

Angela Valverde  
1346 Eddy Street  
Providence, RI 02905

LETTER OF OBJECTION

January 14, 2026

To:  
City of Providence  
Zoning Board of Review  
444 Westminster Street  
Providence, RI

Re: Objection to Proposed Construction –  
320 Ohio Street (Plat 87, Lot 187)  
(Driveway and lot of 1346 Eddy Street, Providence RI 02905)

Dear Members of the Zoning Board of Review,

I am writing to formally object to the proposed construction and requested dimensional variances for the property located at 320 Ohio Street, Plat 87, Lot 187.

I am the abutting property owner at 1346 Eddy Street, and for many years this lot has functioned as parking associated with my property and the surrounding neighborhood. The sale of this lot was unknown to me and never offered to me once. This proposed development of this lot will cause serious and permanent negative impacts to my property and the neighborhood as a whole.

The lot in question is extremely small and cannot reasonably support a two-family dwelling without violating the intent of the zoning ordinance. The applicant is requesting relief from minimum pervious surface requirements and required parking, which demonstrates that the property is not suitable for residential construction at this scale.

Parking in this area is already severely limited. There is an existing convenience store nearby that regularly occupies street parking, and residents already struggle to find legal parking. Allowing a new two-family dwelling with reduced or no

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parking will worsen congestion, create safety concerns, and negatively affect existing residents.

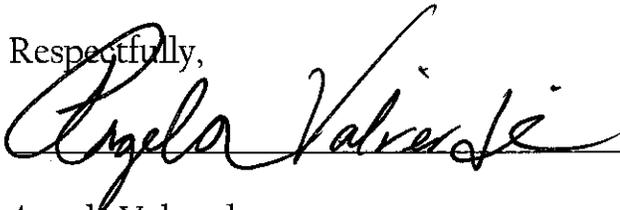
Additionally, the construction would be located immediately adjacent to my property, leaving insufficient space between structures. This will negatively affect privacy, access, light, and the overall use and enjoyment of my property.

The zoning ordinance requires that variances only be granted when there is a true hardship that is not self-created and when the relief will not alter the character of the neighborhood. In this case, the hardship is entirely self-created by purchasing an undersized lot, and granting these variances would set a dangerous precedent for overdevelopment in our neighborhood.

For these reasons, I respectfully request that the Zoning Board of Review deny the requested variances and protect the integrity, safety, and livability of our community.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink that reads "Angela Valverde". The signature is written in a cursive style with a horizontal line underneath the name.

Angela Valverde  
1346 Eddy Street  
Providence, RI 02905

Sent Via Email [athompson@providenceri.gov](mailto:athompson@providenceri.gov)