

From: Judith Dupre <judithdupre@gmail.com>
Sent: Monday, August 8, 2022 1:01 PM
To: Thompson, Alexis <Athompson@providenceri.gov>
Cc: Sath, Boudha <bsath@providenceri.gov>; Dinerman, Lisa <Ldinerman@providenceri.gov>
Subject: Use this letter instead Re: Padilla Application to waive zoning / Hearing 7/13/22

Alexis, please use this letter.
Thanks.

Dear Ms. Thompson:

I'm writing to protest the City's proposed waiving of the zoning ordinance at 374-376 Hope Street. I live less than 200 feet from the property.

Mr. Padilla is an absentee landlord. His proposed work includes no improvement to the neighborhood and will diminish the liveability and overall character of this neighborhood, which is the historically Black and Jewish section of Providence.

The additional proposed apartment will increase already **noisy, crowded conditions**. The property is located on a heavily trafficked, extremely noisy corner of Hope Street; Mr. Padilla's expansion will negatively affect the quality of life for residents who, like me, also live in their rental properties.

Four parking spaces are indicated for the property; there is no way 4 cars can park behind the house. This means the occupants of the proposed apartment will **further reduce street parking**, which is already at a premium.

The applicant asserts that the property is **not financially viable**. He purchased the property less than a year ago (on 9/1/21 for \$560,000) – and would have known before purchasing it whether it was financially viable or not. Note that Mr. Padilla/Padilla Construction owns several properties in RI and is not a “naïve” first time buyer.

Liens were levied against the applicant on his Central Falls properties on several occasions. Please **review these liens** (which I could not access).

Lastly, Mr. Padilla makes no mention of repairing the sagging second floor porch, which is a safety hazard and should be repaired. The sagging porch is also an aesthetic depredation of this historic neighborhood. He has not offered to replace the contemporary metal railings on first and second floors, further reducing the value of surrounding properties in this historic neighborhood.

As is, the property is often littered with trash and overgrown grass, two conditions that will get worse with additional tenants. These could be easily rectified by a **conscientious owner**, one who seeks to improve the neighborhood—and not merely profit from it at a distance.

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