)

Second Floor Plan (not scaled)



# Business model



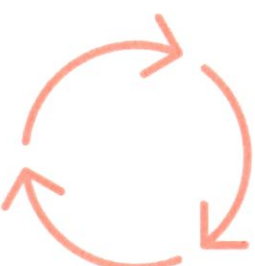
## Present Out Case

We have researched,  
planned and found a  
solution to this problem



## Rework Sutton Place

Most costly, but also most  
rewarding



## Create a Meaningful Community

Eventually, we would like to  
create a community on  
Sutton St. that holds events  
like trash pickup, block  
events, etc.



# Product benefits

- \*Increase affordable, workforce housing in Providence
- \*Have people in the community and that care about the community creating a creative space for all
- \*Utilized wasted space in an unused commercial property



2021

Sutton Place

# Thank you

Over the past few weeks, I have been trying to decide where I want to pursue my masters in engineering degree. I decided to look up some of the famous alumni from each school (in hopes of connecting with them) and James Patterson was one of them. In Patterson's novel, Maximum Ride, he writes "I don't care if we have our house, or a cliff ledge, or a cardboard box. Home is wherever we all are, together,"

Once we can create a community for people that feels like a home, we will be able to start fixing all the other problems around us.





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Email Address: DConley@wjclaw.com

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