

PADWA LAW, LLC

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ONE PARK ROW, 5<sup>TH</sup> FLOOR, PROVIDENCE, RI 02903 (401) 935-8571

Jeffrey M. Padwa

Licensed in RI, MA

March 31, 2025

City Clerk's Office  
Providence City Hall  
25 Dorrance Street,  
Room 311  
Providence RI 02903

**Re:   Petition for Zone Change  
      16 Braman St. (A.P Plat 6, Lot 8)**

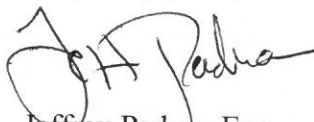
Dear Madam Clerk:

In connection with the enclosed Petition for Zone Change, enclosed please find the following items:

- Petition to Providence City Council seeking Zone Change for the above-mentioned parcel.
- 200 Ft. Radius Map
- Labels – 200 Ft. Abutters
- Check in the amount of \$150 made payable to City of Providence / City Clerk

Thank you in advance for your attention to this matter.

Very truly yours,



Jeffrey Padwa, Esq.

JMP/bfi  
Enclosures (as stated)

# *City of Providence*

STATE OF RHODE ISLAND

## PETITION TO THE HONORABLE CITY COUNCIL

*The undersigned respectfully petitions your honorable body*

I, Jeffrey Padwa, attorney for Bess Mer Realty Corp. and Paper Crown Preschool LLC petition the Providence City Council for an amendment to the Providence Zoning Ordinance that would change the zoning district for the parcel located at 16 Braman Street (A.P. Plat 6, Lot 8) from R-2 to C-2 to allow the use of “Day Care - Day Care Center, more than 12 people receiving day care,” which is allowed by right in a C-2 zoning district.

**WHEREAS**, Paper Crown Preschool has entered into a lease agreement for the property located at 729 Hope Street, which is currently zoned C-1 (Neighborhood Commercial) along with use of the parking lot located on the adjacent parcel located at 16 Braman Street (A.P. Plat 6, Lot 8), for the purpose of operating a preschool to serve families in the Providence community;

**WHEREAS**, the parcel located at 16 Braman Street (A.P. Plat 6, Lot 8) is currently zoned R-2 (Residential), limiting its use in a manner that does not satisfy the needs of Paper Crown Preschool;

**WHEREAS**, Paper Crown Preschool requires an outdoor play area as an essential component of its educational program, in compliance with early childhood education standards and best practices;

**WHEREAS**, the City of Providence adopted a new Comprehensive Plan on November 22, 2024, which calls for certain changes to the Zoning Ordinance and Zoning Maps, including changing C-1 (Neighborhood Commercial) zoning districts to C-2 (General Commercial) zoning districts;

**WHEREAS**, with a zoning district change from R-2 to C-2 the parcel at 16 Braman Street may be used for a suitable and safe outdoor play area to support the preschool’s operations;

**WHEREAS**, this requested zoning district change from R-2 (Residential) to C-2 will allow for an appropriate use that satisfies early childhood education standards and best practices and enhances the educational opportunities offered to the community;

**WHEREAS**, approval of the zone change will allow Paper Crown Preschool to fulfill its mission of providing high-quality early childhood education with appropriate outdoor play space for its students;

**WHEREAS**, the requested zoning amendment is consistent with the City of Providence's Comprehensive Plan as well as the applicable purposes of Zoning as delineated in Section 101 of the Zoning Ordinance.

NOW THEREFORE, the Applicants petition the Providence City Council to:

Amend the Zoning Designation for the property located at 16 Braman Street (A.P. Plat 6, Lot 8) from a R-2 Residential Zone to a C-2 General Commercial Zone.

The zoning district change is being requested to allow the parcel to be used as an outdoor play area in connection with a Preschool located on an adjacent parcel.

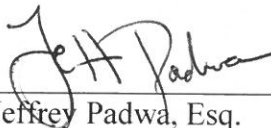
The Petitioner respectfully petitions the City Council to find that this Petition is consistent with the City's Comprehensive Plan and goals of the Zoning Ordinance and to enact this zone change ordinance.

Thank you for your consideration.

PETITIONERS

Bess Mer Realty Corp. and  
Paper Crown Preschool LLC

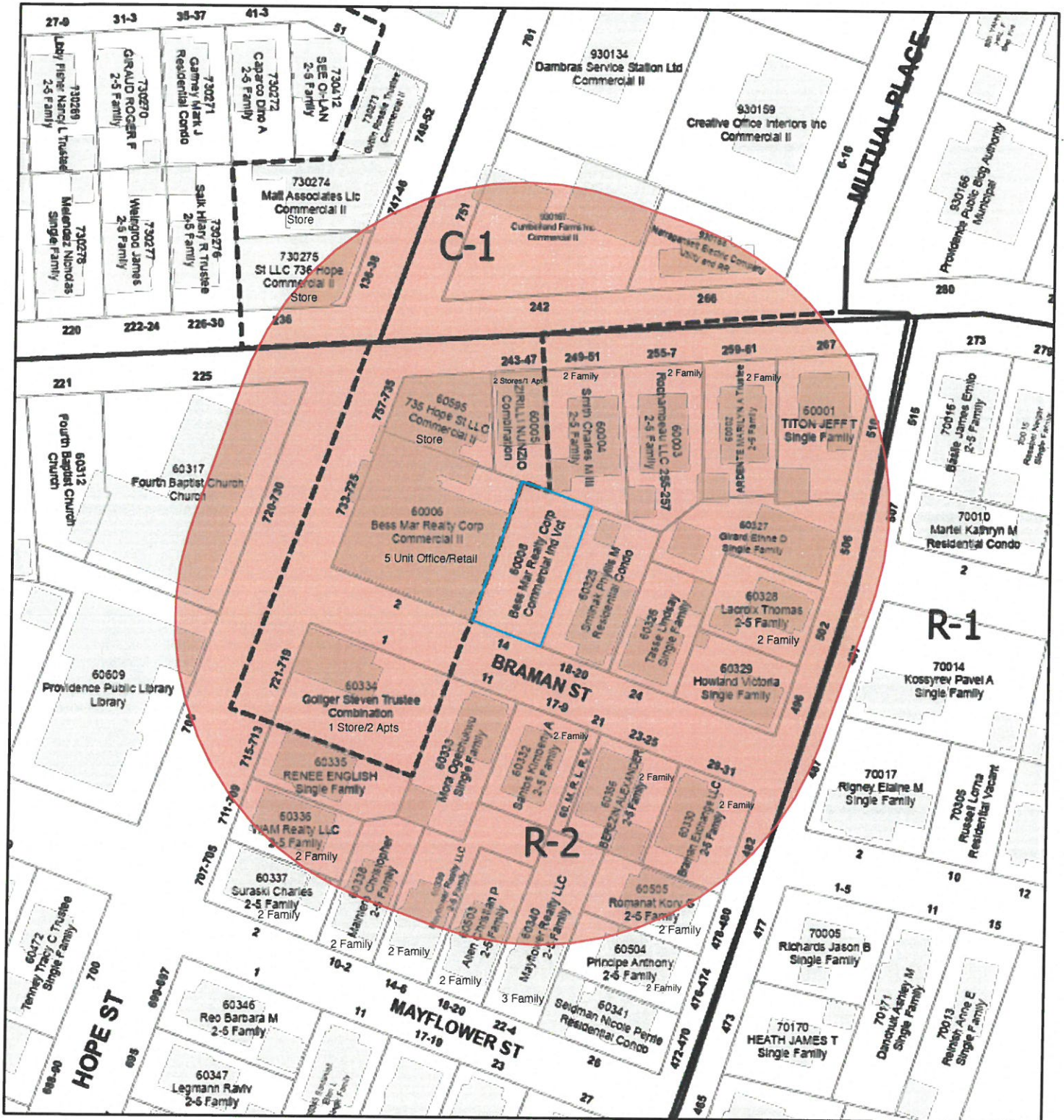
By its Attorney,

A handwritten signature in black ink, appearing to read "Jeff Padwa", is written over a horizontal line.

Jeffrey Padwa, Esq.  
PADWA LAW LLC  
One Park Row, Suite 5  
Providence, RI 02903  
Jpadwa@padwalaw.com  
(401) 935-8571



# 16 Braman Radius Map



March 14, 2025

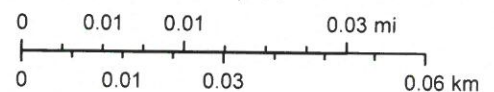
Prepared By:  
Hull Designs

*Hull Designs*

250 Gano St  
Suite 1  
Providence, RI 02906

401-419-4797

1:1,499



Christopher Mainiero  
12 Mayflower St  
Providence RI 02906

Tenant 1  
10 Mayflower St  
Providence RI 02906

Ogechukwu Mora  
11 Braman St  
Providence RI 02906

Mayflower Realty LLC  
10 Arrowhead Ln  
Milton MA 02186

Tenant 1  
14 Mayflower St  
Providence RI 02906

Tenant 2  
16 Mayflower St  
Providence RI 02906

Bess Mar Realty Corp c/o Heidi Liss  
25 W 90 TH ST  
NEW YORK NY 10024

Kimberly A & Audra L Santos  
17 Braman St  
Providence RI 02906

Tenant 1  
19 Braman St  
Providence RI 02906

Lara Smilnak  
35 Laurel Ave  
Providence RI 02906

Tenant 1  
18 Braman St Unit 1  
Providence RI 02906

Phyllis M Smilnak  
18 Braman St Unit 2  
Providence RI 02906

Julianna Fernandez  
18 Braman St Unit 3  
Providence RI 02906

Christian P Allen  
18 Mayflower St  
Providence RI 02906

Tenant 1  
20 Mayflower St  
Providence RI 02906

Tenant 1  
22 Mayflower St  
Providence RI 02906

Tenant 2  
22 Mayflower St  
Providence RI 02906

Tenant 3  
22 Mayflower St  
Providence RI 02906

Alexander Berezin  
3450 South Ocean Blvd Apt 715  
Palm Beach FL 33480

Tenant 1  
23 Braman St  
Providence RI 02906

Tenant 2  
25 Braman St  
Providence RI 02906

Lindsay Tasse  
24 Braman St  
Providence RI 02906

Nunzio Zirilli  
245 Rochambeau Ave  
Providence RI 02906-3524

Tenant 1  
243 Rochambeau Ave  
Providence RI 02906

Tenant 2  
247 Rochambeau Ave  
Providence RI 02906

Charles M Smith III & Maria Casimiro  
249 Rochambeau Ave  
Providence RI 02906

Tenant 1  
251 Rochambeau Ave  
Providence RI 02906

255-257 Rochambeau LLC  
10 Alice Bradley Ln  
Foxboro MA 02035

Tenant 1  
255 Rochambeau Ave  
Providence RI 02906

Tenant 2  
257 Rochambeau Ave  
Providence RI 02906

Marilyn A Ardena Trustee & Marilyn Ardena Revocable Trust  
98 Congdon St  
Providence RI 02906-1413

Narragansett Electric Company c/o PPL Corporation  
827 Hausman Rd, Real Estate Taxes  
Allentown PA 18104

Tenant 1  
29 Braman St  
Providence RI 02906

Anthony Principe  
15 Stadium Rd  
Providence RI 02906

Kory G & Jennifer L Romanat  
478 Morris Ave  
Providence RI 02906

Thomas Lacroix & Natasha Meehan  
502 Morris Ave  
Providence RI 02906

Charles Suraski  
705-707 Hope St  
Providence RI 02906

WAM Realty LLC c/o Wallace B Gernt Jr  
14 Wingate Rd  
Providence RI 02906

Tenant 3  
709 Hope St  
Providence RI 02906

Steven Goliger Trustee, Joslin I Davis Trustee, & Joslin I Davis Living Trust  
35 Astral Ave  
Providence RI 02906

Tenant 1  
259 Rochambeau Ave  
Providence RI 02906

Jeff Titon  
267 Rochambeau Ave  
Providence RI 02906-3524

Tenant 2  
29 Braman St  
Providence RI 02906

Tenant 1  
474 Morris Ave  
Providence RI 02906

Tenant 1  
480 Morris Ave  
Providence RI 02906

Tenant 1  
502 Morris Ave  
Providence RI 02906

Tenant 1  
705 Hope St  
Providence RI 02906

Tenant 1  
709 Hope St  
Providence RI 02906

Renee English  
715 Hope St  
Providence RI 02906

Tenant 1  
721 Hope St  
Providence RI 02906

Tenant 2  
261 Rochambeau Ave  
Providence RI 02906

Braman Exchange LLC  
1308 Atwood Ave  
Johnston RI 02919

Tenant 3  
29 Braman St  
Providence RI 02906

Tenant 2  
476 Morris Ave  
Providence RI 02906

Victoria Howland & Adam Gutta  
496 Morris Ave  
Providence RI 02906

Ethne D Girard  
506 Morris Ave  
Providence RI 02906

Providence Public Library  
217 Washington St  
Providence RI 02903-3228

Tenant 2  
709 Hope St  
Providence RI 02906

Fourth Baptist Church 1 / n/a Mt Hope Community Baptist Church  
734 Hope St  
Providence RI 02906-3535

Tenant 2  
721 Hope St  
Providence RI 02906



Tenant 3  
721 Hope St  
Providence RI 02906

Tenant 1  
725 Hope St  
Providence RI 02906

Tenant 2  
727 Hope St  
Providence RI 02906

Tenant 3  
729 Hope St  
Providence RI 02906

Tenant 4  
731 Hope St  
Providence RI 02906

Tenant 5  
733 Hope St  
Providence RI 02906

735 Hope St LLC  
11 South Angell St, Unit 106  
Providence RI 02906

Tenant 1  
737 Hope St  
Providence RI 02906

736 Hope St LLC  
11 Angell St, Unit 106  
Providence RI 02906

Tenant 1  
738 Hope St  
Providence RI 02906

Matt Associates Llc  
216 Weybosset St  
Providence RI 02903

Tenant 1  
742 Hope St  
Providence RI 02906

Cumberland Farms Inc  
165 Flanders Rd  
Westborough MA 01581

PADWA LAW LLC  
1 PARK ROW STE 5  
PROVIDENCE, RI 02903-1235

07-17

1207

57-1/115 RI  
860

DATE 3/31/25

PAY  
TO THE  
ORDER OF

City of Providence / City Clerk

\$ 150.00

One Hundred Fifty and 00/100

DOLLARS



BANK OF AMERICA

ACH R/T 011500010

FOR

Petition Zone Change AP Plat 6 Lot 8

J H Padwa

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