

Zoning Board of Review Application

Applicant

Primary Location

ZBR-26-32

Submitted On: Sep 8, 2026

info @landuse.co
@

23 Alger Ave
Providence, RI 02907

Pre-Application Review

Owners and Applicants Information

Who is Submitting this Application?

Other

Name and Professional Title of Person Submitting the Application

Dylan Conley - Consultant

Owners Name

Wisdom Properties LLC

Owner Mailing Address

Owner Email

Owner Phone

Name of Applicant, if different than owner

--

Applicant Mailing Address, if different than owner

Applicant Email, if different than owner

--

Applicant Phone, if different than owner

Attorney Name

--

Attorney Mailing Address

Attorney Email

--

Attorney Phone

Owner Attestation and Signature Page

534007

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: <https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type

Dimensional Variance

List all Zoning Ordinance Sections from which a variance is sought. Include Section Number, Section Title, and Quantity of relief, if applicable (eg. 4' setback where 6' required)

4-1 Residential dimensional table, 5' rear and front setbacks, 20' rear setback, 30' front setback

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):

Lot is laid out at a 90 degree pivot relative to street access via easement across neighboring lot, effectively altering setbacks to make the lot mimic compliant lot building footprint while accomodating the atypical easement based street access

Subject Property Information

9/16/26, 9:28 AM

	about:blank
Address of Subject Property	Plat
23 alger	088
Lot(s)	Existing Zoning Use of the Property
137	Other
Other Existing Zoning Use	Proposed Zoning Use of the Property
Vacant lot	Dwelling - Two Family
Base Zoning District	Base Zoning District 2 (if applicable)
R-3 Residential District	--
Overlay Zoning District (if applicable)	Overlay Zoning District 2 (if applicable)
--	--
Overlay Zoning District 3 (if applicable)	Date Owner Purchased the Property
--	10/24/2024
Start Date of Lessee's Occupancy	Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?
--	No
Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?	
No	

Buildings & Structures

Lot Dimensions, Coverage Percentage, and Parking Information

Appendix A: Application for Variance(s)

1. What is the specific hardship from which the applicant seeks relief?
lot orientation is off by 90 degree given nature of easement access to right ow way
2. Specify all unique characteristics of the land or structure that cause the hardship:
street access via an easement, abutting traintracks
- 3 (a) Is the hardship caused by an economic disability?
No

3 (b) Is the hardship caused by a physical disability?
No
- 3 (c) If the response to subsection (b) is “yes,” is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?
No

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?
No
5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:
n/a

6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:

if not granted the applicant would be forced to build a duplex approximately five feet (5') in depth by 108' wide, and I am not sure Edwin A. Abbott would live in a true "Flatland" style home

CITY OF PROVIDENCE ZONING BOARD OF REVIEW

DEPARTMENT OF INSPECTION + STANDARDS

444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

ATTESTATION/OWNER AUTHORIZATION FOR APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT

ATTESTATION

The undersigned acknowledge(s) that the statements in the application herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).

The undersigned further acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

Address, Plat, and Lot of Subject Property: 23 Alger Ave Providence / Plat-088 Lot-137

Owner(s)

Name:

Wisdom Properties

Signature:

[Signature]

Date:

9/8/26

Applicant(s)

Name:

Dylan Conley

Signature:

[Signature]

Date:

9/19/26

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I Laura Miccio,

authorize Dylan Conley to submit this Zoning Board

of Review Application on my behalf for the property located at 23 Alger Ave.

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

Laura Miccio (Wisdom Properties)

Date:

9/8/26

Property Owner Signature:

[Signature]

STREET INDEX

ALGER AVENUE

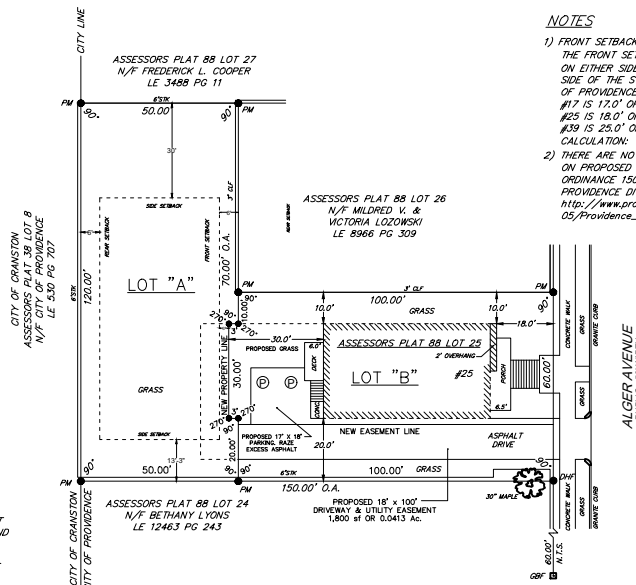
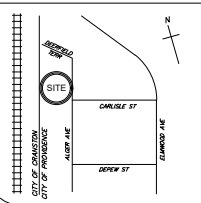


LEGEND

- PM ● PROPOSED MONUMENT
- GBF ■ GRANITE BOUND FOUND
- DHF ● DRILLHOLE FOUND
- N/F NOW OR FORMERLY
- LE/PG LAND EVIDENCE/PAGE
- O.A. OVERALL
- CONC. CONCRETE
- N.T.S. NOT TO SCALE
- ⊙ PARKING SPACE
- CHAINLINK FENCE
- STOCKADE FENCE
- NEW PROPERTY LINE
- NEW EASEMENT LINE
- EDGE OF PAVEMENT
- 30" MAPLE TREE

LOCUS MAP

NOT TO SCALE



NOTES

- FRONT SETBACK IS CALCULATED AS THE AVERAGE OF THE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100' ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET AS THE SUBJECT LOT. SEE CITY OF PROVIDENCE ZONING ORDINANCE SECTION 402 B.
#17 IS 17.0' OFF STREET #21 IS 18.0' OFF STREET #25 IS 18.0' OFF STREET #35-37 IS 13.0' OFF STREET #39 IS 25.0' OFF STREET
CALCULATION: $17.0' + 18.0' + 18.0' + 13.0' + 25.0' = 91.0' / 5 = 18.2'$
- THERE ARE NO SIGNIFICANT TREES OVER 32" IN WIDTH ON PROPOSED LOT "A" OR LOT "B". SEE ZONING ORDINANCE 1503 B. ALSO SEE: PROVIDENCE DIVISION OF FORESTRY TREE LIST: https://www.providenceci.gov/wp-content/uploads/2017/05/Providence_Tree_List.pdf

PROJECT OWNER/APPLICANT

PROJECT OWNER & APPLICANT
WISDOM PROPERTIES, LLC
LEWIN VICIOSO
1515 SMITH STREET STE. J
NORTH PROVIDENCE, RI 02911
PHONE: (401) 215-8500
EMAIL: wisdom_pro@yahoo.com

FLOOD NOTE

ALL OF PROJECT AREA FALLS WITHIN ZONE "X" (AREAS OUTSIDE OF 0.2% ANNUAL FLOOD CHANCE). FEMA MAP: 44007C0316G EFFECTIVE: 3/2/2009

AREA ANALYSIS

ASSESSORS PLAT 88 LOT 25
12,000 sf OR 0.2755 Ac.
LOT "A"
5,910 sf OR 0.1357 Ac.
LOT "B"
6,090 sf OR 0.1398 Ac.

REFERENCES

- LAND EVIDENCE 12295 PAGE 42 (SUBJECT DEED)
- PLAN ENTITLED: "HARBURDALE PLAT" CRANSTON, R.I. ADJOINING ROGER WILLIAMS PARK PROVIDENCE R.I. AS PLATTED BY PARK LAND COMPANY, 1886. PLAT BOOK 23 PAGE 22. COPY ON PLAT CARD 761.

ZONING TABLE

ZONE R-2	REQUIRED	SUBJECT LOTS			
		LOT "A"		LOT "B"	
		ACTUAL	RELIEF NEEDED	ACTUAL	RELIEF NEEDED
MINIMUM LOT AREA	5,000 sf	5,910 sf	NONE	6,090 sf	NONE
MINIMUM LOT WIDTH	50'	50.00'	NONE	60.00'	NONE
MAXIMUM BUILDING COVERAGE	45%	N/A	N/A	26.6%	NONE
MAXIMUM IMPERVIOUS SURFACE COVERAGE FRONT YARD	33%	N/A	N/A	32.4%	NONE
MAXIMUM IMPERVIOUS SURFACE COVERAGE REAR YARD	50%	N/A	N/A	44.3%	NONE
MAXIMUM IMPERVIOUS SURFACE COVERAGE	65%	N/A	N/A	56.8%	NONE
MINIMUM PERVIOUS SURFACE COVERAGE	1,000 sf	N/A	N/A	2,634± sf	NONE
FRONT SETBACK	BUILD TO ZONE	18.25' ±5'	NONE	18.25' ±5'	NONE
SIDE SETBACK	LESS THAN 60' FRONTAGE: 6' MORE THAN 60' FRONTAGE: 10'	6'	NONE	10.0'	NONE
REAR SETBACK	30'	30'	NONE	30.0'	NONE

Providence & Worcester Railroad

147.97 60

27
8960

60 17

50 75
137
5910

26
6000

60 21

120 30 3 10 3 20 50

138
6090

100

60 25

24
9000

100

Alger Ave
Alger Ave

302

Alger Ave

21

25





17

21

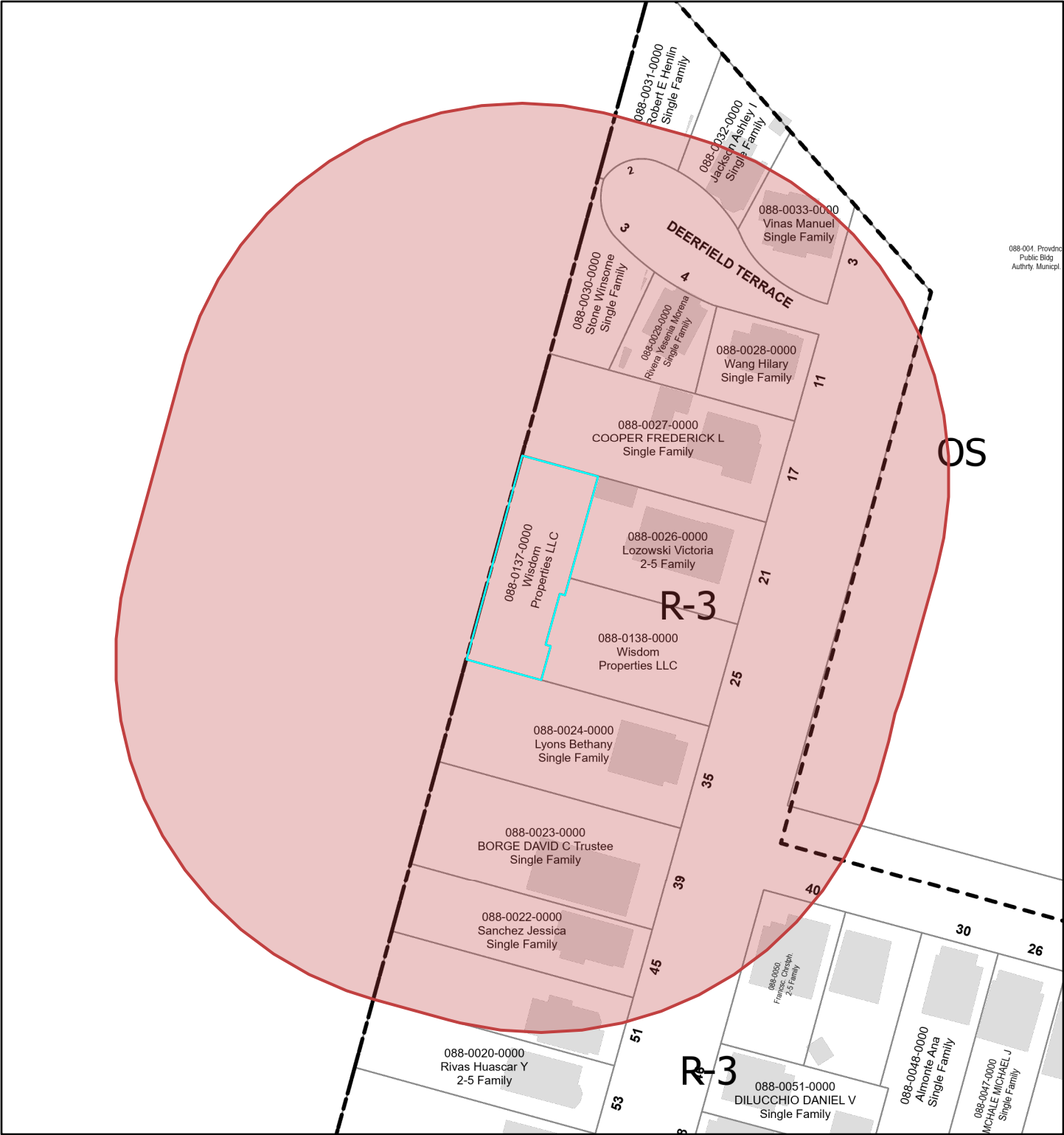
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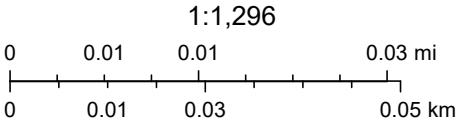
Alger Ave

erfield Ter

Radius Map



9/8/2026, 5:14:26 PM



CONFIRMATORY QUITCLAIM DEED

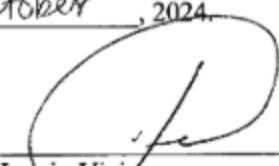
Wisdom Properties, LLC, a Rhode Island limited liability company with a mailing address of 1515 Smith Street Suite J, North Providence, Rhode Island 02911, (the "Grantor"), for consideration of less than One Hundred Dollars (\$100.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants to **Wisdom Properties, LLC**, (the "Grantee") with QUITCLAIM COVENANTS all of the right, title and interest, which the said Grantors has in and to the following property:

Those certain lots or parcels of land, with the buildings and improvements, if any, thereon, situated in the City of Providence, County of Providence, State of Rhode Island, and bounded and described on **Exhibit A, which delineates the subdivision and resultant legal descriptions of the lots created by such subdivision**, and is hereby attached hereto and made a part hereof.

The consideration for this conveyance is such that no documentary stamps are required.

This transfer is for nominal consideration and therefore no nonresident withholding is required.

WITNESS our hands this 11th day of October, 2024.

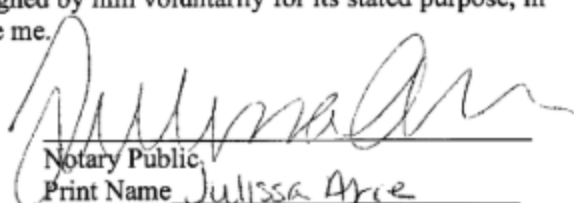


Lewin Vicioso
Wisdom Properties, LLC

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

On October, 11, 2024, before me, the undersigned notary public, personally appeared **Lewin Vicioso**, proved to me through satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, in his capacity as aforesaid and individually, before me.

JULISSA ARCE
Notary Public, State of Rhode Island
My Commission Expires 03/27/2027



Notary Public
Print Name Julissa Arce
My Commission expires 03/27/2027

EXHIBIT A

Subdivision of:

**25 Alger Avenue
Providence, RI 02907
AP 88, Lot 25**

PARCEL A

**23 Alger Avenue
Providence, RI 02907
AP 88, Lot 137**

That certain lot or parcel of land with all the buildings and improvements thereon, situated off the west side of Alger Avenue in the City of Providence, State of Rhode Island. Beginning at a point which is westerly from the westerly side of said Alger Avenue, said point being one-hundred and 00/100 feet (100.00') westerly from a drillhole on the westerly side of Alger Avenue; thence in a northerly direction, bounded easterly by land of the Grantor, a distance of twenty and 00/100 feet (20.00') to a point; thence turning an interior of 90° and running an westerly direction bounded northerly by said Grantor three and 00/100 feet (3.00') to a point; thence turning an interior angle of 270° and running in a northerly direction bounded easterly by said Grantor thirty and 00/100 feet (30.00') to a point; thence turning an interior angle of 270° and running easterly bounded southerly by said Grantor three and 00/100 feet (3.00') to a point; thence turning an interior angle of 90° and running in a northerly direction bounded in part by said grantor and in part by now or formerly Mildred and Victoria Lozowski seventy and 00/100 feet (70.00') to a point; thence turning an interior angle of 90° and running in a westerly direction bounded northerly by now or formerly Frederick Cooper fifty and 00/100 feet (50.00') to a point; thence turning an interior angle of 90° and running in a southerly direction bounded westerly by now or formerly City of Providence land one hundred twenty and 00/100 (120.00') to a point; thence turning an interior angle of 90° and running in an easterly direction bounded southerly by Bethany Lyons fifty and 00/100 (50.00') to the point and place of beginning. The last and first courses form an interior angle of 90°. Containing 5,910 square feet or 0.1357 Acres.

This parcel of land is laid out and delineated as Lot "A" on that plat entitled: "Miner Subdivision Vicioso – Alger Avenue Plat" Assessors Plat 88 Lot 25 Providence, Rhode Island Prepared for: Wisdom Properties, LLC Prepared by: Englehardt Surveying, LLC Scale 1"=20' July 1, 2024 and recorded in the office of the clerk in the City of Providence in Plat Book 105 Page 117.

PARCEL B

**25 Alger Avenue
Providence, RI 02907
AP 88, Lot 138**

That certain lot or parcel of land with all the buildings and improvements thereon, situated on the west side of Alger Avenue in the City of Providence, State of Rhode Island. Beginning at a point which is on the westerly side of said Alger Avenue, said point being sixty and 00/100 feet (60.00') northerly from a granite bound on the westerly side of Alger Avenue; thence in a westerly direction, bounded southerly by land now or formerly of Bethany Lyons, a distance of one hundred and 00/100 feet (100.00') to a point; thence turning an interior of 90° and running an northerly direction bounded westerly by land now or formerly of the Grantor twenty and 00/100 feet (20.00') to a point; thence turning an interior angle of 270° and running in a westerly direction bounded southerly by said Grantor three and 00/100 feet (3.00') to a point; thence turning an interior angle of 90° and running northerly bounded westerly by said Grantor thirty and 00/100 feet (30.00') to a point; thence turning an interior angle of 90° and running in an easterly direction bounded northerly by said grantor three and 00/100 feet (3.00') to a point; thence turning an interior angle of 270° and running in a northerly direction bounded westerly by said Grantor ten and 00/100 feet (10.00') to a point; thence turning an interior angle of 90° and running in an easterly direction bounded northerly by now or formerly Mildred and Victoria Lozowski one hundred and 00/100 feet (100.00') to a point on Alger Avenue; thence turning an interior angle of 90° and running in a southerly direction bounded easterly by said Alger Avenue sixty and 00/100 feet (60.00') to the point and place of beginning. The last and first courses form an interior angle of 90°. Containing 6,090 square feet or 0.1398 Acres.

This parcel of land is laid out and delineated as Lot "B" on that plat entitled: "Miner Subdivision Vicioso - Alger Avenue Plat" Assessors Plat 88 Lot 25 Providence, Rhode Island Prepared for: Wisdom Properties, LLC Prepared by: Englehardt Surveying, LLC Scale 1"=20' July 1, 2024 and recorded in the office of the clerk in the City of Providence in Plat Book 105 Page 117 .

RECEIVED:
Providence
Received for Record
10/24/2024 02:19:43 PM
Document Num: 2024378470
Jeanne Pascone
Recorder of Deeds