

To Whom It May Concern:

The property at **38** 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

OCT 02 2025

READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Jana Z. Mastropasqua* CLERK

Raze Building Permit  
RAZE-25-51

**Your Submission**

Attachments

Guests (0)

**Application Intake**

Permit Fee

Electrical Inspection

Plumbing Inspection

Fire Department Approval

Planning Department Approval

Department of Public Works Approval

City Plan Commission Approval

Documentation Review

Building Official Approval

Demolition Permit Issued

Final Inspection

**Your submission**

Submitted Aug 21, 2025 at 12:45pm

**Contact Information**

Brett Martins

Email address

19bmartins90@gmail.com

Phone Number

4016516864

Mailing Address

PO Box 7189 , Cumberland, RI 02864

**Locations**

1 location total

**PRIMARY LOCATION**



38 Venice St  
Providence, RI 02908

**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)

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Commercial or Residential? \*

Residential

Building Type \*

Principal Structure

Former Building Use

single family dwelling

Project Cost \*

10,000

Description of Work \*

demo single family dwelling

Type of Construction

New Construction

Number of Stories \*

2

Is there a Municipally Connected Fire Alarm System (Master Box) that needs to be disconnected?? \*

No

Is there a Fire Sprinkler System currently installed and operating in the building? \*

No

Surety/Bond Number

100364238

Surety \*

Performance Bond

Building Wrecker

Little Pond Construction

Dig-Safe Verification Number

20253407072

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 lwuc

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

--

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

07/12/2025

Contractor License/Registration Expiration Date

07/12/2026

Contractor License/Registration Insurance Exemption Flag \*

Contractor License/Registration Active \*

**Business Owner Details**

Is the space occupied by a business?

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**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  
Aug 20, 2025

**City of Providence, RI**

**Your Profile**

[Your Records \(/dashboard/records\)](#)

**Resources**

[Search for Records \(/search\)](#)

[Claim a Record \(/claimRecord\)](#)

[Employee Login \(https://providenceri.workflow.opengov.com\)](https://providenceri.workflow.opengov.com)

Portal powered by **OpenGov**

38 Venice St.

Parcels (Proximity) (5)

CAMA_ID	PROPRD	PlatNum	LotNum	MuniName	ParcAddress	ZIP_POSTAL	Owner1	OwnerAddress	OwnerCity	OwnerState	Owner_Zip	Owner2	Owner2Address	Owner2City	Owner2State	Owner2PostalCode	Owner2Country	AreaAC	NumBathrooms	NumHalfBaths	Shape_SAreaSq	Approximate distance		
11901410000	119-0141-0000	119	141	Providence	10 Venice St	2904	Marsocci Linda G	10 VENICE ST	PROVIDENCE	RI	02908-2910		VENICE ST					0.183650	1	0	6,124.028	126.54 ft		
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 us		0.091830	1	0	4,000.031	139.25 ft		
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 us		0.137740	2	0	5,999.948	172.44 ft		
11902290000	119-0229-0000	119	229	Providence	165 Easton St	2908	Providence College	1 Cunningham Sq	Providence	RI	2908		Cunningham Sq					20.040000	0	0	986,733.765	48.77 ft		
11901470000	119-0147-0000	119	147	Providence	17 Liege St	2904	Fernandez Paola N	160 Wilbert Way	North Kingstown	RI	2852		Wilbert Way					0.091830	2	0	4,000.102	177.2 ft		
11902200000	119-0220-0000	119	220	Providence	19 Venice St	2904	Ramos Jose F	19 Venice St	Providence	RI	2904		Venice St					0.091830	1	1	4,000.014	104.48 ft		
11901390000	119-0139-0000	119	139	Providence	20 Venice St	2904	OLLAWO OYINLOLA J	20 VENICE ST	PROVIDENCE	RI	02908-2910		VENICE ST					0.183650	1	0	8,000.047	48.26 ft		
11901480000	119-0148-0000	119	148	Providence	23 Liege St	2904	Castaneda Jorge M	23 Liege St	Providence	RI	2904		Liege St					0.123970	1	1	5,400.131	127.11 ft		
11901260000	119-0126-0000	119	126	Providence	23 Venice St	2904	Gomez Romulo Y	23 Venice St	Providence	RI	2908	Gomez Gabriela	Venice St	Santo Domingo Este of the		do		0.091830	3	0	4,000.031	75.13 ft		
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 us		0.137740	1	0	6,000.011	159.57 ft		
11901260000	119-0126-0000	119	126	Providence	27 Venice St	2904	Gomez Romulo Y	23 Venice St	Providence	RI	2908		Venice St					0.091830	0	0	4,000.031	59.77 ft		
11902360000	119-0236-0000	119	238	Providence	28 August St	2904	Hilliard Clyde A	28 August St	Providence	RI	2908	Hilliard Katina	28 August St	Providence	RI	2904 us		0.137740	3	0	6,000.044	156.25 ft		
11901370000	119-0137-0000	119	137	Providence	30 Venice St	2904	East Egg LLC	30 Venice St	Providence	RI	2904		Venice St					0.091830	1	1	4,000.014	6.11 ft		
11901360000	119-0136-0000	119	136	Providence	32 Venice St	2904	West Egg LLC	1 Diane Dr	Coventry	RI	2816		Diane Dr					0.091830	1	1	4,000.03	0 ft		
11901500000	119-0150-0000	119	150	Providence	33 Liege St	2904	Mora Lenin R	33 Liege St	Providence	RI	2904		Liege St					0.121670	1	1	5,300.125	82.85 ft		
11901270000	119-0127-0000	119	127	Providence	33 Venice St	2904	Salvo Elizabeth A	33 Venice St	Providence	RI	2904		Venice St					0.183650	0	0	8,000.062	56.31 ft		
11902430000	119-0243-0000	119	243	Providence	34 August St	2908	Cooper Dians L	36 AUGUST ST	PROVIDENCE	RI	02908-2905	Cooper Margaret	36 AUGUST ST	PROVIDENCE	RI	02908-2905 us		0.137740	2	0	6,000.011	152.63 ft		
11901510000	119-0151-0000	119	151	Providence	35 Liege St	2904	Grande Bruno	35 Liege St	Providence	RI	2908	D'Gregorio Angela	35 Liege St	Providence	RI	2904 us		0.121670	1	0	5,463.12	56.29 ft		
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 us		0.183650	1	0	8,000.046	0 ft		
11901780000	119-0178-0000	119	178	Providence	38-40 Liege St	2904	A1 Sub-A LLC	190 Sperry Rd	Bethany	CT	6524		Sperry Rd					0.091830	0	0	4,000.014	143.18 ft		
11901290000	119-0129-0000	119	129	Providence	39 Venice St	2904	Sena Danel	39 VENICE ST	PROVIDENCE	RI	02908-2909	Sena Laurie	39 VENICE ST	PROVIDENCE	RI	02908-2909 us		0.183650	1	0	8,000.045	52.63 ft		
11902420000	119-0242-0000	119	242	Providence	40 August St		LLC Uplum Investments	435 Eaton St	Providence	RI	2908		Eaton St					0.091830	2	2	4,000.016	152.63 ft		
11902410000	119-0241-0000	119	241	Providence	44 August St		Lindstrom Marie Trustee	115 Quaker Dr	West Warwick	RI	2893		Quaker Dr					0.091830	2	2	4,001.007	153.49 ft		
11901590000	119-0159-0000	119	159	Providence	44 Liege St	2904	LLC 02908 Holdco	190 Sperry Rd	Bethany	CT	6524		Sperry Rd					0.091830	2	0	4,000.03	140.99 ft		
11901330000	119-0133-0000	119	133	Providence	44 Venice St	2904	Yengbeh Chris K	44 Venice St	Providence	RI	2904	Moore Comfort T	44 Venice St	Providence	RI	2904 us		0.091830	1	1	4,000.031	0 ft		
11901220000	119-0122-0000	119	122	Providence	444 Douglas Ave	2904	460 DOUGLAS AVENUE REALTY	125 Midway Rd	Cranston	RI	2920		Midway Rd					0.127040	0	0	5,529.004	176.24 ft		
11901310000	119-0131-0000	119	131	Providence	45 Venice St	2904	O'Brien John J JR	133 Cole Dr	North Kingstown	RI	2852		Cole Dr					0.091830	2	0	4,001.031	53.82 ft		
11901210000	119-0121-0000	119	121	Providence	450 Douglas Ave	2904	460 DOUGLAS AVENUE REALTY	125 Midway Rd	Cranston	RI	2920		Midway Rd					0.118140	0	0	5,141.416	193.33 ft		
11901320000	119-0132-0000	119	132	Providence	48 Venice St	2904	Olaide Akanni H	48 VENICE ST	PROVIDENCE	RI	02908-2910		VENICE ST					0.091830	1	0	3,989.039	6.74 ft		
11901580000	119-0158-0000	119	158	Providence	48-50 Liege St	2904	A1 Sub-A LLC	190 Sperry Rd	Bethany	CT	6524		Sperry Rd					0.091830	0	0	4,000.03	140.99 ft		
11902070000	119-0207-0000	119	207	Providence	49 Venice St	2908	City Of Providence	25 DORRANCE ST	PROVIDENCE	RI	02903-1738		DORRANCE ST					0.008630	0	0	374.007	71.41 ft		
11902060000	119-0206-0000	119	206	Providence	52 Venice St	2908	City Of Providence	25 DORRANCE ST	PROVIDENCE	RI	02903-1738		DORRANCE ST					0.004320	0	0	198.998	46.77 ft		
11901670000	119-0167-0000	119	157	Providence	52-54 Liege St	2904	52-54 Liege Street LLC	190 Sperry Rd	Bethany	CT	6524		Sperry Rd					0.091830	2	0	4,188.012	148.27 ft		
11902650000																						4,984.361	0.85 ft	
11902620000																							5,014.596	4.77 ft
11902660000																							5,203.742	36.46 ft
11902810000																							4,985.182	54.65 ft
11902860000																							0.341	114.96 ft
11902630000																							5,983.31	155.27 ft
11902640000																							6,016.403	188.48 ft





LOCATION MAP

**LEGEND**

IRF/P *	IRON ROD FOUND/PROPOSED
UP # - O	EXISTING UTILITY POLE
---90---	EXISTING CONTOUR (NAVD88)
—W—	APPROX. EXIST. WATER LINE
—S—	APPROX. EXIST. SEWER LINE
X X	EXISTING CHAIN LINK FENCE

**FRONT SETBACKS WITHIN 100 FEET**

44 VENICE STREET	16 FEET
30 VENICE STREET	14 FEET
52 VENICE STREET	14 FEET
AVERAGE	14.67 FEET

**LOT AREA PRIOR TO SUBDIVISION**  
 A.P. 119 / LOT 256: 8,000.00 Sq.Ft. (0.18 Acres)

**NEW LOT AREA**  
 RECORD LOT 1: 4,000.00 Sq.Ft. (0.09 Acres)  
 RECORD LOT 2: 4,000.00 Sq.Ft. (0.09 Acres)

**TREE CANOPY COVERAGE**  
 THE CANOPY COVER REQUIRED FOR RESIDENTIAL LOTS IS 30% OF LOT AREA. LOTS 1 & 2 REQUIRE 1,200 SQ. FT. OF CANOPY COVER. (ART.15 SECT. 1503C).  
 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)

**STREET INDEX**  
 VENICE STREET

**OWNER/APPLICANT**  
 GREEN LIGHT INVESTMENTS  
 1 DIANE DRIVE  
 COVENTRY, R.I. 02816  
 401-569-2207  
 Niccola11@aol.com

- GENERAL NOTES:**
- THE PARCEL OF LAND DESIGNATED AS LOT 256 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-3.  
 MIN. AREA: 2,500 S.F. (PER 2003.D)  
 MIN. LOT WIDTH: 25 FEET (PER 2003.D)  
 MAX. HEIGHT: 45 FEET (NOT TO EXCEED 3 STORIES)  
 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". (14.67 EXISTING AVG.)  
 LOT WIDTH LESS THAN 60 FEET: 6 FEET
  - MIN. SIDE:  
 MIN. REAR: 30 FEET
  - 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 [https://www.providenceri.gov/public-works/forms/ UNDER "REPORTS + PUBLICATIONS](https://www.providenceri.gov/public-works/forms/UNDER%20REPORTS%20PUBLICATIONS) OR AT [https://www.providenceri.gov/wp-content/uploads/2019/06/ Providence-DPW-Standard-Details.pdf](https://www.providenceri.gov/wp-content/uploads/2019/06/Providence-DPW-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 862).
  - CITY OF PROVIDENCE DB 7141 PG 345.
  - CITY OF PROVIDENCE ENGINEERING DEPT. (UTILITY INFO/STREET LINE)
  - CITY OF PROVIDENCE GIS WEBSITE.
  - WWW.BING.COM

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:

<b>TYPE OF BOUNDARY SURVEY:</b>	<b>MEASUREMENT SPECIFICATION:</b>
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHICAL SURVEY	T4

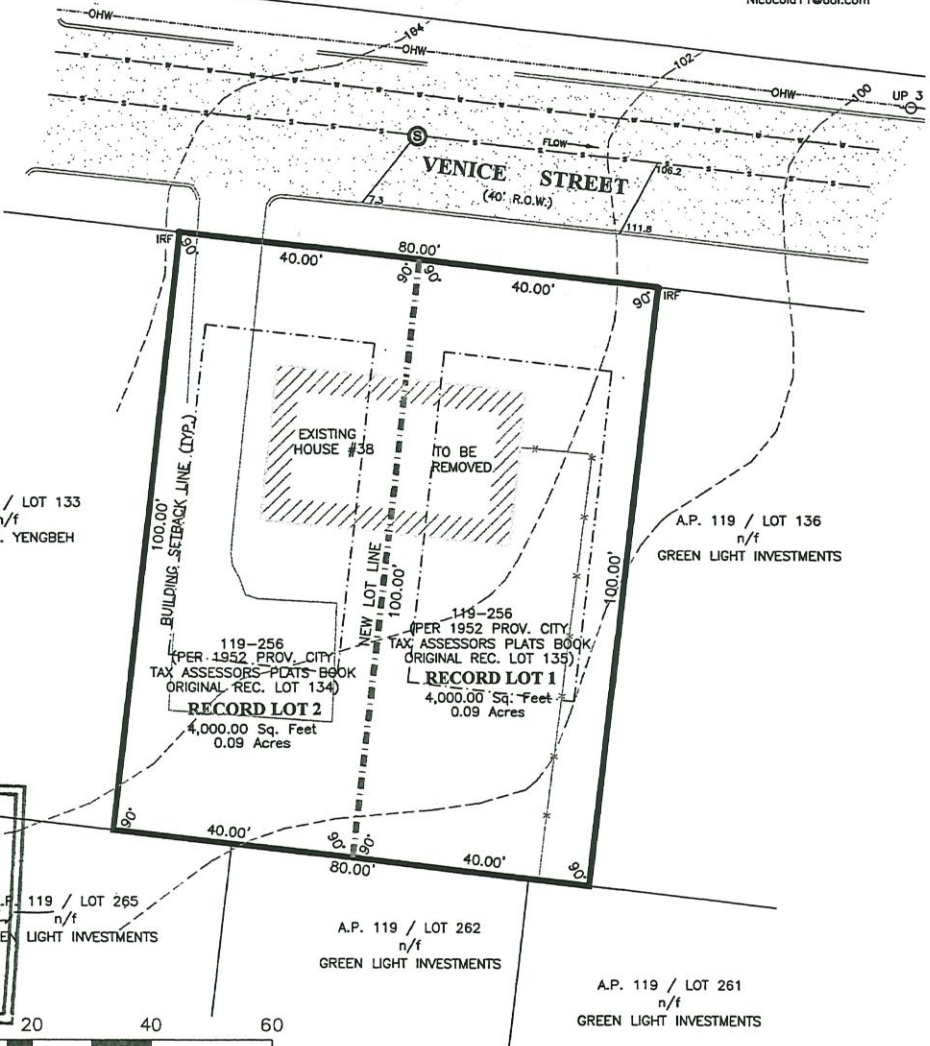
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE PARCEL SO TO PRODUCE A MINOR SUBDIVISION PLAN.

BY: *Kirk D. Andrews*

KIRK D. ANDREWS PLS No. 1684  
 COA No.: 000A555



A.P. 119 / LOT 133  
 n/f  
 CHRIS K. YENGBEH



2003.D MINOR SUBDIVISION PLAN  
 PREPARED FOR GREEN LIGHT INVESTMENTS, LLC  
 LOCATION 98 VENICE STREET A.P. 119 / LOT 256 PROVIDENCE, RHODE ISLAND  
 Created By: K.D.A. Drawn By: E. J. L. Date: 6-30-2025 Scale: 1" = 20' REVISIONS: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100  
**E. GREENWICH SURVEYORS, LLC**  
 LAND SURVEYING AND SITE PLANNING  
 100 EAST GREENWICH, PROVIDENCE, RHODE ISLAND 02818  
 PHONE: (401) 339-2881 FAX: (401) 339-4574  
 E-MAIL: [land@egsllc.com](mailto:land@egsllc.com)

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