

Record No: ZBR-25-22

Zoning Board of Review
Application

Status: Active

Submitted On: 10/1/2025

Primary Location

93 Mount Pleasant Ave
Providence, RI 02908

Owner

Heidi Jimenez & Ruben Martinez
93 Mount Pleasant Ave Providence, RI

Applicant

 PETER CASALE
 401-617-6740
 pcasale28@gmail.com
 250 GANO STREET
Suite 1
PROVIDENCE, RI 02906

Owners and Applicants Information

Who is Submitting this Application?*

Other

Name and Professional Title of Person Submitting the Application*

PETER CASALE

 **Other Relation Description***

CODE CONSULTANT

Owners Name*

HEIDI JIMINEZ & RUBEN A MARTINEZ

Owner Mailing Address*

30 LAKEVIEW DRIVE PROVIDENCE RI 02905

Owner Email*

HXJ880@GMAIL.COM

Owner Phone*

4018292373

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* ?



93 Mount Pleasant - signature.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)*

T401 DIMENSIONAL REGULATIONS

LOT WIDTH: 50' REQUIRED EACH LOT, 35' PROVIDED EACH LOT, A SHORTFALL OF 15' OR 30% OF THE REQUIREMENT

SIDE YARD SETBACK: EXISTING HOUSE WITH NEW NORTHERLY, LEFT SIDE YARD SETBACK 4.2' REQUIRED (REDUCED BY 30% FOR NONCONFORMING LOT), 3' PROVIDED, A SHORTFALL OF 1.2' OR 29% OF THE REQUIREMENT.

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

REALIGN PROPERTY LINE FROM THE EXISTING NORTH/SOUTH ORIENTATION TO AN EAST/WEST ALIGNMENT TO ALEVIATE THE EXISTING PROPERTY LINE INTERSECTING THE EXISTING HOUSE AND PRESERVING THE VACANT LOT AS BUILDABLE. NO CHANGE IN LOT AREA.

Subject Property Information

Address of Subject Property*

93 MOUNT PLEASANT AVENUE

Plat*

64

Lot(s)*

242 and 243

Existing Zoning Use of the Property*

Dwelling - Two Family

Proposed Zoning Use of the Property*

Dwelling - Two Family

Base Zoning District*

R-3 Residential 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*

11/01/2016

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*

Existing

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

—

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number*

64/242

Existing Lot Width*

35

| | |
|--|--|
| Proposed Lot Width | Existing Lot Area* |
| 35 | 2800 |
| Proposed Lot Area | Existing Building Coverage ? |
| 2800 | 0.25 |
| Proposed Building Coverage ? | Existing Total Impervious Coverage ? |
| 0.25 | 0.5 |
| Proposed Total Impervious Coverage ? | Existing Rear Yard Impervious Coverage ? |
| 0.5 | 0 |
| Proposed Rear Yard Impervious Coverage ? | Existing Front Yard Impervious Coverage ? |
| 0.5 | 2 |
| Proposed Front Yard Impervious Coverage ? | Number of Existing Parking Spaces |
| 2 | 2 |
| Number of Proposed Parking Spaces | |
| 2 | |

Appendix A: Application for Variance(s)

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

EXISTING PROPERTY LINE PLOTTED THROUGH THE EXISTING HOUSE. PLACEMENT AND ORIENTATION OF THE EXISTING HOUSE.

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

EXISTING PROPERTY LINE PLOTTED THROUGH THE EXISTING HOUSE. PLACEMENT AND ORIENTATION OF THE EXISTING HOUSE.

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

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 DENIED THE OWNERS WOULD SUFFER A HARDSHIP BEYOND A MERE INCONVENIENCE RENDERING THE VACANT LOT NOT BUILDABLE AND THE PROPOSED PROJECT WOULD NOT BE REALISED TO PROVIDE MUCH NEEDED HOUSING.

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.

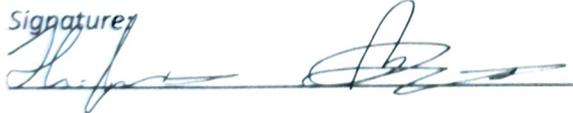
Address, Plat, and Lot of Subject Property: 93 Mt Pleasant Ave, 115 Pomona

Owner(s)

Name:

Heidi Jimenez - Ruben Martinez

Signature:



Date:

10/2/25 10-2-25

Applicant(s)

Name:

Signature:

Date:

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 Heidi Jimenez and Ruben Martinez,

authorize Peter Casale Consulting to submit this Zoning Board

of Review Application on my behalf for the property located at 93 Mt Pleasant 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:

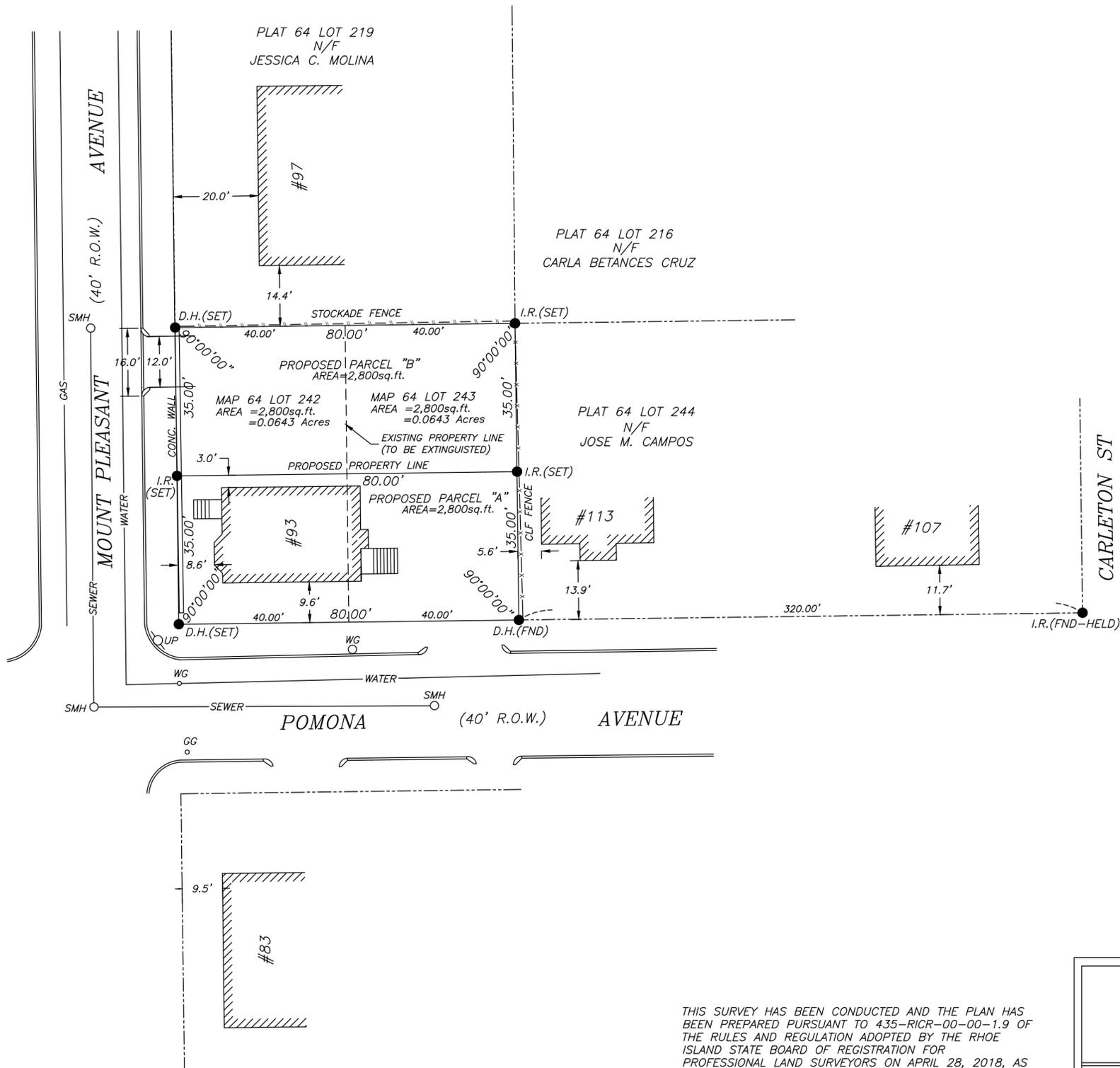
Heidi Jimenez and Ruben Martinez

Property Owner Signature:



Date: 10/2/25

LOCUS MAP
N.T.S.



LEGEND

- PROPERTY LINE
- ABUTTING PROPERTY LINE
- ////// EXISTING DWELLING
- N/F NOW OR FORMERLY
- EDGE OF ASPHALT
- BUILDING ENVELOP SETBACK
- EXISTING CONTOURS
- PROPOSED CONTOURS
- G.B.(FND) GRANITE BOUND FOUND
- C.B.(FND) CONCRETE BOUND FOUND
- PK(SET) PK NAIL SET
- ▲ SPIKE(SET) R.R. SPIKE SET
- MAG(SET) MAG NAIL SET
- I.R.(SET) IRON REBAR SET
- I.R.(FND) IRON REBAR FOUND
- I.P.(FND) IRON PIPE FOUND
- D.H.(FND) DRILL HOLE FOUND
- D.H.(SET) DRILL HOLE SET
- SMH SEWER MANHOLE
- WG WATER GATE
- UP UTILITY POLE
- C.O. SEWER CLEANOUT
- R.R. SET RAILROAD TIE SET

ZONING:

THIS PARCEL IS LOCATED IN RESIDENTIAL DISTRICT ZONE RT ZONE RT ONE-FAMILY DWELLING REQUIREMENTS:
 MIN. LOT AREA: 5,000 S.F. (0.56)=2,800S.F.
 MIN LOT FRONTAGE: 40 FT.
 MIN LOT FRONT YARD: 17.7 FT
 MAX LOT FRONT YARD: 27.7 FT
 MIN. LOT REAR YARD: 25 FT.
 MAX. FRONT YARD COVERAGE: 33%
 MAX. REAR YARD COVERAGE: 50%
 TOTAL IMPERVIOUS COVERAGE: 65%

REFERENCE:

1. PLAT ENTITLED: "PLAT OF THE SOUTHERLY PORTION OF MOUNT PLEASANT COMPRISING ABOUT THREE HUNDRED LOTS FIRST CLASS RESIDENCE PROPERTY AS PLATTED APRIL, 1860 BY CHAS. E. PAINE". WHICH PLAT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE CITY OF PROVIDENCE ON PLAT CARD NO. 313.
2. PLAT OF CARLTON STREET FROM YALE AVE TO BEAUFORT ST. APRIL 16, 1891 WHICH SAID PLAT IS RECORDED IN THE OFFICE OF CITY ENGINEERS IN DRAWER 85 SHEET 28.
3. PLAT ENTITLED: "POMONA AVENUE FROM CARLTON ST. TO PLEASANT AVE, DECLARED AND ESTABLISHED AS A PUBLIC HIGHWAY BY THE RESOLUTION OF THE BOARD OF ALDERMEN AUGUST 2, 1928". WHICH SAID PLAT IS RECORDED IN THE OFFICE OF CITY ENGINEER OFFICE IN DRAWER 73 SHEET B_79.
4. PLAT ENTITLED: "PLAT OF MOUNT PLEASANT AVENUE FROM ATWELLS AVE TO DOVER ST IN THREE SHEETS, MAY 4, 1906". WHICH SAID PLAT IS RECORDED IN THE OFFICE OF CITY ENGINEER OFFICE IN DRAWER 75 SHEET B-94.
5. DEES BOOK/PAGE: 12699/348, 11927/222, 12299/48 & 11026/152.

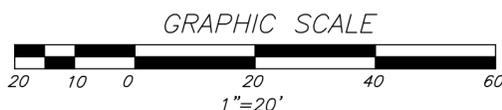
FLOOD NOTE:

THIS PARCEL IS LOCATED IN FLOOD ZONE X, WHICH DETERMINED BY FEMA MAPS FOR THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING. MAP NUMBER 44007C0307J. MAP EFFECTIVE DATE: OCTOBER 2, 2015

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:
 TYPE OF SURVEY- LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION- CLASS 1

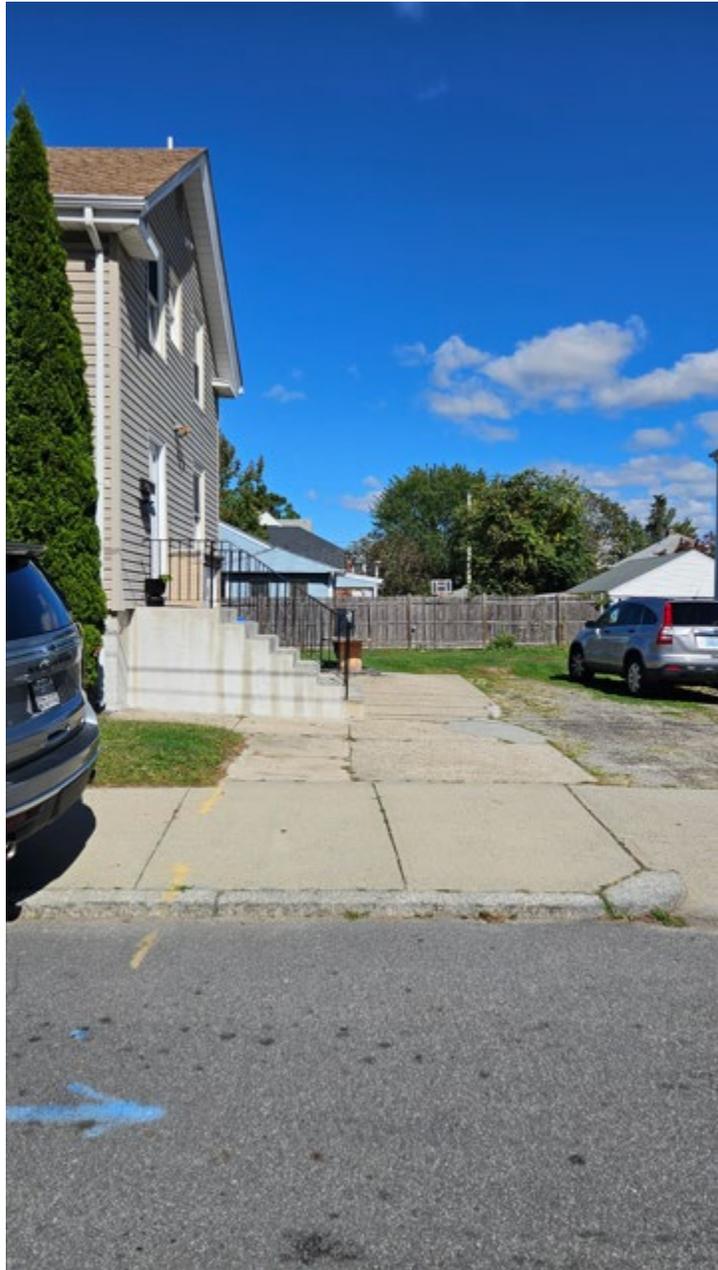
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
 ADMINISTRATIVE SUBDIVISION

BY _____ DATE _____
 NABIL RASHID PLS#1948 LS-A427
 REGISTERED PROFESSIONAL LAND SURVEYOR



| ADMINSTRATIVE SUBDIVISION | |
|--|--|
| FOR RUBEN MARTINES 115 POMONA AVENUE PROVIDENCE, RHODE ISLAND PLAT 64 LOT 243 | |
| NRC ASSOCIATES P.O. BOX 14459 EAST PROVIDENCE, RHODE ISLAND 02914 (401) 954-0206 | DRAWN BY K.L.L. CHECKED BY K.L.L. APPROVED BY N.Y.R. SCALE 1"=20' DATE FEB 20, 2024 FILENAME POMONA |
| 1 of 1 | |





| Plat | Lot | Parcel Address | Owner | Owner Address | Owner City, State & Zip | Use |
|------|-----|------------------------|---|--------------------------------|-------------------------|--------------------------|
| 64 | 214 | 10 Chaucer St | Marie J Eugene | 10 Chaucer St | Providence, RI 02909 | Single Family |
| 64 | 220 | 100 Mount Pleasant Ave | Isaac Telemaco | 100 Mount Pleasant Ave | Providence, RI 02908 | 3 Family |
| 64 | 220 | 100 Mount Pleasant Ave | Tenant | 100 Mount Pleasant Ave, Unit 2 | Providence, RI 02908 | 3 Family |
| 64 | 220 | 100 Mount Pleasant Ave | Tenant | 100 Mount Pleasant Ave, Unit 3 | Providence, RI 02908 | 3 Family |
| 64 | 297 | 100 Pomona Ave | Madison I Montville & Elizabeth J Ingalls | 100 Pomona Ave | Providence, RI 02908 | Single Family |
| 64 | 248 | 101 Pomona Ave | Bartholomew N Bropleh & Cece B Wheeler | 101 Pomona Ave | Providence, RI 02901 | Single Family |
| 64 | 247 | 103 Pomona Ave | Sarah Soto Gomez | 25 Daniel Ave | Providence, RI 02909 | Single Family |
| 64 | 247 | 103 Pomona Ave | Tenant | 103 Pomona Ave | Providence, RI 02908 | Single Family |
| 64 | 331 | 107 Hendrick St | Paul Ratsabout & Palomchay Phengpaseuth | 107 Hendrick St | Providence, RI 02908 | Single Family |
| 64 | 246 | 107 Pomona Ave | Maira Pena & Tomas Morales | 107 Pomona Ave | Providence, RI 02908 | Single Family |
| 64 | 157 | 110 Mount Pleasant Ave | Joseph M Pease | 110 Mount Pleasant Ave | Providence, RI 02908 | 2 Family |
| 64 | 157 | 110 Mount Pleasant Ave | Tenant | 110 Mount Pleasant Ave, Unit 2 | Providence, RI 02908 | 2 Family |
| 64 | 299 | 110 Pomona Ave | Francisco & Raymundo Izazaga | 35 Canton St | Providence, RI 02908 | 2 Family |
| 64 | 299 | 110 Pomona Ave | Tenant | 110 Pomona Ave, Unit 1 | Providence, RI 02908 | 2 Family |
| 64 | 299 | 110 Pomona Ave | Tenant | 110 Pomona Ave, Unit 2 | Providence, RI 02908 | 2 Family |
| 64 | 330 | 111 Hendrick St | Jose Maldonado | 111 Hendrick St | Providence, RI 02909 | Single Family |
| 64 | 300 | 112 Pomona Ave | Michael A Manzi | 521 S Main St | Woonsocket, RI 02895 | 3 Family |
| 64 | 300 | 112 Pomona Ave | Tenant | 112 Pomona Ave, Unit 1 | Providence, RI 02908 | 3 Family |
| 64 | 300 | 112 Pomona Ave | Tenant | 112 Pomona Ave, Unit 2 | Providence, RI 02908 | 3 Family |
| 64 | 300 | 112 Pomona Ave | Tenant | 112 Pomona Ave, Unit 3 | Providence, RI 02908 | 3 Family |
| 64 | 329 | 113 Hendrick St | Danny M Jimenez | 113 Hendrick St | Providence, RI 02909 | 2 Family |
| 64 | 329 | 113 Hendrick St | Tenant | 113 Hendrick St, Unit 2 | Providence, RI 02909 | 2 Family |
| 64 | 244 | 113 Pomona Ave | Jose M Campos | 113 Pomona Ave | Providence, RI 02909 | 2 Family |
| 64 | 244 | 113 Pomona Ave | Tenant | 113 Pomona Ave, Unit 2 | Providence, RI 02909 | 2 Family |
| 64 | 243 | 115 Pomona Ave | Heidi Jimenez & Ruben A Martinez | 30 Lakeview Dr | Providence, RI 02905 | Residential Vacant |
| 64 | 136 | 116 Mount Pleasant Ave | Amalia G Digiaccinto For Life & Luigia C Solda | 116-118 Mount Pleasant Ave | Providence, RI 02908 | 2 Family |
| 64 | 136 | 116 Mount Pleasant Ave | Tenant | 116 Mount Pleasant Ave, Unit 2 | Providence, RI 02908 | 2 Family |
| 64 | 301 | 118 Pomona Ave | Michael O & Gretchen A Oshea | 71 Starboard Dr, Unit 130 | Tiverton, RI 02878 | Single Family |
| 64 | 301 | 118 Pomona Ave | Tenant | 118 Pomona Ave | Providence, RI 02908 | Single Family |
| 64 | 328 | 119 Hendrick St | Carlos D Ruiz Hernandez & Silvia C Reyes Pacheco | 119 Hendrick St | Providence, RI 02909 | Single Family |
| 64 | 302 | 120 Pomona Ave | Matthew B & Comfort Washington | 120 Pomona Ave | Providence, RI 02908 | Single Family |
| 64 | 327 | 123 Hendrick St | Rebecca Wagaman | 123 Hendrick St | Providence, RI 02908 | Single Family |
| 64 | 326 | 125 Hendrick St | Arianna Garcia | 125 Hendrick St | Providence, RI 02907 | 2 Family |
| 64 | 326 | 125 Hendrick St | Tenant | 125 Hendrick St, Unit 2 | Providence, RI 02909 | 2 Family |
| 64 | 938 | 127 Carleton St | Steven Bisceglia | 125-127 Carleton St | Providence, RI 02908 | 3 Family |
| 64 | 938 | 127 Carleton St | Tenant | 127 Carleton St, Unit 2 | Providence, RI 02908 | 3 Family |
| 64 | 938 | 127 Carleton St | Tenant | 127 Carleton St, Unit 3 | Providence, RI 02908 | 3 Family |
| 64 | 325 | 129 Hendrick St | Tyler Stephenson-Donley | 129 Hendrick St | Providence, RI 02908 | 3 Family |
| 64 | 325 | 129 Hendrick St | Tenant | 129 Hendrick St, Unit 2 | Providence, RI 02908 | 3 Family |
| 64 | 325 | 129 Hendrick St | Tenant | 129 Hendrick St, Unit 3 | Providence, RI 02908 | 3 Family |
| 64 | 305 | 132 Pomona Ave | Kathleen A Gainor | 132 Pomona Ave | Providence, RI 02908 | 2 Family |
| 64 | 305 | 132 Pomona Ave | Tenant | 132 Pomona Ave, Unit 2 | Providence, RI 02908 | 2 Family |
| 64 | 324 | 133 Hendrick St | Veronica Mills | 133 Hendrick St | Providence, RI 02909 | Single Family |
| 64 | 306 | 136 Pomona Ave | Kathleen A Gainor | 132 Pomona Ave | Providence, RI 02908 | 2 Family |
| 64 | 306 | 136 Pomona Ave | Tenant | 136 Pomona Ave, Unit 1 | Providence, RI 02908 | 2 Family |
| 64 | 306 | 136 Pomona Ave | Tenant | 136 Pomona Ave, Unit 2 | Providence, RI 02908 | 2 Family |
| 64 | 239 | 137 Pomona Ave | Pilar & Hector Reyes | 137 Pomona Ave | Providence, RI 02909 | 2 Family |
| 64 | 239 | 137 Pomona Ave | Tenant | 137 Pomona Ave, Unit 2 | Providence, RI 02909 | 2 Family |
| 64 | 323 | 139 Hendrick St | Rita Alvarez | 139 Hendrick St | Providence, RI 02908 | 2 Family + Single Family |
| 64 | 323 | 139 Hendrick St | Tenant | 139 Hendrick St, Unit 2 | Providence, RI 02908 | 2 Family + Single Family |
| 64 | 323 | 139 Hendrick St | Tenant | 139 Hendrick St, Unit 3 | Providence, RI 02908 | 2 Family + Single Family |
| 64 | 238 | 141 Pomona Ave | Juan C Zuluaga | PO Box 6544 | Providence, RI 02908 | 3 Family |
| 64 | 238 | 141 Pomona Ave | Tenant | 141 Pomona Ave, Unit 1 | Providence, RI 02908 | 3 Family |
| 64 | 238 | 141 Pomona Ave | Tenant | 141 Pomona Ave, Unit 2 | Providence, RI 02908 | 3 Family |
| 64 | 238 | 141 Pomona Ave | Tenant | 141 Pomona Ave, Unit 3 | Providence, RI 02908 | 3 Family |
| 64 | 307 | 142 Pomona Ave | Michael & Selinah B Ajayi | 58 Homer St | Providence, RI 02905 | 2 Family |
| 64 | 307 | 142 Pomona Ave | Tenant | 142 Pomona Ave, Unit 1 | Providence, RI 02908 | 2 Family |
| 64 | 307 | 142 Pomona Ave | Tenant | 142 Pomona Ave, Unit 2 | Providence, RI 02908 | 2 Family |
| 64 | 164 | 15 Chaucer St | Betty Vernell Algomia Oliver-Pinto & Erick Valeri Pinto Pinto | 15 Chaucer St | Providence, RI 02909 | Single Family |
| 64 | 163 | 17 Chaucer St | Jose R & Juana F Vega | 17 Chaucer St | Providence, RI 02908 | Single Family |
| 64 | 162 | 21 Chaucer St | Yongkui Eric Shao | 21 Chaucer St | Providence, RI 02908 | Single Family |
| 64 | 161 | 25 Chaucer St | Hector A & Maria H Siliezar | 25 Chaucer St | Providence, RI 02908 | Single Family |
| 64 | 216 | 26 Chaucer St | Cruz Carla Betances | 26 Chaucer St | Providence, RI 02908 | 2 Family |
| 64 | 216 | 26 Chaucer St | Tenant | 26 Chaucer St, Unit 2 | Providence, RI 02908 | 2 Family |
| 64 | 160 | 31 Chaucer St | Dorothy R Colon | 31 Chaucer St | Providence, RI 02909 | Single Family |
| 64 | 158 | 35 Chaucer St | Penina S Gal & Jamie R Uretsky | 35 Chaucer St | Providence, RI 02908 | 2 Family |
| 64 | 158 | 35 Chaucer St | Tenant | 35 Chaucer St, Unit 2 | Providence, RI 02908 | 2 Family |

| | | | | | | |
|----|-----|--------------------------|------------------------------------|-------------------------------|----------------------|--------------------|
| 64 | 221 | 46 Chaucer St | Isaac Telemaco | 100 Mount Pleasant Ave | Providence, RI 02908 | Residential Vacant |
| 64 | 154 | 49 Chaucer St | Rafael A Montes & Blanca L Alvarez | 49 Chaucer St | Providence, RI 02909 | 2 Family |
| 64 | 154 | 49 Chaucer St | Tenant | 49 Chaucer St, Unit 2 | Providence, RI 02909 | 2 Family |
| 64 | 222 | 50 Chaucer St | Titus K Agbelese | 200 Isabella Ave | Providence, RI 02908 | Single Family |
| 64 | 222 | 50 Chaucer St | Tenant | 50 Chaucer St | Providence, RI 02909 | Single Family |
| 64 | 224 | 58 Chaucer St | Dina V & Walter R Arias | 58 Chaucer St | Providence, RI 02908 | Single Family |
| 64 | 132 | 74 Fairview St | Mekong Unlimited LLC | 314 Broad St | Providence, RI 02908 | 3 Family |
| 64 | 132 | 74 Fairview St | Tenant | 74 Fairview St, Unit 1 | Providence, RI 02908 | 3 Family |
| 64 | 132 | 74 Fairview St | Tenant | 74 Fairview St, Unit 2 | Providence, RI 02908 | 3 Family |
| 64 | 132 | 74 Fairview St | Tenant | 74 Fairview St, Unit 3 | Providence, RI 02908 | 3 Family |
| 64 | 133 | 78 Fairview St | Tahirih Montes De Oca | 78 Fairview St | Providence, RI 02908 | 2 Family |
| 64 | 133 | 78 Fairview St | Tenant | 78 Fairview St, Unit 2 | Providence, RI 02908 | 2 Family |
| 64 | 215 | 8 Chaucer St | Barry T Cooper | 8 Chaucer St | Providence, RI 02908 | Single Family |
| 64 | 134 | 82 Fairview St | Jose Acosta | 86-88 Fairview St | Providence, RI 02908 | Residential Vacant |
| 64 | 303 | 83 Mount Pleasant Ave | Pamela J Spiver | 83 Mount Pleasant Ave | Providence, RI 02908 | Single Family |
| 64 | 135 | 86 Fairview St | Jose Acosta | 86-88 Fairview St | Providence, RI 02908 | 5 Family |
| 64 | 135 | 86 Fairview St | Tenant | 86 Fairview St, Unit 2 | Providence, RI 02908 | 5 Family |
| 64 | 135 | 86 Fairview St | Tenant | 86 Fairview St, Unit 3 | Providence, RI 02908 | 5 Family |
| 64 | 135 | 86 Fairview St | Tenant | 86 Fairview St, Unit 4 | Providence, RI 02908 | 5 Family |
| 64 | 135 | 86 Fairview St | Tenant | 86 Fairview St, Unit 5 | Providence, RI 02908 | 5 Family |
| 64 | 304 | 88-90 Mount Pleasant Ave | Licette Rivas | 37 Kinfield St | Providence, RI 02909 | Store + 2 Family |
| 64 | 304 | 88-90 Mount Pleasant Ave | Tenant | 88 Mount Pleasant Ave, Unit 1 | Providence, RI 02908 | Store + 2 Family |
| 64 | 304 | 88-90 Mount Pleasant Ave | Tenant | 88 Mount Pleasant Ave, Unit 2 | Providence, RI 02908 | Store + 2 Family |
| 64 | 304 | 88-90 Mount Pleasant Ave | Tenant | 88 Mount Pleasant Ave, Unit 3 | Providence, RI 02908 | Store + 2 Family |
| 64 | 242 | 93 Mount Pleasant Ave | Heidi Jimenez & Ruben A Martinez | 30 Lakeview Dr | Providence, RI 02905 | 2 Family |
| 64 | 242 | 93 Mount Pleasant Ave | Tenant | 93 Mount Pleasant Ave, Unit 1 | Providence, RI 02908 | 2 Family |
| 64 | 242 | 93 Mount Pleasant Ave | Tenant | 93 Mount Pleasant Ave, Unit 2 | Providence, RI 02908 | 2 Family |
| 64 | 241 | 94 Mount Pleasant Ave | Omar Sanchez Marroquin | 94 Mount Pleasant Ave | Providence, RI 02908 | Single Family |
| 64 | 219 | 97 Mount Pleasant Ave | Jessica C Molina | 97 Mount Pleasant Ave | Providence, RI 02908 | Single Family |

FOGLIARE GROUP, LLC, a Rhode Island Limited Liability Company, with an address of 108 Princess Avenue, Cranston, RI 02920, for consideration paid in the amount of One Hundred Twenty Thousand Dollars and no/100 (\$120,000.00) grants to: **HEIDI JIMENEZ** of 93 Mount Pleasant Street, Providence, RI, **SOLE OWNER**, with **WARRANTY COVENANTS**:

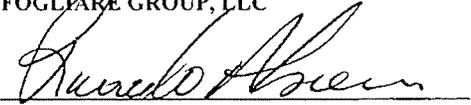
See Exhibit "A" attached hereto and made a part hereof.

This transfer is such that no R.I.G.L. Section §44-30-71.3 withholding is required as Grantor is a Rhode Island Limited Liability Company and its sole member is a resident of the State of Rhode Island as evidenced by affidavit.

The undersigned hereby certifies that the real property being conveyed by this instrument complies with the requirements of Section 8 of the Rhode Island Fire Safety Code regarding inspection of smoke and carbon monoxide detectors.

WITNESS, this 7 day of November, 2016, **FOGLIARE GROUP, LLC C**, has caused these presents to be executed and its seal to be hereunto affixed by its duly authorized Member, Ricardo Abreu.

FOGLIARE GROUP, LLC



By: Ricardo Abreu, its Sole Member

STATE OF RHODE ISLAND

COUNTY OF Rhode Island

In East Providence on this 7 day of November, 2016, before me personally appeared **Ricardo Abreu**, to me known and known by me to be the Member and duly authorized representative of **FOGLIARE GROUP, LLC** and the person executing the foregoing instrument and he acknowledged said instrument by him executed to be his free act and deed individually and in his said capacity and the free act and deed of said **FOGLIARE GROUP, LLC**.



Notary Public:

My Commission Expires: 5/17/2017

Property and Grantee's Address:
93 Mount Pleasant Avenue
Providence, RI 02909
Tax Assessor's Plat ~~640~~ Lots 242 & 243
064

REAL ESTATE CONVEYANCE TAX

057964

TAX \$ 552.00
DATE 11-9-2016
RECORDER D.P.

Exhibit A

That certain lot or parcel of land with all the buildings and improvements thereon situated at the northeasterly corner of Mount Pleasant Avenue and Pomona Avenue in the City and County of Providence, State of Rhode Island, laid out and designated as Lots Numbered 118 (one hundred eighteen) and 119 (one hundred nineteen) in Section F on that entitled "PLAT OF THE SOUTHERN PORTION OF MOUNT PLEASANT APRIL 1860 BY CHAS. E. PAINE" which said plat is recorded in the office of the Recorder of Deeds in the City of Providence on Plat card 313.

RECEIVED:

Providence
Received for Record
Nov 09, 2016 at 08:45A
Document Num: 00157223
John A Murphy
Recorder of Deeds