CITY OF PROVIDENCE

ZONING BOARD OF APPEALS

APPELLANT'S MEMORANDUM TO THE ZONING BOARD OF REVIEW

Re: 549 Plainfield Street (Plat 107/Lot 127)

Appeal from Zoning Violation ZVN-26-62

Appellant: Ziomara Hernandez / 549 Plainfield LLC

Counsel for Appellant: John Garrahy, Esq.

Appellee: City of Providence, Department of Inspection and Standards, Zoning Official

Hearing: Wednesday, December 9, 2026, at 5:30 p.m.

Appellant's filing deadline: Monday, October 26, 2026, at 4:30 p.m.

Memorandum of Appellant in Support of Appeal

NOW COMES THE APPELLANT, Ziomara Hernandez / 549 Plainfield LLC, who, through counsel, submits this memorandum pursuant to Section 9.4 of the Policies and Procedures of the City of Providence Zoning Board of Review and the Scheduling Notice dated September 16, 2026. This appeal challenges the Zoning Official's issuance of Zoning Violation ZVN-26-62 on August 24, 2026, concerning 549 Plainfield Street, identified as Assessor's Plat 107, Lot 127. The violation should be reversed for two independent reasons. First, the property's longstanding co-living use is protected as a lawful nonconforming use, and the present record does not establish that the use was abandoned or otherwise lost. Alternatively, the building qualifies for adaptive

reuse, and its co-living residential use is permitted by right in the R-3 district. Appellant therefore respectfully requests that the Board sustain the appeal and reverse or vacate the cited violation.

Jurisdiction

The Providence Zoning Board of Appeals has jurisdiction over this appeal pursuant to R.I.G.L. § 45-24-64 and Sections 1703C and 1918(B) of the Providence Zoning Ordinance adopted November, 2014, as amended (the "Zoning Ordinance"). *See* George L. Cinq-Mars v. Zoning Board of Pawtucket, R.I. Super Ct. C.A. No. PC 02-1849 (January 10, 2003) ("It is undisputed that § 45-24-64 conveys jurisdiction on the Zoning Board to reverse decisions from any zoning officer").

Standard of Review

In deciding appeals from decisions and determinations of a zoning officer, the zoning board of appeals has the same powers as are possessed by the officer from whom the appeal is taken. R.I.G.L. § 45-24-68.

Facts

1. Appellant owns the property located at 549 Plainfield Street, having purchased it from Saint Anthony's Church Corporation by deed dated June 24, 2022, and recorded in the City of Providence Land Evidence Records in Book 13609 at Page 29 (the "Property").

2. A small cottage served as the original Saint Anthony's Rectory until 1924. The eight-acre parcel of land and buildings were purchased by the new Saint Anthony's Parish on June 24, 1900. The founding pastor, Father George Brown, was well aware that this cottage would have to be replaced at some point in the future. When St. Anthony's Parish was established in June 1900, an existing cottage on the property was renovated to serve as the initial rectory. Founding pastor

Father George Brown later received permission from Bishop William A. Hickey to demolish the cottage and construct a larger brick rectory using a $65,000 loan. The building was completed in the spring of 1926 and was thereafter used as the rectory associated with the adjacent St. Anthony's Church. *Source: Facebook: Assumption of the BVM Parish & St. Anthony Mission Church.*

3. The Property consists of 26,094 square feet of land improved by a 7,800-square-foot, two-and-one-half-story brick building ("Building") with a full basement. The Building was completed in the spring of 1926 and was thereafter used as a rectory associated with the adjacent St. Anthony's Church until its sale to Appellant in June 2022. **See Exhibit A**

4 Upon purchasing the Property, the Appellant made some minor renovations and made the Building available to tenants on or about September of 2022 . Presently, the Building is occupied by 15 tenants. The building is substantially in the same configuration as it was when Appellant purchased it in 2022 with 18 bedrooms and 13 bathrooms. Some units are rented with exclusive use of a bathroom while other units have the shared use of a bathroom. Ther are no operable stoves in the Building.

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5 City records document the Building's longstanding residential use:

(a) Permit No. 2807 issued August 30, 1924, authorized St. Anthony's Church Corporation of Rhode Island to construct a new two-and-one-half-story brick building at 549 Plainfield Street for use as a dwelling.

(b) Permit No. 1304, obtained on June 26, 1936, authorized an "addition to present convent," to be used as a convent [most likely not the subject property].

(c) Permit No. 1127, obtained on November 14, 2003, authorized repair work on the building, which was again identified as a convent.

All Building permit obtained from the City of Providence are attached hereto as **Exhibit B.**

6. On August 24, 2026, the Zoning Official issued Zoning Violation ZVN-26-62 concerning the property (the "NOV"). The NOV states: "[U]pon inspection, it has been determined that the property is being used in a residential capacity beyond what is permitted in the R-3 district and that is not aligned with Place of Worship residential use on file with the City for this location," in violation of Zoning Ordinance Table 12-1. **See Exhibit C.**

7. Appellant timely appealed that determination to the Zoning Board of Appeals.

ARGUMENTS

A. The Property has always been used as a dwelling for co-living housing since it was constructed in 1924 and such use has continued to the present day; such use has not been abandoned and therefore "may continue" as a nonconforming use pursuant to Section 2000A of the City of Providence Zoning Ordinance

Permit No. 2807 was issued on August 30, 1924, for the construction of the Building. It provides that the Building was to be used for a dwelling. Other than a possible addition in 1936 and minor repair work in 2003, there have been no other building permits issued concerning the Building or its change in use. The evidence indicates that the St. Anthony's Church Corp. has used and/or maintained the Building for such use. And such use has been continued by the Appellant when it purchased the Property. The NOV indicates that the alleged violation is that "it is not aligned with Place of Worship residential use on file with the City for this location …." This is simply not the case. There is no evidence in the record or of the material provided to us upon request that the City's recorded use of the Property is identified as "Place of Worship" or by similar wording. While the present Zoning Ordinance does have a use code identified as "Place of Worship" which is defined to include "group housing for person under religious vows or

orders," Table 12-1 of the Zoning Ordinance (Use Matrix) and Section 1204 (Use Definitions), such designation is not "on file with the City for this location." Importantly, as indicated above, when the Building was permitted in 1924, its use was established as a "dwelling," not as a Place of Worship or a church. Under the nonconforming-use laws and ordinances described herein, the City cannot now apply a newly adopted use code which is applicable under the present zoning ordinance to a use established and vested in 1924[1].

Furthermore, any familiar or household limitations on such dwelling use, such as those concerning the number of unrelated individuals within a household now contained in R.I. Gen. Laws § 45-24-31(36) and Section 201 of the Providence Zoning Ordinance (Definition of General Terms) are not applicable in this matter because such restrictions were not set forth in the State Enabling Act or the Providence Zoning Ordinance at such time[2].

The following provisions apply to nonconforming uses and are applicable to the Building.

Section 2000 A of the City of Providence Zoning Ordinance provides:

> Any structure, use, lot, site element, or sign that legally existed as a nonconformity as of the effective date of this Ordinance, and any structure, use, lot, site element, or sign that has been made nonconforming as of the effective date of this Ordinance, and any subsequent amendments, may continue subject to the provisions of this Article so long as it remains otherwise legal. A structure, use, lot, site element, or sign that is illegal as of the effective date of this Ordinance, remains illegal if it does not conform with every requirement of this Ordinance.

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[1] While the 1923-1928 City of Providence Zoning Ordinance does identify "Church "as a use permitted in certain zoning districts, Building, Permit 2807 does not classify the Building as a church and nor is church defined therein to include group housing for person under religious vows or orders.
https://providencerules.com/docs/Zoning_Ordinance_of_the_City_of-Providence-1928_REDUCED.pdf

[2] In any event, such limitation remains under a constitutional cloud, and it is our understanding that the City of Providence has not enforced such limitations as a result of the Distefano decision referenced herein. See DiStefano v. Haxton, 1994 WL 931006, WC-1992-0589 (Super. Ct. Dec. 12, 1994) (Fortunato, J.). In DiStefano, Judge Fortunato held that a Narragansett ordinance prohibiting more than three unrelated people from sharing a residential unit violated the equal protection and due process guarantees of the Rhode Island Constitution.
https://www.casemine.com/judgement/us/591484aeadd7b049344bab77

Section 2001 F of the City of Providence Zoning Ordinance provides:

> If nonconforming use is abandoned, it may not be reestablished. Abandonment of a nonconforming use consists of some overt act, or failure to act, which leads one to believe that the owner of the nonconforming use neither claims nor retains any interest in continuing the nonconforming use unless the owner can demonstrate an intent not to abandon the use. An involuntary interruption of nonconforming use, as by fire and natural catastrophe, does not establish the intent to abandon the nonconforming use. However, if any nonconforming use is halted for a period of one year, the owner of the nonconforming use is presumed to have abandoned the nonconforming use, unless that presumption is rebutted by the presentation of sufficient evidence of intent not to abandon the use. (Emphasis added).

Whether abandonment has occurred is a factual question with the burden of proof on the party asserting abandonment. Washington Arcade Associates v. Zoning Bd. of Review, 528 A.2d 736, 738 (R.I. 1987) (citing Town of Coventry v. Glickman, 429 A.2d 440, 443 (R.I. 1981)). "[A] mere discontinuance of a nonconforming use for a period does not constitute abandonment of the use." Town of West Greenwich v. A. Cardi Realty Assocs., 786 A.2d 354, 360 (R.I. 2001). Abandonment requires "an intention to relinquish . . . a known right . . . evidenced by an overt act or a failure to act sufficient to support an implication of such intent." A.T.&G., Inc. v. Zoning Bd. of Review, 113 R.I. 458, 463, 322 A.2d 294, 297 (1974); 4 Arden H. Rathkopf, The Law of Zoning and Planning § 74:2 (2005).

Finally, It is well-settled in Rhode Island that a mere change in ownership does not destroy preexisting, legal nonconforming uses of property. Harmel v. Tiverton Zoning Bd. of Review, 603 A.2d 303 (R.I. 1992).

The NOV should be dismissed because the Appellant is using the Building in a manner consistent with its legally established use as a dwelling. Such use is allowed to be continued as a nonconforming use and there has been no overt act by Appellant or the prior owner evidencing an intention to relinquish the right to use it for such purposes in this manner.

B.

The Adaptive Reuse of the Building for Co- Living Housing is a use that is expressly permitted by R.I.G.L. Section 45-24-37 (h) and Sections 1202K and 1202L of the Providence Zoning Ordinance

In recent years, the Rhode Island General Assembly has recognized that more housing units are needed in the State, and two possible ways to accomplish this goal are (i) allowing the adaptive reuse by right of commercial buildings, including religious facilities, as residential units and (ii) encouraging more co-living housing. In 2023, the General Assembly enacted Public Laws 2023, ch. 322 codified as R.I. Gen. Laws § 45-24-37 (h) ("Adaptive Reuse Law"), allowing for the by-right conversion of any commercial building, including offices, schools, religious facilities, medical buildings, mills, and malls into residential units. In 2025, the General Assembly enacted Public Laws 2025, ch. 328, codified as R.I. Gen. Laws § 45-24-31(15) and R.I. Gen. Laws § 45-24-37(h)(2)(i) ("Co-Living Housing Act"), which amended the State Zoning Enabling Act to include a definition of "Co-living housing" and also amended the 2023 Adaptive Reuse Law to expressly provide that co-living housing may be allowed in adaptive reuse developments. Both the Adaptive Reuse Law and the Co-Living Housing Act are directly applicable to this Appeal.

The City of Providence has implemented the Adaptive Reuse Act through Table 12-1 of the Zoning Ordinance and Sections 1202K and 1202L[3] of the Providence Zoning Ordinance. Adaptive reuse of a dwelling is permitted by right in all zoning districts, subject to the provisions of Sections 1202K and 1202 L set forth below.

| | | |

> religious facilities, medical buildings, mills, and malls into residential units or mixed-use developments shall be permitted subject to the following standards:
> a. There are no prohibitions preventing the conversion to residential use by environmental land use restrictions recorded on the property by the State of Rhode Island Department of Environmental Management or the United States Environmental Protection Agency.
> b. The conversion shall include the development of at least 50% of the existing gross floor area into residential units.
> c. Non-residential uses may be provided if they are permitted by right or special use in the zoning district pursuant to Table 12-1.
> d. The residential density permitted in the converted structure shall be the maximum allowed that otherwise meets all standards of minimum housing
> e. The conversion shall not occur within the W-3, M-1, or M-2 zones in accordance with the Future Land Use Map, which designates those areas as "Business/Industrial" or "Waterfront/Port." As the public health and safety needs of industrial and residential uses often conflict, the Comprehensive Plan prohibits any residential development in these areas within Objective LU5.
> f. The conversion shall not occur within any building previously used for industrial or manufacturing use(s), which has not been vacant of an industrial use for less than one year prior to the submission of the permit or application for adaptive reuse.
> *City of Providence Zoning Ordinance; Section 1202 L 7.*

As applied to the Property and the Building in this appeal, it is clear from a zoning perspective that the Building is an institutional building that is eligible for permitted-use status as an adaptive reuse development. The NOV states that the property "is being used in a residential capacity beyond what is permitted in the R-3 zoning district." The meaning of that phrase is unclear because the term "residential capacity" is not defined in the Providence Zoning Ordinance. To the extent it means "residential density" , there is only one dwelling unit on the Property; alternatively, if the City is counting rooms as dwelling units, Section 1202 L of the Zoning Ordinance permits residential density within the structure to be "the maximum allowed that otherwise meets all standards of minimum housing." In any event, no violation exists of the density requirements

because this adaptive reuse property is not subject to the density requirements of the R-3 Zoning district unless it does not meet some other standard of minimum housing, none of which is alleged here.

It is important to also point out that adaptive reuse under State law and Section 1202 L of the Providence Zoning Ordinance permits eligible facilities to be converted into residential units, not merely dwelling units. The Co-living Housing Act, effective January 1, 2026, emphasizes this point by defining co-living housing (for the first time in state law) as "a specific residential development with units that provide living and sleeping space that is independently rented and lockable for the exclusive use of an occupant but require the occupant to share sanitary and/or food preparation facilities with the other units in the occupancy." R.I. Gen. Laws § 45-24-31 (15). Critically, as discussed above, the Co-living Housing Act amended the Adaptive Reuse Law to expressly provide that "[c]o-living housing which meets the applicable requirements of the building and fire codes, may be allowed in adaptive reuse developments." R.I. Gen. Laws § 45-24-37(h)(2)(i). It could not be clearer.

The NOV states that the use of the Building violates Table 12-1 of the Zoning Ordinance. However, for the reasons set forth above, the Building complies with the adaptive-reuse provisions of Table 12-1 and Section 1202 of the Zoning Ordinance and therefore the NOV should be dismissed in this Appeal.

CONCLUSION

The violation should be reversed for two independent reasons. First, the property's longstanding co-living use is protected as a lawful nonconforming use, and the present record does not establish that the use was abandoned or otherwise lost. Alternatively, the building

qualifies for adaptive reuse, and its co-living residential use is permitted by right in the R-3 district.

Respectfully submitted,

Ziomara Hernandez / 549 Plainfield LLC

By their Attorney,

/s/ John J. Garrahy
John J. Garrahy (3113)
John J. Garrahy Law, LLC
2088 Broad Street
Cranston, Rhode Island 02905
jgarrahy@garrahylaw.com
Ph: (401) 383-3830

Date: October 26, 2026

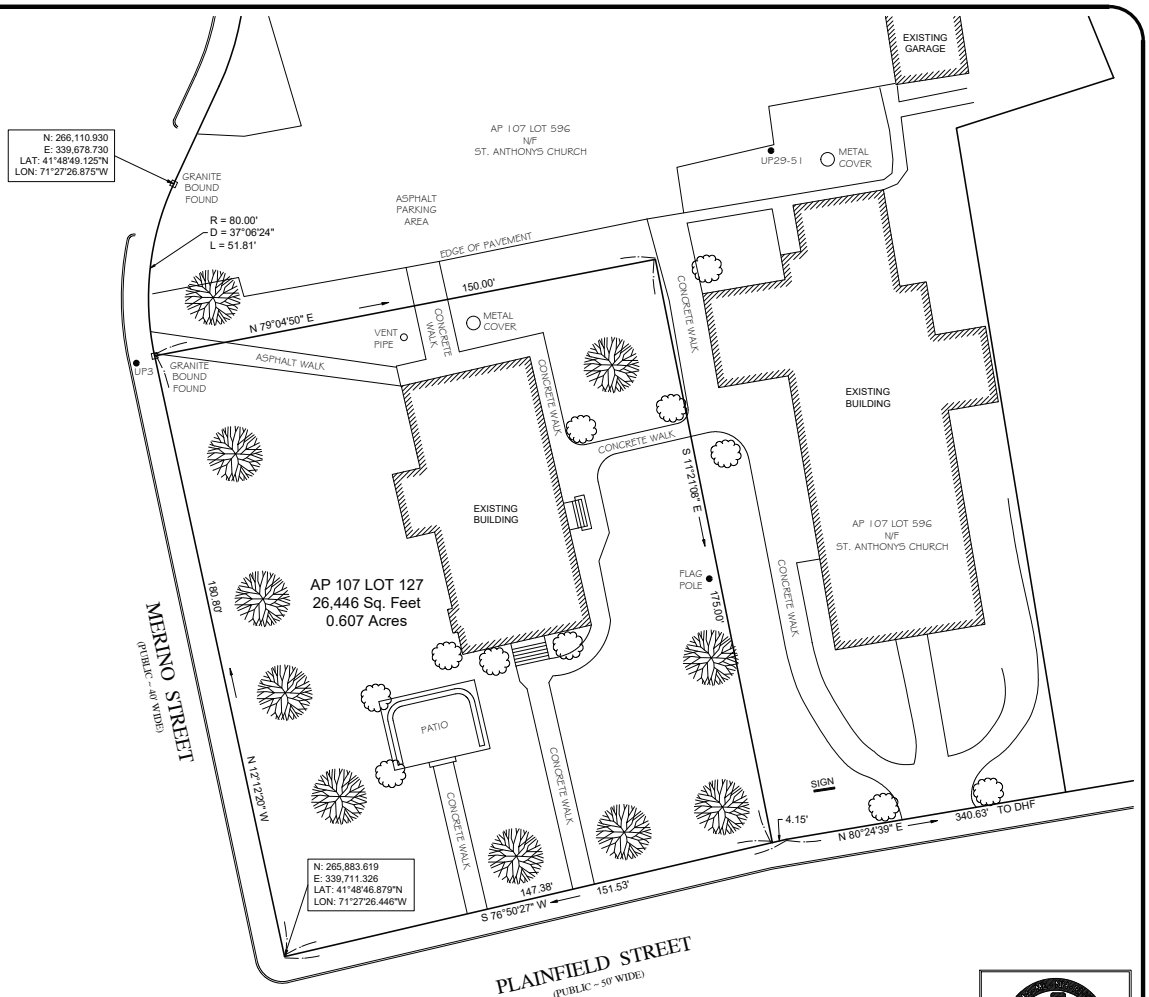
CERTIFICATE OF SERVICE

I certify that on October 26, 2026, a true and accurate copy of this Appellant's Memorandum was served by e-mail upon Alexis Thompson, Secretary to the Zoning Board of

Review, at athompson@providenceri.gov; Sharon Garner, Esq., counsel for the City of Providence Zoning Official, at sgarner@providenceri.gov;Megan DeSanto at mdesanto@providenceri.gov counsel for the Board; and all other parties are entitled to service under the Scheduling Notice and the Board's Policies and Procedures.

/s/ John J. Garrahy

Exhibit A

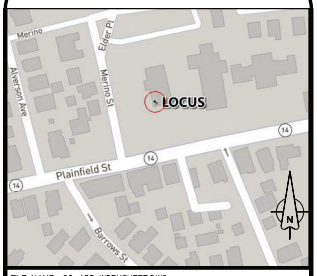


ZONING DISTRICT: R-2

1-888-DIG-SAFE
1-888-344-7233
OWNER OR CONTRACTOR TO CONTACT DIGSAFE 72 HOURS PRIOR TO ANY EXCAVATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

VICINITY MAP



FILE NAME: 20-158 WORKSHEET.DWG

CREATED:	SAVED:	COMP'D:
7/22/19	7/22/19	GTE
CADD: GTE	REVW'D: MNN	STATUS: WorkSheet

MARC N. NYBERG
No. 1797
PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY: CLASS I
- TOPOGRAPHIC ACCURACY: NONE

MARC N. NYBERG LICENSE No. 1797 COA No. A52

STATEMENT OF PURPOSE
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- EXISTING CONDITIONS PLAN

PREPARED BY:

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.
501 Great Road
Unit 104
North Smithfield, RI 02896
Tel: (401) 762-2870
Fax: (401) 762-2871
Web: InsiteEngineers.com

PLAN
OF
549 PLAINFIELD STREET
ASSESSOR'S PLAT 107 LOT 127
PROVIDENCE, RHODE ISLAND
PREPARED FOR
ST. ANTHONYS CHURCH CORP.
549 PLAINFIELD STREET
PROVIDENCE, RI 02909-4645

SCALE: 1" = 20' DATED: January 15, 2021

20' 0 20' 40' 60'
GRAPHIC SCALE

JOB NUMBER:	SHEET NUMBER:
20-158	1 OF 1

Exhibit B

EXAMINATION OF PLANS

Approved for Zoning

_____ 19____

By _____

Approved for fire safety

_____ 19____

By _____

Approved for electrical installation

_____ 19____

By _____

Approved for plumbing installation

_____ 19____

By _____

Approved for mechanical installation

_____ 19____

By _____

PERMIT GRANTED

DECEMBER 8 2003

By _____
Building Official

Plan number _____

File number _____

PUBLIC WORKS DEPARTMENT

_____ Water Available

_____ Sewers Available

_____ Public Street

_____ Private Street

_____ Street Grade Needed

_____ Brook or Natural Drainage

Approved by:

_____ 19____
Planning Department

_____ 19____
Engineering Dept.

_____ 19____
Sewer Division

_____ 19____
Water Division

_____ 19____
Traffic Division

_____ 19____
Construction in Flood Hazard area

_____ 19____
Other

APPLICANT 1127

LOCATION 549 Plainfield Street

DATE 11/14/2003

NO. Ward 7

APPLICANT FOR PERMIT TO BUILDING, ALTER, MOVE OR DEMOLISH

PLEASE PRINT OR TYPE

BUILDING PERMIT APPLICATION

001127

PLEASE PRINT - APPLICANT TO COMPLETE ALL ITEMS

MUNICIPALITY PROVIDENCE NUMERICAL CODE 28 PERMIT NO. _____

APPLICATION DATE 11-14-03 CENSUS TRACT _____ FEE RECEIVED: $ 177 BY TR 11-14-03

1. STREET LOCATION 549 PLAINFIELD ST. 2. ZONING DISTRICT R2

3. PLAT/MAP 107 4. LOT/BLOCK 127 5. FILE/PARCEL 1304/36 6. AREA 26,094SF 7. FIRE DISTRICT NO. (0 OR 1) _____

8. USE OF STRUCTURE: PREVIOUS CONVENT PROPOSED SAME

9. OWNER ST ANTHONY RECTORY ADDRESS 549 PLAINFIELD ST TEL. NO. 943-2300

10. CONTRACTOR (0 OR 1*) H & S HOME IMPROVEMENT (SAVATH SO) TEL. NO. 837-6974

11. CONTRACTOR ADDRESS 160 CHAPIN AVE. PROV, RI 12. RI CONTR. REG. # 23377 13. EXPIR. DATE 7-1-04

14. ARCH. OR ENG. _____ ADDRESS _____ TEL. NO. _____

15. RHODE ISLAND REG. NO. _____ 16. Stamped Prints (Circle one) Yes No 17. Certificate of Occupancy Required Yes No

18. DESCRIPTION OF WORK TO BE PERFORMED REMOVE & REPLACE EXTERIOR SOFFIT. WRAP WITH ALUMINUM BESIDE 7 EXTERIOR DORMERS WITH ALUMINUM

19. USE OF EACH FLOOR

BSMT. STORAGE & UTIL

1st CONVENT

2nd CONVENT

3rd

Other

PLEASE CHECK APPROPRIATE ITEMS AND ENTER REQUESTED DATA

A. TYPE OF IMPROVEMENT

1. _____ NEW STRUCTURE
2. _____ ADDITION TO STRUCTURE
3. _____ INSTALLATION
4. ✓ RECONSTRUCTION
5. _____ REPLACEMENT
6. _____ FOUNDATION ONLY

B. OWNERSHIP

PUBLIC
1. _____ STATE
2. _____ CITY OR TOWN
3. _____ OTHER, SPECIFY

PRIVATE
4. ✓ TAXABLE
5. _____ TAX EXEMPT

C. PRINCIPAL TYPE OF CONSTRUCTION
(CONSTRUCTION CLASS (Check one)

1. 1A _____ 5. 2C _____ 9. 5A _____
2. 1B _____ 6. 3A _____ 10. 5B _____
3. 2A _____ 7. 3B ✓
4. 2B _____ 8. 4 _____

D. PROPOSED USE RESIDENTIAL

1. _____ R-1 MOTEL, HOTEL
2. _____ R-2 MULTI-FAMILY
3. _____ R-3 One and Two Family Attached
4. _____ R-4 One and Two Family Detached
5. _____ GARAGE
6. _____ CARPORT
7. _____ MOBILE HOME
8. _____ SWIMMING POOL
9. _____ FENCES
10. _____ SIGNS
11. _____ FIREPLACE
12. _____ OTHER, SPECIFY

E. PROPOSED USE NON-RESIDENTIAL

1. _____ A-1-A THEATRES W/STAGE
2. _____ A-1-B THEATRES W/O STAGE
3. _____ A-2 NIGHT CLUBS
4. ✓ A-3 RESTAURANTS
5. ✓ A-4 CHURCHES
6. _____ A-5 STADIUMS
7. _____ B BUSINESS
8. _____ E EDUCATIONAL
9. _____ F-1 FACTORY (MOD. HAZ.)
10. _____ F-2 FACTORY (LOW HAZ.)
11. _____ H HIGH HAZARD
12. _____ I-1 INSTITUTIONAL GROUP HOME
13. _____ I-2 INSTITUTIONAL INCAPACITATED
14. _____ I-3 INSTITUTIONAL RESTRAINED
15. _____ M MERCANTILE
16. _____ S-1 STORAGE MODERATE
17. _____ S-2 STORAGE LOW
18. _____ SWIMMING POOL
19. _____ FENCES
20. _____ SIGNS
21. _____ OTHER

SPECIFY _____

F. RESIDENTIAL
(COMPLETE FOR NEW BUILDINGS AND RECONSTRUCTION)

SINGLE FAMILY
1. _____ TOTAL SINGLE FAMILY UNITS
2. _____ TOTAL NO. OF BEDROOMS
TOTAL NO. OF BATHROOMS 3. ___ Full 4. ___ Half

MULTI-FAMILY
5. _____ TOTAL NO. OF KITCHENS
TOTAL NO. OF BATHROOMS 6. ___ Full 7. ___ Half

TOTAL NO. OF APARTMENTS BY NO. OF BEDROOMS
8. Effic. _____ 9. 1 _____ 10. 2 _____
11. 3 _____ 12. 4 _____ 13. 5 _____
14. _____ MORE, Please Specify _____
15. _____ TOTAL NUMBER OF BUILDINGS IN PROJECT.

G. FOUNDATION SETS BACK FROM PROPERTY LINES

1. FRONT _____ ft., _____ in.
2. REAR _____ ft., _____ in.
3. LEFT SIDE _____ ft., _____ in.
4. RIGHT SIDE _____ ft., _____ in.

H. DIMENSIONS

1. No. of Stories 2 2. Basement: Yes ✓ No ___
3. Height of Construction Ft. _____ MAX. WIDTH ___ MAX. DEPTH ___
4. Total Floor Area Sq. Ft. w/o Basement _____

I. ESTIMATED COST MATERIAL AND LABOR

1. GENERAL $ 6800 .00
TO BE INSTALLED BUT NOT INCLUDED IN THE ABOVE COST
2. ELECTRICAL $ _____ .00
3. PLUMBING OR PIPING $ _____ .00
4. HEATING, AIR COND. $ _____ .00
5. OTHER, ELEVATOR, ETC. $ _____ .00
TOTAL COST $ 6800 .00

J. FLOOD HAZARD AREA - 1. YES 2. NO

1. Elev. (MSL) of lowest floor incl. basement _____
2. Elev. (MSL) of 100 year flood _____

K. TYPES OF SEWAGE DISPOSAL

1. ✓ PUBLIC 2. ___ PRIVATE SYSTEM*
3. ISDS NO. _____ DATE _____

O. FEES

1. MUNICIPAL BUILDING PERMIT FEE = $ 170 .00
2. CE & ADA FEE: + x .001 $ 7 .00
(I) ITEM #1 + ITEM #5 x .001
TOTAL PERMIT FEE $ 177 .00

(1 & 2 FAMILY DWELLING LIMITED TO CE & ADA FEE OF $50.00)

L. NUMBER OF OFF-STREET PARKING SPACES

1. ENCLOSED _____
2. OUTDOORS _____

M. TYPE OF WATER SUPPLY

1. ___ PUBLIC
2. ___ PRIVATE
3. ___ INDIVIDUAL WELL

N. EQUIPMENT*

1. INCINERATOR ___
2. ELEVATOR ___ (Enter Number)

TYPE AND COST OF BUILDING - PLEASE CHECK APPROPRIATE ITEMS AND ENTER REQUESTED DATA

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the owner of this building and the undersigned agree to conform to all applicable codes and ordinances of this jurisdiction.

TEL. NO. _____ APPLICANT'S SIGNATURE _____

FOR _____

* IN-STATE CONTRACTOR = 0
OUT-OF-STATE CONTRACTOR = 1

* STATE APPROVAL REQUIRED. SEE BACK OF FORM FOR INFORMATION.

25702 /02

OFFICE FILE (LOCATION)

INSPECTOR OF BUILDING'S DEPARTMENT

Date June 26/36 Permit No. 1304
Location 549 Plainfield St.
Ward 7 Plat 107 Lot ~~140~~ 127
Owner St. Anthony's Rectory, 549 Plainfield St.
Architect A. J. Murphy
Builder Owner
Material Stone
Nature of work Addition to present convent
Number of buildings 1
Number of stories 2
To be used for Convent
Number of families
Fire district 2

200- Remington Rand Inc., 11 112-4013

INSPECTOR OF BUILDING'S DEPARTMENT

Date Sept. 22/32 Permit No. 1952
Location rear 549 Plainfield St.
Ward 7 Plat Lot
Owner St. Anthony's Church Corp.
Architect
Builder Owner
Material Brick
Nature of work Point up brick on present
Number of buildings 1 building
Number of stories 1
To be used for School
Number of families
Fire district 2

200-Library Bureau Div., Remington Rand Inc. 112-1833

DEPARTMENT OF BUILDING INSPECTION

DATE	August 30, 1924	PERMIT NO.	2807
LOCATION	549 Plainfield St.		
WARD	8	PLAT	LOT
OWNER	St. Anthony's Church Corp. of R.I.		
ARCHITECT	A.J. Murphy		
BUILDER	R.J. MacIntyre & Son		
MATERIAL	Brick		
NATURE OF WORK	New		
NO. OF BLDGS.	1		
NO. OF STORIES	2½		
TO BE USED FOR	Dwelling		
NO. OF FAMILIES	1		
FIRE DISTRICT			

Exhibit C

CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

Department of Inspections and Standards

ZONING VIOLATION NOTICE

ZVN-26-62

Today's Date: August 24, 2026
Inspector Dennis Doorley
Date of Inspection: July 17, 2026
Property Address: 549 Plainfield St Providence, RI 02909
Plat-Lot-Unit: 107-0127-0000
Zoning District R-3 Residential District

Owner/Mortgagee	Address	City	State	Postal Code
549 Plainfield Street LLC	549 Plainfield Street	Providence	RI	02909
Reginalda Hernandez	151 Wood Street	Providence	RI	02909

Violation Details:
Upon inspection, it has been determined that the property is being used in a residential capacity beyond what is permitted in the R-3 zoning district and that is not aligned with Place of Worship residential use on file with the City for this location, in violation of Zoning Ordinance Table 12-1.

*Pursuant to Rhode Island General Laws § 45-24-60 and Article 21, Section 2100.D. of the Zoning Ordinance, you are subject to a penalty of **up to** $500.00 per day for each violation of the Ordinance. Each day of a violation constitutes a separate violation subject to penalty.*

You have the right to appeal this Zoning Violation to the Zoning Board of Review. Pursuant to Zoning Ordinance Section 1918(D), an appeal must be filed within twenty (20) days of the date of the recording of this Notice in the land evidence records. This Notice of Violation will be recorded on the same day of issuance. The appeal period does not prevent the Office of the City Solicitor from exercising its statutory authority to seek injunctive relief.

The appeal shall be filed with the Zoning Board of Review on the form entitled "Notice of Appeal" which may be found at: https://www.providenceri.gov/inspection/boards-of-review/, or obtained by contacting the Zoning Board of Review Office at 401-680-5375.

You may also contact the Zoning Office if you believe this violation has already been cured, or to discuss how to cure this violation and resolve this matter without the necessity of an appeal - athompson@providenceri.gov or 401-680-5376.

Authorized Signature - Division of Structures & Zoning

Reginalda Hernandez
401-263-7081