

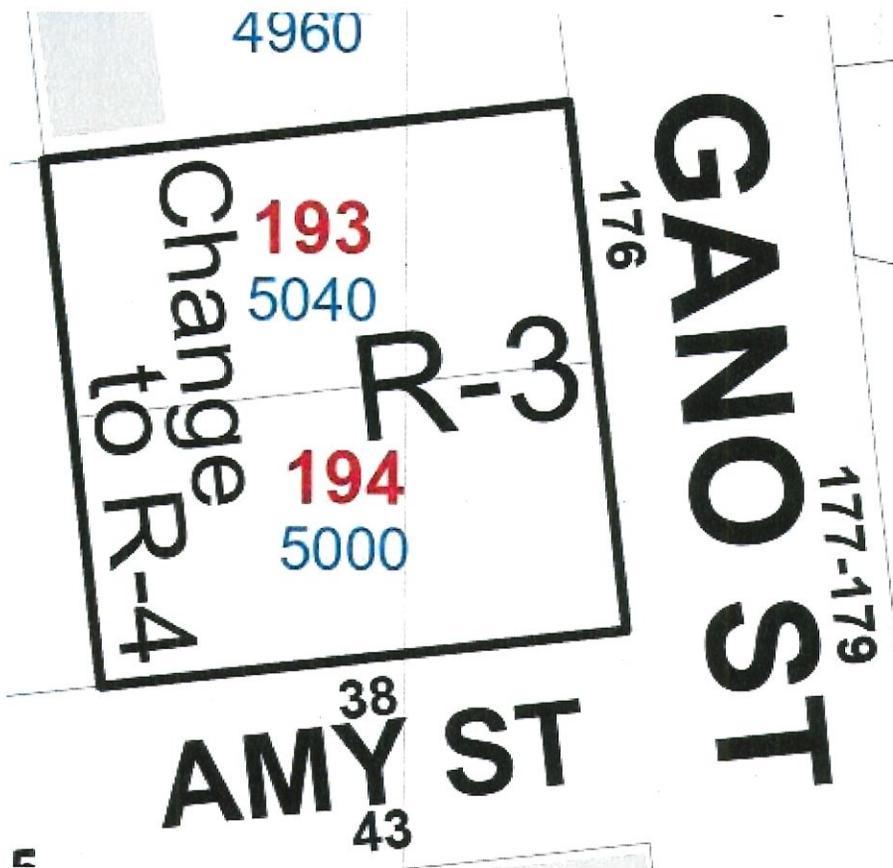
CHAPTER 2024-453

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  
Jina L. Mastrosianni  
CLERK

IN CITY COUNCIL  
OCT 03 2024  
FINAL READING  
READ AND PASSED  
Rachel M. Miller  
RACHEL M. MILLER, PRESIDENT  
Jina L. Mastrosianni  
CLERK

I HEREBY APPROVE.

Brett P. Smith  
Mayor

Date: 10/10/2024

**City of Providence  
State of Rhode Island**

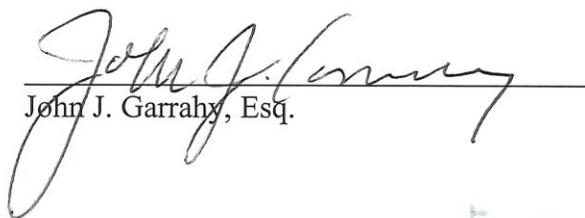
**PETITION TO THE HONORABLE CITY COUNCIL**

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

THE  
CITY COUNCIL  
OF  
PROVIDENCE  
Rhode Island

THE  
CITY COUNCIL  
OF  
PROVIDENCE  
Rhode Island

SEP 25 2023

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

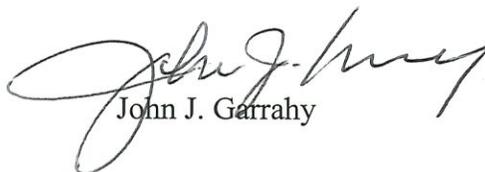
Enclosed please find the above referenced petition to the Providence City Council:

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**

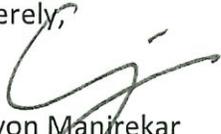
On a motion by Commissioner Quezada, seconded by Commissioner Sherry, the CPC voted to recommend that the City Council approve the zone change to R-4 based on their findings and subject to the following condition:

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**

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**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	10/02/2023	10/11/2023
REISSUED WITHOUT REVISION	<input checked="" type="checkbox"/>		
GENERAL	<input type="checkbox"/>		
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"/>

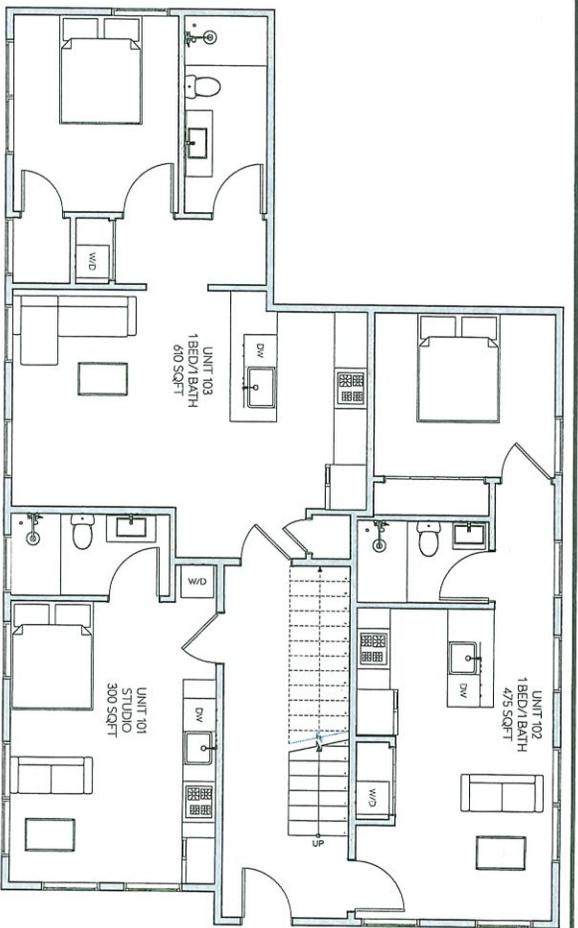


176 Gano Street

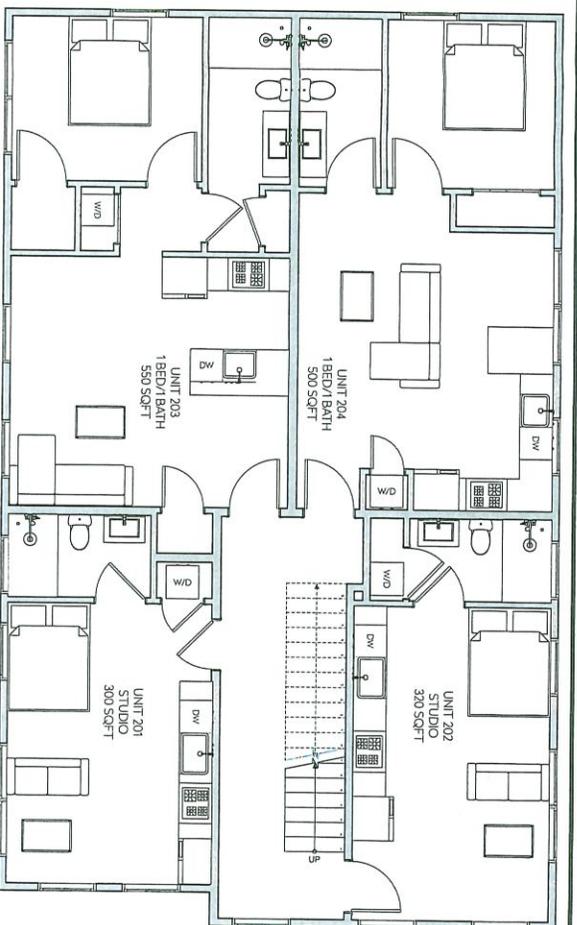
Cover Sheet



**PROVIDENCE**  
ARCHITECTURE + BUILDING CO.

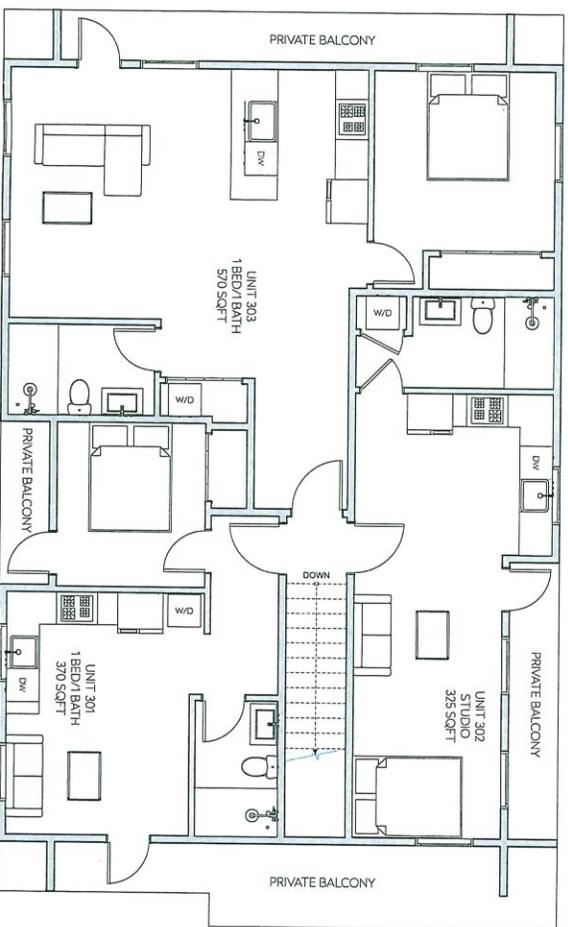


1 First Floor Plan  
A-101 SCALE: 1/4" = 1'-0"



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

REVISIONS	#	DATE	DESCRIPTION
10/11/23			

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. RRS185

176 Gano Street  
Providence, RI

10/11/23

**REVISIONS**

# DATE DESCRIPTION

Exterior

A-103



269 Wicklenden St. Providence  
Rhode Island 02903

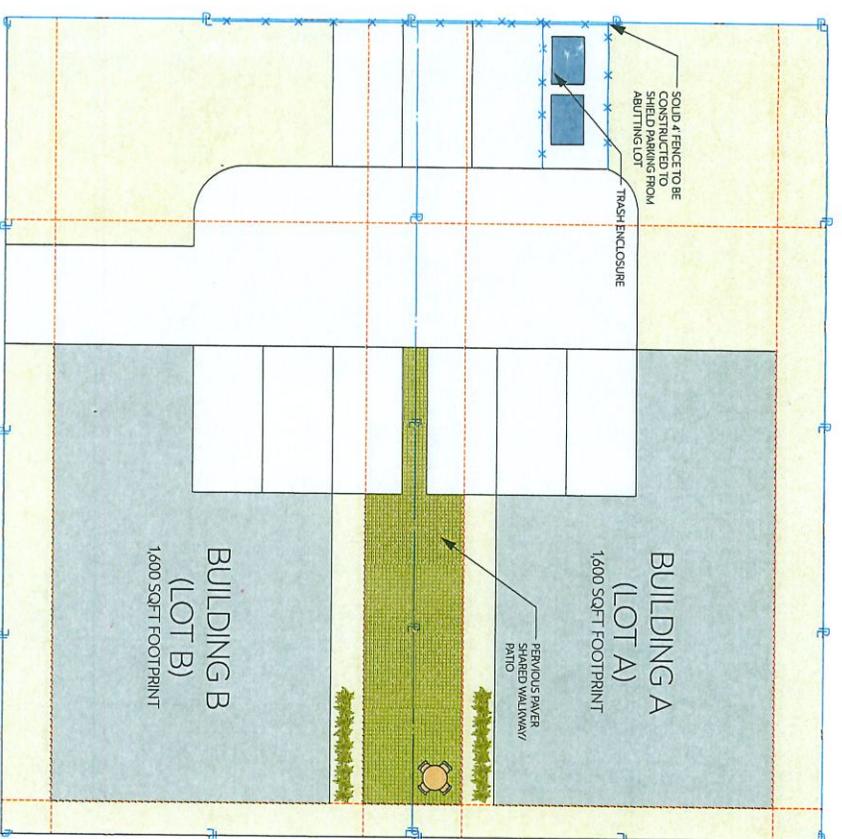
**ARCHITECT**  
FIRM: PROVIDENCE ARCHITECTURE  
ARCHITECT: KEVIN DIAMOND, R.A. RH5185

176 Gano Street  
Providence, RI

#	DATE	DESCRIPTION
10/11/23		REVISIONS

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%
MAXIMUM IMPERVIOUS REAR YARD	50%
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%
MAXIMUM IMPERVIOUS REAR YARD	50%
TOTAL MAXIMUM IMPERVIOUS	70%
MINIMUM SIDE SETBACK	6'-0"
MINIMUM REAR SETBACK	25'-0"