

AUG. 10, 2020

TO JOSEPH M. ATCHUE DIRECTOR
INSPECTION & STANDARDS
CITY OF PROVIDENCE

PLEASE BE ADVISED THAT RISE REALTY, LLC, OWNERS OF LOT 189
ON PROVIDENCE A.P. 123 LOCATED AT 827 RIVER AVE.
HEREBY REQUEST RELIEF UNDER THE 10% MODIFICATION REGULATION
FOR THE ABOVE LOT, SAID LOT HAS 3,860 SQ. FT. OF LAND.

IT IS OUR INTENTION TO BUILD A TWO FAMILY DWELLING UPON THIS LOT.
THE ABOVE LOT IS IN A R-2 ZONE, WHICH REQUIRES 4,000 SQ.FT. OF LAND
FOR A TWO FAMILY DWELLING, HENCE 140 SQ. FT. DEFICIENT, BUT
WITHIN THE 10% ALLOWED.

PLEASE SEND ALL CORRESPONDENCE TO MY SURVEYOR,
ALEXANDER A. SCUNGIO, HE CAN BE REACHED AT 401-265-9658
SCUNGIOSURVEY@GMAIL.COM

OUR ADDRESS IS 996 SMITH ST. PROV. RI 02908

THANK YOU IN ADVANCE
FOR YOUR CONSIDERATION

FOR RISE REALTY LLC

Joseph Colaluca

LIST OF ABUTTING LOT OWNERS

LOT 191 A.P. 123
GRACE I BRUZZESE
62 GLOUCESTER ST
PROVIDENCE RI 02908

LOT 190 A.P. 123
YESENIA CONVERTIER
& KELBIS ANTONIO ESPAILLAT
833 RIVER AVE.
PROVIDENCE RI 02908

LOT 188 A.P. 123
JOHN CHAVEZ
MELINDA CHAVEZ
60 GLOUCESTER ST.
PROVIDENCE RI 02908

LOT 187 A.P. 123
ADMIRAL PROPERTIES LLC
566 SMITH ST.
PROVIDENCE RI 02908

LOT 186 A,P, 123
RISE REALTY, LLC
996 SMITH ST.
PROVIDENCE , RI 02908

INSPECTION & STANDARDS
RECEIVED

AUG 11 2020

From: [Yesenia Couvertier](#)
To: [Thompson, Alexis](#); [Atchue, Joseph](#)
Subject: "Administrative Modification- 827 River Avenue"
Date: Friday, September 18, 2020 7:44:10 PM
Attachments: [IMG_0965.PNG](#)
[IMG_0963.PNG](#)

Dear: Sir/Madam,

I am writing this letter because I want to object to the above modification.

Please, do not allow to built a new development right next to our home. I ask that you reconsider granting the requested modification. Allowing to built a 2-family home on a lot that is under the minimum required square footage to be built, would greatly affect our property negatively.

Our house is a 1 story home and this new development will overshadow my home and my view. It'll also affect my property's value and most importantly my comfort and enjoyment of living on a street/neighborhood that has mainly single family homes.

I ask that you consider our point of view and to help, I have attached 4 photos.

Sincerely,
Yesenia Couvertier and Kelbis Espaillat





Done

3 of 3





Metro by T-Mobile 9:05 PM

55%

Done

2 of 3





Department of Inspection and Standards

Jorge O. Elorza Mayor
Joseph M. Atchue, Director

September 21, 2020

RE: 827 River Ave, Plat 123, Lot 189, R-2 Residential District

Mr. Joseph Colaluca & Mr. Alexander Scungio-
(via electronic mail)

In response to your request, dated August 10, 2020, for the dimensional relief required to build a 2-family house on a lot with 3860 square feet of area:

Pursuant to Table 4-1 of the Providence Zoning Ordinance effective December 24, 2014 (as amended), the minimum square footage to build a 2-family house in an R-2 district is 4,000sf for an existing lot. The 140sf short fall is within ten percent (10%) of the required square footage.

Under Article 19, Section 1903, the Director of Inspection and Standards may grant a ten percent (10%) modification to dimensional regulations. The Director finds as follows:

- The request is reasonably necessary for the full enjoyment of the permitted use.
- If the modification is granted the neighboring property will neither be substantially injured nor its appropriate use substantially impaired.
- The modification requested is in harmony with the purposes and intent of the Comprehensive Plan and this Ordinance.
- The modification requested does not require a variance of a flood hazard requirement.

Pursuant to Section 1801(G), public notice was advertised in the Providence Journal on September 3, 2020 and via certified mail to owner(s) of abutting properties on the same day. There was a written objection by a direct abutter received by the Department of Inspection and Standards on September 18, 2020. The receipt of this objection was within 30 days of the public notice. Therefore, pursuant to Section 1903(C), the request for the modification is DENIED. Should you wish to pursue the dimensional variance, you may do so with a full application to the Zoning Board of Review.

This letter is drafted in accordance with the current Zoning Ordinance, which became effective December 24, 2014, and is subject to any future changes to said Ordinance. If you have any further questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexis J. Thompson".

Alexis J. Thompson, Sec. to the Boards of Review, DIS - Zoning Office

CC via email: Joseph Atchue, Director/Building Official, DIS