

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

Relentless Realty LLC, by and through its counsel Attorney Dylan Conley, does hereby petition the City Council to amend the Official Zoning Map of the City of Providence as indicated below:

Convert the below identified properties from an R-3 Residential District to a C-2 Commercial District. All lots identified with an asterisk shall be further restricted such that the use on such lots shall be limited to two-family, three-family, or multi-family dwellings.

18 Appian Street	Plat 99 Lot 237*
14 Appian Street	Plat 99 Lot 238*
10 Appian Street	Plat 99 Lot 194*
28 Hawkins Street	Plat 99 Lot 180
26 Hawkins Street	Plat 99 Lot 192*
11 Fiore Street	Plat 70 Lot 1*
20 Hawkins Street	Plat 70 Lot 3*
16 Hawkins Street	Plat 70 Lot 4*
24 Fiore Street	Plat 70 Lot 686*
26 Fiore Street	Plat 70 Lot 654*
12 Hawkins Street	Plat 70 Lot 5*

Relentless Realty, LLC

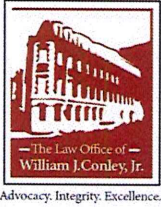
Signature: /s/ Dylan Conley

Name: Dylan Conley, Esq. #8969

Title: Attorney, on behalf of Relentless Realty, LLC

Telephone No.: (401) 415-9835

Email Address: DConley@wiclaw.com



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March 31, 2022

To : Council President Iglizzi
Ordinance Committee Chairman Narducci
Honorable Members of the Providence City Council

Re: Petition for Zone Change

President Iglizzi, Chair Narducci, Honorable Members of the Providence City Council,

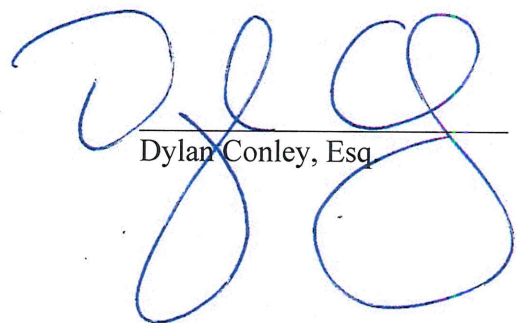
On behalf of my client, Relentless Realty, LLC, I do hereby submit the attached petition for zone change. The proposal is for a zone change to allow for an interconnected multiple-structure residential development largely along Fiore Street, as bounded by the surrounding commercial zones on Admiral Street and Corina Street.

We are committed to a residential neighborhood and are seeking a zone change for all of the lots on the city block between Corina, Appian, Hawkins, Admiral and Douglas that are currently zoned R-3. It is our hope that this cohesive city-block approach will support comparable investments in the abutting commercial zones along Admiral Street.

If this Council were to approve such a zone change, we will subsequently incur the expense of developing full scale detailed architectural plans. However, the projected expense of such work is cost prohibitive unless/until we understand the permissible zoning at the locations identified herein. Regardless, we have engaged an architecture firm to develop a preliminary concept for the site and identify building styles comparable with our vision. That conceptual work is attached hereto. If the council sees merit in our vision sufficient to approve the zone change, we look forward to the detailed architectural work required by the City of Providence Zoning Code, the Providence City Plan Commission, the Development Review Regulations and the Comprehensive plan.

Moreover, upon information and belief, the Rhode Island Department of Transportation, in a cohesive effort the Rhode Island Public Transportation Authority, have been considering pedestrian and roadway improvements in that area. Their work is also attached hereto. We further have every intention of efforting to coordinate any future site improvements in tandem with the efforts of RIDOT and RIPTA such that we are able to support both the City and State's vision for the neighborhood.

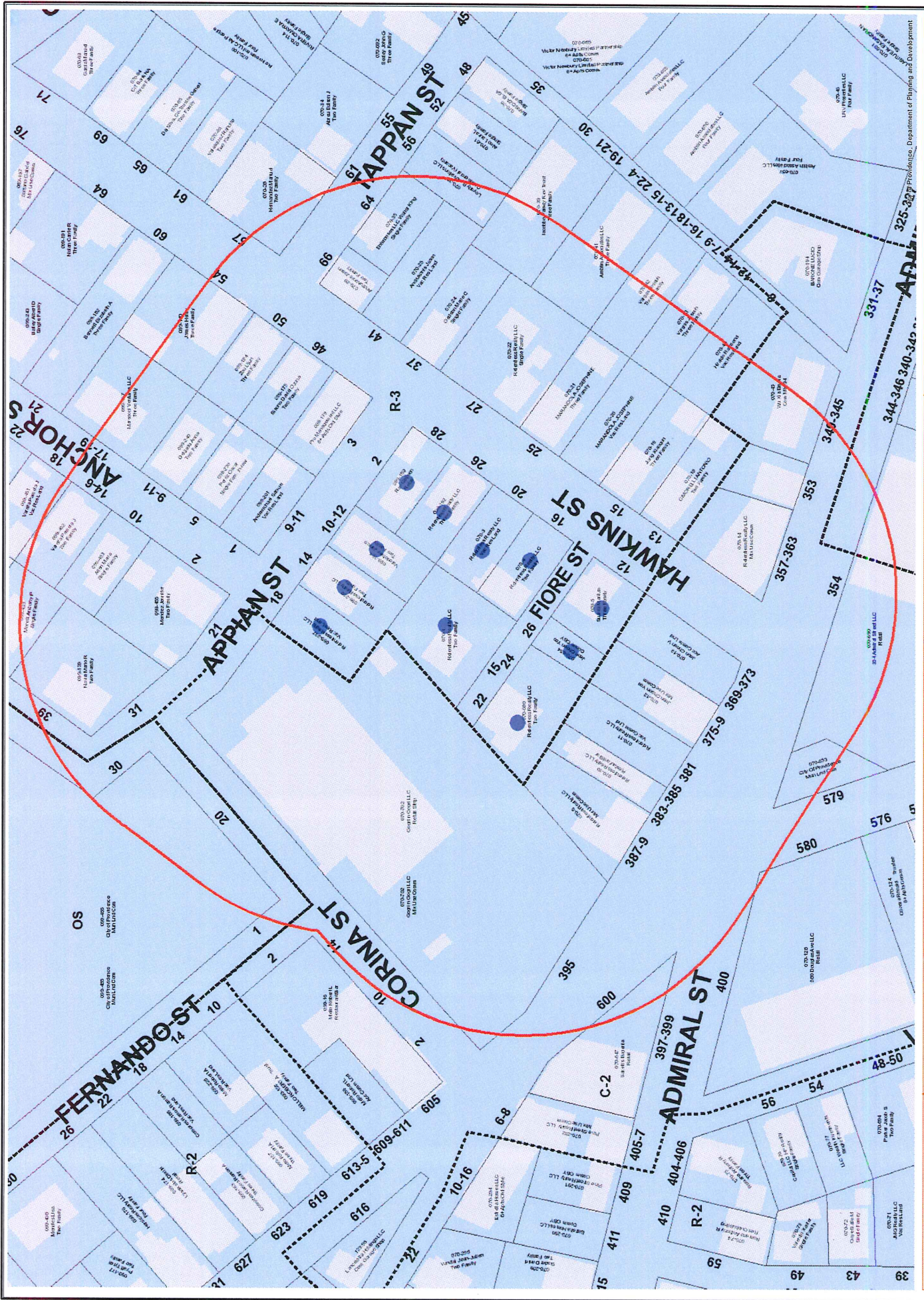
Sincerely,



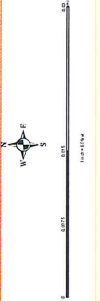
Dylan Conley, Esq

Exhibit 1





The information depicted on this map is the best information available to the City of Providence, Rhode Island, as of the date of the map's preparation. The City of Providence is not responsible for any errors or omissions on this map. The City of Providence is not responsible for any damages or losses resulting from the use of this map. Providence, Rhode Island, 02903. Date: 10/20/2022



PROVIDENCE, RHODE ISLAND
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 JOSE C. ELIZA, MAYOR
 JENNIFER BROWN, DIRECTOR

Department of Planning and Development
 325-3277 Providence, Rhode Island

<u>Address</u>	<u>Plat</u>	<u>Lot</u>	<u>Current Zoning</u>	<u>Current Use*</u>	<u>Current Owner*</u>	<u>Proposed Zoning</u>	<u>Proposed Use</u>
18 Appian Street	99	237	R-3	Vacant Land	Relentless Realty LLC	C-1 Restricted for Residential Uses Only	two-family, three-family, or multi-family dwellings
14 Appian Street	99	238	R-3	Two Family	Relentless Realty LLC	C-1 Restricted for Residential Uses Only	two-family, three-family, or multi-family dwellings
10 Appian Street	99	194	R-3	Two Family	Janice Valedofsky	C-1 Restricted for Residential Uses Only	two-family, three-family, or multi-family dwellings
28 Hawkins Street	99	180	R-3	Store	Janice Valedofsky	C-1	store, two-family, three-family, or multi-family dwellings, Neighborhood Commercial and/or Continuation of Pre-Existing non-conforming use
26 Hawkins Street	99	192	R-3	Three Family	Relentless Realty LLC	C-1 Restricted for Residential Uses Only	two-family, three-family, or multi-family dwellings
11 Fiore Street	70	1	R-3	Two Family	Relentless Realty LLC	C-1 Restricted for Residential Uses Only	two-family, three-family, or multi-family dwellings
20 Hawkins Street	70	3	R-3	Vacant Land	Relentless Realty LLC	C-1 Restricted for Residential Uses Only	two-family, three-family, or multi-family dwellings
16 Hawkins Street	70	4	R-3	Two Family	Relentless Realty LLC	C-1 Restricted for Residential Uses Only	two-family, three-family, or multi-family dwellings
24 Fiore Street	70	686	R-3	Two Family	Relentless Realty LLC	C-1 Restricted for Residential Uses Only	two-family, three-family, or multi-family dwellings
26 Fiore Street	70	654	R-3	Vacant Land	Choon Yeo Jeon	C-1 Restricted for Residential Uses Only	two-family, three-family, or multi-family dwellings
12 Hawkins Street	70	5	R-3	Three Family	Maritza Surez	C-1 Restricted for Residential Uses Only	two-family, three-family, or multi-family dwellings

*as identified on the City's Property Card