

To Whom It May Concern:

The property at <sup>45</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.

*Tina L. Martocchini* CLERK

Raze Building Permit  
RAZE-25-22

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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 9:40am

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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**

**45 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)

45 Venice Street

Commercial or Residential? \*

Residential

Building Type \*  
Principal Structure  
Former Building Use  
Two 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  
20251200694  
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

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[Employee Login](#)

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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**



45 Venice St

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Former Building Use

Two Family Dwelling

Project Cost \*

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Description of Work \*

demo house

Type of Construction

New Construction

Number of Stories \*

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Surety/Bond Number

100364238

Surety \*

Performance Bond

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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**

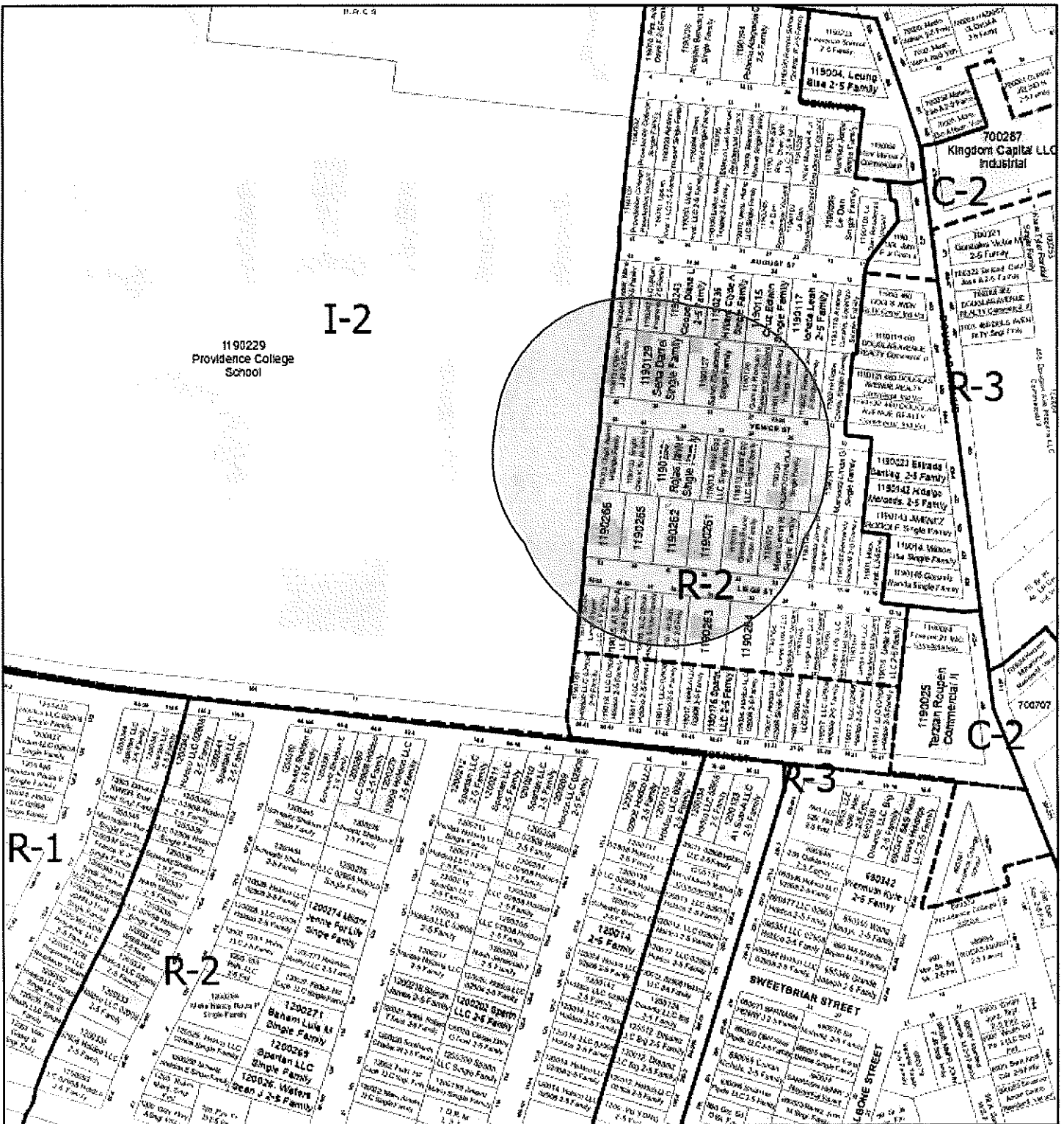
Mar 17, 2025

45 Venice St.

Parcels (Proximity) (2)

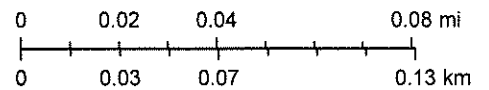
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11901170000	119-0117-0000	119	117	Providence	16 August St	2904	Ionata Leah	16 August St	Providence	RI	2904	Iavarone Sandra L	16 August St	PROVIDENCE	RI	02908-2905
11902290000	119-0229-0000	119	229	Providence	165 Eaton St	2908	Providence College	1 Cunningham Sq	Providence	RI	2908		Cunningham Sq			
11902200000	119-0220-0000	119	220	Providence	19 Venice St	2904	Ramos Jose F	19 Venice St	Providence	RI	2904		Venice St			
11901390000	119-0139-0000	119	139	Providence	20 Venice St	2904	OLUWO OYINLOLA J	20 VENICE ST	PROVIDENCE	RI	02908-2910		VENICE 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			
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
11902450000	119-0245-0000	119	245	Providence	27 August St	2904	Le Dan	19 August St	Providence	RI	2908		August St			
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11902360000	119-0236-0000	119	236	Providence	28 August St	2904	Hilliard Clyde A	28 August St	Providence	RI	2908	Hilliard Katina	28 August St	Providence	RI	2904
11901370000	119-0137-0000	119	137	Providence	30 Venice St	2904	East Egg LLC	30 Venice St	Providence	RI	2904		Venice St			
11901050000	119-0105-0000	119	105	Providence	31 August St	2904	Veritas Holding LLC	PO Box 6927	Providence	RI	2940		Box 6927			
11901360000	119-0136-0000	119	136	Providence	32 Venice St	2904	West Egg LLC	1 Diane Dr	Coventry	RI	2816		Diane Dr			
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11901070000	119-0107-0000	119	107	Providence	35 August St	2904	Upturn Investments LLC	566 Smith St	Providence	RI	2908		Smith St			
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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			
11901320000	119-0132-0000	119	132	Providence	48 Venice St	2904	Ojajide Akanni H	48 VENICE ST	PROVIDENCE	RI	02908-2910		VENICE ST			
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11902650000																
11902620000																
11902610000																

# Radius Map

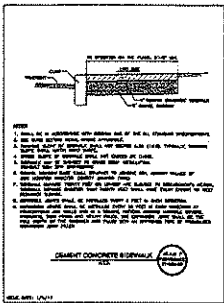
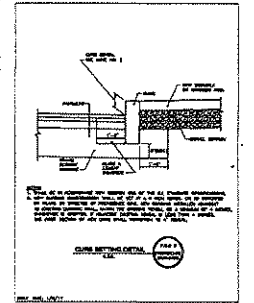
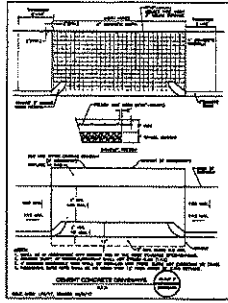


4/8/2025, 11:01:21 AM

1:3,335



45 Venice St.



**LEGEND**

IR/P =	IRON ROD FOUND/PROPOSED
UP #	EXISTING UTILITY POLE
-106-	EXISTING CONTOUR (NAVD88)
W	APPROX. EXIST. WATER LINE
S	APPROX. EXIST. SEWER LINE
PW	APPROX. PROP. WATER LINE
PS	APPROX. PROP. SEWER LINE
X X	EXISTING CHAIN LINK FENCE

**OWNER/APPLICANT**  
 GREEN LIGHT INVESTMENTS  
 1 DIANE DRIVE  
 COVENTRY, R.I. 02816  
 401-589-2207  
 Nlocota11@aol.com

- GENERAL NOTES:**
- THE PARCEL OF LAND DESIGNATED AS LOT 227 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 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", (19.6' EXISTING AVG.)  
 LOT WIDTH LESS THAN 60 FEET: 6 FEET  
 MIN. SIDE: 30 FEET  
 MIN. REAR: 30 FEET
  - SAID PARCEL IS SHOWN IN AN X ZONE ON FEMA MAP No. 4400700306J 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 DRAIN 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.providence.l.gov/public-works/forms/under-reports-publications> OR AT <https://www.providence.l.gov/wp-content/uploads/2019/06/Providence-DPW-Standard-Details.pdf>.
  - THE EXISTING HOUSE #45 IS TO BE REMOVED PRIOR TO CONSTRUCTION.

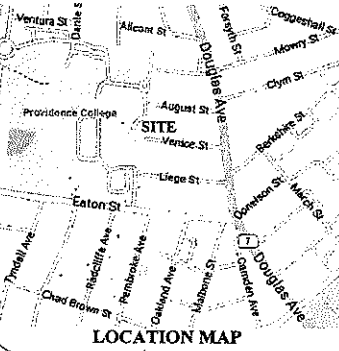
**BUILDING / IMPERVIOUS COVERAGE**

	PERMITTED	PROPOSED
FRONT YARD IMPERVIOUS	16'x40'x33% = 211.0 sf	210.2 sf
REAR YARD IMPERVIOUS	30'x40'x50% = 600.0 sf	598.6 sf
<b>BUILDING COVERAGE</b>	<b>45%</b>	<b>1391.0 sf 35%</b>
<b>TOTAL MAX. IMPERVIOUS</b>	<b>65%</b>	<b>2578.6 sf 64%</b>

**FRONT STRIPS WITHIN 100 FEET**

58 VENICE STREET	19.8 FEET
53 VENICE STREET	19.4 FEET
AVERAGE	19.6 FEET
PROPOSED	16.0 FEET

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

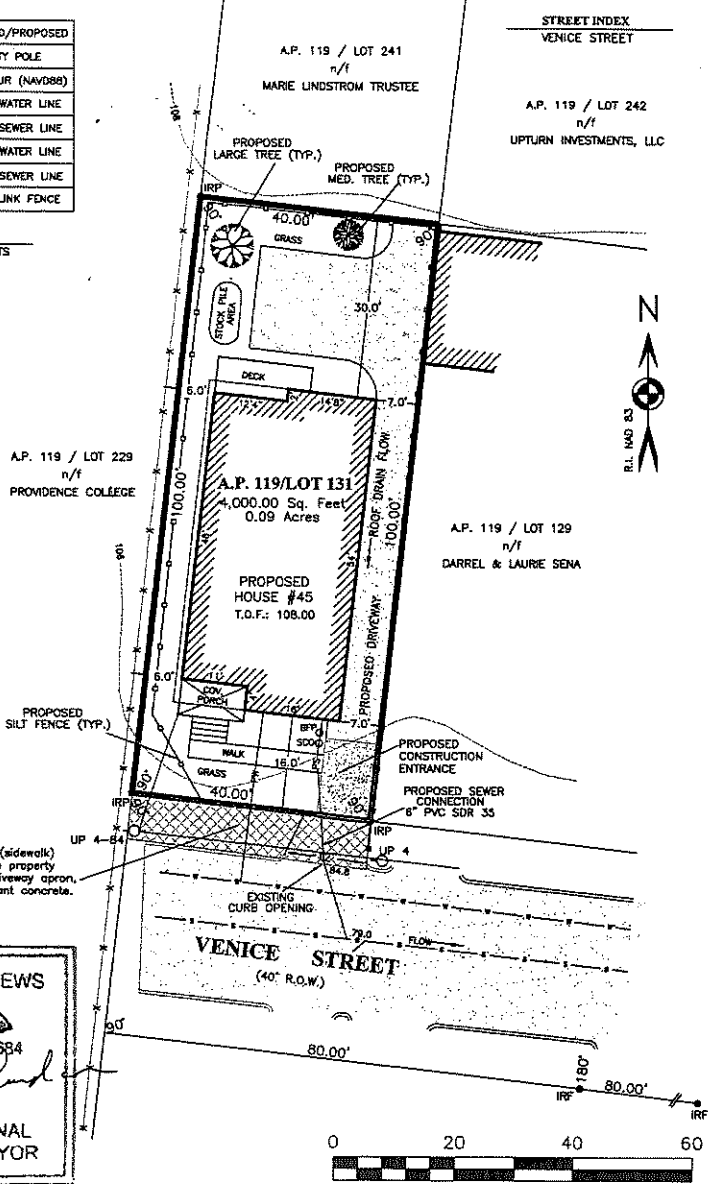
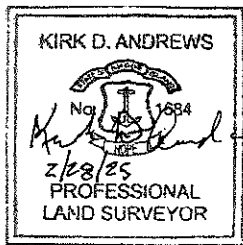


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-BIG-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

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. 1864  
 COA No.: 000A555



**PROPOSED SITE PLAN**

Prepared for: GREEN LIGHT INVESTMENTS, LLC  
 45 VENICE STREET  
 A.P. 119 / LOT 131  
 PROVIDENCE, RHODE ISLAND

Checked by: K.D.A. Drawn by: E.J.I.  
 Scale: 1" = 20' Date: 8-27-25

**E. GREENWICH SURVEYORS, LLC**  
 LAND SURVEY AND SITE PLANNING  
 1000 MAIN STREET, SUITE 100  
 EAST GREENWICH, RHODE ISLAND 02818  
 PHONE: (401) 381-2801 FAX: (401) 381-2807  
 E-MAIL: [info@greenwichsurveyors.com](mailto:info@greenwichsurveyors.com) WWW: [www.greenwichsurveyors.com](http://www.greenwichsurveyors.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,

*afell*

(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*  
NATALIE MORALES  
NOTARY PUBLIC  
PUBLIC  
NATALIE MORALES  
Notary Public of Rhode Island  
My Commission Expires 10/28  
10/28/25

**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,

*[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)

