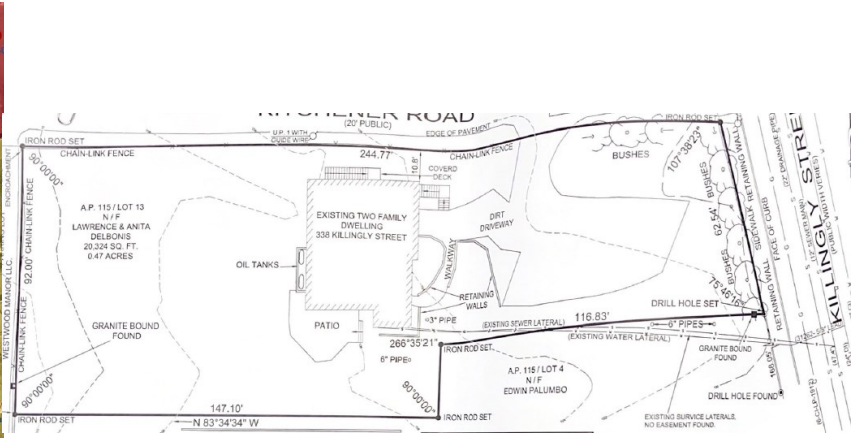


Providence City Plan Commission

April 19, 2022

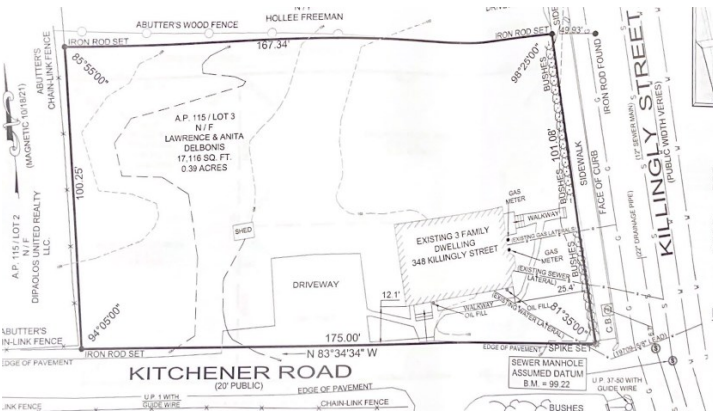


AGENDA ITEM 3 ■ 338 AND 348 KILLINGLY STREET



Survey of lot 113

Lots to be rezoned



Survey of lot 3
OVERVIEW

OWNER/APPLICANT:	Lawrence and Anita Delbonis	PROJECT DESCRIPTION:	The applicant is petitioning to rezone 338 and 348 Killingly Street (AP 28 Lots 522 and 965) from R-1 to R-3
CASE NO./PROJECT TYPE:	CPC Referral 3518 Rezoning from R-1 to R-3		
PROJECT LOCATION:	338 and 348 Killingly Street AP 115 Lots 3 and 13 R-1 zoning district	RECOMMENDATION:	Recommend approval of proposed zone change
NEIGHBORHOOD:	Hartford	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The applicant is petitioning to rezone 338 and 348 Killingly Street (AP 115 Lots 3 and 13) from R-1 to R-3. Lot 3 is occupied by a three family dwelling and lot 113 is occupied by a two family dwelling. The applicant is proposing to rezone the lots to R-3 with the intent to subdivide both lots.

The C-3 zone lies to the north of the lot 13 and west of lot 3. The lots to the south of lot 3 are zoned R-1 but many are occupied by multifamily residential development. As the C-3 zone and multifamily development are adjacent to the subject lots, rezoning the lots to R-3 would allow up to three-family dwellings on the subject lots. This is not expected to have a negative effect on neighborhood character or surrounding property as the intended residential nature of the subject lots is not expected to change and will be in conformance with the intensity of the surroundings.

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 business/mixed-use development, including medium- to high-density housing, is located in proximity to lower density residential uses. Therefore, the rezoning would be consistent with the intent of the comprehensive plan. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages developing new housing options in the City.

Given the dense residential and commercial uses around both lots, rezoning to R-3 would be appropriate given the existing conditions, neighborhood character and surrounding uses. It is the DPD's opinion 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

Based on the foregoing discussion, the DPD recommends that the CPC should make a positive recommendation to the City Council to approve the proposed zone change to R-3.

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

April 12 , 2022

Ms. Tina L. Mastroianni
Acting City Clerk
City of Providence
25 Dorrance Street
Providence, Rhode Island 02914

**Re: Petition to Change the Zoning designation of Plat 115 Lots 3 & 13 (338 & 348
Killingly Street from R1 to R-3**

Dear Tina:

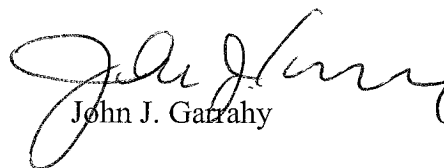
Enclosed please find the above referenced petitions to the Providence City Council:

Also enclosed are the mailing labels and a check in the amount of \$150.00 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
State of Rhode Island and Providence Plantations

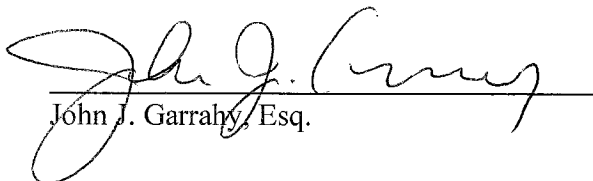
PETITION TO THE HONORABLE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

Lawrence and Anita Delbonis hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the properties identified as Plat 115 Lots 3 and 13 (348 Killingly Street and 383 Killingly Street) from R-1 to R-3.

Lawrence and Anita Delbonis
By their Attorney:
John J. Garrahy (#3113)
John J. Garrahy Law, LLC
2088 Broad Street
Cranston, Rhode Island 02905


John J. Garrahy, Esq.

April 12, 2022

CAD Realty LLC
716 Hartford Avenue
Providence, Rhode Island 02909
Plat 115 Lot 562

Corado A. Dottor
19 Green Valley Drive
Johnston, Rhode Island 02919
Plat 115 Lot 562

Luis DaSilva & Jose DaSilva
331 Killingly Street
Providence, Rhode Island 02909
Plat 115 Lot 200

Paulino G. Polillo
31 Paolino Street
Providence, Rhode Island 02909-5906
Plat 115 Lot 463

Henry E. Portillo Ruiz
Claudia Morales
329 Killingly Street
Providence, Rhode Island 02909
Plat 115 Lot 199

Gabriel Sanchez
35 Paolino Street
Providence, Rhode Island 02909
Plat 115 Lot 465

JFD Trust
323 Killingly Street
Providence, Rhode Island 02908
Plat 115 Lot 197

Sithi Sisouvong & Phaythoung Rajsombat
26 Milo Street
Providence, Rhode Island 02909
Plat 115 Lot 555

Lawrence & Anita Delbonis
214 Gilbert Stuart Drive
East Greenwich, Rhode Island 02818
Plat 115 Lots 3/13

William Brito
34 Milo Street
Providence, Rhode Island 02909
Plat 115 Lot 577

Jonathan V. Kalander, Trustee
23 Paolino Street
Providence, Rhode Island 02909
Plat 115 Lot 463

Bridgett Duquette, Trustee
931 Jefferson Blvd.
Warwick, Rhode Island 02886
Plat 115 Lot 463

Samuel & Ana Lucia Morales
322 Killingly Street
Providence, Rhode Island 02909-5926
Plat 115 Lot 382

Jose & Ana Valenzuela
17 Paolino Street
Providence, Rhode Island 02909
Plat 115 Lot 556

Jeffrey Speaks & Sonya M. Nance
364 Killingly Street
Providence, Rhode Island 02909
Plat 115 Lot 87

Mamie K. Gbodai & James W. Shelton
30 Milo Street
Providence, Rhode Island 02909
Plat 115 Lot 207

Martin Lopez
339 Killingly Street
Providence, Rhode Island 02909-5923
Plat 115 Lot 201

Hollee Freeman
Lawrence R. Nunes
360 Killingly Street
Providence, Rhode Island 02909
Plat 115 Lot 409

Romeo Torrico
736 Hartford Avenue
Providence, Rhode Island 02909-5903
Plat 115 Lot 72

Cristina C. Torrico
621 Hartford Avenue
Providence, Rhode Island 02909-5903
Plat 115 Lot 72

DiPaolos United Realty LLC
6 Christopher Drive
Johnston, Rhode Island 02919
Plat 115 Lot 2

Autumn Realty RIGP
86 Pleasant View Avenue
Greenville, Rhode Island 02828
Plat 115 Lot 546

Rigoberto Gallegos
343 Killingly Street
Providence, Rhode Island 02909
Plat 115 Lot 202

Frank Castelli
199 Deerfield Road
Cranston, Rhode Island 02920
Plat 115 Lot 4 Unit B

Frank Castelli
199 Deerfield Road
Cranston, Rhode Island 02920
Plat 115 Lot 4 Unit B

Li Xiao Ng
20 Apple Tree Lane
Johnston, Rhode Island 02919
Plat 115 Lot 4 Units F/G

John L. Carreiro
336 Killingly Street
Providence, Rhode Island 02909-5902
Plat 115 Lot 4 Unit E

Jason Tam & Rita Yip
15 Rogers Way
Waltham, Massachusetts 02452
Plat 115 Lot 4 Unit H

Mingfa Guo
336 Killingly Street
Providence, Rhode Island 02909
Plat 115 Lot 4 Unit J

Dennis Mendez
336 Killingly Street
Providence, Rhode Island 02909
Plat 115 Lot 4 Units C/D

Edwin P. Palumbo, Co-Trustee
Catherine M. Swanton, Co-Trustee
106 Ardmore Avenue
Providence, Rhode Island 02908
Plat 115 Lot 4 Unit I

Jin Ming Hao & Li Shun Nu
14 Atwells Avenue
Johnston, Rhode Island 02919
Plat 115 Lot 4 Unit A

700 Hartford Avenue LP
P.O. Box 460049
Houston, Texas 77056
Plat 115 Lot 568

Anthony J. Brosco
312 Main Street
Providence, Rhode Island 02903-2911
Plat 115 Lot 64

John Izzo
20 Woodlake Drive
Johnston, Rhode Island 02919-3157
Plat 115 Lots 628/629