

**CITY OF PROVIDENCE
ZONING BOARD OF REVIEW**

2RINGOLD REAL ESTATE, LLC

Appellant,

v.

CITY OF PROVIDENCE PLANNING
COMMISSION, Katherine McClure and
Seth Clark

Appellees.

153 Carpenter St (Plat 28, Lot 957)

MEMORANDUM OF APPELLEE/CPC APPLICANT

Appellees Kathryn McClure and Seth Clark submit this Memorandum in opposition to the Appeal brought by Appellant 2Ringold Real Estate, LLC of a Decision of the City Plan Commission approving the preliminary plan of Unified Development Review Project 20-040 UDR at 153 Carpenter Street, Providence, Rhode Island (the “Decision”). As set forth more fully below, the Decision, which does no more than bifurcate a current parking lot into a separate lot that must still be used only as a parking lot, was clearly within the Commission’s jurisdiction, and was supported by adequate reasoning. In opposition to the appeal, the Appellees state:

Background

1. In or about April 2020, Appellees purchased the property located at 153 Carpenter Street, Providence (the “Property”) from its prior owner. The Property had one driveway with ample parking for the Property, and a second parking lot (the “Parking Lot”) on the opposite side of the house. As part of the purchase agreement, Appellees agreed to the bifurcation of the Parking Lot from the Property, subject to all appropriate approvals from the City of Providence, which would be retained by the prior owner.

2. Appellee therefore filed an application for a minor subdivision, special use permit and dimensional variance, pursuant to Unified Development Review under Section 1702 of the Zoning Ordinance.

3. Under the proposed plan, the Parking Lot, which the Commission found had been used as a parking lot since 1957, before the dwelling was built, would remain in use solely as a parking lot, but exist separately from the residence. **There is thus no proposed change in the use or characteristics of the Parking Lot** (except the beautification conditions imposed by the Commission). The fact that it is a separate parcel to 131 Carpenter has no negative impact whatsoever.

4. Following a hearing on the matter on December 15, 2020, the Commission acted correctly and unanimously approved the proposed plan. Although adequate and sufficient notice of the hearing was provided by publication and by certified mail to each owner within the notice area, no party in interest, including the Appellant, objected to the proposed plan. (See attached Exhibit A for all proper mailings.)

5. Notwithstanding that the changes proposed in the plan would in no way affect any party, including Appellant, the Appellant filed this appeal. It should not go unnoticed that the motivation for this appeal no doubt stems from an unrelated dispute involving a principal of the Appellant, who unsuccessfully asserted a right to a real estate commission from the sale of the Property. Only after her efforts failed before a real estate peer review board did the Appellant bring this appeal and the Appellees take offense to this filing. In a court of law, this will be considered a bad faith, sanctionable appeal.

Argument

6. Appellant asserts that the Commission lacked subject matter jurisdiction over this matter because Appellee failed to provide proper notice. Significantly, Appellant does not dispute that it received proper notice.

7. R.I. Gen. L. § 45-32-42 provides, in relevant part:

Public notice of the hearing shall be given at least fourteen (14) days prior to the date of the hearing in a newspaper of general circulation within the municipality following the municipality's usual and customary practices for this kind of advertising. Notice shall be sent to the applicant and to each owner within the notice area, by certified mail, return receipt requested, of the time and place of the hearing not less than ten (10) days prior to the date of the hearing.

8. As set forth in the Affidavit of Peter Casale, all parties entitled to notice of the hearing on the Application received proper notice by publication or certified mail. (See Exhibit B, attached hereto and made a part hereof.)

9. Appellants suggestion that notice was not proper because certain properties were recently sold to an owner from New Jersey and notice was not sent to New Jersey is unavailing. Notice was provided to the addresses and owners of record at the time on Carpenter Street, which was sufficient notice and the October 2020 filing is adequate. The standard is that it is good for ninety (90) days and the mailings were done and complete and went out as required.

10. Equally unavailing is Appellants suggestion that the UDR requires a level of specificity for zoning approvals that it alleges does not exist here. To adopt the argument asserted by the Appellant would lead to the ridiculous conclusion that zoning ordinances address every possible scenario that could be contemplated in an application such as this one. The City Planning Commission is granted authority to hear sub division cases and that is why we went this route.

The Commission's Decision was Reasonable

11. The Appellant's argument that the Commission's decision was not well-reasoned borders on the frivolous. Appellant appears to argue that the Commission erred because it kept the Parking Lot as a parking lot, instead of requiring that it be used to construct a single-family house. Even if this were a basis for appeal (which it is not), as the Commission noted, the Parking Lot is only 1,337 square feet. A cursory look at the neighborhood indicates that it would have been much smaller than even the smallest lot. A cursory knowledge of home building indicates that a home on such a lot is impractical.

12. Appellee does not dispute the legal standard proposed by Appellant: "the issue is not one of form, but the content of the decision . . . whether the board members resolved the evidentiary conflicts, made the prerequisite factual determinations, and applied the proper legal principals." It is evident that the Decision meets all of these standards. Since no party opposed the Application, including Appellant, there were no evidentiary conflicts to resolve. Further, the Commission carefully reviewed the facts and made proper factual determinations, including:

- That the requested relief was consistent with the prior use, for over 60 years, of the property as a parking lot, which would be unchanged;
- That the size, dimension and use of the property contributed to the applicants' hardship;
- That the relief granted was the least relief necessary;
- That failure to grant the variance was more than a mere inconvenience.

13. The Commission acted with reason in weighing all of the uncontroverted evidence before it and granting the Application.

The Commission's Decision Was Not Clear Error

14. Appellants contention that the Commission's Decision was clear error appears to repeat and rely upon its earlier contention that the 1,300 square foot parking lot would be better

served as a dwelling lot. Or, citing literature that was meant to encourage parking lots but discourage surface parking lots, perhaps Appellant suggests that the Decision should have required Appellants to erect a multi-level garage. In either event, it is impossible to imagine how either of those results is more consistent with a comprehensive plan than leaving a small, unbuildable lot in its same condition.

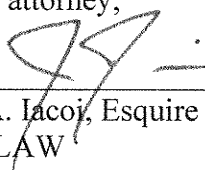
15. Indeed, if there is any need that should be addressed on Carpenter Street, it is the need for parking. Several dwellings, including the one owned by Appellant, have no off-street parking. Retention of the Parking Lot is clearly the best use of the property as decided in 1957 and carried forward. To ensure this, the Commission required that: “the applicant deed the spaces in the parking lot for use of the building at 131 Carpenter Street [which is owned by the former owner of 153 Carpenter] in order to ensure orderly parking and limit the effects of the lot on neighboring property.”

16. Based on the foregoing, the appeal should be denied.

Respectfully submitted this ^{3rd} day of March, 2021.

Kathryn McClure and Seth Clark,

By their attorney,

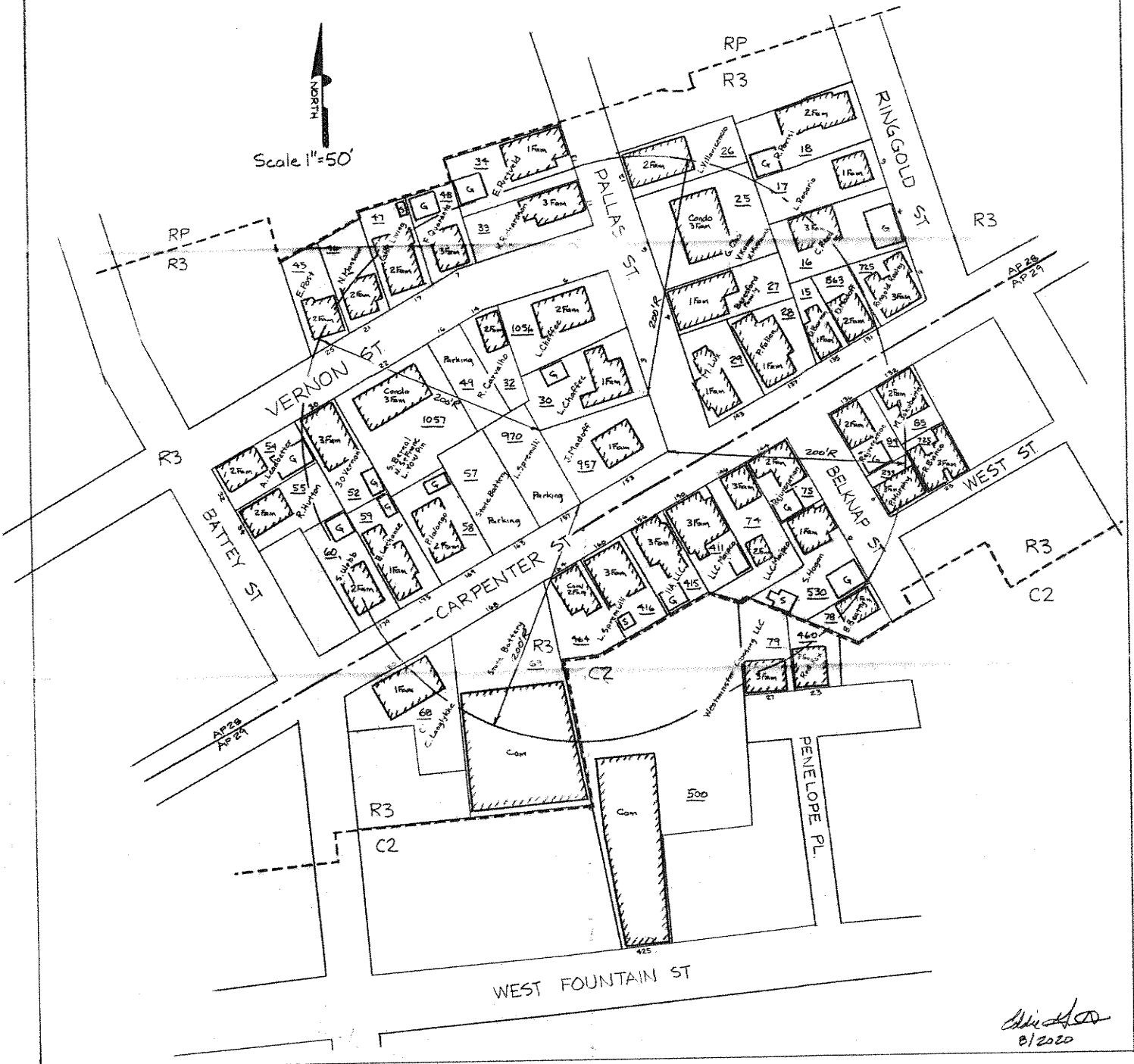
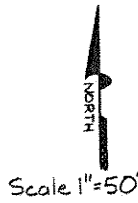


James A. Iacovi, Esquire
IACOVI LAW
171 Broadway
Providence, RI 02903
401.331.2191

EXHIBIT A

200FT RADIUS PLAN

AP 28 LOT 957-153 CARPENTER ST



Chad A. D.
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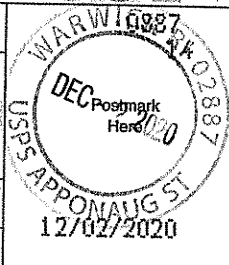
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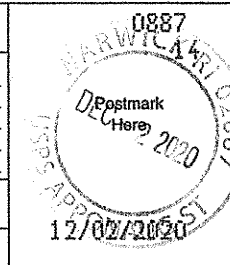
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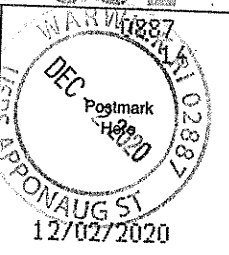
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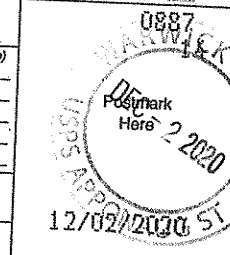
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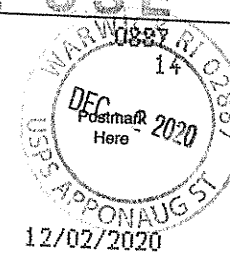
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 Providence RI 02903


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South Weymouth, MA 02190

OFFICIAL USE

Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To
 Fallon Peter / 153
 Street and Apt. No., or PO Box No.
 159 Colombian St
 City, State, ZIP+4®
 Newmouth MA 02190

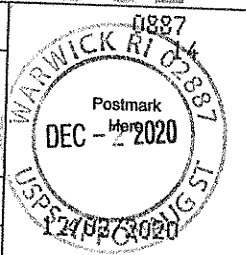
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Providence, RI 02903

OFFICIAL USE

Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To
 Carvalho Raul A
 Street and Apt. No., or PO Box No.
 14 Vernon St
 City, State, ZIP+4®
 Providence RI 02909

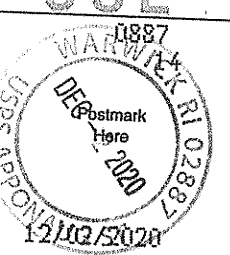
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Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To
 Westminster Crossing LLC
 Street and Apt. No., or PO Box No.
 34 Broadway
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 Providence RI 02909


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Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

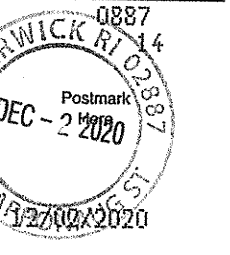
Sent To
 Murphy Paul J
 Street and Apt. No., or PO Box No.
 9 Belknap St
 City, State, ZIP+4®
 Providence RI 02909

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OFFICIAL USE

Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To
 Bianco Ronald G
 Street and Apt. No., or PO Box No.
 21 West St
 City, State, ZIP+4®
 Providence RI 02909

7019 2970 0000 4374 1299

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark: WARWICK RI 02887, Here, DEC - 2 2020

Sent To: JOKUBAITIS, MICHAEL L.
 Street and Apt. No., or PO Box No.: 132 CARPENTER ST
 City, State, ZIP+4®: PROV, RI 02909 02903

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Providence, RI 02903

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark: WARWICK RI 02887, Here, DEC - 2 2020

Sent To: HOGAN, SAMANTHA M.
 Street and Apt. No., or PO Box No.: 8 BELKNAP ST
 City, State, ZIP+4®: PROV, RI 02909 02903

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OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark: WARWICK RI 02887, Here, DEC 2 2020

Sent To: PARISI, ROBT J
 Street and Apt. No., or PO Box No.: 8 RINGGOLD ST
 City, State, ZIP+4®: PROV RI 02903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark: WARWICK RI 02887, Here, DEC 2 2020

Sent To: KUMAR, VAIDYANATHAN V
 Street and Apt. No., or PO Box No.: 6 PAULUS ST
 City, State, ZIP+4®: PROV RI 02909

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East Providence, RI 02914

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark: WARWICK RI 02887, Here, DEC - 2 2020

Sent To: Yow-Pin Lim
 Street and Apt. No., or PO Box No.: 87 Walmer Ave
 City, State, ZIP+4®: East Providence RI 02914

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OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark: WARWICK RI 02887, Here, DEC - 2 2020

Sent To: LLC Maiplo
 Street and Apt. No., or PO Box No.: 150 Carpenter St
 City, State, ZIP+4®: Providence, RI 02903

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Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Postmark Here
 DEC - 2 2020
 12/02/2020

Sent To: WEBB, STEVEN J.
 Street and Apt. No., or PO Box No.: 119 CARPENTER ST
 City, State, ZIP+4: PROV, RI 02903

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Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Postmark Here
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Sent To: MADOFF, JUSTIN T.
 Street and Apt. No., or PO Box No.: 13 CARPENTER ST
 City, State, ZIP+4: PROV, RI 02903

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Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Postmark Here
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Sent To: SPUMELLI, LOUIS
 Street and Apt. No., or PO Box No.: 160 CARPENTER ST
 City, State, ZIP+4: PROV, RI 02903

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Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

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Sent To: ST. FRANL, Ndidi N.
 Street and Apt. No., or PO Box No.: 7A VERNON ST UNIT B
 City, State, ZIP+4: PROV, RI 02903

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Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Postmark Here
 DEC - 2 2020
 12/02/2020

Sent To: BEATTY, BRYAN M.
 Street and Apt. No., or PO Box No.: 2 BELKNAP ST
 City, State, ZIP+4: PROV, RI 02903

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Certified Mail Fee	\$3.55	0887
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Postmark Here
 DEC - 2 2020
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Sent To: IIA, LLC
 Street and Apt. No., or PO Box No.: 566 SMITH ST
 City, State, ZIP+4: PROV, RI 02903

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Venice, FL 34293

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark Here
 MAR 16 1987 RI 02887
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 USPS APPONAUG ST
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Sent To: STATE BATTERY CO INC
 Street and Apt. No., or PO Box No.: 1211 SAUSA ST
 City, State, ZIP+4®: VENICE, FL 34293

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Providence, RI 02903

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark Here
 MAR 16 1987 RI 02887
 DEC - 2 2020
 USPS APPONAUG ST
 12/02/2020

Sent To: Res FOX Realty LLC
 Street and Apt. No., or PO Box No.: 400 West Fountain Street
 City, State, ZIP+4®: Providence RI 02903

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark Here
 MAR 16 1987 RI 02887
 DEC - 2 2020
 USPS APPONAUG ST
 12/02/2020

Sent To: Richardson, Kristopher A
 Street and Apt. No., or PO Box No.: 11 PALMS ST
 City, State, ZIP+4®: PROV RI 02909

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark Here
 MAR 16 1987 RI 02887
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 USPS APPONAUG ST
 12/02/2020

Sent To: 30 VERNON LLC
 Street and Apt. No., or PO Box No.: 355 HOPE ST
 City, State, ZIP+4®: PROV RI 02906

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark Here
 MAR 16 1987 RI 02887
 DEC - 2 2020
 USPS APPONAUG ST
 12/02/2020

Sent To: Rejuvenation LLC
 Street and Apt. No., or PO Box No.: 334 Broadway
 City, State, ZIP+4®: Providence RI 02909

7019 2970 0000 4374 1039

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OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Postmark Here
 MAR 16 1987 RI 02887
 DEC - 2 2020
 USPS APPONAUG ST
 12/02/2020

Sent To: READ, CYNTHIA M.
 Street and Apt. No., or PO Box No.: 4 KINGGOLD ST
 City, State, ZIP+4®: Providence RI 02903

7019 2970 0000 4374 1015

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Providence, RI 02903

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$7.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

0887
 WARWICK RI 02887
 Postmark Here
 DEC - 2 2020
 USPS APPROVAUG ST
 12/02/2020

Sent To **VILA ICENCIO, MARCO A**
 Street and Apt. No., or PO Box No.
12 PALMAS ST
 City, State, ZIP+4®
PROV, RI 02903

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OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$7.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

0887
 WARWICK RI 02887
 Postmark Here
 DEC - 2 2020
 USPS APPROVAUG ST
 12/02/2020

Sent To **LUX, MANUELA**
 Street and Apt. No., or PO Box No.
7 PALMAS ST
 City, State, ZIP+4®
PROV, RI 02903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Providence, RI 02903

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$7.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

0887
 WARWICK RI 02887
 Postmark Here
 DEC - 2 2020
 USPS APPROVAUG ST
 12/02/2020

Sent To **DAVID A. BORTON**
 Street and Apt. No., or PO Box No.
135 WASHINGTON ST
 City, State, ZIP+4®
PROV, RI 02909

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

200 Foot Radius Abutters Names List

<u>Plat</u>	<u>Lot</u>	<u>Owner</u>	<u>Owner Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>Parcel Address</u>
28	15	Borton David A	135 Carpenter St	Providence	RI	02909	135 Carpenter St
28	16	Reed Cynthia M	4 Ringgold St	Providence	RI	02903-1433	4 Ringgold St
28	17	Rosario Ilisandro	6 Ringgold St	Providence	RI	02903-1433	6 Ringgold St
28	18	Parisi Robert J	8 Ringgold St	Providence	RI	02903-1433	8 Ringgold St
28	25	Mushaweh Kyle	6 Pallas St	Providence	RI	02903	6 Pallas St Unit 6
28	25	Choi Gene J	457 Tiffany St	Attleboro	MA	02203	6 Pallas St Unit 8
28	25	Kumar Vaidyanathan V	6 Pallas St	Providence	RI	02909	6 Pallas St Unit 10
28	26	Villavicencio Marco A	12 Pallas St	Providence	RI	02903-3002	12 Pallas St
28	27	Beresford Family Realty Trust	3 Jennys Ln	Barrington	RI	02806-4424	4 Pallas St
28	28	Fallon Peter	159 Colombian St	Weymouth	MA	02190	137 Carpenter St
28	29	Lux Manuela	2 Pallas St	Providence	RI	02903-3002	2 Pallas St
28	30	Chaffee Linda	3 Pallas St	Providence	RI	02909	3 Pallas St
28	32	Carvalho Rachel A	14 Vernon St	Providence	RI	02909	14 Vernon St
28	33	Richardson Kristopher A	11 Pallas St	Providence	RI	02909	11 Pallas St
28	34	Rietveld Eric	13 Pallas St	Providence	RI	02909	13 Pallas St
28	45	Post Everett C	25 Vernon St	Providence	RI	02903-3027	25 Vernon St
28	46	Mansour Norman Joseph	21 Vernon St	Providence	RI	02909	21 Vernon St
28	47	GHR Living LLC	39 Meyer Hill Dr	Acton	MA	01720	15 Vernon St
28	48	Quaranta Filomena	7 Vernon St	Providence	RI	02903-3027	7 Vernon St
28	49	Carvalho Rachel A	14 Vernon St	Providence	RI	02909	16 Vernon St
28	52	30 Vernon LLC	355 Hope St	Providence	RI	02906	30 Vernon St
28	54	Leadbetter Alexander Benjamin	32 Batteny St	Providence	RI	02903	32 Batteny St
28	55	Hutton IV Robert	34 Batteny St	Providence	RI	02903	34 Batteny St
28	57	State Battery Co Inc.	19211 Jalista St	Venice	FL	34293	163 Carpenter St
28	58	Ialongo Peter A	169 Carpenter St	Providence	RI	02909	169 Carpenter St
28	59	Lachance Brandon	175 Carpenter St	Providence	RI	02909	175 Carpenter St
28	60	Webb Steven J	179 Carpenter St	Providence	RI	02903-3043	179 Carpenter St
28	725	Ringold Real Estate LLC	178 Broadway	Providence	RI	02903	2 Ringgold St
28	863	Madoff David B	131 Carpenter St	Providence	RI	02903	131 Carpenter St
28	957	Madoff Justin T	131 Carpenter St	Providence	RI	02903	153 Carpenter St
28	970	Spremuilli Louis For Life	160 Carpenter St	Providence	RI	02903-3046	157 Carpenter St
28	1056	Chaffee Linda	6 Vernon St	Providence	RI	02903	6 Vernon St
28	1057	Bernal Sylvia M	26 Vernon St	Providence	RI	02903-3028	22 Vernon St 1
28	1057	St Franc Ndidi N	24 Vernon St, Unit B	Providence	RI	02903	22 Vernon St 2
28	1057	Yow-Pin Lim	87 Walmer Ave	East Providence	RI	02914	22 Vernon St
29	68	Langlykke Cynthia	347 Broadway St	Providence	RI	02909	180 Carpenter St
29	69	State Battery Co Inc.	19211 Jalista St	Venice	FL	34293	168 Carpenter St

200 Foot Radius Abutters Names List

<u>Plat</u>	<u>Lot</u>	<u>Owner</u>	<u>Owner Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>Parcel Address</u>
29	74	LLC Maipco	150 Carpenter St	Providence	RI	02903	148 Carpenter St
29	75	Rejuvenation LLC	334 Broadway	Providence	RI	02909	144 Carpenter St
29	78	Beatty Bryan M	12 Belkap St	Providence	RI	02903	12 Belkap St
29	79	Westminster Crossing LLC	334 Broadway	Providence	RI	02909	27 Penelope Pl
29	84	Rejuvenation LLC	334 Broadway	Providence	RI	02909	136 Carpenter St
29	85	Jokubaitis Micheal L	132 Carpenter St	Providence	RI	02909	132 Carpenter St
29	233	Murphy Paul J	9 Belkap St	Providence	RI	02909	9 Belkap St
29	411	LLC Maipco	150 Carpenter St	Providence	RI	02903	150 Carpenter St
29	415	IIA LLC	566 Smith St	Providence	RI	02908	156 Carpenter St
29	416	Spremlull Louis For Life	160 Carpenter St	Providence	RI	02903-3046	160 Carpenter St
29	460	Red Fox Realty LLC	400 West Fountain St	Providence	RI	02903	23 Penelope Pl
29	464	Spremlull Louis For Life	160 Carpenter St	Providence	RI	02903-3046	164 Carpenter St
29	475	Bianco Ronald G	21 West St	Providence	RI	02903-3555	23 West St
29	500	Westminster Crossing LLC	334 Broadway	Providence	RI	02909	425 West Fountain
29	530	Hogan Samantha M	8 Belkap St	Providence	RI	02909	8 Belkap St

EXHIBIT B

(Original Signed Affidavit in File at City Hall)

Certification of Notice for Land Development Project or Subdivision
Master/Preliminary Plan Stage

In accordance with Section 805 of the Providence Development Review Regulations, I hereby certify that I caused notice to be placed in the Providence Journal on November 25, 2020, notifying the public of the Public Informational Meeting/Public Hearing to be held on December 15, 2020 to consider the project known as 153 Carpenter Street. A copy of the actual newspaper notice is attached.

Also, in accordance with Section 805, I caused the same notice to be mailed, by regular mail, to all owners of real property whose property is located within 200 feet of the subject site, based on current real estate tax assessment records of the City. A map showing such properties and a list of all property owners and their addresses are attached.

Signed, ^[]_[SEP] Peter J. Casale Code Consultant, ^[]_[SEP] State of Rhode Island ^[]_[SEP] County of Providence In Rhode Island in said County ^[]_[SEP] on the 25th day of November, 2020, before me personally appeared Peter J. Casale, Code Consultant of 44 Landmark Road, Warwick, RI 02886, to me known and known by me to be the party executing the foregoing instrument on behalf of said corporation and Crystal Holt acknowledged said instrument, by the party executed to be the free act and deed and the free act and deed of said corporation.

(Signature of Notary, title)