

# VARGAS HOLDINGS LLC

1665 HARTFORD AVENUE SUITE 22 JOHNSTON RI 02919

PHONE: 401-374-5421 or 401-480-9180 / EMAIL: VARGASHOLDINGSLLC@GMAIL.COM

RE: 407 ORMS ST  
PROVIDENCE RI 02908

To Whom It May Concern:

August 12<sup>th</sup> 2025

Dear Neighbor,

I hope this letter finds you well.

I am writing to inform you that we are planning to begin demolition work at 407 Orms Street Providence Rhode Island 02908. The demolition is scheduled to occur during the months of September

or October of 2025 and is expected to take approximately one to two weeks, depending on weather and site conditions.

This work is being conducted as part of a planned redevelopment of the property. All necessary permits have been or are in the process of being obtained, and the work will be carried out by a licensed contractor in accordance with local building codes and safety regulations.

During this time, you may notice increased noise, dust, and construction vehicle traffic in the area. We are working closely with our contractors to minimize disruptions and ensure the safety of all nearby residents. Appropriate measures, such as dust control and debris management, will be taken throughout the process.

If you have any questions or concerns regarding the demolition, please don't hesitate to contact me directly at 401-374-5421 or [Vargasholdingsllc@gmail.com](mailto:Vargasholdingsllc@gmail.com)

Thank you for your understanding and patience as we move forward with this project.

Warm regards,

Paul Vargas Manager

Vargas Holdings LLC

IN CITY COUNCIL

SEP 04 2025

READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Jana Z. Martorelli* CLERK

# VARGAS HOLDINGS LLC

1000 WEST WASHINGTON STREET  
PROVIDENCE, RHODE ISLAND 02903  
TEL: 401-843-1234

1000 WEST WASHINGTON STREET  
PROVIDENCE, RHODE ISLAND 02903

TEL: 401-843-1234

FAX: 401-843-1234

WWW.VARGASLLC.COM

1000 WEST WASHINGTON STREET

PROVIDENCE, RHODE ISLAND 02903  
TEL: 401-843-1234  
FAX: 401-843-1234  
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1000 WEST WASHINGTON STREET  
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1000 WEST WASHINGTON STREET  
PROVIDENCE, RHODE ISLAND 02903

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.  
2025 AUG 12 P 3: 37

FILED

IN CITY COUNCIL  
SEP 04 2025  
PROVIDENCE, RHODE ISLAND  
CITY CLERK





#	ParcAddress	ZIP_POSTAL	Owner1
1	0 Violet St	02901	SDMI Realty
2	103 Bath St	02908	Applegate Tyler D
3	11 Violet St	02908	Castro Elvia A Jax
4	11 Zone St	02901	Adams Jocelyn J
5	115 Bath St	02908	Selwyn Realty LLC
6	117 Bath St	02908	Selwyn Realty LLC
7	119 Bath St	02908	Selwyn Realty LLC
8	12 Violet St	02908	Aksenova Realty LLC
9	122 Bath St	02908	GAIDIMAS CASIMIR J Jr
10	123 Bath St	02908	Selwyn Realty LLC
11	125 Bath St	02908	Selwyn Realty LLC
12	126 Bath St	02908	GAIDIMAS CASIMIR J Jr
13	127 Bath St	02908	Selwyn Realty LLC
14	129 Bath St	02908	Selwyn Realty LLC
15	130 Bath St	02908	GAIDIMAS CASIMIR J Jr
16	131 Bath St	02908	Selwyn Realty LLC
17	133 Bath St	02908	Selwyn Realty LLC
18	142 Bath St	02901	CITY OF PROVIDENCE
19	15 Violet St	02908	Winkler Emma Frances
20	16 Violet St	02908	Kenyon Rose Weeden
21	17 Zone St	02908	Pen Sophors
22	19 Violet St	02908	Ith Alvin V
23	20 Violet St	02908	Acevedo Rafael A
24	21 Violet St	02908	Ahmed Ghulam
25	229 Jewett St	02908	Cuevas Leonardo A



26	23 Violet St	02908	Giron Maria Y Trustee
27	23 Zone St	02908	EMDJIAN JIRAIR
28	233 Jewett St	02908	Vongsithi Keovandy
29	237 Jewett St	02908	Siimon Anthony E
30	241 Jewett St	02908	Sinphoune Phousith N
31	245 Jewett St	02908	Halsey Ryan
32	249 Jewett St	02908	Dragoumanos Petro
33	253 Jewett St	02908	Suarez Danny
34	257 Jewett St	02908	Horizon LLC
35	381 Orms St	02908	Wood Christopher R
36	382 Orms St	02908	Ace Properties RI LLC
37	388 Orms St	02908	Rockingham Associates, LLC
38	395 Orms St	02908	GAIDIMAS CASIMIR J Jr
39	396 Orms St	02908	Charlie Chan Investments LLC
40	399 Orms St	02908	Zhang Muching
41	402 Orms St	02908	Rivas Francisco A
42	407 Orms St	02908	HOWARD LEONA F
43	408 Orms St	02908	Leuthavone Khamphoung
44	411 Orms St	02908	Adem Adem I
45	412 Orms St	02908	Leuthavone Khamphoung
46	419 Orms St	02908	Clark Andrew M
47	420 Orms St	02908	Staffeld Guillen George F
48	423 Orms St	02908	De Staffeld Lourdes Guillen
49	426 Orms St	02908	Romero Brandon Jared
50	427 Orms St	02908	Olson James
51	6 Violet St	02908	Tavareas Tomasina



52	8 Violet St	02908	SDMI Realty
53	88 Bath St	02908	Kashouh Penelope
54	No data	No data	No data



#	OwnerAddress	OwnerCity	OwnerState
1	521 South Main St	Woonsocket	RI
2	103 Bath St	Providence	RI
3	11 Violet St	Providence	RI
4	14 ZONE STREET	PROVIDENCE	RI
5	149 Selwyn Way	Providence	RI
6	149 Selwyn Way	Providence	RI
7	149 Selwyn Way	Providence	RI
8	521 South Main St	Woonsocket	RI
9	262 Sitllwater Rd	Smithfield	RI
10	149 Selwyn Way	Providence	RI
11	149 Selwyn Way	Providence	RI
12	262 Sitllwater Rd	Smithfield	RI
13	149 Selwyn Way	Providence	RI
14	149 Selwyn Way	Providence	RI
15	262 Sitllwater Rd	Smithfield	RI
16	149 Selwyn Way	Providence	RI
17	149 Selwyn Way	Providence	RI
18	No data	PROVIDENCE	RI
19	15 Violet St	Providence	RI
20	16 Violet St	Providence	RI
21	203 Early St	Providence	RI
22	19 Violet St	Providence	RI
23	20 Violet St	Providence	RI
24	21 Violet St	Providence	RI
25	229 Jewett St	Providence	RI



26	52 Hurlburt Ave	Johnston	RI
27	23 ZONE ST	PROVIDENCE	RI
28	233-235 Jewett St	Providence	RI
29	126 Cathedral Ave	Providence	RI
30	241 Jewett St	Providence	RI
31	245 Jewett St	Providence	RI
32	111 Aldrich St	Roslindale	MA
33	253 Jewett St	Providence	RI
34	302 Shawmut Ave	Boston	MA
35	377 Orms St	Providence	RI
36	20 Lawnacre Dr	North Providence	RI
37	48 Glen Ave	Cranston	RI
38	262 Sitllwater Rd	Smithfield	RI
39	117 Niagara St	Providence	RI
40	752 Charles St	Providence	RI
41	404 Orms St	Providence	RI
42	407 ORMS ST	PROVIDENCE	RI
43	408-410 Orms St	Providence	RI
44	411 Orms St	Providence	RI
45	408-410 Orms St	Providence	RI
46	419 Orms St	Providence	RI
47	420 Orms St	Providence	RI
48	425 Orms St	Providence	RI
49	426 Orms St	Providence	RI
50	427 Orms St	Providence	RI
51	6 Violet St	Providence	RI



52	521 South Main St	Woonsocket	RI
53	90 Bath St	Providence	RI
54	No data	No data	No data

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PROVIDENCE, R.I.  
2025 AUG 12 P 3: 37

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City of Providence, RI

**\$489.50 Paid**

**via Check #1668**

Note: BANKNEWPORT

Thanks for using the Online Service Center

GIANA ENTERPRISES INC  
 Raze Building Permit #RAZE-25-47  
 July 24, 2025

Demolition of Buildings or Structures	\$429.50
Poster Fee	\$60.00
<b>Total Paid</b>	<b>\$489.50</b>





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Receipt number #158439





### RAZE-25-47

Raze Building Permit

Status: Active

Submitted On: 7/24/2025

### Primary Location

407 Orms St  
Providence, RI 02908

### Owner

LEONA HOWARD  
407 ORMS ST PROVIDENCE, RI

### Applicant

Richard Ferreira  
 401-230-6911  
 gianaenterprises@yahoo.com  
 86 Knight St  
Warwick, RI 02886

## 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)

Commercial or Residential?\*

Residential

Building Type\*

Former Building Use

Principal Structure

Project Cost\*

19500

Description of Work\*

Demolition of a single family structure.

Type of Construction

Number of Stories\*

1

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

67559903

Surety\*

Performance Bond

Building Wrecker

Dig-Safe Verification Number

20252911937

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)

RICHARD FERREIRA

### 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

RICHARD FERREIRA

Contractor Company Name

GIANA ENTERPRISES, INC

Contractor Street Address

86 Knight St

Contractor City

warwick

Contractor State

Rhode Island

Contractor Zip

02886

Contractor Phone #

()

Contractor Email Address

Contractor License/Registration Number

GC-31812

Contractor License/Registration Category

Residential/Commercial

Contractor License/Registration Description

Contractor's Residential and Commercial  
Registration Application

Contractor License/Registration Issue Date

–

Contractor License/Registration Expiration Date

04/03/2026

Contractor License/Registration Insurance Exemption

Flag\*



Contractor License/Registration Active\*



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## 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\*

✓ RICHARD FERREIRA  
Jul 24, 2025

## Attachments

-  **PROPOSED METHOD OF DEMOLITION**  
20250724110710767.pdf  
Uploaded by Arrianna Rodgers on Jul 24, 2025 at 11:04 AM
-  **PROPOSED DEMOLITION SCHEDULE**  
20250724110710767.pdf  
Uploaded by Arrianna Rodgers on Jul 24, 2025 at 11:04 AM
-  **CERTIFICATE OF LIABILITY INSURANCE WITH COINSURANCE**  
20250724105030273.pdf  
Uploaded by Arrianna Rodgers on Jul 24, 2025 at 10:56 AM
-  **PERFORMANCE BOND**  
20250724105042971.pdf  
Uploaded by Arrianna Rodgers on Jul 24, 2025 at 11:00 AM
-  **ASBESTOS ABATEMENT DOCUMENTATION or CONFIRMATION OF ABSENCE**  
20250724105015622.pdf  
Uploaded by Arrianna Rodgers on Jul 24, 2025 at 10:55 AM
-  **DOCUMENTATION OF PEST CONTROL or CONFIRMATION OF ABSENCE**  
20250724105022621.pdf  
Uploaded by Arrianna Rodgers on Jul 24, 2025 at 10:55 AM
-  **APPROVAL OF THE RHODE ISLAND ENERGY GAS DIVISION**  
20250724105003778.pdf  
Uploaded by Arrianna Rodgers on Jul 24, 2025 at 10:54 AM



## APPROVAL OF THE RHODE ISLAND ENERGY ELECTRIC DIVISION

20250724105034613.pdf

Uploaded by Arrianna Rodgers on Jul 24, 2025 at 10:57 AM

### Record Activity

Arrianna Rodgers started a draft Record	07/24/2025 at 10:38 am
Arrianna Rodgers submitted Record RAZE-25-47	07/24/2025 at 10:44 am
OpenGov system altered approval step Application Intake, changed status from Inactive to Active on Record RAZE-25-47	07/24/2025 at 10:44 am
OpenGov system assigned approval step Application Intake to PERMIT TECH on Record RAZE-25-47	07/24/2025 at 10:44 am
Arrianna Rodgers reassigned approval step Application Intake from PERMIT TECH to Arrianna Rodgers on Record RAZE-25-47	07/24/2025 at 10:44 am
Arrianna Rodgers added file 20250724105003778.pdf to Record RAZE-25-47	07/24/2025 at 10:54 am
Arrianna Rodgers added file 20250724105015622.pdf to Record RAZE-25-47	07/24/2025 at 10:55 am
Arrianna Rodgers added file 20250724105022621.pdf to Record RAZE-25-47	07/24/2025 at 10:55 am
Arrianna Rodgers added file 20250724105030273.pdf to Record RAZE-25-47	07/24/2025 at 10:56 am
Arrianna Rodgers added file 20250724105034613.pdf to Record RAZE-25-47	07/24/2025 at 10:57 am
Arrianna Rodgers added file 20250724105042971.pdf to Record RAZE-25-47	07/24/2025 at 11:00 am
Arrianna Rodgers added file 20250724110710767.pdf to Record RAZE-25-47	07/24/2025 at 11:04 am
Arrianna Rodgers added file 20250724110710767.pdf to Record RAZE-25-47	07/24/2025 at 11:04 am
Arrianna Rodgers approved approval step Application Intake on Record RAZE-25-47	07/24/2025 at 11:05 am
OpenGov system altered payment step Permit Fee, changed status from Inactive to Active on Record RAZE-25-47	07/24/2025 at 11:05 am
Arrianna Rodgers assigned approval step Documentation Review to Arrianna Rodgers on Record RAZE-25-47	07/24/2025 at 11:05 am
OpenGov system completed payment step Permit Fee on Record RAZE-25-47	07/24/2025 at 11:07 am

OpenGov system altered inspection step Plumbing Inspection, changed status from Inactive to Active on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system altered approval step Planning Department Approval, changed status from Inactive to Active on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system altered approval step Documentation Review, changed status from Inactive to Active on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system altered approval step Department of Public Works Approval, changed status from Inactive to Active on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system altered inspection step Electrical Inspection, changed status from Inactive to Active on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system altered approval step City Plan Commission Approval, changed status from Inactive to Active on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system altered approval step Fire Department Approval, changed status from Inactive to Active on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system assigned approval step Fire Department Approval to Derek Simoneau on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system assigned approval step City Plan Commission Approval to Choyon Manjrekar on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system assigned inspection step Electrical Inspection to Rafael Pajaro on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system assigned approval step Department of Public Works Approval to Joe Angelino on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system assigned approval step Planning Department Approval to Choyon Manjrekar on Record RAZE-25-47	07/24/2025 at 11:07 am
OpenGov system assigned inspection step Plumbing Inspection to Michael Newman on Record RAZE-25-47	07/24/2025 at 11:07 am
Arrianna Rodgers reassigned inspection step Electrical Inspection from Rafael Pajaro to Edward Burns on Record RAZE-25-47	07/24/2025 at 11:08 am
Arrianna Rodgers assigned approval step Building Official Approval to John Botelho on Record RAZE-25-47	07/24/2025 at 11:11 am
Arrianna Rodgers altered approval step Documentation Review, changed status from Active to On Hold on Record RAZE-25-47	07/24/2025 at 11:22 am
Joe Angelino waived approval step Department of Public Works Approval on Record RAZE-25-47	07/24/2025 at 12:26 pm
Arrianna Rodgers waived inspection step Plumbing Inspection on Record RAZE-25-47	07/24/2025 at 2:44 pm
Arrianna Rodgers waived inspection step Electrical Inspection on Record RAZE-25-47	07/24/2025 at 2:44 pm
Benjamin Poirier reassigned approval step Fire Department Approval from Derek Simoneau to April Kuzdeba on Record RAZE-25-47	07/24/2025 at 4:35 pm

April Kuzdeba waived approval step Fire Department Approval on Record RAZE-25-47	07/25/2025 at 10:19 am
Choyon Manjrekar approved approval step Planning Department Approval on Record RAZE-25-47	08/04/2025 at 10:52 am
Choyon Manjrekar approved approval step City Plan Commission Approval on Record RAZE-25-47	08/04/2025 at 10:52 am
Monica Didonato added a guest: pvargas757@icloud.com to Record RAZE-25-47	08/12/2025 at 9:57 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
✓ Application Intake	7/24/2025, 10:44:46 AM	7/24/2025, 11:05:02 AM	Arrianna Rodgers	-	Completed
💰 Permit Fee	7/24/2025, 11:05:03 AM	7/24/2025, 11:07:57 AM	Richard Ferreira	-	Completed
🔧 Electrical Inspection	7/24/2025, 11:07:57 AM	7/24/2025, 2:44:11 PM	Edward Burns	-	Skipped
🔧 Plumbing Inspection	7/24/2025, 11:07:57 AM	7/24/2025, 2:44:00 PM	Michael Newman	-	Skipped
✓ Fire Department Approval	7/24/2025, 11:07:57 AM	7/25/2025, 10:19:44 AM	April Kuzdeba	-	Skipped
✓ Planning Department Approval	7/24/2025, 11:07:57 AM	8/4/2025, 10:52:09 AM	Choyon Manjrekar	-	Completed
✓ Department of Public Works Approval	7/24/2025, 11:07:57 AM	7/24/2025, 12:26:09 PM	Joe Angelino	-	Skipped
✓ City Plan Commission Approval	7/24/2025, 11:07:57 AM	8/4/2025, 10:52:13 AM	Choyon Manjrekar	-	Completed
✓ Documentation Review	7/24/2025, 11:07:57 AM	-	Arrianna Rodgers	-	On Hold
✓ Building Official Approval	-	-	John Botelho	-	Inactive
📄 Demolition Permit Issued	-	-	-	-	Inactive
🔧 Final Inspection	-	-	-	-	Inactive



## Raze Building Permit

**RAZE-25-47**

### Your Submission

Attachments

Guests (1)

- 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 Jul 24, 2025 at 10:44am

## Contact Information

**Richard Ferreira**

Email address

gianaenterprises@yahoo.com

Phone Number

401-230-6911

Mailing Address

86 Knight St , Warwick , RI 02886

## Locations

1 location total

### PRIMARY LOCATION



**407 Orms 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)

--

Commercial or Residential? \*

Residential

Building Type \*

Principal Structure

Former Building Use

--

Project Cost \*

19,500

Description of Work \*

Demolition of a single family structure.

Type of Construction

--



Number of Stories \*

1

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

67559903

Surety \*

Performance Bond

Building Wrecker

--

Dig-Safe Verification Number

20252911937

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)

RICHARD FERREIRA

**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

RICHARD FERREIRA

Contractor Company Name

GIANA ENTERPRISES, INC

Contractor Street Address

86 Knight St



Contractor City

warwick

Contractor State

Rhode Island

Contractor Zip

02886

Contractor Phone #

()

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Contractor Email Address

--

Contractor License/Registration Number

GC-31812

Contractor License/Registration Category

Residential/Commercial

Contractor License/Registration Description

Contractor's Residential and Commercial Registration Application

Contractor License/Registration Issue Date

--

Contractor License/Registration Expiration Date

04/03/2026



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 \*





RICHARD FERREIRA

Jul 24, 2025

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## 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>)

Portal powered by **OpenGov**

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