

**Record No: ZBR-25-26**

Zoning Board of Review  
Application  
Status: Active  
Submitted On: 10/30/2025

**Primary Location**

320 Ohio Ave  
Providence, RI 02905

**Owner**

Chosen Generation LLC

**Applicant**

 Zachary Bourdony

 [REDACTED]

 [REDACTED]

 [REDACTED]

[REDACTED]

[REDACTED]

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**Owners and Applicants Information**

**Who is Submitting this Application?\***

Attorney

**Name and Professional Title of Person Submitting the Application\***

Zachary Bourdony, Esq.

**Owners Name\***

Chosen Generation, LLC

**Owner Mailing Address\***

[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**

RI Land Use Law

**Attorney Mailing Address**

[REDACTED]

**Attorney Email**

[REDACTED]

**Attorney Phone**

[REDACTED]

**Owner Attestation and Signature Page\* ?**



EXECUTED ZBR App Owner Attestation 11-7-25.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/>

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## 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)\*

Option A: Table 4-1, total pervious-546sqft, where 1,000sqft is required.

Option B: Table 4-1, total pervious-870sqft, where 1,000sqft is required; Table 14-1, no parking where two parking spaces are required.

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

Proposing to build a two-family dwelling

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## Subject Property Information

Address of Subject Property\*

320 Ohio Avenue

Plat\*

87

Lot(s)\* 

187

Existing Zoning Use of the Property\*

Other

Other Existing Zoning Use\*

Residential Vacant

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\*

12/21/2024

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

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## Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number*	Existing Lot Width*
87/187	31
Proposed Lot Width	Existing Lot Area*
31	1550
Proposed Lot Area	Existing Building Coverage ?
1550	—
Proposed Building Coverage ?	Existing Total Impervious Coverage ?
—	—
Proposed Total Impervious Coverage ?	Existing Rear Yard Impervious Coverage ?
—	—
Proposed Rear Yard Impervious Coverage ?	Existing Front Yard Impervious Coverage ?
—	—
Proposed Front Yard Impervious Coverage ?	Number of Existing Parking Spaces
—	—
Number of Proposed Parking Spaces	
0	

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## Appendix A: Application for Variance(s)

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

Buildability—requiring compliant pervious AND parking makes building a new building impracticable. The pervious surface requirement takes up 64% of the lot area. On a compliant sized lot, the pervious surface requirement effectively is at least 20% of the lot area. Lot 187 would be compliant if the pervious surface requirement was only 20% of the lot size. Requiring 2 parking spaces makes the maximum compliant building footprint 244sqft, which is miniscule for a two family dwelling, maxes at 2 stories.

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

Vastly undersized lot. Lot 187 is 1,550sqft where 5,000sqft is the required minimum in an R3 zone – 31% of the required lot size. The lot size limits the number of stories and building height, making it difficult to makeup for lost building layout with more height. The gross undersizing makes it difficult to build a dwelling, provide compliant pervious surface, AND provide compliant parking.

### 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:\*

Two-family dwellings are permitted in an R3 zone. Granting pervious surface relief is minimal to be able to build a two-family dwelling.

Pervious surface is the only zoning relief that is needed for this lot. The proposed two-family build is compliant in all other dimensional requirements, including maximum impervious surface coverage.

A three-family use has already been taken, failure to grant the pervious surface variance will take Lot 187's right to be a two-family, a permitted use.

Due to Table 4-1 limiting the building height based upon Lot 187's size, a two-family is the realistic maximum that can be built here. Therefore, two parking spaces are the maximum that can be provided. A minimal request for relief is needed to build.

Trying to provide a wholly compliant build for a two-family would result in a building with a 244sqft footprint - studio apartments are not usually this small. This is not realistic to ask someone to build this small of a dwelling for two residents.

Granting the pervious surface relief will ensure the future build does not affect parking in the neighborhood.

Regarding Option B, the request for pervious surface relief is within the range of a modification request. Modifications are inherently a minimal request as such requests do not require a hearing. The request for parking relief is minimal to enjoy a two-family dwelling. The future structure will be limited to two stories. This will not be a development that will necessitate parking for multiple occupants. In fact, due to Lot 187's close proximity to multiple transit lines and to downtown, the need for vehicles is less. Not requiring parking will strive to satisfy the multimodal, non-single user vehicle reliance, consistent with the Comprehensive Plan. The future build will promote multimodal transportation, and provide new housing opportunities for young professionals working downtown, in Cranston, or at one of the many Municipal buildings.

**CITY OF PROVIDENCE ZONING BOARD OF REVIEW**

DEPARTMENT OF INSPECTION + STANDARDS

444 Westminster Street, 1<sup>st</sup> 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: 320 Ohio Avenue, AP 87, Lot 187

**Owner(s)**

**Applicant(s)**

Name:

Name:

Chosen Generation LLC

\_\_\_\_\_

Signature: Babawale Jenyo

Signature: \_\_\_\_\_

Date:

Date:

11/7/25

\_\_\_\_\_

**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 Chosen Generation LLC,

authorize RI Land Use Law, LLC to submit this Zoning Board

of Review Application on my behalf for the property located at 320 Ohio Avenue.

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:

Property Owner Signature:

Chosen Generation LLC

Babawale Jenyo

Date: 11/7/25

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December 23, 2025

To: Providence Zoning Board of Review

From: RI Land Use Law  
Zachary Bourdony, Esq.

Re: 320 Ohio Avenue (AP 87, Lot 187)  
Application by Chosen Generations - Dimensional Variance Standards

320 Ohio Avenue is a 1,550sqft R3 lot, just off of Eddy Street – 31% of the required minimum lot size. Lot 187 is a grossly undersized lot – but it is still buildable. The grossly small size makes it difficult to build and achieve full zoning compliance. Providing just one parking space makes it nearly impossible to provide a reasonably sized dwelling on the lot.

Unfortunately, the pervious surface requirement does not enjoy the proportionally reduced requirements under RIGL §45-24-38(b)(1). If it did, only 310sqft of pervious surface would be required, and the proposed plan nearly doubles that.

The following are the options being presented for request for relief, in order of least intense relief needed to most intense:

- A. Pervious surface relief only-Building the proposed two-family with the required 2 parking spaces. 546sqft of pervious surface would be provided, where 1,000sqft is required.
- B. Parking variance and pervious surface relief-building the proposed two-family with no parking spaces. For pervious surface relief, only 870sqft of pervious surface would be provided, where 1,000sqft is required.

It is unrealistic to build any dwelling on Lot 187 that is 100% zoning compliant. Both options for relief are suitable methods of relief for Lot 187, while promoting new housing.

***§ 45-24-41(d)(1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);<sup>1</sup>***

Lot 187 is a grossly undersized lot – it is 31% of the required lot size in an R3 zone. The lot is 31' wide and 50' deep. One parking space takes up nearly 30% of the lot width and 36% of the lot depth. Two tandem parking spaces, take up 72% of the lot depth. This undersized lot makes it difficult to reasonably build on the lot when just one parking space is required.

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<sup>1</sup> **(16)** Providing opportunities for reasonable accommodations in order to comply with the Rhode Island Fair Housing Practices Act, chapter 37 of title 34; the United States Fair Housing Amendments Act of 1988 (FHAA); the Rhode Island Civil Rights of Persons with Disabilities Act, chapter 87 of title 42; and the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.

Lot 187 is unique as compared to the surrounding area. The surrounding area is comprised primarily of lots ranging in size from 3,200sqft through 4,800sqft. Whereas Lot 187 is 1,550sqft.

The building and any additional impervious surface can only be 550sqft – just one parking space is approximately 30% of this. With just one provided parking space, the building can then only be just over twice the size of a parking space. While Lot 187 is grossly undersized, the future resident should still be able to be provided with a reasonable residence.

***§ 45-24-41(d)(2) That the hardship is not the result of any prior action of the applicant.***

Lot 187 has been grossly undersized since at least 1950.

***§ 45-24-41(d)(3) That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.***

Granting Option A to only necessitate pervious surface relief will not alter the general character of the surrounding area. An expressed concern of all abutters is parking. Table 14-1 requires one parking space per dwelling unit. Two parking spaces would be provided for the proposed two-family. Providing two parking spaces will help alleviate those concerns. Lot 187 is within the Washington Park neighborhood. The surrounding area is comprised mostly of single and two-family dwellings, with three-family dwellings interspersed – a two-family would continue the stability and uniformity of the surrounding area. The new build will add to the desperately low housing inventory.

Granting Option B to provide total parking relief and pervious surface relief will not alter the general character of the surrounding area. The lot will be able to utilize its buildability. The future build will maintain and reinforce the existing character. A two-family dwelling would be allowed, similar to the surrounding area. Nearly all surrounding dwellings are built on substandard lots. Due to its close proximity to multiple transit lines, not providing any parking will not adversely impact the area. While parking is always a concern, by not providing any parking, the future residents will employ multimodal transportation methods. The walkability of the area will be promoted by providing no parking.

With no parking required, a compliant new build can be provided. Further, full parking relief promotes the walkability of this area. Lot 187 is right near three main public transit routes. The Lot is within close walking proximity to Roger Williams Park and Columbia Park. There are a plethora of businesses, markets, and eateries that can be easily accessed on foot by the future occupant.

Granting any of the requested relief will promote an affordably priced new dwelling near major transit corridors to help create workforce housing to help retain residents. Being near Eddy Street, this presents an excellent living opportunity for young professionals working at the nearby hospitals. Being near Broad Street, young professionals could easily travel into downtown Providence or into Cranston, along the multiple bus routes that take Broad Street.

The Comprehensive Plan promotes ways to reduce the dependence and usage of private automobiles for each resident and from using private automobiles for solo transportation, unnecessarily contributing to the amount of preventable greenhouse gases emissions. Granting

this variance would promote the utilization of multiple methods of transportation for the future resident to reach their destination. Additionally, taking away vehicles will promote safer streets for pedestrian and non-vehicular residents and visitors of the City. A complete parking variance aligns with multiple goals, objectives, and strategies of the Comprehensive Plan to lessen the dependence upon private vehicle transportation.<sup>2</sup>

Granting pervious surface relief will also satisfy the Comprehensive Plan. Whether it is the two-family with or without parking, new housing will be provided, that will be accessible at a lower price point, due to its smaller lot size.<sup>3</sup> To become pervious compliant, an irregularly shaped building would be needed, which would go against the character of the surrounding area. As a Manage Growth area, this new development will not change the overall existing development pattern by promoting uniform development. This will allow for the infill of an area of the City that otherwise is difficult to develop.<sup>4</sup> Due to the lot being near 100% impervious, any amount of impervious being added will greatly benefit the surrounding area.

Because of the grossly undersized lot size, there will be no valid concern that some behemoth dwelling will be built. The new build is limited to 32' high and two stories. Most dwellings appear over 32' high and either two-and-a-half or three stories.

***§ 45-24-41(e)(2) In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief. The zoning board of review, or, where unified development review is enabled pursuant to § 45-24-46.4, the planning board or commission has the power to grant dimensional variances where the use is permitted by special-use permit.***

Two-family dwellings are a permitted use for Lot 187. Whether it is the full parking relief or the pervious surface relief, the relief is minimal to the enjoyment of the two-family dwelling. As stated above, if pervious surface was also proportionally reduced, this would be no issue as the provided pervious surface area would be nearly double the requirement. The proposed building footprint is smaller than the average footprint of the surrounding area.

It is an extremely slim possibility to provide reasonable living accommodations and be fully compliant on Lot 187. The average studio apartment in Providence sizes around 500sqft. If no parking was required, a 550sqft dwelling could be constructed. Providing just one parking space

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<sup>2</sup> Mobility Goal: Provide a range of quality choices for getting around Providence with options that are safe, affordable, convenient, sustainable, and resilient. Strengthen access to opportunity and spaces for community interaction, regardless of mode of travel. Boldly embody our values in Providence's mobility initiatives and become a leader in people-first mobility.

Objective M1: Bus: Encourage increased frequency, reliability, and comfort of bus service such that the share of transit trips in Providence increases relative to single-occupancy vehicle trips.

Objective M3: Walking: Make walking a plausible choice for many trips in Providence, such that walking makes up a higher share of trips than in 2024.

Objective M4: Bicycling: Make bicycling a plausible mobility choice for many trips in Providence, such that bicycling makes up a higher share of trips than in 2024.

<sup>3</sup> Objective H2: Produce new housing for all; Strategy H2.A, C, G, N

<sup>4</sup> Land Use Goal: Ensure the continued strength and stability of Providence's neighborhoods and direct growth to appropriate areas; Strategy LU1.B

requires a 397sqft layout for a fully compliant build. Providing two parking spaces requires a 91sqft layout for a fully compliant building proposal. We are looking to add reasonable opportunities for new housing opportunities.

So as to be able to provide a proper bedroom, a 680sqft layout is proposed. This requires some assistance to be able to provide reasonably sized accommodations and the required parking to ensure that the future residents do not create issues in the neighborhood. While not luxurious living, it does provide reasonably sized residences that would better suit a proper bedroom. The cards are stacked against Lot 187 to be able to provide sufficient parking, reasonably sized dwellings, AND sufficient pervious surface. No one is going to want to build a freestanding house with less than 400sqft – it is not realistic to build nor to convince someone to purchase as their own independent home. Such a dwelling is not befitting of Providence. Due to the small size of Lot 187, some relief needs to be provided to make it truly buildable.

Neither option is more valuable than the other.

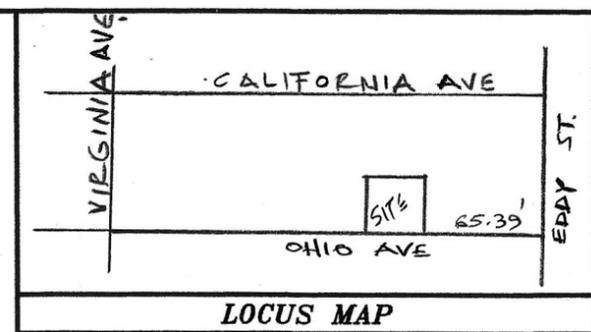
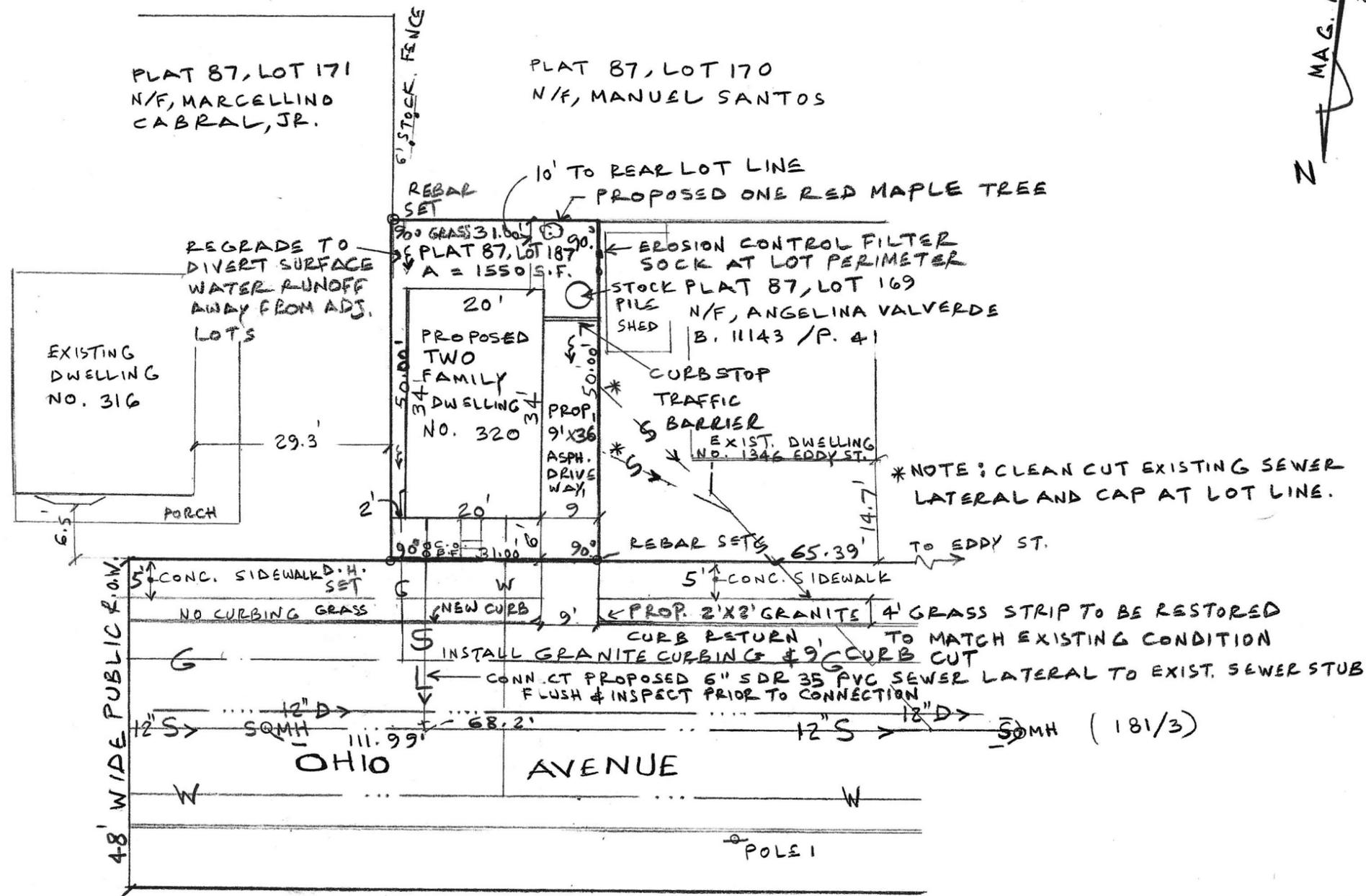
### Conclusion

Lot 187 is grossly undersized making full compliance unrealistic. Option A is the least intense request for relief to provide a new housing opportunity. But, if this Board is not willing to approve Option A, then we would ask that Option B is approved still to provide a new housing opportunity.

Sincerely,

/s/ Zachary Bourdony  
Zachary Bourdony  
RI Land Use, LLC  
123 Dyer Street, Suite 3B  
Providence, RI 02903  
401-251-7810  
[zachary@rilanduselaw.com](mailto:zachary@rilanduselaw.com)

Option A: Pervious surface relief-545sqft where 1,000sqft is required



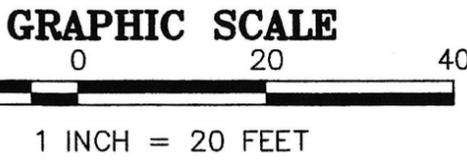
**NOTES:**

1. REFERENCE: SANITARY SEWER PLAN 181/3 ST. LINE PLANS 46/11 & 84/B-62 RECORD PLAT CARD 639 (B.19 / P.15)
2. ZONING: R2  
 PROPOSED BUILDING COVERAGE = 43.9%  
 PROPOSED IMPERVIOUS COVERAGE FRONT YARD = 29%  
 PROPOSED IMPERVIOUS COVERAGE REAR YARD = 0%  
 PROPOSED TREE COVERAGE = 64.5%  
 TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE = 64.77%
3. PER 402.B THE AVERAGE FRONT YARD SETBACK WITHIN 100' OF LOT ON SAME SIDE OF THE STREET IS 10.6', PROPOSING 6'
4. SITE IS LOCATED IN ZONE X PER FIRM MAP NO. 44-007C0317J EFFECTIVE 9-18-2013
4. ALL ROOF STORMWATER RUNOFF SHALL BE CONTAINED AND TREATED ONSITE, NO CONNECTION TO SEWER OR STORMWATER LINE IS ALLOWED.
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 I  
  
 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 12-5-2024  
 MOHAMED J. FREIJ RLS NO. 1898 C.O.A. NO. 000A263  
 REGISTERED PROFESSIONAL LAND SURVEYOR

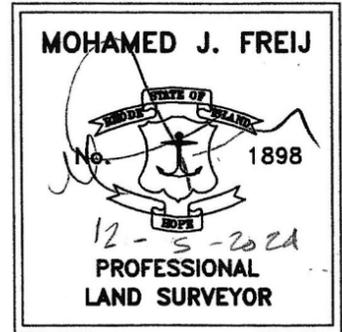
**RULE 2003-B CALCULATIONS:**  
 - MIN. SIDEYARD:  $1550/5000 \times 6 = 1.86'$ , PROPOSING 2'  
 - MIN. REARYARD:  $1550/5000 \times 30 = 9.3'$ , PROPOSING 10'

FRONT LANDING & STAIRS MUST HAVE PERVIOUS CRUSHED STONE FINISH BELOW TO COMPLY WITH MAX. IMP. COV. 20



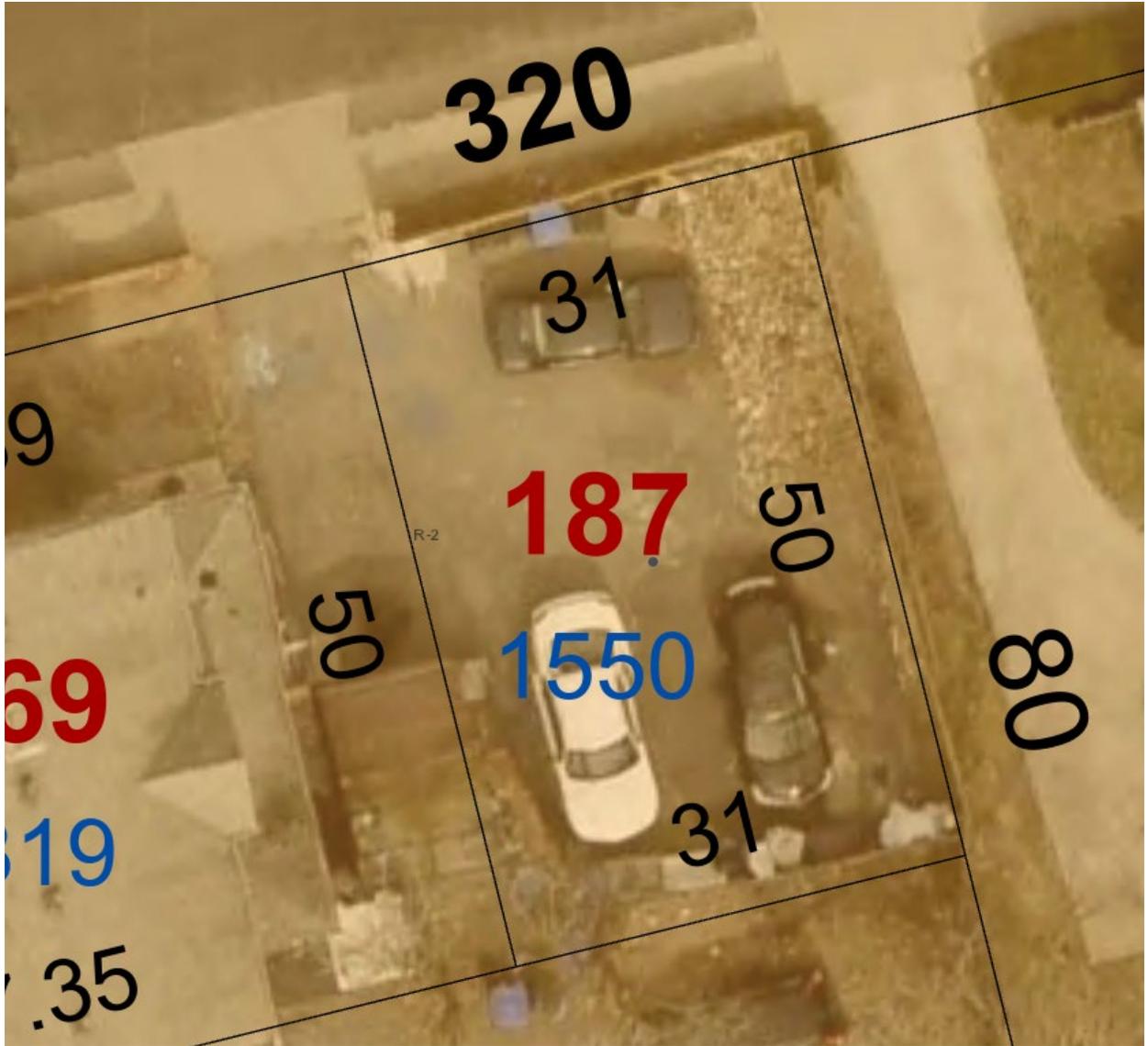
**NOTES:**

1. MINIMUM 5' OFFSET FROM SEWER CLEANOUT TO BUILDING FOUNDATION.
2. REBUILD WITH AN "ADA" COMPLIANT CONCRETE SIDEWALK ALONG LOT FRONTAGE.
3. MINIMUM 1000 S.F. PERVIOUS COVERAGE IS REQUIRED, PROPOSING 546 S.F.

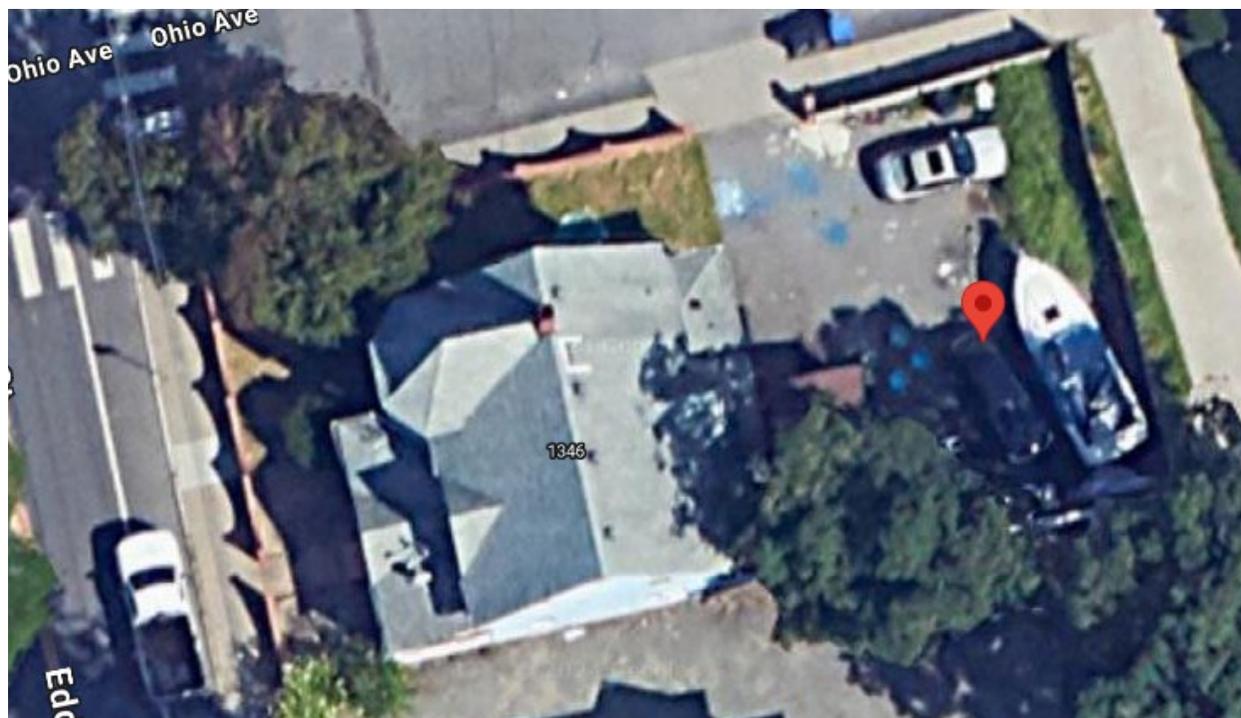


<b>BOUNDARY SURVEY &amp; SITE PLAN</b>		PROJECT NO.
PLAT 87, LOT 187		SCALE 1" = 20'
320 OHIO AVE. PROV. RI		DATE 12-5-24
OWNER: CHOSEN GENERATION LLC 401-696-7469 CHOSENGENHOMES@gmail.com		DRAWN BY MJF
PREPARED BY <b>MJF ENGINEERING ASSOCIATES</b> 326 SOWAMS ROAD BARRINGTON, R.I. 02806 TEL. 401-241-5153 OR 401-247-2003 E-MAIL LANDSURVEYRI@AOL.COM		CHECKED BY MJF
		FILENAME 320 OHIO
		1 of 1 SHTS





320 Ohio Ave



320 Ohio Ave



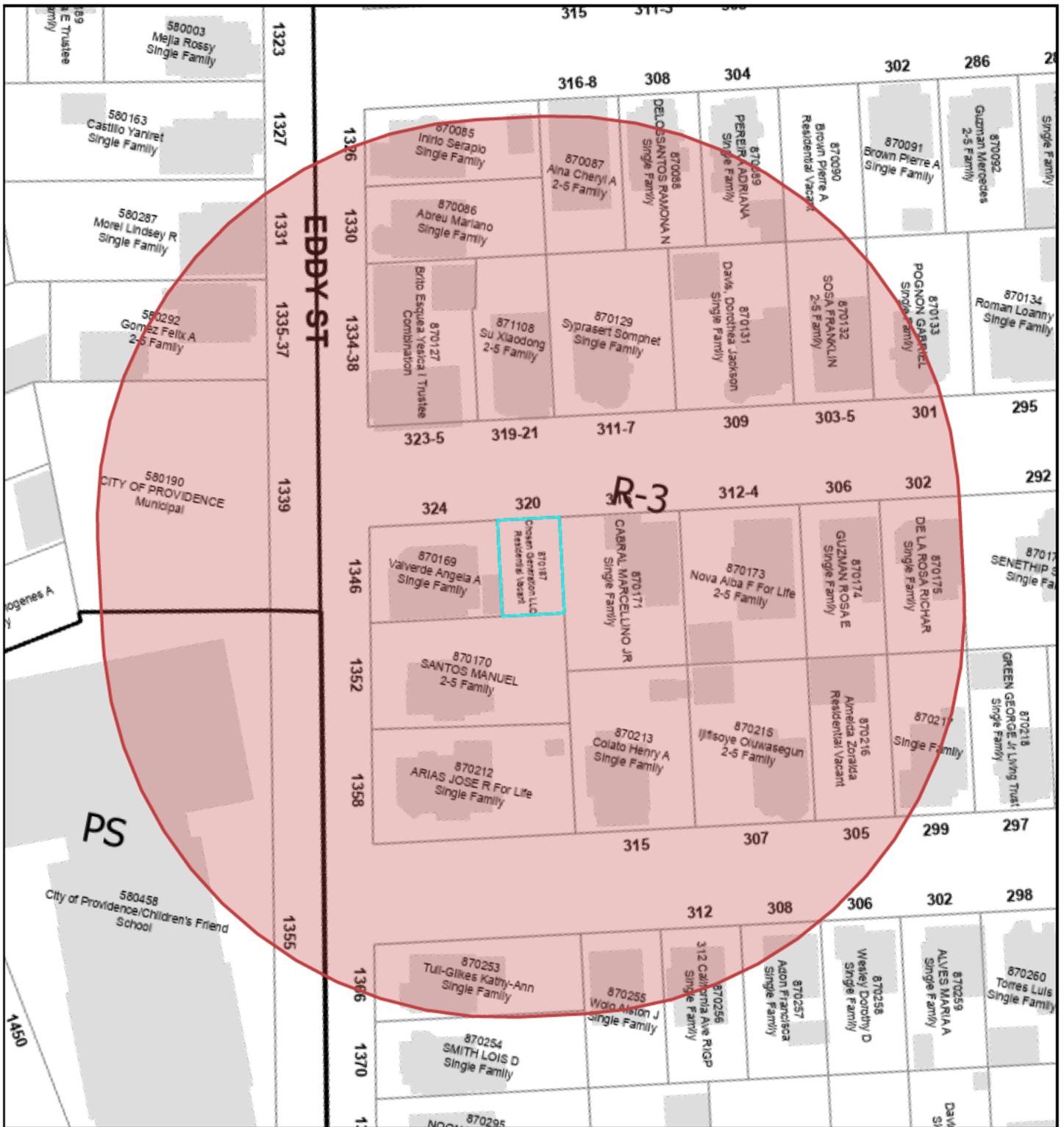
320 Ohio Ave



320 Ohio Ave

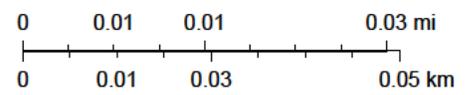


# Radius Map



10/29/2025, 3:07:31 PM

1:1,128



PlatNum	LotNum	ParcAddress	Owner1	OwnerAddress	OwnerCity	OwnerState	Owner_Zip
87	254	1370 Eddy St	LOIS D SMITH	1370 EDDY ST	PROVIDENCE	RI	02905-2845
87	173	312 Ohio Ave	Alba F Nova For Life & Victor Manuel Lantigua	312-314 Ohio Ave	Providence	RI	02905-2827
87	253	1366 Eddy St	Kathy-Ann Tull-Gilkes	1366 Eddy St	Providence	RI	02905
87	216	305 California Ave	Joseph S Almeida	299 California Ave	Providence	RI	02905-2814
87	216	305 California Ave	Zoraida Almeida	299 California Ave	Providence	RI	02905
87	127	1336 Eddy St	Yesica I Brito Esquea Trustee	1338 Eddy St	Providence	RI	02905
58	287	1331 Eddy St	Lindsey R Morel	1331 Eddy St	Providence	RI	02905
87	131	309 Ohio Ave	Dorothea Jackson Davis	309 OHIO AVE	PROVIDENCE	RI	02905-2826
87	133	301 Ohio Ave	GABRIEL POGNON & YOLANDE POGNON	301 OHIO AVE	PROVIDENCE	RI	02905-2826
87	88	308 Indiana Ave	RAMONA N DELOSSANTOS & Jose M DELOSSANTOS	308 INDIANA AVE	PROVIDENCE	RI	02905-2823
87	90	302 Indiana Ave	Pierre A Brown	302 Indiana Ave	Providence	RI	02905
87	256	312 California Ave	312 California Ave RIGP	312 California Ave	Providence	RI	02905
87	212	1358 Eddy St	JOSE R ARIAS For Life & Juana A Arias For Life	1358 EDDY ST	PROVIDENCE	RI	02905-2837
87	215	307 California Ave	Oluwasegun Ijifisoye	307 California Ave	Providence	RI	02905
87	169	1346 Eddy St	Angela A Valverde	1346 Eddy St	Providence	RI	02905-2837
87	171	316 Ohio Ave	MARCELLINO CABRAL JR	316 OHIO AVE	PROVIDENCE	RI	02905-2827
87	132	303 Ohio Ave	FRANKLIN SOSA & YAQUELINA SOSA	303 OHIO AVE	PROVIDENCE	RI	02905-2826
87	89	304 Indiana Ave	ADRIANA PEREIRA	304 INDIANA AVE	PROVIDENCE	RI	02905-2823
87	174	306 Ohio Ave	ROSA E GUZMAN	306 OHIO AVE	PROVIDENCE	RI	02905-2827
87	170	1352 Eddy St	MANUEL SANTOS & MARIA L SANTOS	1352 EDDY ST	PROVIDENCE	RI	02905-2837
87	1108	319 Ohio Ave	Xiaodong Su	319-321 Ohio Ave	Providence	RI	02905
87	129	317 Ohio Ave	Somphet Syprasert & Nary Chhum	317 Ohio Ave	Providence	RI	02905
87	86	1330 Eddy St	Mariano Abreu	1330 Eddy St	Providence	RI	02905
87	87	316 Indiana Ave	Cheryl A Aina & Christopher Aina	316 Indiana AVE	Providence	RI	02905
58	458	1355 Eddy St	City of Providence/Children's Friend	153 Summer St	PROVIDENCE	RI	02903-1738
87	213	315 California Ave	Henry A Colato & Maria Granados Velasquez	16 Calla St	Providence	RI	02905
87	255	316 California Ave	Alston J Wolo & Gertrude K Wolo	316 CALIFORNIA AVE	PROVIDENCE	RI	02905-2815
87	217	299 California Ave	Joseph S Almeida & Zoraida Almeida	299 California Avenue	Providence	RI	02905
58	292	1335 Eddy St	Felix A Gomez & Deyanira M Martinez	1335 Eddy St	Providence	RI	02905
87	175	302 Ohio Ave	RICHAR DE LA ROSA	302 Ohio Ave	Providence	RI	02905
58	190	1339 Eddy St	CITY OF PROVIDENCE	25 Dorrance Street	PROVIDENCE	RI	02903
87	257	308 California Ave	Francisca Adon	308 California Ave	Providence	RI	02905
87	187	320 Ohio Ave	Chosen Generation LLC	10 Dorrance Street, Ste 700	Providence	RI	02903
87	85	1326 Eddy St	Serapio Inirio & Susana Silvestre Castillo	1326 Eddy St	Providence	RI	02905

STATE OF RHODE ISLAND  
Providence, SC.

SUPERIOR COURT

Chosen Generation LLC

*Petitioner*

v.

PM-2024-02830

Gertrude F. Blakey, and  
City of Providence

*Respondents*

NOTICE OF DISPOSAL IN TAX LIEN CASE  
STATE OF RHODE ISLAND  
SUPERIOR COURT  
G.L. 1956 §44-9-32

This is to certify that the Petition of:

Chosen Generation LLC

v.

Gertrude F. Blakey

to foreclose the right of redemption under that certain deed given by the Providence, County of Providence, State of Rhode Island dated September 14, 2009 and recorded on September 21, 2009 in Book 9528 at Page 47 of the Land Evidence Records of the Providence; as affected by assignment to Eleven91 Homes LLC, a Rhode Island Limited Liability Company with a mailing address of 1155 Westminster Street, Unit 214, Providence, RI 02909, by Instrument of Assignment of Tax Sale dated February 29, 2024 and duly recorded on February 29, 2024 in Book 14073, Page 42; and, as further affected by that conveyance to the Petitioner by Bargain and Sales Deed dated May 14, 2024 and duly recorded on May 14, 2024 in Book 14128, Page 88.

Thereafter due proceedings under the petition were instituted according to law, and finally on 11/21/24, a decree forever foreclosing and barring all rights of redemption under the deed was entered, and this notice of final disposition of the petition is recorded in the Registry of Deeds for the Providence, in Providence County, pursuant to §44-9-32.

ENTER:

Judge

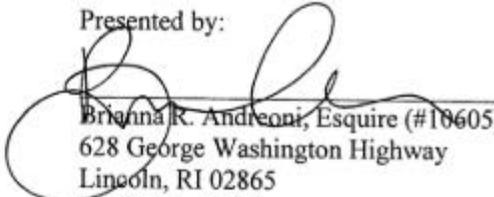
PER ORDER:

Clerk

*Randee Murr*  
11/21/24

Dated: 11/21/24

Presented by:

  
Brianna R. Andreoni, Esquire (#10605)  
628 George Washington Highway  
Lincoln, RI 02865  
(401) 334 - 4770

RECEIVED:  
Providence  
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11/21/2024 11:38:04 AM  
Document Num: 2024380356  
Jeanne Pascone  
Recorder of Deeds