

To Whom It May Concern:

The property at <sup>10</sup> Venice St in Providence, RI is being demolished with no current plans in place for what the new structure will look like. I want to demolish the building ASAP to get rid of violations from the past owner and also for liability reasons of the condition of the current structure.

IN CITY COUNCIL

**APR 17 2025**

READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Jim L. Mastrosimone* CLERK

Raze Building Permit  
RAZE-25-23

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- Step status: active

Step status: active

Step status: active

Step status: active

Step status: active

Step status: active

Building Official Approval

Demolition Permit Issued

Final Inspection

### **Your submission**

Submitted Mar 17, 2025 at 10:07am

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### **Contact Information**

**Brett Martins**

Email address

19bmartins90@gmail.com

Phone Number

4016516864

Mailing Address

PO Box 7189 , Cumberland, RI 02864

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### **Locations**

1 location total

#### **PRIMARY LOCATION**

#### **10 Venice St**

Providence, RI 02908

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### **Demolition Permit General Information**

Historic District

---

Downtown Design Review

---

Job Number/Name (applicants may utilize this optional field to label this application with their own identifier)

10 Venice Street

Commercial or Residential? \*

Residential

Building Type \*  
Principal Structure  
Former Building Use  
single family dwelling  
Project Cost \*  
10,000  
Description of Work \*  
demo house  
Type of Construction  
New Construction  
Number of Stories \*  
2  
Surety/Bond Number  
100364238  
Surety \*  
Performance Bond  
Building Wrecker  
Little Pond Construction  
Dig-Safe Verification Number  
20251200703  
Who is submitting this application? \*  
General Contractor

---

**General Contractor Affidavit**

By checking this box as the General Contractor and typing my name, I intend to electronically affix my signature, indicating that I have read, understand and affirm this attestation. \*

Typed name of person making attestation (Please also click the box in the next section to enter your credentials)

Brett Martins

---

**General Contractor Detail (if applicable)**

Check here to search for and select the registered professional that will serve as General Contractor for this project \*

---

**Contractor (registered with the RI Contractors Registration and Licensing Board)**

Contractor Name  
Alexander Iwuc  
Contractor Company Name  
Little Pond Construction LLC  
Contractor Street Address  
51 n niantic dr  
Contractor City  
charlestown  
Contractor State  
Rhode Island  
Contractor Zip  
02813  
Contractor Phone #

14015006163  
Contractor Email Address  
19bmartins90@gmail.com  
Contractor License/Registration Number  
GC-45960  
Contractor License/Registration Category  
Residential/Commercial  
Contractor License/Registration Description  
Contractor's Residential and Commercial Registration Application  
Contractor License/Registration Issue Date  
07/12/2024  
Contractor License/Registration Expiration Date  
07/12/2025  
Contractor License/Registration Insurance Exemption Flag \*  
Contractor License/Registration Active \*

---

#### **Business Owner Details**

Is the space occupied by a business?

--

---

#### **Notice of Demolition Permit Issuance**

- b. Any applicant who obtains a demolition permit for the complete removal of an existing structure through the building official, shall post at the property a notice alerting the public of the pending demolition for seven days prior to the commencement of said demolition.
- c. The building official shall have the authority to exempt an applicant from the requirements of subsection (b) upon a finding that the existing structure poses a threat to the public health and safety and must be removed immediately.
- d. Any applicant found to be in violation of subsection (b) shall be subject to a penalty not to exceed five hundred dollars (\$500).

Acknowledge \*

Brett Martins  
Mar 17, 2025

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City of Providence, RI

Your Profile

[Your Records](#)

Resources

Search for Records

Claim a Record

[Employee Login](#)

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Portal powered by **OpenGov**

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**Brett Martins**

Email address

19bmartins90@gmail.com

Phone Number

4016516864

Mailing Address

PO Box 7189 , Cumberland, RI 02864

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**Locations**

1 location total

**PRIMARY LOCATION**



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Providence, RI 02908

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Performance Bond

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Contractor Name

Alexander Iwuc

Contractor Company Name

Little Pond Construction LLC

Contractor Street Address

51 n niantic dr

Contractor City

charlestown

Contractor State

Rhode Island

Contractor Zip

02813

Contractor Phone #

14015006163

Contractor Email Address

19bmartins90@gmail.com

Contractor License/Registration Number

GC-45960

Contractor License/Registration Category

Residential/Commercial

Contractor License/Registration Description

Contractor's Residential and Commercial Registration Application

Contractor License/Registration Issue Date

07/12/2024

Contractor License/Registration Expiration Date

07/12/2025

Contractor License/Registration Insurance Exemption Flag \*

Contractor License/Registration Active \*

---

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Acknowledge \*



**Brett Martins**

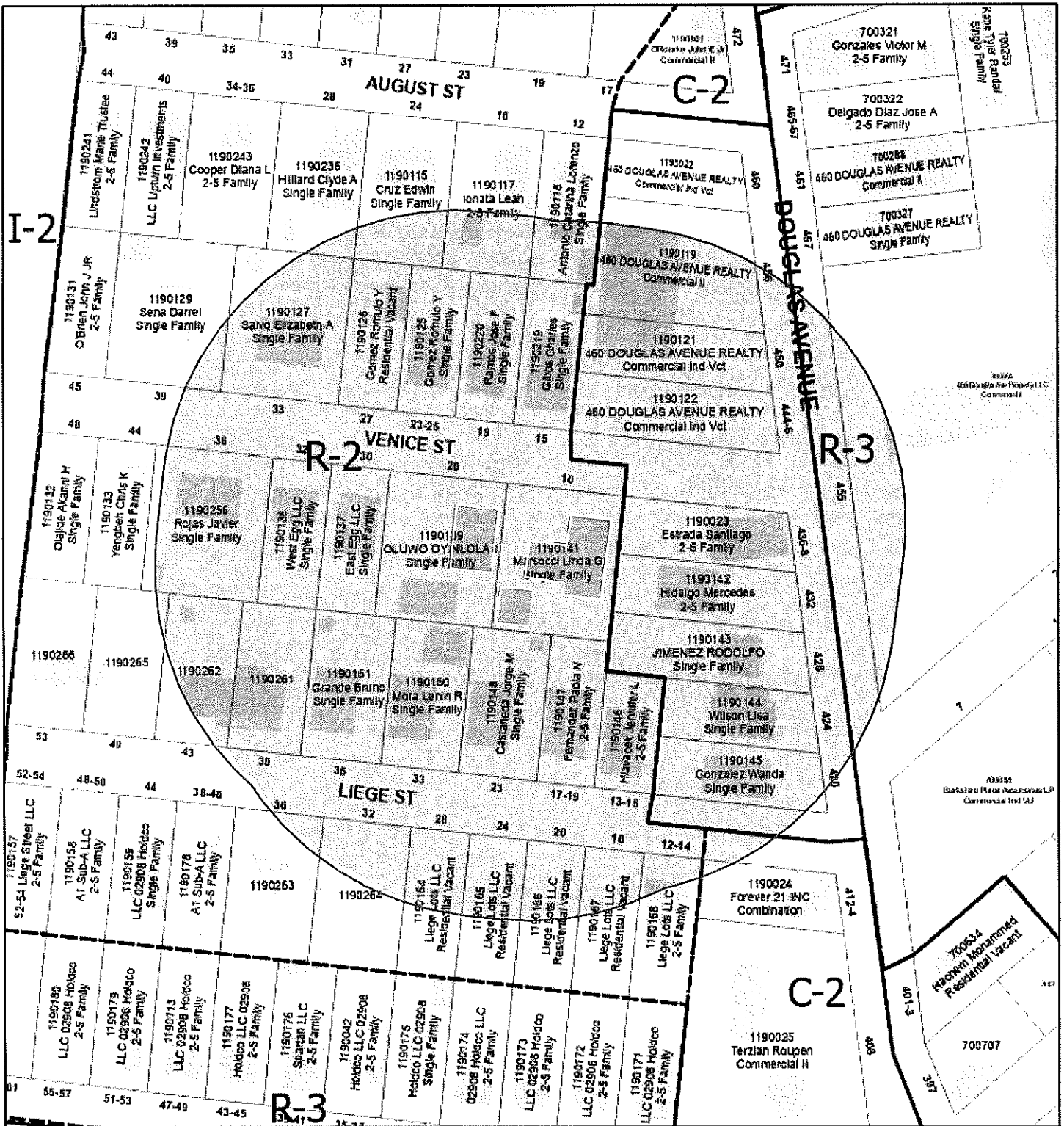
Mar 17, 2025

10 Venice St.

Parcels (Proximity) (4)

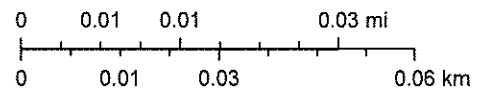
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7006640000	070-0664-0000	70	664	Providence	1 March St	2901	455 Douglas Ave Property LLC	5 Cranberry Court	Jackson	NJ	8527		Cranberry Court			
11901410000	119-0141-0000	119	141	Providence	10 Venice St	2904	Marsico Linda G	10 VENICE ST	PROVIDENCE	RI	02908-2910		VENICE ST			
11901180000	119-0118-0000	119	118	Providence	12 August St	2904	Antonio Catarina Lorenzo	12 August St	Providence	RI	2908		August St			
11901680000	119-0188-0000	119	168	Providence	12 Liege St	2904	Liege Lots LLC	168 Eaton St	Providence	RI	2908		Eaton St			
11901460000	119-0146-0000	119	146	Providence	13 Liege St	2904	Hlavacek Jennifer L	13 Liege St	Providence	RI	2911		Liege St			
11902190000	119-0219-0000	119	219	Providence	15 Venice St	2904	Gibbs Charles	15 Venice St	Providence	RI	2904	Gibbs Vivian	15 Venice St	Providence	RI	2904
11901170000	119-0117-0000	119	117	Providence	16 August St	2904	Ionata Leah	16 August St	Providence	RI	2904	Iavarone Sandra L	16 August St	PROVIDENCE	RI	02908-2905
11901670000	119-0167-0000	119	167	Providence	16 Liege St	2904	Liege Lots LLC	168 Eaton St	Providence	RI	2908		Eaton St			
11901470000	119-0147-0000	119	147	Providence	17 Liege St	2904	Fernandez Paola N	160 Wilbert Way	North Kingstown	RI	2852		Wilbert Way			
11902200000	119-0220-0000	119	220	Providence	19 Venice St	2904	Ramos Jose F	19 Venice St	Providence	RI	2904		Venice St			
11901660000	119-0166-0000	119	166	Providence	20 Liege St	2904	Liege Lots LLC	168 Eaton St	Providence	RI	2908		Eaton St			
11901390000	119-0139-0000	119	139	Providence	20 Venice St	2904	OLUWO OYINLOLA J	20 VENICE ST	PROVIDENCE	RI	02908-2910		VENICE ST			
11901460000	119-0148-0000	119	148	Providence	23 Liege St	2904	Castaneda Jorge M	23 Liege St	Providence	RI	2904		Liege St			
11901250000	119-0125-0000	119	125	Providence	23 Venice St	2904	Gomez Romulo Y	23 Venice St	Providence	RI	2908	Gomez Gabriela	Venice St	Santo Domingo Este of the		
11901150000	119-0115-0000	119	115	Providence	24 August St	2904	Cruz Edwin	24 August St	Providence	RI	2904	Cruz Rebeca	24 August St	Providence	RI	2904
11901650000	119-0165-0000	119	165	Providence	24 Liege St	2904	Liege Lots LLC	168 Eaton St	Providence	RI	2908		Eaton St			
11901260000	119-0126-0000	119	126	Providence	27 Venice St	2904	Gomez Romulo Y	23 Venice St	Providence	RI	2908		Venice St			
11902360000	119-0236-0000	119	236	Providence	28 August St	2904	Hillard Clyde A	28 August St	Providence	RI	2908	Hillard Katina	28 August St	Providence	RI	2904
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11901500000	119-0150-0000	119	150	Providence	33 Liege St	2904	Mora Lenin R	33 Liege St	Providence	RI	2904		Liege St			
11901270000	119-0127-0000	119	127	Providence	33 Venice St	2904	Salvo Elizabeth A	33 Venice St	Providence	RI	2904		Venice St			
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11902560000	119-0256-0000	119	256	Providence	38 Venice St	2904	Rojas Javier	38 Venice St	Providence	RI	2908	Carmona Liliana	38 Venice St	Providence	RI	2908
11901290000	119-0129-0000	119	129	Providence	39 Venice St	2904	Sena Darnel	39 VENICE ST	PROVIDENCE	RI	02909-2909	Sena Laurie	39 VENICE ST	PROVIDENCE	RI	02908-2909
11900240000	119-0024-0000	119	24	Providence	412 Douglas Ave	2904	Forever Z1 INC	414 Douglas Ave	Providence	RI	2904		Douglas Ave			
11901450000	119-0145-0000	119	145	Providence	420 Douglas Ave	2904	Gonzalez Wanda	420 Douglas Ave	Providence	RI	2904	Gonzalez Hipolito	420 Douglas Ave	Providence	RI	2904
11901440000	119-0144-0000	119	144	Providence	424 Douglas Ave	2904	Wilson Lisa	424 Douglas Ave	Providence	RI	2904		Douglas Ave			
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11901220000	119-0122-0000	119	122	Providence	444 Douglas Ave	2904	460 DOUGLAS AVENUE REALTY	125 Midway Rd	Cranston	RI	2920		Midway Rd			
11901210000	119-0121-0000	119	121	Providence	450 Douglas Ave	2904	460 DOUGLAS AVENUE REALTY	125 Midway Rd	Cranston	RI	2920		Midway Rd			
11901190000	119-0119-0000	119	119	Providence	456 Douglas Ave	2904	460 DOUGLAS AVENUE REALTY	125 Midway Rd	Cranston	RI	2920		Midway Rd			
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11902260000																
11902630000																
11902650000																

# Radius Map

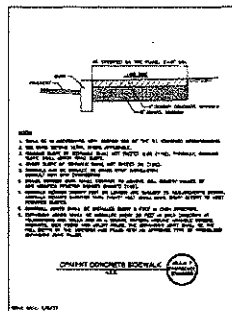
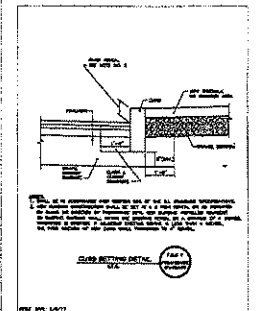
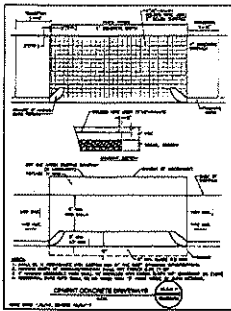


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10 Venice St.

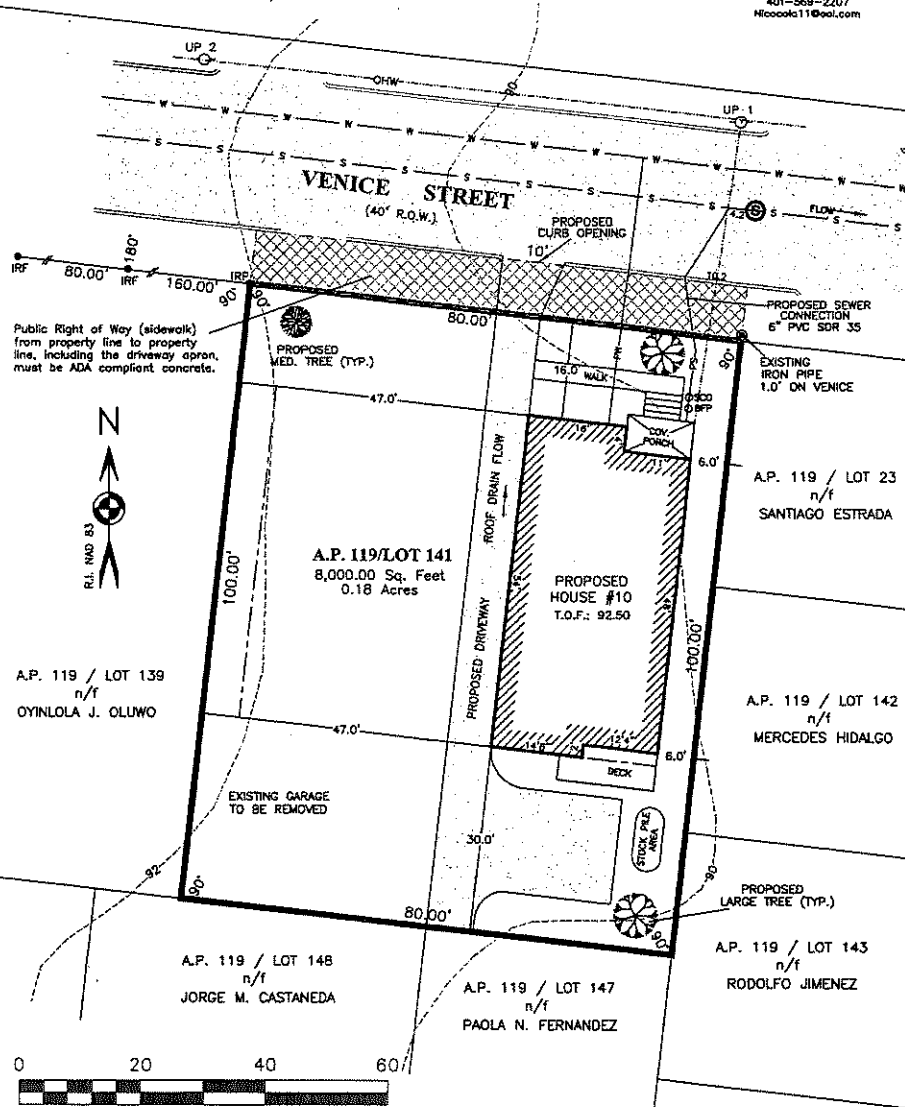


	BUILDING / IMPERVIOUS COVERAGE	
	PERMITTED	PROPOSED
FRONT YARD IMPERVIOUS	16'40" x 33'6" = 422.4 sq ft	185.50 sq ft
REAR YARD IMPERVIOUS	30'40" x 50'0" = 1200.0 sq ft	599.6 sq ft
BUILDING COVERAGE	45%	1361.0 sq ft 17.5%
TOTAL MAX. IMPERVIOUS	65%	2452.49 sq ft 32%

FRONT SETBACKS WITHIN 100 FEET	
20 VENICE STREET	19.9 FEET
50 VENICE STREET	19.1 FEET
436 DENNIS AVE	2.8 FEET
AVERAGE	14.2 FEET
PROPOSED	16.0 FEET

**STREET INDEX**  
VENICE STREET

OWNER/APPLICANT  
GREEN LIGHT INVESTMENTS  
1 DIANE DRIVE  
COVENTRY, R.I. 02816  
401-569-2207  
Hlcooak11@aol.com



- GENERAL NOTES:**
- THE PARCEL OF LAND DESIGNATED AS LOT 139 ON TAX MAP 119 IS LOCATED IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE & STATE OF RHODE ISLAND.
  - THE CURRENT ZONING FOR SAID PARCEL IS R-2.  
MIN. AREA: SF EXISTING: NONE, 2F EXISTING: 4,000 sq.ft.  
MIN. LOT WIDTH: SF EXISTING: NONE, 2F EXISTING: 40 FEET  
MAX. HEIGHT: 45 FEET (NOT TO EXCEED 3 STORES)  
MAX. BLD. COV: 45%  
MAX. IMPERVIOUS: FRONT YARD: 33%  
REAR YARD: 50%  
TOTAL: 65%  
MIN. FRONT: AVG OF DEVELOPED LOTS WITHIN 100 FEET ON EITHER SIDE OF SUBJECT LOT, INCREASED OR DECREASED BY 5 FEET TO ESTABLISH THE "BUILD TO ZONE". (14.2' EXISTING AVG.)  
LOT WIDTH LESS THAN 60 FEET: 6 FEET  
30 FEET  
MIN. SIDE:  
MIN. REAR:  
30 FEET

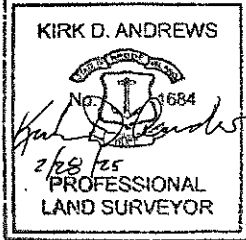
**LEGEND**

IRF/P =	IRON ROD FOUND/PROPOSED
UP # ->	EXISTING UTILITY POLE
--- 90 ---	EXISTING CONTOUR (MAY08)
--- W ---	APPROX. EXIST. WATER LINE
--- S ---	APPROX. EXIST. SEWER LINE
--- PW ---	APPROX. PROP. WATER LINE
--- PS ---	APPROX. PROP. SEWER LINE
--- X ---	EXISTING CHAIN LINK FENCE

- SAID PARCEL IS SHOWN IN AN X ZONE ON FEMA MAP No. 44007C0306J 10/2/15.
- THERE ARE NO WETLANDS ON SAID PARCEL.
- THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- ANY FUTURE ROOF DRAINS MAY NOT BE TIED INTO A SANITARY SEWER CONNECTION.
- ALL FUTURE CONSTRUCTION IN THE PUBLIC R.O.W. MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE AT <http://www.providence.gov/public-works/forms/> UNDER "REPORTS + PUBLICATIONS" OR AT <http://www.providence.gov/ep-content/uploads/2010/06/Providence-DFW-Standard-Details.pdf>.
- THE EXISTING HOUSE #10 & GARAGE ARE TO BE REMOVED PRIOR TO CONSTRUCTION.

- REFERENCES:**
- THE DR. E.M. HARRIS PLAT No.2 OF HOUSE LOTS IN PROVIDENCE, R.I. PLATTED BY MARK W. SCHOFIELD, MAY 1901" (PLAT CARD B62).
  - CITY OF PROVIDENCE DB 7141 PG 345.
  - CITY OF PROVIDENCE ENGINEERING DEPT. (UTILITY INFO/STREET LINES)
  - CITY OF PROVIDENCE GIS WEBSITE.
  - WWW.BING.COM

**TREE CANOPY COVERAGE**  
THE CANOPY COVER REQUIRED FOR RESIDENTIAL LOTS IS 30% OF LOT AREA. THIS LOT REQUIRES 2,400 SQ. FT. OF CANOPY COVER. (ART.15 SECT. 1503C). THERE ARE TWO LARGE TREES & ONE MEDIUM PROPOSED ON THIS LOT.  
SMALL TREE: 300 SQ. FT.  
MEDIUM TREE: 700 SQ. FT.  
LARGE TREE: 1,000 SQ. FT.  
REFER TO PROVIDENCE DPW TREE LIST FOR A LIST OF RECOMMENDED SPECIES.  
CONTACT CITY FORESTER FOR MORE INFO (401-785-9450)

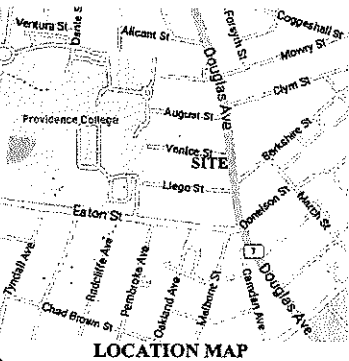


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHICAL SURVEY	T4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE PARCEL SO TO PRODUCE A PROPOSED SITE PLAN.

BY: *Kirk D. Andrews*  
KIRK D. ANDREWS PLS No. 1684  
CDA No.: 000A555



PROPOSED SITE PLAN  
PREPARED FOR:  
GREEN LIGHT INVESTMENTS, LLC  
LOCATION:  
10 VENICE STREET  
A.P. 119 / LOT 141  
PROVIDENCE, RHODE ISLAND

Checked By: K.D.A. Drawn By: E.J.L.  
Date: 2-27-25  
Scale: 1" = 20'

NO.	DATE	REVISIONS

Adjacent Lots:  
A.P. 119 / LOT 139 n/f OYINLOLA J. OLUWO  
A.P. 119 / LOT 142 n/f MERCEDES HIDALGO  
A.P. 119 / LOT 143 n/f RODOLFO JIMENEZ  
A.P. 119 / LOT 148 n/f JORGE M. CASTANEDA  
A.P. 119 / LOT 147 n/f PAOLA N. FERNANDEZ  
A.P. 119 / LOT 23 n/f SANTIAGO ESTRADA

**E. GREENWICH SURVEYORS, LLC**  
LAND SURVEYING AND SITE PLANNING  
1050 MAIN STREET SUITE 21  
EAST GREENWICH, RHODE ISLAND 02818  
PHONE: 401-885-1848 FAX: 401-885-0017  
E-MAIL: [info@egsurveyors.com](mailto:info@egsurveyors.com) [www.egsurveyors.com](http://www.egsurveyors.com)

Sheet **1** of **1** sheets

**Certification of SITE POSTED NOTICE for Demolition Permit Issuance**

In accordance with Chapter 5, Article 1, Section 5-8 Notice of demolition permit issuance of the Codes of Ordinances of the City of Providence, I hereby certify that I caused notice to be posted at the subject property. An image of the posting in place at the subject property is attached.

Signed,

*[Handwritten Signature]*  
\_\_\_\_\_  
(Print name and Title)

State of Rhode Island

County of Providence

In City Hall in said County

on the 10<sup>th</sup> day of April,

2025, before me personally appeared

Nico Colaluca, \_\_\_\_\_ of

Greenlight Investments, to me known and known by me to be the party executing the foregoing instrument on behalf of said corporation and

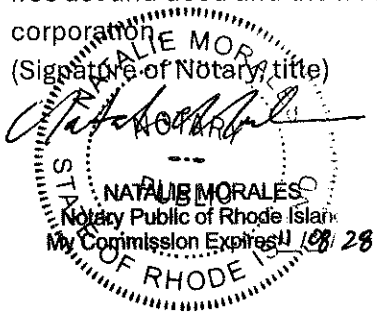
\_\_\_\_\_ acknowledged said instrument,

by \_\_\_\_\_ executed to be \_\_\_\_\_

free act and deed and the free act and deed of said corporation

(Signature of Notary, title)

*[Handwritten Signature]*



**Certification of MAILED NOTICE for Demolition Permit Issuance**

In accordance with Chapter 5, Article 1, Section 5-8 Notice of demolition permit issuance of the Codes of Ordinances of the City of Providence, I hereby certify that I caused notice to be mailed, by regular mail, to all owners of real property whose property is located as an abutter of the subject site, based on current real estate tax assessment records of the City. A list of all property owners, and their addresses are attached.

Signed,

*A. C. C.*

(Print name and Title)

State of Rhode Island

County of Providence

In City Hall in said County

on the 10<sup>th</sup> day of April,

2025, before me personally appeared

Nico Colaluca, \_\_\_\_\_ of

Greenlight Investments, to me known and

known by me to be the party executing the foregoing

instrument on behalf of said corporation and

\_\_\_\_\_ acknowledged said instrument,

by \_\_\_\_\_ executed to be \_\_\_\_\_

free act and deed and the free act and deed of said

corporation.

(Signature of Notary, title)

*Natalie Morales*

