

City of Providence
STATE OF RHODE ISLAND

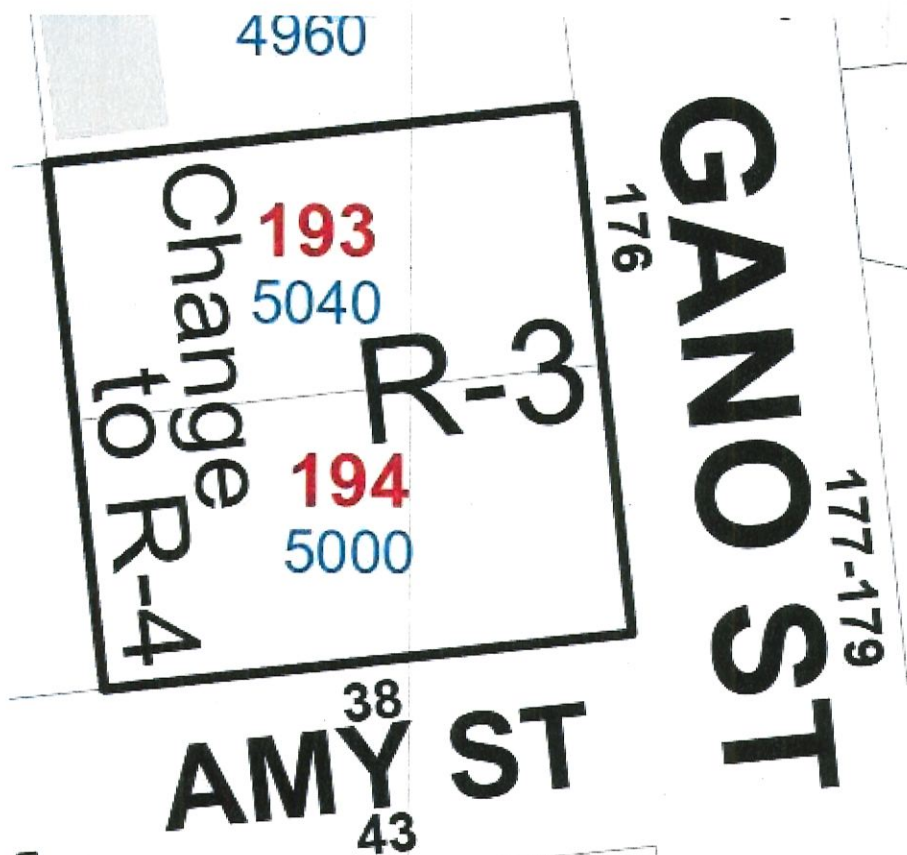
CHAPTER 2024-453

No. 382 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 14, LOTS 193 AND 194 (176 GANO STREET AND 38 AMY STREET), FROM R-3 TO R-4

Approved October 10, 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 14, Lots 193 and 194 (176 Gano Street and 38 Amy Street), from R-3 to R-4.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
SEP 19 2024
FIRST READING
READ AND PASSED

Tina L. Mastrosianni
CLERK

IN CITY
COUNCIL
OCT 03 2024
FINAL READING
READ AND PASSED

Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Tina L. Mastrosianni
CLERK

I HEREBY APPROVE.

Brett P. Smith
Mayor

Date: 10/10/2024

**City of Providence
State of Rhode Island**

PETITION TO THE HONORABLE CITY COUNCIL

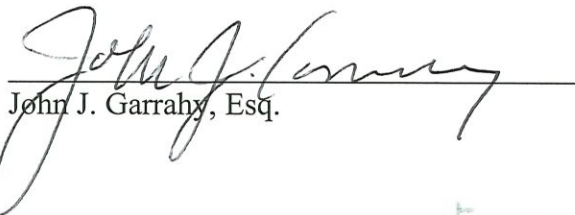
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

John Edward Quattrocchi, Trustee of the John Edward Quattrocchi Revocable Living Trust hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the property located at **176 Gano Street** and **38 Amy Street, Providence, Rhode Island** (also identified as Assessor's Plat 14, Lots 193 and 194) from R-3 to R-4.

John Edward Quattrocchi, Trustee of the John
Edward Quattrocchi Revocable Living Trust
By Its Attorney:

John J. Garrahy (#3113)
John J. Garrahy Law, LLC
2088 Broad Street
Cranston, Rhode Island 02905


John J. Garrahy, Esq.

August 25 ,2023

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

August 25, 2023

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

Re: Zone Change Petition for the property located at 176 Gano Street and 38 Amy Street, Providence, Rhode Island (also identified as Assessor's Plat 14, Lots 193 and 194) from R-3 to R-4.

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

April 18, 2024

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

Attn: Tina Mastroianni, City Clerk

Re: Referral 3575 – Petition to rezone 176 Gano and 36 Amy Street (AP 14 Lots 193 and 194) from R-3 to R-4

Petitioner: John Edward Quattrochi

Dear Chairman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on April 16, 2024 requesting a rezoning of the subject lot from R-3 to R-4.

FINDINGS OF FACT

The petitioner is requesting a rezoning of 176 Gano Street and 38 Amy Street (AP 14 Lots 193 and 194) from R-3 to R-4.

When reviewing requests for zone changes to R-4, the CPC reviews the appropriateness of the change based on a number of factors including conformance with the future land use map, the character of the surrounding neighborhood and existing use of the property. Both lots are vacant and located under the medium density residential land use designation which the plan describes as areas characterized by one to three family dwellings with multifamily development.

The applicant is proposing to construct two three-story, 10-unit dwellings, which are permitted by right in the R-4 zone and will be subject to administrative review as a minor land development project. The neighborhood's character is heavily influenced by Gano Street, which is a busy thoroughfare with a number of multifamily dwellings. It is the CPC's opinion that it would be appropriate to rezone the lots to R-4 to accommodate the intended development.

The neighborhood's character and the future land use map support the proposed change. The CPC finds that a development that conforms to the R-4 zone is not expected to negatively affect health, safety and welfare and would be consistent with section 101 of the zoning ordinance.

DEPARTMENT OF PLANNING & DEVELOPMENT

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

RECOMMENDATION

On a motion by Commissioner Quezada, seconded by Commissioner Sherry, the CPC voted to recommend that the City Council approve the zone change to R-4 based on their findings and subject to the following condition:

A footnote shall be added to the map to prohibit short term rentals on the site.

The CPC voted as follows:

AYE: M. Quezada, W. Sherry, D. Caldwell, C. Lipschitz, N. Sanchez

Sincerely,



Choyon Manjrekar
Administrative Officer

Mastroianni, Tina

From: STEVEN CASTIGLIONI <lioni1@aol.com>
Sent: Friday, June 21, 2024 1:25 PM
To: Clerk, City
Subject: [EXTERNAL] Committee on Ordinances - Public Hearing

Dear City Clark,

We speak **IN FAVOR** of the petition for a zone change for Plat 14, Lots 193 and 194 (176 Gano Street and 38 Amy Street) from R-3 to R-4.

This change is both appropriate and needed, will cause no issues in the area, and will fit in with the development along Gano Street.

We strongly recommend that the committee **APPROVE** this petition.

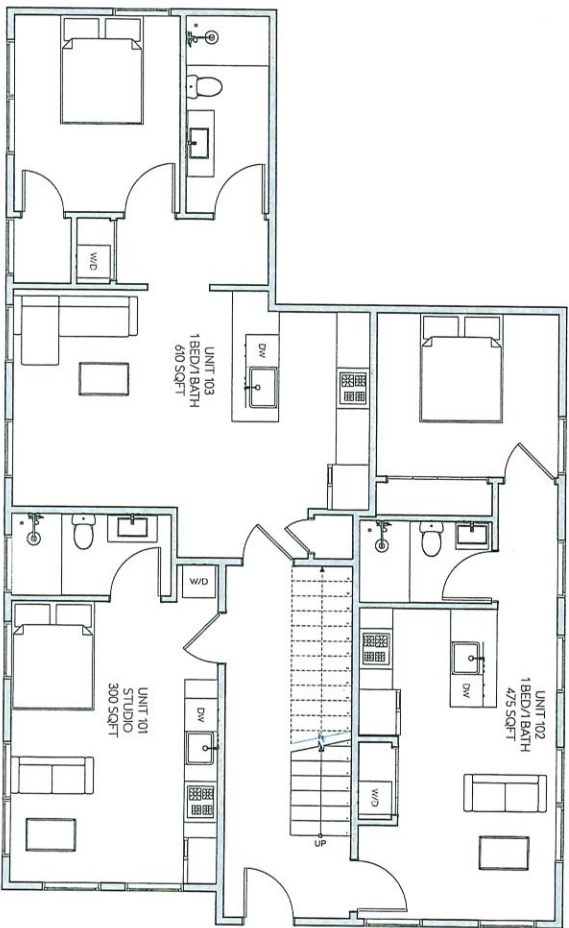
Steven L and Kimberly S Castiglioni
1 Wayland Avenue, Unit 313N
Providence, RI 02906

Sent from my iPhone

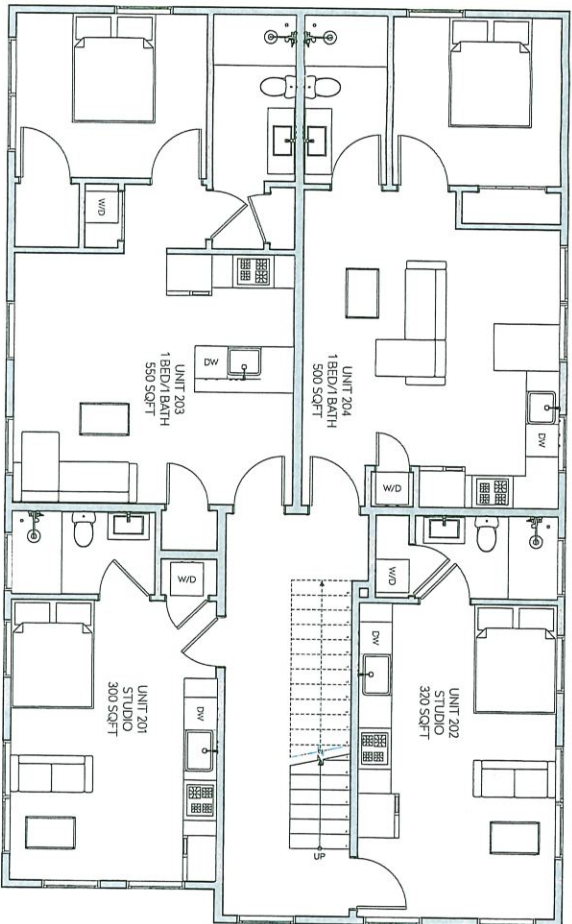
176 GANO STREET DEVELOPMENT

SHEET INDEX			
ISSUED/REISSUED WITH REVISION	<input checked="" type="checkbox"/>	10/02/2023	10/11/2023
REISSUED WITHOUT REVISION	<input type="checkbox"/>		
GENERAL			
G-001 COVER SHEET		<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLANS			
AS-001 ARCHITECTURAL SITE PLAN		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A-101 PROPOSED FLOOR PLANS		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A-102 EXTERIOR DESIGN		<input checked="" type="checkbox"/>	<input type="checkbox"/>
A-103 EXTERIOR DESIGN		<input checked="" type="checkbox"/>	<input type="checkbox"/>



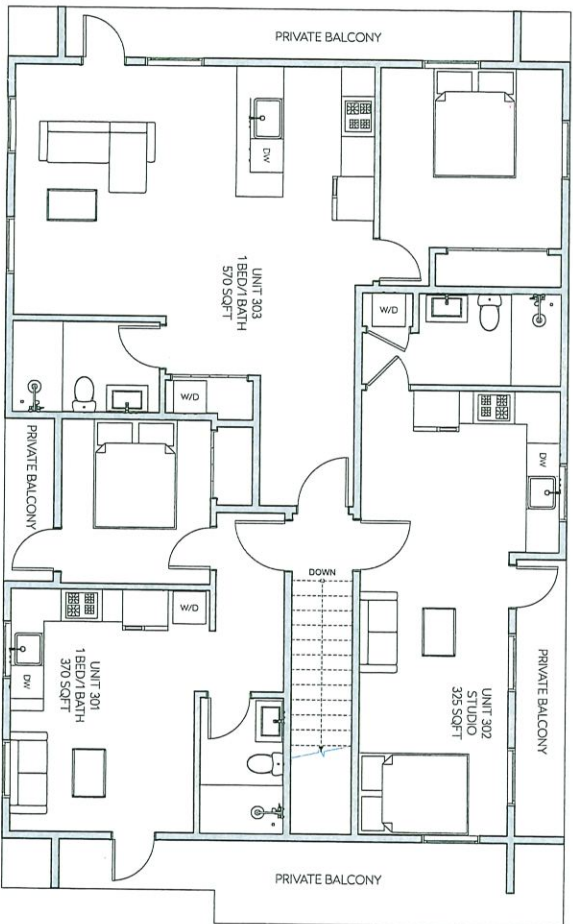


1 First Floor Plan
A-101 SCALE: 1/4" = 1'-0"



2 Second Floor Plan
A-101 SCALE: 1/4" = 1'-0"

LEVEL 1			
UNIT NUMBER	BEDROOMS	BATHROOMS	SQUAREFOOTAGE
101	STUDIO	1	300 SQFT
102	1	1	475 SQFT
103	1	1	610 SQFT
LEVEL 2			
UNIT NUMBER	BEDROOMS	BATHROOMS	SQUAREFOOTAGE
201	STUDIO	1	300 SQFT
202	STUDIO	1	320 SQFT
203	1	1	550 SQFT
204	1	1	500 SQFT
LEVEL 3			
UNIT NUMBER	BEDROOMS	BATHROOMS	SQUAREFOOTAGE
301	1	1	370 SQFT
302	STUDIO	1	325 SQFT
303	1	1	570 SQFT



3 Third Floor Plan Scheme A
A-101 SCALE: 1/4" = 1'-0"



269 Wickenden St. Providence
Rhode Island 02903

ARCHITECT
FIRM: PROVIDENCE ARCHITECTURE
ARCHITECT: KEVIN DIAMOND P.A. RH0585

176 Gano Street
Providence, RI

10/11/23

REVISIONS

DATE DESCRIPTION

Floor Plans

A-101



269 Wickenden St. Providence
Rhode Island 02903

ARCHITECT

FIRM: PROVIDENCE ARCHITECTURE
ARCHITECT: KEVIN DIAMOND, R.A. RH5185

176 Gano Street
Providence, RI

10/11/23

REVISIONS

DATE DESCRIPTION

Exterior

A-102





269 Wickenden St. Providence
Rhode Island 02903

ARCHITECT

FIRM: PROVIDENCE ARCHITECTURE
ARCHITECT: KEVIN DIAMOND, R.A. RH5185

176 Gano Street
Providence, RI

10/11/23

REVISIONS

DATE DESCRIPTION

Exterior

A-103



269 Wickenden St, Providence
Rhode Island 02903

ARCHITECT
FIRM: PROVIDENCE ARCHITECTURE
ARCHITECT: KEVIN DIAMOND, R.A. RH5185

176 Gano Street
Providence, RI

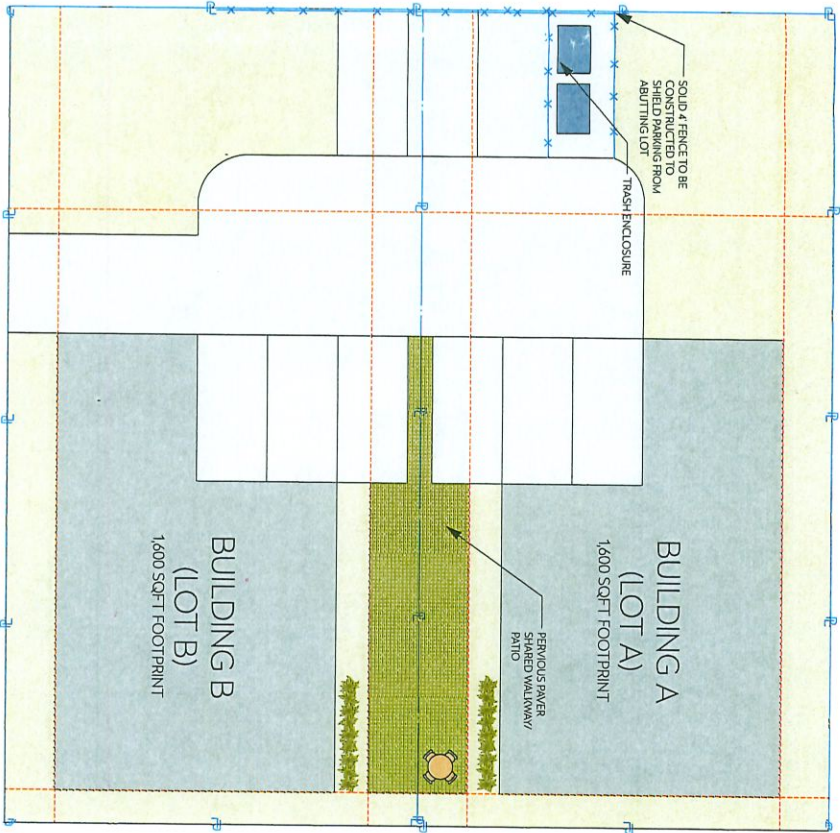
10/11/23

REVISIONS

DATE DESCRIPTION

Architectural Site Plan

AS-001



2 Architectural Site Plan
AS-001 SCALE: 1/8" = 1'-0"

ZONING INFORMATION LOT A	
ZONING ITEM	REQUIRED
MINIMUM LOT AREA	3,500 SQFT
MINIMUM LOT WIDTH	35'-0"
MAXIMUM BUILDING HEIGHT	45'-0"
MAXIMUM BUILDING COVERAGE	55%
TOTAL MAXIMUM IMPERVIOUS	70%
MINIMUM SIDE SETBACK	6'-0"
MINIMUM REAR SETBACK	25'-0"

ZONING INFORMATION LOT B	
ZONING ITEM	REQUIRED
MINIMUM LOT AREA	3,500 SQFT
MINIMUM LOT WIDTH	35'-0"
MAXIMUM BUILDING HEIGHT	45'-0"
MAXIMUM BUILDING COVERAGE	55%
TOTAL MAXIMUM IMPERVIOUS	70%
MINIMUM SIDE SETBACK	6'-0"
MINIMUM REAR SETBACK	25'-0"