

**Record No:
ZBR-26-27**Zoning Board of
Review Application

Status: Active

Submitted On:
7/7/2026**Primary Location**410 Admiral St
Providence, RI 02908**Owner**

Jonatan Vargas

Applicant Jonatan Vargas [REDACTED] [REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

Owners and Applicants Information**Who is Submitting this Application?***

Owner

Owner Mailing Address*[REDACTED]
[REDACTED]**Owner Email***

[REDACTED]

Owner Phone*

[REDACTED]

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* ?**

ZONING BOARD APP.pdf

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)*

Table 4-1 – Dimensional Regulations as modified by Section 2003.B.

The requested relief is necessitated by the presence of a protected significant tree on the property, which creates a unique physical hardship that limits the buildable area while preserving the tree.

1. Minimum Rear Yard Setback – Relief Requested: 11.19 feet

Required: 19.19-foot minimum rear yard setback / Proposed: 8-foot rear yard setback

2. Minimum Side Yard Setback: Relief Requested: 1.4 feet

Required: 6.4-foot minimum interior side yard setback / Proposed: 5-foot interior side yard setback

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

Demolition of the existing detached garage and construction of a new two-family residential dwelling with associated site improvements, including parking, utilities, drainage, grading, and landscaping. The application requests dimensional relief for the required rear yard and side yard setbacks to accommodate the proposed building while respecting the site's existing physical constraints and preserving a significant existing tree.

Subject Property Information

Address of Subject Property*

410 Admiral St/59 Grape St

Plat*

070

Lot(s)* 

74

Existing Zoning Use of the Property*

Other

Other Existing Zoning Use*

Garage

Proposed Zoning Use of the Property*

Dwelling - Two Family

Base Zoning District*

R-3 Residential District

Base Zoning District 2 (if applicable)

—

Overlay Zoning District (if applicable)

—

Overlay Zoning District 2 (if applicable)

—

Overlay Zoning District 3 (if applicable)

—

Date Owner Purchased the Property*

06/15/2026

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

Existing or Proposed Structure*

Proposed

Type of Building or Structure*

Principal Structure

Principal Structure Type (if applicable)

Residential

Please describe the accessory structure (if applicable)**Area of Footprint**

—

Overall Height Above Average Grade

—

Number of Stories

—

Existing Number of Dwelling Units

—

Proposed Number of Dwelling Units

—

Front Setback

—

Interior Side Setback

—

Corner Side Setback

—

Rear Setback

—

Appendix A: Application for Variance(s)

1. What is the specific hardship from which the applicant seeks relief?*

The subject property contains a protected significant tree whose required Tree Protection Zone substantially reduces the buildable area of the lot. In addition, the property is improved with an existing detached garage that is proposed to be demolished and replaced with a new two-family dwelling. The unique physical characteristics of the property limit the location and footprint of the proposed building, making it impracticable to reasonably develop the property in compliance with the required 19.19-foot rear yard setback and 6.4-foot side yard setback. The requested rear yard and side yard dimensional variances represent the minimum relief necessary to allow construction of a permitted two-family dwelling while preserving the significant tree and making reasonable use of the property.

2. Specify all unique characteristics of the land or structure that cause the hardship:*

The subject property is a small, irregularly shaped corner lot that contains a protected significant tree and its required Tree Protection Zone, which substantially limits the available buildable area. The property is also improved with an existing detached garage that is proposed to be demolished and replaced with a new two-family dwelling. The location of the significant tree, combined with the lot's size, configuration, existing improvements, and required zoning setbacks, creates unique site constraints that prevent the construction of a reasonably sized two-family dwelling while maintaining full compliance with the required rear yard and side yard setbacks. The requested dimensional variances represent the minimum relief necessary to preserve the significant tree and allow the reasonable development of the property in a manner consistent with the intent of the Zoning Ordinance.

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:*

Not applicable. The applicant is seeking a dimensional variance, not a use variance. The proposed two-family dwelling is a permitted use within the R-3 zoning district.

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 the requested dimensional variance is denied, the applicant will be unable to reasonably develop the property with a permitted two-family dwelling because the protected significant tree and its required tree protection zone substantially reduce the buildable area of the lot. The applicant has worked to minimize the requested relief by designing the project around the existing tree and preserving it in accordance with City requirements. Without the requested rear yard setback variance, the property cannot be reasonably improved for its permitted residential use. The requested 11.19-foot rear yard setback relief is the minimum necessary to allow reasonable development of the property while preserving the significant tree and maintaining the character of the surrounding neighborhood.

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: 410 Admiral St/59 Grape St

Owner(s)

Name:

Jonatan Vargas

Signature:



Date:

6/26/26

Applicant(s)

Name:

Jonatan Vargas

Signature:

Date:

6/26/26

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 _____,

authorize _____ to submit this Zoning Board

of Review Application on my behalf for the property located at _____.

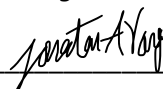
By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

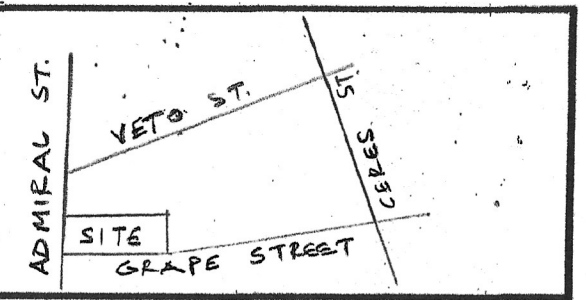
Jonatan Vargas

Date: 6/26/26

Property Owner Signature:



N MAG. NORTH
2026

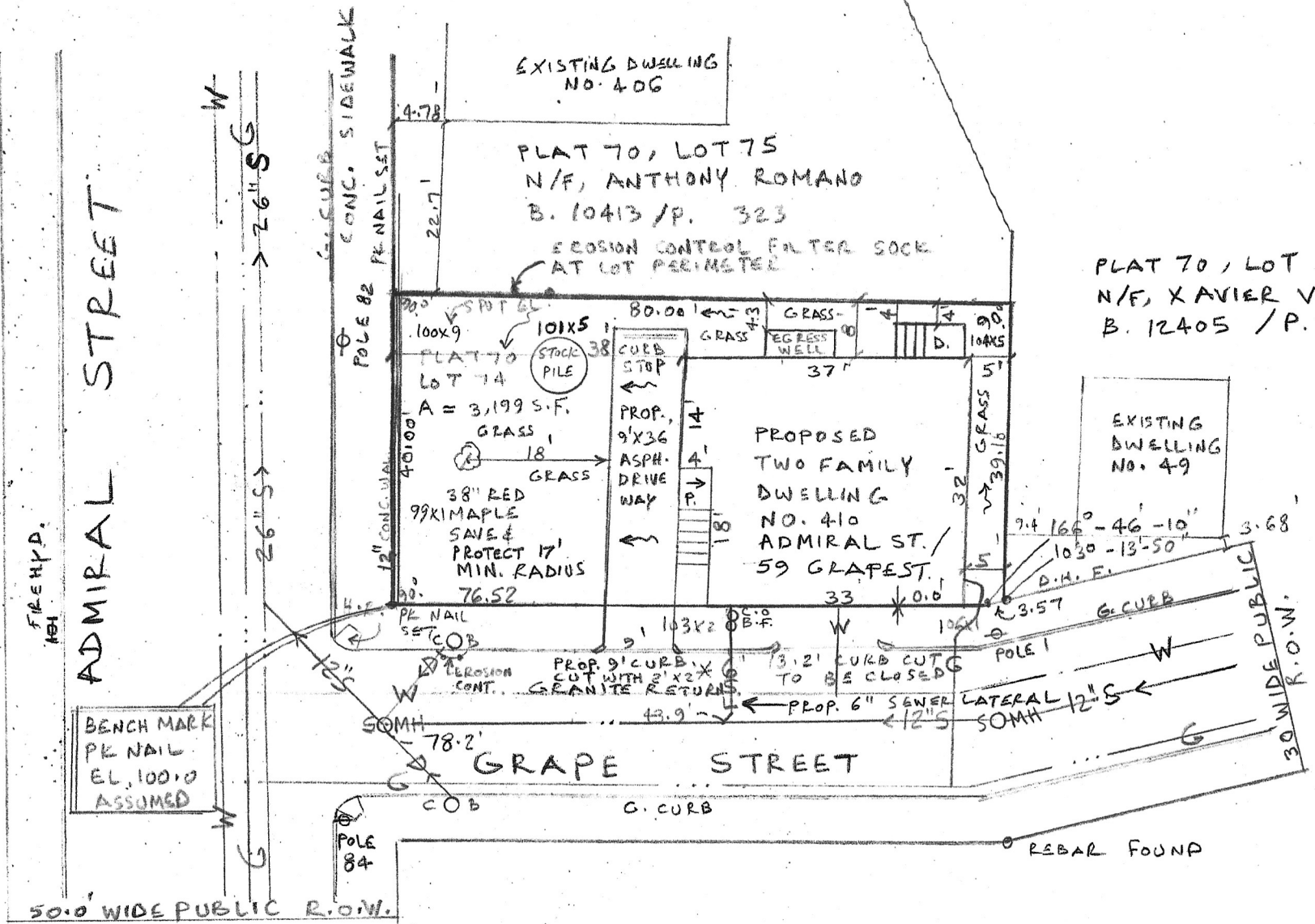


NOTES:

1. REFERENCES: SANITARY SEWER PLANS 157/79 & 164/62
STREET LINE PLANS 71B-50 & 75B-1
RECORD PLAT CARD 714 (B. 22, P. 24)
2. ZONING: R3
PROPOSED BUILDING COVERAGE = 37 %
PROPOSED IMPERVIOUS COVERAGE FRONT YARD = 26 %
PROPOSED IMPERVIOUS COVERAGE REAR YARD = 0 %
PROPOSED TREE COVERAGE = 31 %
TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE = 51 %
3. PER 402.B THE AVERAGE FRONT YARD SETBACK WITHIN 100' OF LOT ON SAME SIDE OF THE STREET IS 5' PROPOSING 0.0'
4. SITE IS LOCATED IN ZONE X PER FIRM MAP NO. 44007C-0306H EFFECTIVE 10-2-2015
4. ALL ROOF DRAINAGE AND STORMWATER RUNOFF WILL BE CONTAINED ONSITE TO THE GREATEST EXTENT POSSIBLE WITHOUT ADVERSELY AFFECTING ADJACENT PROPERTY. ANY STORMWATER CONNECTION TO THE SANITARY SEWER IS PROHIBITED, UNLESS APPROVED BY THE NBC.
5. ALL CONSTRUCTION IN THE PUBLIC ROW MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE AT [HTTPS://WWW.PROVIDENCERI.GOV/PUBLIC-WORKS/FORMS/ UNDER "REPORTS + PUBLICATIONS"](https://www.providenceri.gov/public-works/forms/under-reports-publications).
6. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED, MUST CONTACT DIG-SAFE AT 1-888-DIG-SAFE BEFORE THE START OF CONSTRUCTION.
7. THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE STATE OF RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY- CLASS 1

THE PURPOSE FOR CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
BOUNDARY SURVEY & SITE PLAN

BY MOHAMED J. FREIJ DATE 5-25-26
REGISTERED PROFESSIONAL LAND SURVEYOR RLS NO. 1898 C.O.A. NO. A263



* A PLUMBER MUST CAMERA INSPECT EXISTING SEWER STUB & CONNECT TO A NEW 6" SDR 35 PVC SEWER LATERAL

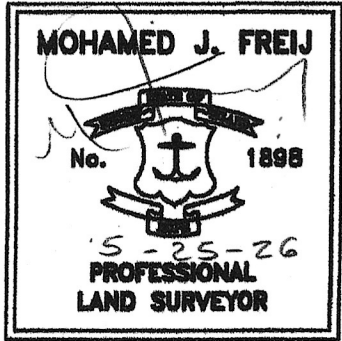
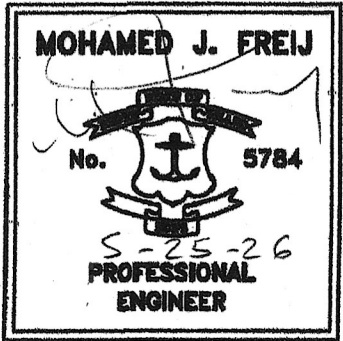
RULE 2003.B CALCULATIONS:

- MIN. REARYARD = $3199/5000 \times 30' = 19.19'$, PROPOSING 8', SEEKING 11.19' RELIEF.

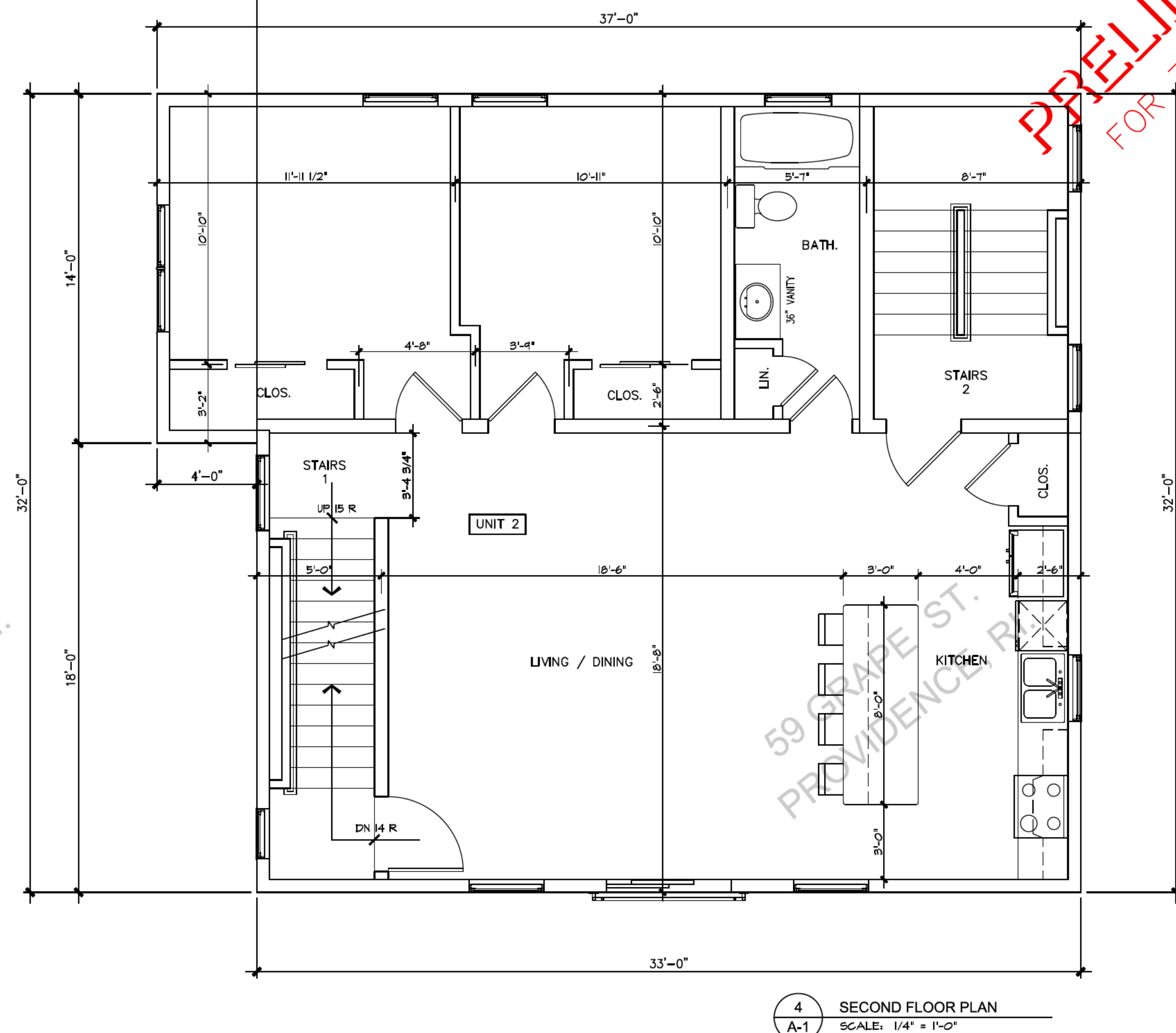
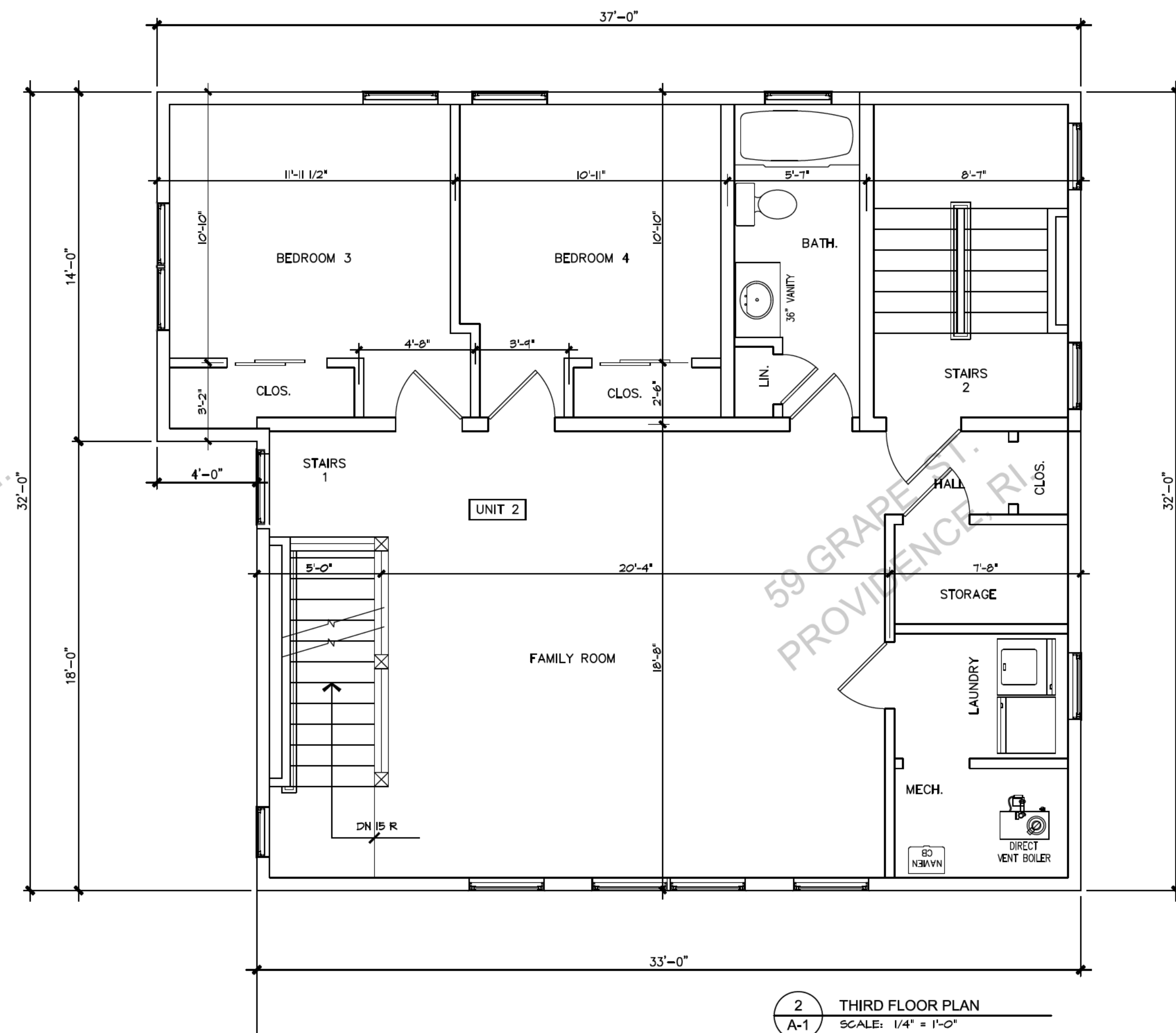
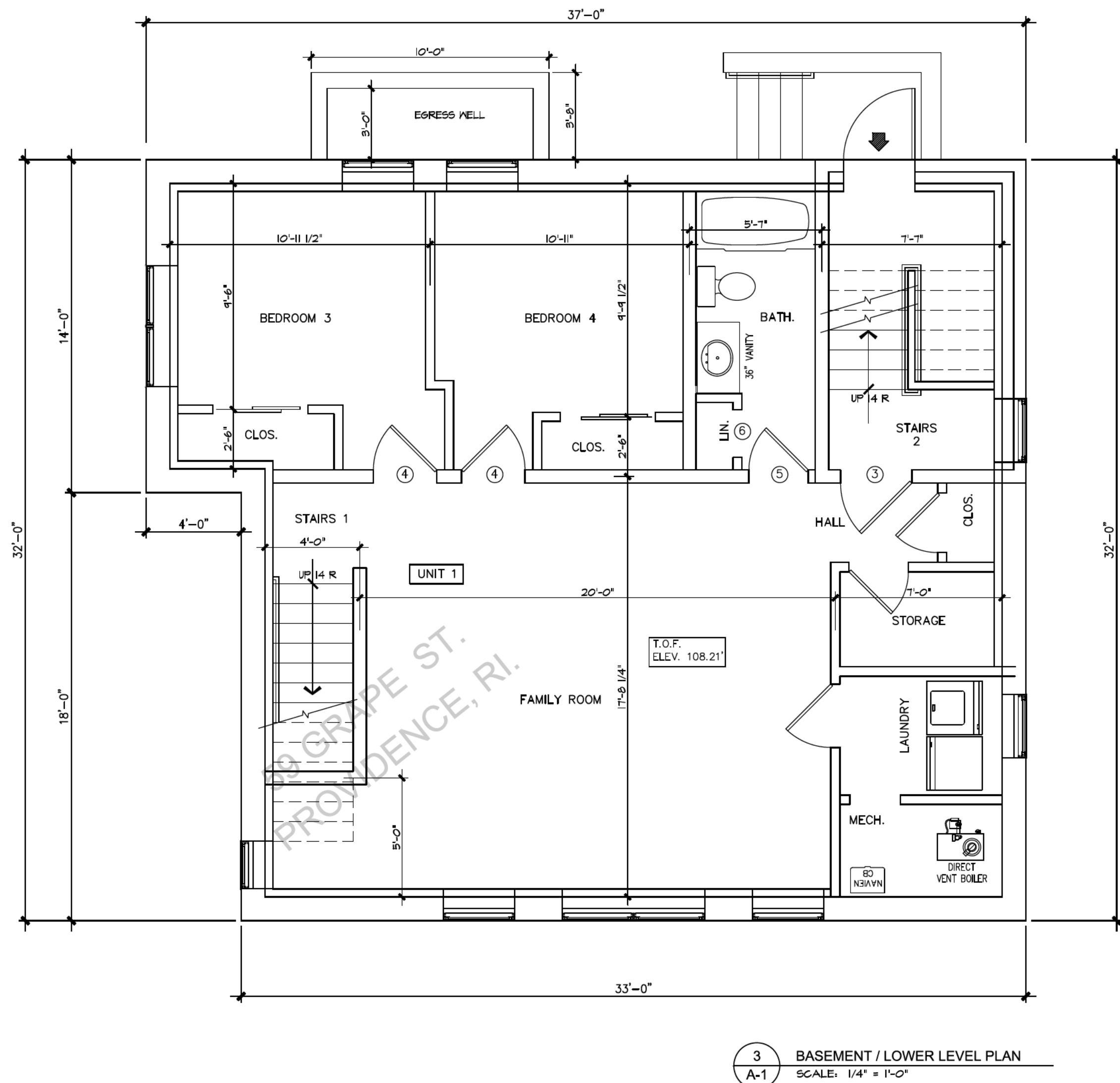
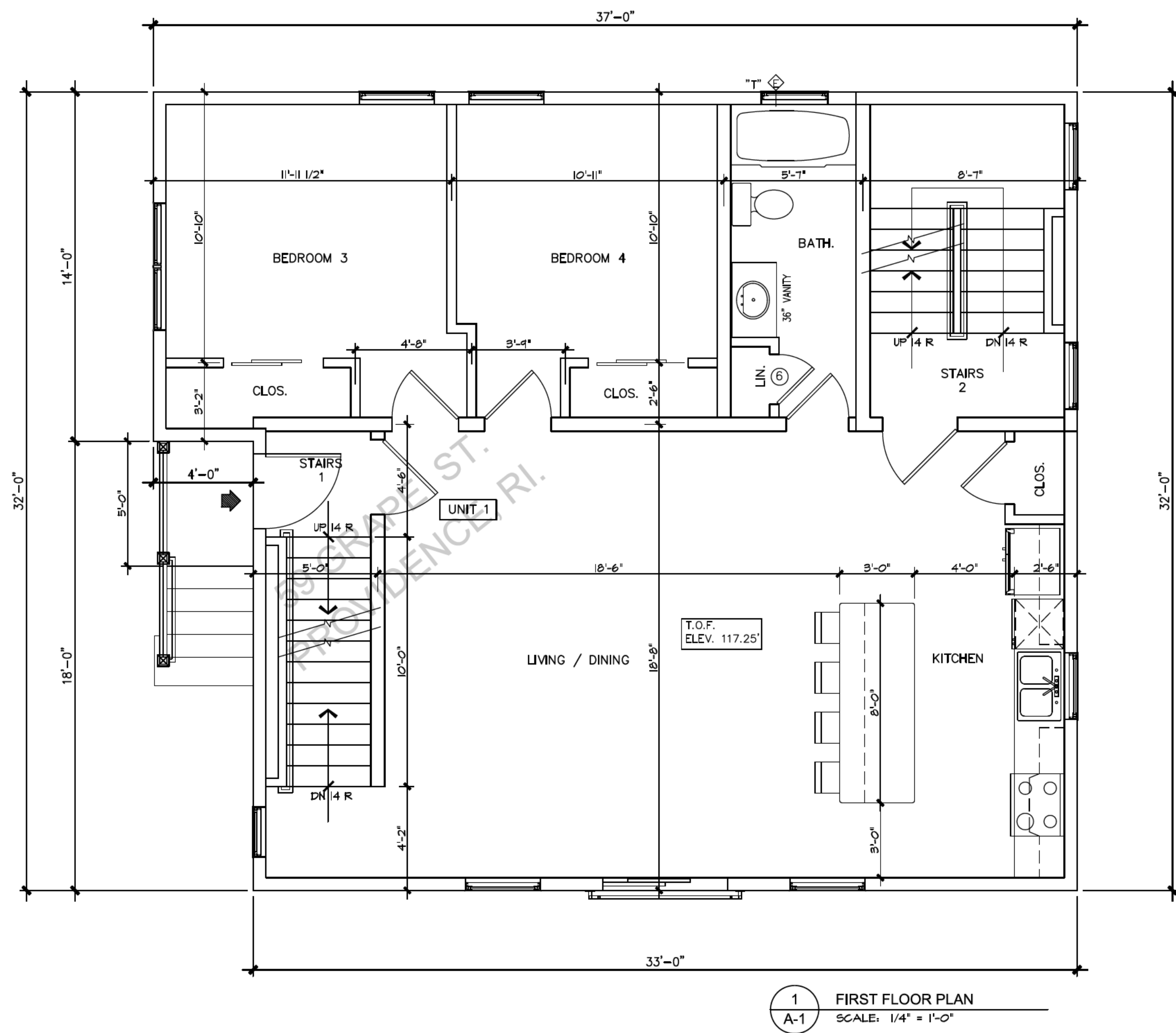
- MIN. SIDEYARD = $3199/5000 \times 6' = 3.84'$, PROPOSING 5'

NOTES:

1. MINIMUM 5' OFFSET FROM SEWER CLEANOUT TO BUILDING FOUNDATION, ALL CLEANOUTS MUST BE ACCESSIBLE AND NOT BE LOCATED UNDER PORCH AND STAIRS.
2. REBUILD WITH AN "ADA" COMPLIANT CONCRETE SIDEWALK ALONG LOT FRONTAGE.
3. MINIMUM 1000 S.F. PERVIOUS COVERAGE IS REQUIRED, PROPOSING 1568 S.F.
4. INSPECT AND FLUSH EXISTING SEWER LATERAL AND OR STUB PRIOR TO CONNECTION TO A 6" SDR 35 PVC BUILDING SEWER, USE A FERNCO COUPLING FOR CONNECTION.
5. MINIMUM 8" THICK REINFORCED WIRE MESH CONCRETE DRIVEWAY APRON.



BOUNDARY SURVEY & SITE PLAN		PROJECT NO.
59 GRAPE ST., LOT 74		SCALE 1" = 20'
410 ADMIRAL ST., PROV. RI		DATE 5-25-26
OWNER: JONATAN VARGAS		DRAWN BY MJF
401-327-6507		CHECKED BY MJF
PRODUCTION PLANNER 2021 & 2026		FILENAME 410 ADMIRAL
PREPARED BY		
MJF ENGINEERING ASSOCIATES		
328 SOWAMS ROAD BARRINGTON, R.I. 02806		
TEL. 401-241-5153		
E-MAIL LANDSURVEYRI@AOL.COM		
		1 of 1 SHTS



REVISIONS		
NO.	DATE	REVISIONS



E.A. Design Ltd
design · planning · interiors
570 Broad Street
Providence, RI, 02907
Tel: 401-580-6800
eadesignltd@yahoo.com

59 GRAPE ST.
PROVIDENCE, RI.

59 GRAPE ST.
PROVIDENCE, RI.

BUILDING: ☒ Proposed
☐ Renovation
☐ Addition

59 GRAPE ST.
PROVIDENCE, RI.

Scale: AS NOTED
Design: M.E.E.
Drawn: M.E.E.
Checked:
Date:
For: ☐ CONSTRUCTION
☐ REVIEW ONLY
☐ PERMIT
☒ ZONING

A-1
BASEMENT PLAN
FIRST FLOOR PLAN
TYPES DOOR SCHEDULE
DETAILS & NOTES

Proj: 22-10004 Sheet: 3 of 3

PRELIMINARY
FOR ZONING ONLY
7-6-2026

TRANSPARENCY: (REAR)

FRONT FACADE TOTAL AREA = 1138 SF.
10% TRANSPARENCY = 113.8 (10) = 114 SF.
WINDOWS: 90H12HB
117 / 1138 x 100 = 10.3 % (OK)

TRANSPARENCY: (RIGHT SIDE)

FRONT FACADE TOTAL AREA = 908 SF.
10% TRANSPARENCY = 90.8 (10) = 91 SF.
WINDOWS: 40H60 = 100
100 / 908 x 100 = 11 % (OK)



1 WEST ELEVATION
A-3 SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION
A-3 SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DATE	REVISIONS



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eadesignltd@yahoo.com

59 GRAPE ST.
PROVIDENCE, RI.

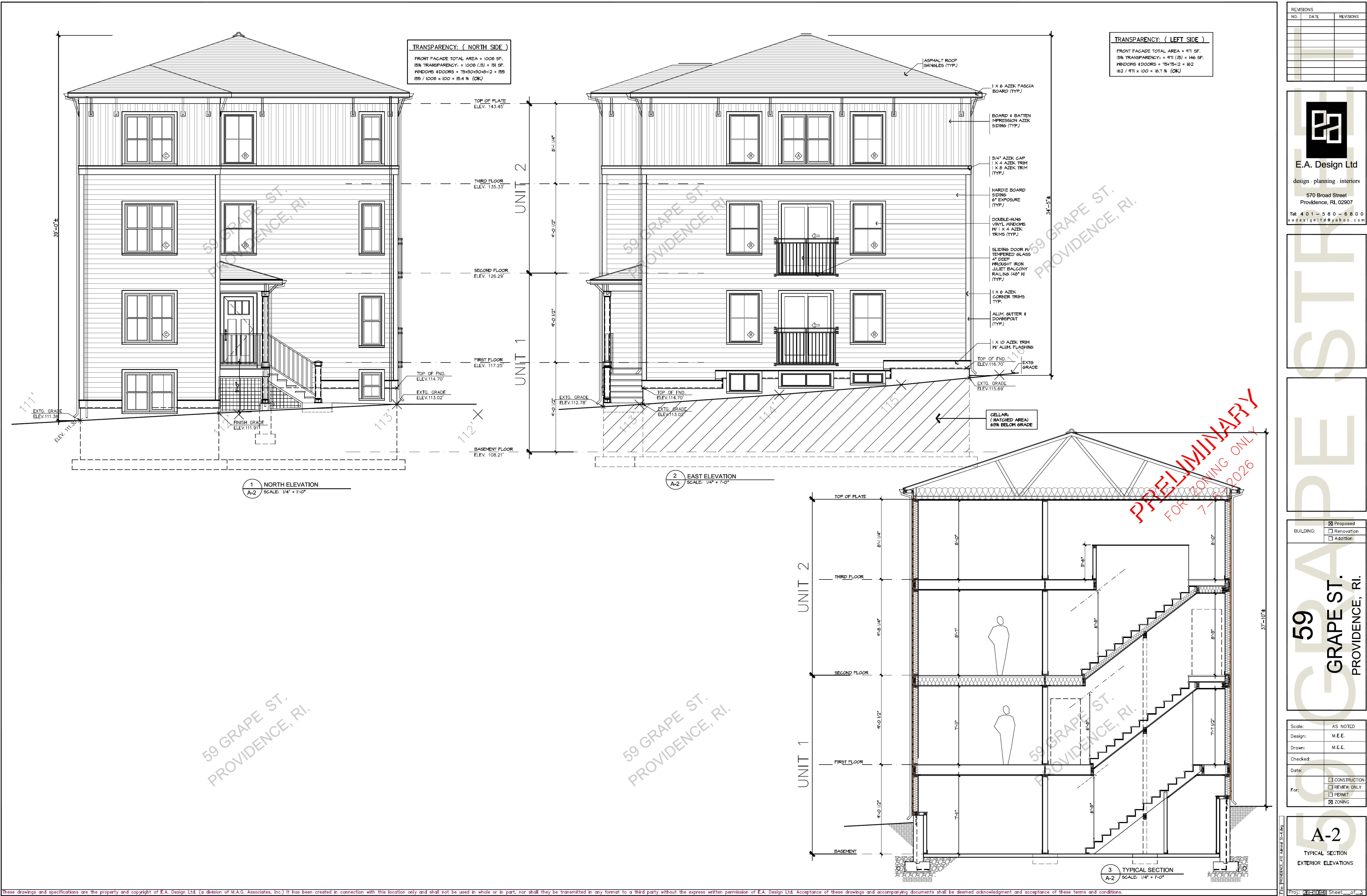
59 GRAPE ST.
PROVIDENCE, RI.

BUILDING: ☒ Proposed
☐ Renovation
☐ Addition

59 GRAPE ST.
PROVIDENCE, RI.

Scale: AS NOTED
Design: M.E.E.
Drawn: M.E.E.
Checked:
Date:
For: ☐ CONSTRUCTION
☐ REVIEW ONLY
☐ PERMIT
☒ ZONING

A-3
REAR ELEVATION
RIGHT SIDE ELEVATION



REVISIONS		
NO.	DATE	REVISIONS



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570 Broad Street
Providence, RI, 02907
Tel: 401-580-6800
eadesignltd@yahoo.com

59 GRAPE ST.
PROVIDENCE, RI.

BUILDING:	☒ Proposed
	☐ Renovation
	☐ Addition

59 GRAPE ST.
PROVIDENCE, RI.

Scale:	AS NOTED
Design:	M.E.E.
Drawn:	M.E.E.
Checked:	
Date:	
For:	☐ CONSTRUCTION ☐ REVIEW ONLY ☐ PERMIT ☒ ZONING

A-2
TYPICAL SECTION
EXTERIOR ELEVATIONS

Proj: 22-1004 Sheet: 3 of 3



ELMHURST
GRAPE ST.

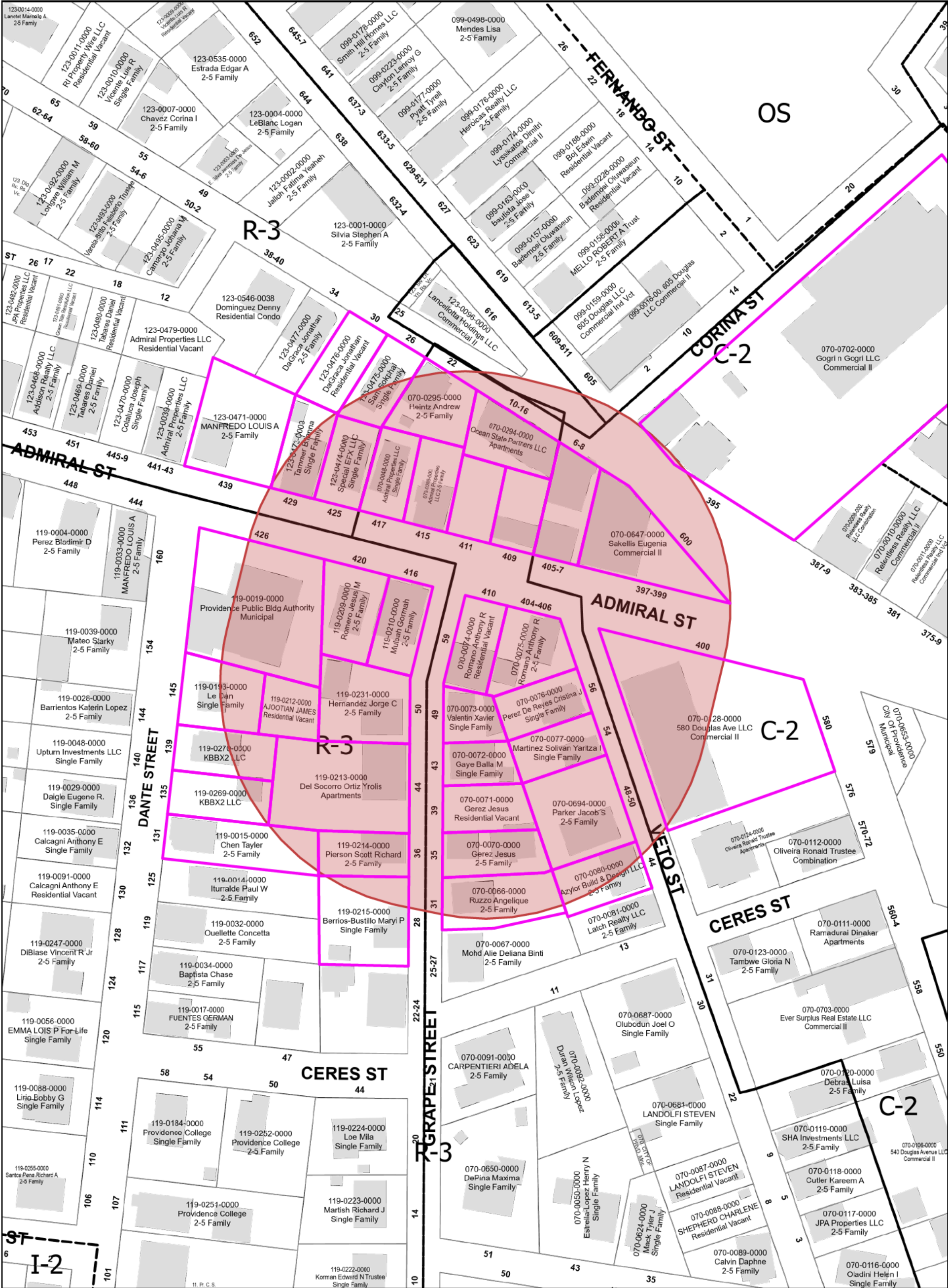
Lafazia Way
ADMIRAL ST.







Radius Map



6/26/2026, 1:50:16 PM

1:1,364

Warranty Deed

Anthony R. Romano of 406 Admiral Street, Providence, RI 02908, for consideration paid of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$185,000.00)**, grants to **Jonatan Vargas** of 23 Judith Street Apt 2, Providence, RI 02904, as Sole Owner, with Warranty Covenants:

***See legal description marked "Exhibit A"
attached hereto and made a part hereof.***

This transfer is such that no RIGL 44-30-71.3 withholding is required as Seller is a resident of Rhode Island as evidenced by affidavit.

Meaning and intending to convey the same premises conveyed to Grantor by deed recorded November 7, 2012 in Book 10413, Page 323.

Property Address: 410 Admiral Street, Providence, RI 02908
Parcel ID: M:70 L:74

Grantee's Address: 23 Judith St, Apt 2, Providence, RI 02904

Tax: \$1,387.50
Date: 06/15/2026
RECORDER: op
CITY OF PROVIDENCE
682505
RHODE ISLAND
REAL ESTATE
CONVEYANCE TAX

Witness my hand on June 3rd, 2026.

Anthony R. Romano
Anthony R. Romano

State of Rhode Island
County of Providence

In the City of East Providence, in said County and State, on June 3rd, 2026, before me personally appeared **Anthony R. Romano**, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him executed to be his free act and deed.



Wendy K Abad
Notary Public: ID # 770940
My Commission Expires: _____

Exhibit A

That lot of land with all buildings and improvements thereon, situated in the City of Providence and State of Rhode Island, laid out and delineated as lot No. 3 (three) on that plat entitled, "Samuel Hedly's Plat No. 2 of Sheffield Smith land at Eagle Park North Prov. Surveyed and platted Aug. 1864 by C.E. Paine", and recorded in the Office of the Recorder of Deeds in said Providence on Plat Card No. 375.

410 Admiral Street, Providence, RI 02908 - AP 70, AL 74

RECEIVED:
Providence
Received for Record
06/15/2026 11:58:25 AM
Document Num: 2026417905
LeYhana Silva
Recorder of Deeds