Brett P. Smiley
Mayor

Marc A. Greenfield
Chair

FILED
2026 JAN 12 A 11:20
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

Zoning Board of Review

RESOLUTION NO. 2025-25

January 12, 2026

IN RE: ZBR-25-27 Application for Dimensional Variances
(Section 402, Table 4-1, minimum lot size and
rear yard setback requirements)

PROPERTY: Tax Assessor's Plat 33, Lots 217 & 218
114 & 112 Penn Street
(R-4 Residential District)

OWNER/
APPLICANT: Sheryar Mazhar
114 Penn Street
Providence, RI 02909

On December 10, 2025, the within matter came before the Zoning Board of Review (the "Board") for a duly noticed public hearing on the request by the Owners and Applicants (together the "Applicants") for dimensional variances at the above-designated properties (the "Property"). The following members of the Board were present throughout the hearing: Chair Greenfield, Ms. Maniotes, Mr. Holt, Mr. Mitchell, and Mr. Scott.

WHEREAS, the Applicants sought dimensional variances for relief from Section 402 (Table 4-1) of the City of Providence Zoning Ordinance of November 24, 2014, as amended (the "Ordinance") for the minimum lot area and minimum rear setback requirements; and

WHEREAS, prior to the hearing, the members of the Board individually made inspections of the Property and of the surrounding neighborhood; and

WHEREAS, Attorney Zachary Bourdony presented the application and the testimony of Peter Friedrichs, AICP; and

WHEREAS, the Board did not receive or hear any public comment related to the matter; and

WHEREAS, the Board received, and the Chair read into the record, the December 10, 2025 recommendation of the Department of Planning and Development ("DPD") recommending the dimensional variances be granted.

NOW, THEREFORE, after consideration of the application, the testimony, and all other evidence of record, upon motion by Mr. Holt, seconded by Ms. Maniotes, the Board voted unanimously (5-0) to APPROVE the application for dimensional variances for relief from Section 402 (Table 4-1) of the Ordinance for deviation from the minimum lot area and minimum rear setback requirements.

THE BOARD HEREBY MAKES THE FOLLOWING FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The Property is located in an R-4 Residential District. It consists of two lots: a vacant lot of 2,000 square feet (lot 218) and a 4,000 square feet lot improved with a two-family dwelling (lot 217).

2. The Applicant proposes the reconfiguration of an existing interior side lot line between lots 217 and 218, resulting in new lot areas of 2,880 square feet (on which the two-family dwelling shall be located) and 3,120 square feet (which will be unimproved at the time of subdivision), where 3,500 square feet is required. The Applicant further proposes a rear setback from the existing principal structure of 6.7 feet where 17.28 feet would be required for a lot of 2,880 square feet. The Applicant's proposal requires dimensional relief from Section 402 (Table 4-1) of the Ordinance.

3. The Board finds that the relief sought is due to the unique characteristics of the Property. More specifically, they accept the testimony of planner Peter Friedrichs, that the existing layout of the Property includes one large, improved lot and one vacant lot that is atypically narrow at 20 by 100 feet, limiting the ability to develop the Property with a second principal structure. Therefore, the proposed lot reconfiguration is necessary to achieve the proposed intention of building an additional residential structure.

4. There was no evidence presented or elicited that the relief sought is due to a physical or economic disability of the Applicant. Nor is it the result of any prior action of the Applicant.

5. The Board agrees with the testimony of Mr. Friedrichs, and the findings and recommendation of the DPD, and finds that granting the requested dimensional variances will not alter the general character of the surrounding area nor impair the intent or purpose of the Ordinance and/or the Comprehensive Plan. Indeed, the Board finds that the relief sought would allow for residential development in character with the neighborhood.

6. The Board concludes that the hardship suffered by the Applicant if the dimensional variances are not granted will amount to more than a mere inconvenience and that the relief sought is minimal to a reasonable enjoyment of the permitted use, as without the relief, the improvement of the Property with an additional residential structure might not be possible.

WHEREFORE, upon motion by Mr. Holt, seconded by Ms. Maniotes, the Board voted unanimously (5-0) to APPROVE the application for dimensional variances for relief from the minimum lot area and minimum rear setback requirements in Section 402 (Table 4-1) of the Ordinance.

By Order of the Zoning Board of Review.

MARC GREENFIELD
CHAIR

NOTICE TO OWNERS/APPLICANTS:

A SECTION 1901/1902 OF THE ORDINANCE REQUIRES THAT ANY VARIANCE OR SPECIAL USE PERMIT GRANTED BY THE BOARD SHALL EXPIRE SIX MONTHS AFTER THE DATE OF THE FILING OF THE RESOLUTION IN THE OFFICE OF THE BOARD UNLESS THE APPLICANT SHALL, WITHIN THE SIX MONTHS, OBTAIN A LEGAL, COMPLETE BUILDING PERMIT AND PROCEED WITH CONSTRUCTION; IF NO CONSTRUCTION IS REQUIRED, THE APPLICANT SHALL OBTAIN A LEGAL BUILDING PERMIT FOR THE USE, OR A CERTIFICATE OF OCCUPANCY. DEMOLITION AND FOUNDATION PERMITS ARE NOT BUILDING PERMITS FOR PURPOSES OF THIS REQUIREMENT. NO PERMIT OR CERTIFICATE OF OCCUPANCY WILL ISSUE UNTIL THE OWNER AND/OR ITS REPRESENTATIVE COMPLIES WITH PARAGRAPH B BELOW.

B. THE ORIGINAL RESOLUTION IS ON FILE IN THE OFFICE OF THE ZONING BOARD OF REVIEW. THE OWNER OR THEIR REPRESENTATIVE MUST OBTAIN THE ORIGINAL RESOLUTION FROM SAID OFFICE, RECORD THE RESOLUTION IN THE CITY'S LAND EVIDENCE RECORDS, AND PROVIDE COPIES OF THE RECORDED RESOLUTION TO BOTH THE OFFICE OF THE ZONING BOARD OF REVIEW AND THE DEPARTMENT OF INSPECTION AND STANDARDS.

MOTION TO APPROVE THE DIMENSIONAL VARIANCES

MADE BY:	Holt
SECONDED BY:	Maniotes
MEMBERS VOTING IN FAVOR:	Holt, Maniotes, Mitchell, Scott, Greenfield
MEMBERS VOTING AGAINST:	None
MEMBERS RECUSED:	None

RECEIVED:
Providence
Received for Record
01/13/2026 11:25:04 AM
Document Num: 2026408163
Sara Silveira
Recorder of Deeds

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

PREPARED FOR:
PERUNOVO, LLC
145 WESTMINSTER ST 4TH FLOOR,
PROVIDENCE, R.I. 02903

(401) 470-0392
bryan@michiearchitects.com

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.

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

PROPOSAL ZONING DATA:

EXIST. LOT 218:	NEW LOT 01:
AREA = 2,880 sq.ft.	AREA = 3,120 sq.ft.
FRONTAGE = 60 ft.	FRONTAGE = 52 ft.
SETBACKS ;EXIST.	SETBACKS ;
FRONT = 3 ft.	FRONT = 0 ft.
SIDE = 1.7 ft.	SIDE = 6 ft.
REAR = 6.7 ft.	REAR = 30 ft.
BLDG.COVER.=40.6%	BLDG.COVER.= 0%
PERVIOUS= 1,187sq.ft.	PERVIOUS= 3,120sq.ft
IMPERVIOUS EXIST.	IMPERVIOUS
FRONT YARD= 67.4%	FRONT YARD= -%
REAR YARD= 9.5%	REAR YARD= 0%
TOTAL= 58.8%	TOTAL= 0%
TREE CANOPY CALC.	TREE CANOPY CALC.
2,880sq.ft. X 30% = 864 sq.ft.	3,120sq.ft. X 30% = 936 sq.ft.
2 med. tree=1,400sq.ft.	2 med. tree=1,400sq.ft.
TOTAL SHADE PROV. 1,400sq.ft.	TOTAL SHADE PROV. 1,400sq.ft.

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
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:

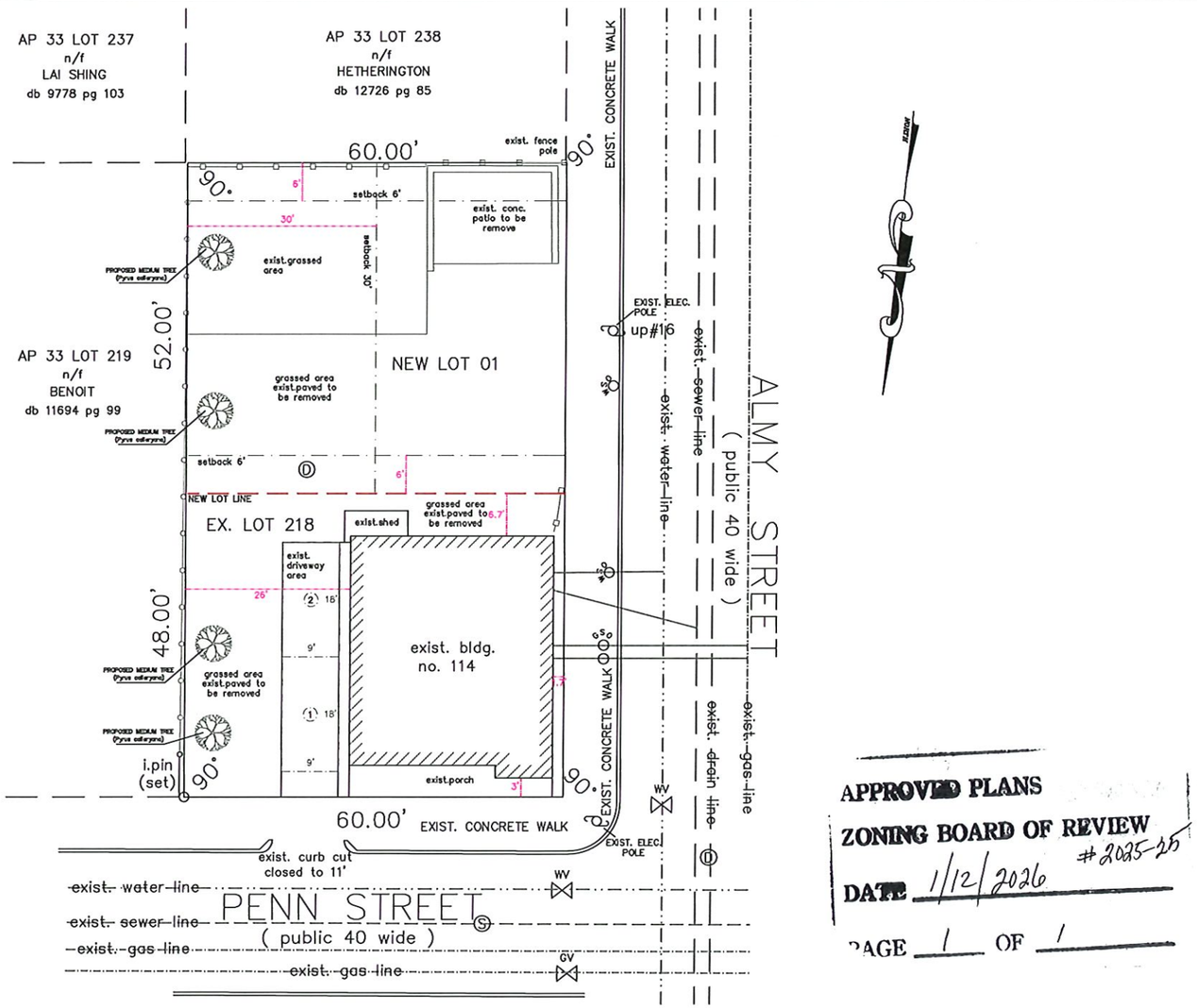
TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

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

PETER V. CIPOLLA, JR.
No. 1680
PROFESSIONAL LAND SURVEYOR



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

GRAPHIC SCALE
0 20 30 40 60
1 inch = 20 ft.

APPROVED PLANS
ZONING BOARD OF REVIEW
DATE 1/12/2026 #2025-25
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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