



INSPECTION & STANDARDS  
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DEC 11 2024

**Pedro J. Espinal**  
**Majority Leader**

Committee on Ordinances, Chair  
Committee on City Property, Member  
Committee on Public Works, Member  
Committee on Claims & Pending Suits, Member  
Councilor – Ward 10

Marc A Greenfield, Esq.  
Chair, City of Providence Zoning Board of Review  
444 Westminster Street  
Providence, RI 02903

RE: Chosen Generation, LLC – 148 Rugby Street, Plat 54, Lot 522

Mr. Greenfield and Members of the Zoning Board of Review,

I am writing to express my strong opposition to the proposed dimensional variance for the single-family home at 148 Rugby Street. After reviewing the plot through the City's GIS resources and drawing from my familiarity with the neighborhood, I believe this plan is not the best fit for the character of the area or the needs of its residents.

At just 1,264 square feet, this lot poses significant challenges. The requested variance would reduce the pervious surface requirement for R-3 construction from 1,000 square feet to just 671 square feet. While this might create more buildable area for the proposed home, it doesn't change the fact that the lot's size and the unrelieved two-story height limit for homes on lots under 2,500 square feet make this project less than ideal for single-family construction. I've walked this area many times and know it well; it's a neighborhood where space, scale, and comfort matter deeply to the people who live there.

I appreciate efforts to increase housing supply, particularly from local developers like Chosen Generation. However, I feel strongly that this project is trying to fit too much into too little space, which could disrupt the character and livability of the area. Even with the requested parking relief, the proposal still doesn't sit right for this specific lot.

I respectfully urge you to deny this variance request. Please don't hesitate to reach out if you have any further questions or need clarification on my concerns.

Best regards,

Pedro Espinal  
Councilman – Ward 10