

Pedro J. Espinal
Majority Leader
Councilman – Ward 10

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Marc A Greenfield, Esq.
Chair, City of Providence Zoning Board of Review
c/o City of Providence Department of Inspections and Standards
780 Allens Avenue
Providence, RI 02905

January 13, 2026

RE: Chosen Generation, LLC – 320 Ohio Avenue, Plat 87, Lot 187

Mr. Greenfield and Members of the Zoning Board of Review,

I am writing to express my strong opposition to the requested dimensional variances for either of the two-family home proposals for the lot at 320 Ohio Avenue. After a GIS-based review of the lot and drawing from my familiarity with the neighborhood, I believe the project is incongruent with both the character of the neighborhood and to the needs of my constituents there.

As the lot is only 1,550 square feet in area, the application prompts significant questions. Chosen Generation is seeking two possible dimensional variances: either 454 square feet of relief from the 1,000 square foot pervious surface minimum or a combination of 130 square feet in relief from the pervious surface minimum and the elimination of the two required parking spaces. The lack of finality aside, either version of the proposed dwelling will further strain stormwater infrastructure and contribute to demand for on-street parking. My constituents are deeply opposed to the project given existing parking strain resulting from the grocery store at the corner of Ohio Avenue and Eddy Street. Moreover, the lot area will prohibit the construction of a family-sized unit, which is keeping with the surrounding area. While Ohio Avenue is in a managed growth area under the current Comprehensive Plan, meaning that upzoning and densification are to be expected, guided, and regulated, the creation of two one-bedroom units fails to improve upon the shortfalls in both family-sized and one-bedroom apartments. I am deeply familiar with this area, one where space, scale, and comfort matter deeply to its residents. Erecting such a small two-family property is not befitting of it. I am also deeply disappointed that similar concerns I voiced to the Zoning Board of Review about a prior project by the applicant at 148 Rugby Street in December of 2024 were not duly considered, and I feel my concerns about this project and its suitability would be better assuaged were I able to review renderings and elevations of the proposed dwelling.

I strongly support efforts to increase housing supply, particularly from local developers pursuing infill development. However, my constituents and I feel equally strongly that this project is trying to fit too much into too little space, which could disrupt the character of, livability of, and service provision for the area. Even with the requested parking relief, the proposal appears ill-fitting. I respectfully urge you to deny the variances sought.

Sincerely,

Pedro J. Espinal
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Providence City Hall, 25 Dorrance Street, Providence, RI 02903