

**Record No: ZBR-25-27**

Zoning Board of Review  
Application

Status: Active

Submitted On: 11/12/2025

**Primary Location**

114 Penn St  
Providence, RI 02909

**Owner**

Sheryar Mazhar  
Providence, RI

**Applicant**

 Zachary Bourdony  
 401-400-5719  
 zachary@rilanduselaw.com  
 123 Dyer Street  
Suite 3B  
Providence, RI 02903

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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\***

Sheryar Mazhar

**Owner Mailing Address\***

114 Penn Street, Providence, RI 02909

**Owner Email\***

sherych7@gmail.com

**Owner Phone\***

774-786-3700

**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**

Zachary Bourdony

**Attorney Mailing Address**

RI Land Use Law, LLC, 123 Dyer Street, Suite 3B,  
Providence, RI 02903

**Attorney Email**

zachary@rilanduselaw.com

**Attorney Phone**

401-400-5719

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



PVD ZBR Form-Signed.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)\*

Table 4-1: Lot size for what is labeled as 'New Lot 01'-3,120sqft where 3,500sqft is required

It is our position that lot size for what is labeled 'Ex. Lot 218' no request for relief is needed, as this is lessening the nonconformity of the existing nonconforming lot size. However, if lot size relief is needed, 2,880sqft where 3,500sqft is required.

Table 4-1: Rear yard setback: 6.7' where 17.28' is required after applying the proportional reduction pursuant to RIGL 45-24-38(b)(1)

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

'New Lot 01' will have all impervious surface removed.

'Ex. Lot 218' will have impervious surface removed so as to become compliant and/or lessen any existing non-conformity.

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## Subject Property Information

### Address of Subject Property\*

112 Penn Street & 114 Penn Street

### Plat\*

33

### Lot(s)\*

217, 218

### Existing Zoning Use of the Property\*

Dwelling - Two Family

### Proposed Zoning Use of the Property\*

Dwelling - Two Family

### Base Zoning District\*

R-4 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\*

10/04/2024

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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## 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

1170

Overall Height Above Average Grade

—

Number of Stories

2

Existing Number of Dwelling Units

2

Proposed Number of Dwelling Units

2

Front Setback

3

Interior Side Setback

26

Corner Side Setback

1.7

Rear Setback

6.7

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## Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number\*

33/217

Existing Lot Width\*

40

<b>Proposed Lot Width</b>	<b>Existing Lot Area*</b>
52	4000
<b>Proposed Lot Area</b>	<b>Existing Building Coverage ?</b>
3120	—
<b>Proposed Building Coverage ?</b>	<b>Existing Total Impervious Coverage ?</b>
0	—
<b>Proposed Total Impervious Coverage ?</b>	<b>Existing Rear Yard Impervious Coverage ?</b>
0	—
<b>Proposed Rear Yard Impervious Coverage ?</b>	<b>Existing Front Yard Impervious Coverage ?</b>
0	—
<b>Proposed Front Yard Impervious Coverage ?</b>	<b>Number of Existing Parking Spaces</b>
0	—
<b>Number of Proposed Parking Spaces</b>	
0	

<b>Plat/Lot Number*</b>	<b>Existing Lot Width*</b>
33/218	20
<b>Proposed Lot Width</b>	<b>Existing Lot Area*</b>
60	2000
<b>Proposed Lot Area</b>	<b>Existing Building Coverage ?</b>
2880	—
<b>Proposed Building Coverage ?</b>	<b>Existing Total Impervious Coverage ?</b>
40.6	—
<b>Proposed Total Impervious Coverage ?</b>	<b>Existing Rear Yard Impervious Coverage ?</b>
58.8	—

<b>Proposed Rear Yard Impervious Coverage</b> ?	<b>Existing Front Yard Impervious Coverage</b> ?
9.5	—
<b>Proposed Front Yard Impervious Coverage</b> ?	<b>Number of Existing Parking Spaces</b>
67.4	—
<b>Number of Proposed Parking Spaces</b>	
2	

## Appendix A: Application for Variance(s)

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

Rear setback & minimum lot size affecting buildability of future rowhouses on the proposed vacant lot.

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

Existing building place in the corner of the lot. Due to its size, fully compliant lots cannot be created via administrative subdivision. The lots together are 6,000sqft total. They are both buildable lots

### 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:\***

The relief will not alter the 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. This is an R4 zone, which promotes high density residential use, which has no consideration to lot size, whereas medium & low density use areas promote lot sizes of 3200-5000 or 3200-6000sqft. The existing 2-family has been around for more than a century. There are some lots in the immediate vicinity that are at or near the proposed lot sizes, and some smaller.

This relief is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. 2-family and rowhouses are permitted by right. The 2-family has existed as it is for more than a century. The proposed vacant lot will be rowhouses. Rowhouse minimum lot sizes in the R4 zone is 700sqft per rowhouse. This relief is minimal to be able to create what will be the future lot to then be developed into rowhouses.

**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: Plat 33 Lot 217 114Penn Street Plat 33, Lot 218, 112 Penn Street

**Owner(s)**

**Applicant(s)**

Name:

Name:

Sheryar Mazhar

Signature:



Signature:

Date:

11 / 11 / 2025

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 Sheryar Mazhar

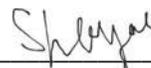
authorize \_\_\_\_\_ Rhode Island Land Use Law \_\_\_\_\_ to submit this Zoning Board of Review Application on my behalf for the property located at 114Penn Street.

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:

Sheryar Mazhar



Date: 11 / 11 / 2025

OWNER INFORMATION:  
 NAME: SHERYAR MAZHAR  
 ADDRESS: 114 PENN ST. PROVIDENCE RI, 02909  
 EMAIL: Sherych7@gmail.com  
 PHONE: (774) 786-3700

PREPARED FOR:  
 PERUNOVO, LLC (401) 470-0392  
 145 WESTMINSTER ST 4TH FLOOR, bryan@michiearchitects.com  
 PROVIDENCE, R.I. 02903

PROJECT AREA:  
 EXIST. LOT 218 = 2,880 sq.ft.  
 NEW LOT 01 = 3,120 sq.ft.

ZONING DATA:  
 CLASSIFICATION R-4  
 AREA = 3,500 sq.ft.  
 MIN. FRONTAGE = 35 ft.  
 MAX BUILDING COVERAGE = 45%  
 MAX IMPERVIOUS-FRONT YARD = 33%  
 MAX IMPERVIOUS-REAR YARD = 50%  
 TOTAL MAX IMPERVIOUS = 65%  
 TOTAL MIN PERVIOUS = 1,000 sq.ft.

PROPOSAL ZONING DATA:  
 EXIST. LOT 218: AREA = 2,880 sq.ft.  
 FRONTAGE = 60 ft.  
 SETBACKS : EXIST.  
 FRONT = 3 ft.  
 SIDE = 1.7 ft.  
 REAR = 6.7 ft.  
 NEW LOT 01: AREA = 3,120 sq.ft.  
 FRONTAGE = 52 ft.  
 SETBACKS :  
 FRONT = 0 ft.  
 SIDE = 6 ft.  
 REAR = 30 ft.

SETBACKS ;  
 FRONT = SEC. 420.B EXIST. AVE  
 SIDE = 6 ft.  
 REAR = 30 ft.  
 exist. 3' ave. front setback

BLDG. COVER.= 40.6%  
 PERVIOUS= 1,187sq.ft.  
 IMPERVIOUS EXIST.  
 FRONT YARD= 67.4%  
 REAR YARD= 9.5%  
 TOTAL= 58.8%

TREE CANOPY CALC.  
 2,880sq.ft. X 30% =  
 864 sq.ft.  
 2 med. tree=1,400sq.ft.  
 TOTAL SHADE PROV.  
 1,400sq.ft.

BLDG. COVER.= 0%  
 PERVIOUS= 3,120sq.ft.  
 IMPERVIOUS  
 FRONT YARD= -%  
 REAR YARD= 0%  
 TOTAL= 0%

REFERENCES:

- 1.) CITY OF PROVIDENCE ASSESSORS PLAT NO. 33
- 2.) CITY OF PROVIDENCE DEED BOOK/PAGE; 14246/332, 11694/99, 12726/85, & 9778/103
- 3.) CITY OF PROVIDENCE STREET LINE PLANS; PENN AND ALMY STREETS
- 4.) CITY OF PROVIDENCE RECORDED PLAT CARD 58

BASE FLOOD DATA:

ENTIRE PARCEL IS NOT LOCATED IN ANY FLOOD HAZARD ZONE  
 ON FIRM COMMUNITY PANEL 44007C0316H EFFECTIVE 3/02/2009

NOTES:

- 1.) SILT FENCE OR HAY WADDLE TO BE SET IN PLACE AROUND PERIMETER OF LOT TO PREVENT SEDIMENT TO SPREAD TO OTHER PROPERTIES OR THE STREET.
- 2.) CONTRACTOR TO CO-ORDINATE INSTALATION OF WATER LINE SIZE AND LOCATION WITH PROVIDENCE WATER AUTHORITY.
- 3.) ANY CONCRETE SIDEWALK TO BE ADA COMPLIANT. UTILIZING PROVIDENCE STANDARD CONSTRUCTION DETAILS (FROM PROPERTY LINE TO PROPERTY LINE)
- 4.) 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" or https://www.providenceri.gov/wp-content/uploads/2019/06/Providence-DPW-Standard-Details.pdf](https://www.providenceri.gov/public-works/forms/under%20REPORTS%20AND%20PUBLICATIONS%20or%20https://www.providenceri.gov/wp-content/uploads/2019/06/Providence-DPW-Standard-Details.pdf)
- 5.) ROOF DRAINS ARE NOT TO BE CONNECTED TO SEWER LINE
- 6.) UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. PRIOR TO ANY PLANNING OR EXCAVATION THE APPROPRIATE AGENCIES MUST BE CONTACTED AND DIG-SAFE MARKINGS SET ON SITE

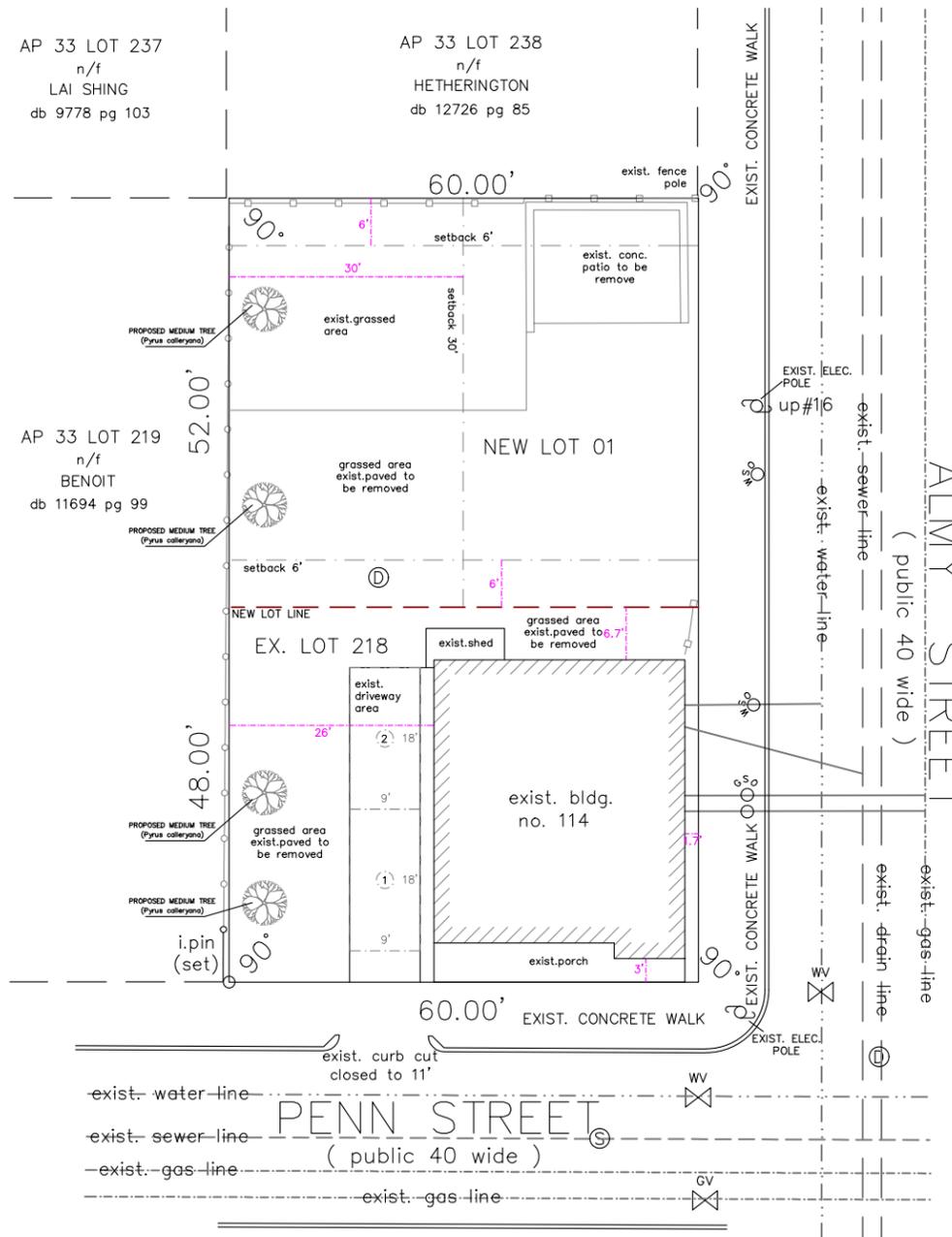
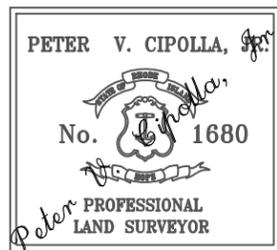
SURVEY CERTIFICATION:

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 NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 PERFORM A CLASS 1 PROPERTY SURVEY AND PREPARE A PLAN OF SAME

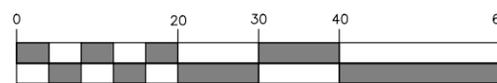
BY: Peter V. Cipolla, Jr  
 PETER V. CIPOLLA, JR. - RIPLS # 1680  
 COA # LS-A64



TOTAL AREA

AP 33 LOTS 217 & 218  
 6,000 s.f.  
 db 14246 pg 332

GRAPHIC SCALE



1 inch = 20 ft.

SUBDIVISION PLAN  
 114 PENN STREET  
 AP 33 LOT 218  
 PROVIDENCE, R.I.

1" = 20' OCT 27, 2025

PETER V. CIPOLLA, JR.  
 professional land surveyor  
 P.O. BOX 8662 - CRANSTON, R.I. - 02920













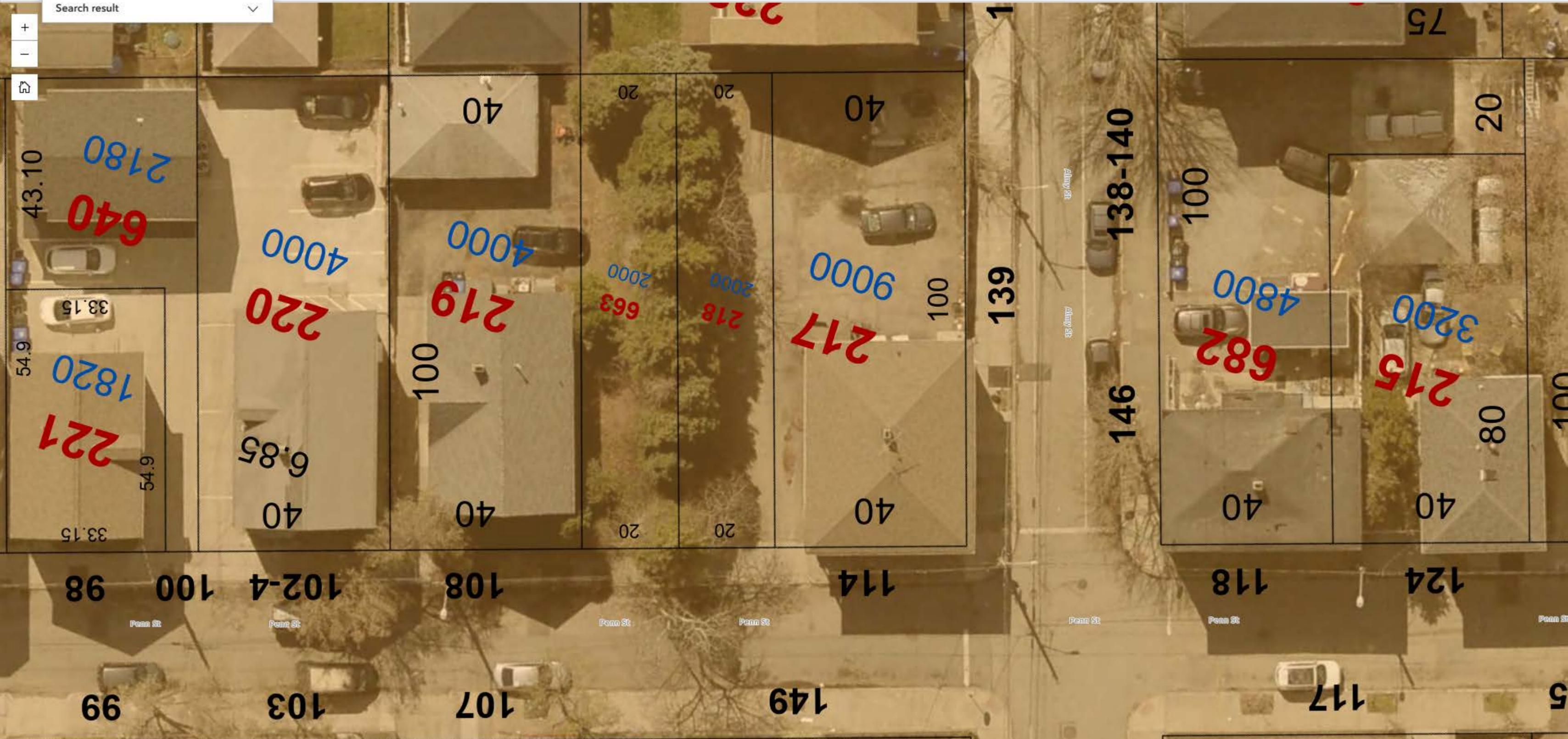
PlatNum	LotNum	Owner1	OwnerAddress	OwnerCity	OwnerState	Owner_Zip
33	221	Luigi LaVerghetta & John Fontana	88 Lakeshore Dr	Eastchester	NY	10709
33	185	Rebecca M Brennan	93 Penn St	Providence	RI	02909-1326
33	220	Luigi LaVerghetta & John Fontana	88 Lakeshore Dr	Eastchester	NY	10709
33	171	Elina P Zheng	94 Tell St	Providence	RI	2909
33	663	Adam Lawrence Benoit	108 Penn St	Providence	RI	2909
33	268	CAROLYN SANZEN-TUTEIN	123 ALMY ST	PROVIDENCE	RI	02909-1501
33	270	Wisdom Properties LLC	1515 Smith St	North Providence	RI	2911
33	272	Constance Saracino Parsons & Clarence D Parsons	60 RING ST	PROVIDENCE	RI	02909-1330
33	217	Sheryar Mazhar	114 Penn St	Providence	RI	2909
33	218	Sheryar Mazhar	114 Penn St	Providence	RI	2909
33	666	Ron Mordini	119 Almy St	Prov	RI	2909
33	265	Angie H Lim	11 Heritage Rd	Barrington	RI	2806
33	269	Timothy J French & Ronald A Mordini	119 Almy St	Providence	RI	2909
33	266	Timothy J French & Ronald A Mordini	119 Almy St	Providence	RI	2909
33	239	Marie Ciceron Faris	129 Almy St	Providence	RI	2909
33	238	Nicole Hetherington & Justin Hetherington	135 Almy St	Providence	RI	2909
33	237	Kei Shing Lai	69 Baxter St	Boston	MA	2127
33	236	Erin M Wnorowski & Patrick J McKenna	61 Ring St	Providence	RI	2909
33	235	Bradford S Krieger & Jillian M Jackson	57 Ring St	Providence	RI	2909
33	234	DAVID R GRENIER	49 Ring St	Providence	RI	2909
33	233	DAVID R GRENIER	49 Ring St	Providence	RI	2909
33	219	Adam Lawrence Benoit	108 Penn St	Providence	RI	2909
33	222	Brownstone Properties LLC	202 K St	Boston	MA	2127
33	223	Liam Hagarty & Aidan Hagarty	90 Penn St	Providence	RI	2909
33	188	JUJUBI Holdings XXII LLC	670 Angell St	Providence	RI	2906
33	187	Warner Vikkim	103 PENN ST	PROVIDENCE	RI	02909-1326
33	186	Victor O Muralles	99 PENN ST	PROVIDENCE	RI	02909-1326
33	172	Bobby Senchanthavong	94 Tell St	Providence	RI	2909
33	189	College Hill LLC	269 Wickenden St	Providence	RI	2903
33	200	Sharo Rental Properties LLC	14 Carl Ave	North Providence	RI	2904
33	170	Jereme West	37 Vernon St	Providence	RI	2909
33	214	128 Penn Street LLC	71 Winter St	Ashland	MA	1721
33	215	JAMIE ROMERO	124 PENN St	PROVIDENCE	RI	02909-1570
33	682	AIM Holdings LLC	670 Angell St	Providence	RI	2906
33	212	GERARD K BRENNAN	31 DOWNING Rd	LEXINGTON	MA	2421
33	213	GRACE HARO	29 MASSIE AVE	PROVIDENCE	RI	02905-1916
33	243	91 Ring Trust	3225 McLeod Drive, Ste 777	Las Vegas	NV	89121
33	244	FRANCISCO SANCHEZ & Maura Sanchez	29 MASSIE AVE	PROVIDENCE	RI	02905-1916
33	240	DEMA Partners LLC	269 Wickenden St 2nd Fl	Providence	RI	2903
33	242	Henry W Lee	87 Ring St	Providence	RI	2909
33	241	Saideep Janyavula & Sandeep Janyavula	13239 Kornegy Dr	Charlotte	NC	28277
33	194	GERARD K BRENNAN	31 DOWNING Rd	LEXINGTON	MA	2421
33	193	Pablo Iniguez & Rubi Iniguez	297 Wayland Ave	Providence	RI	2906
33	254	Pablo Iniguez & Rubi Iniguez	297 Wayland Ave	Providence	RI	2906
33	169	Tavares Elve	106 Tell St	Providence	RI	2909
33	692	City Of Providence/Housing Authority	100 BROAD ST	PROVIDENCE	RI	02903-4167
33	168	Rafael Cordero Jr & Sarah A Cordero	PO Box 40186	Providence	RI	2940
33	684	City Of Providence/Housing Authority	100 BROAD ST	PROVIDENCE	RI	02903-4167
33	190	Arrigo Monteiro & Michelle Fortes	243 Massachusetts Ave	Providence	RI	2905
33	640	Luigi LaVerghetta & John Fontana	88 Lakeshore Dr	Eastchester	NY	10709
33	192	Yimeng Qi	150 Almy St	Providence	RI	2909

# Where's My Parcel and What's My Zone



114 Penn St

Search result



## Warranty Deed

**Alexander P. Lagas, of 114 Penn Street, Providence, RI 02909**, for and in consideration of FIVE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$585,000.00), grant to **Sheryar Mazhar, of 114 Penn Street, Providence, RI 02909**, with **WARRANTY COVENANTS**:

That certain tract or parcel of land with all the buildings and improvements thereon situated at the southeasterly corner of Penn Street and Almy Street, in the City and County of Providence, State of Rhode Island, comprising the whole of Lot No. 217 (two hundred seventeen) and the westerly twenty (20) feet in width by the entire depth of Lot 218 (two hundred eighteen) on that plat entitled, "Plat of House Lots belonging to the Estate of the late William Almy situated on the North side of Broadway surveyed & platted by M.B. Lockwood 1840 copies corrected & divided into House Lots by Atwater & Schubarth" which plat is recorded in the office of the Recorder of Deeds of the City of Providence, a copy thereof being on Plat Card 58.

However otherwise it being described, meaning and intending to convey and hereby conveying the premises in that certain Deed to Alexander P. Lagas recorded on May 3, 2019 in the Providence Recorder of Deeds Land Evidence Records at Book 12349, Page 219.

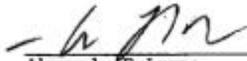
The Grantor does hereby covenant that he is a resident of the State of Rhode Island in compliance with R.I.G.L. Section 44-30-71.3 as evidenced by Affidavit.

Grantor hereby certifies that they have complied with the provisions of the Rhode Island Fire Safety Code and laws regarding smoke and carbon monoxide detector inspections.

Subject to real estate taxes assessed December 31, 2023.

Tax: \$2,691.00  
Date: 10/04/2024  
RECORDER: op  
CITY OF PROVIDENCE  
679221  
RHODE ISLAND  
REAL ESTATE  
CONVEYANCE TAX

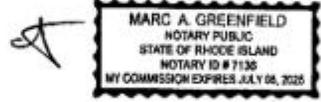
In Witness Whereof we, the said, **Alexander P. Lagas**, hereunto set my hand(s) and seal(s) this 2 day of October, 2024.

  
Alexander P. Lagas

STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE

On this 2 day of October, 2024, before me, the undersigned notary public, personally appeared Alexander P. Lagas, personally known to the notary or proved to the notary through satisfactory evidence of identification, which was D. Ciccone, to be the person whose name is signed on the preceding or attached document, and acknowledged to the notary that he signed it voluntarily for its stated purpose.

  
Notary Public Signature  
Seal:



FOR REFERENCE ONLY:  
Property Address:  
114 Penn Street  
Providence, Rhode Island 02909  
PROV M:33 L:217 & M: 33 L:218

Grantee(s) Address:  
114 Penn Street  
Providence, RI 02909

RECEIVED:  
Providence  
Received for Record  
10/04/2024 02:47:25 PM  
Document Num: 2024377186  
Jeanne Pascone  
Recorder of Deeds