

9/24/24, 11:26 AM

about:blank

**Raze Building Permit**

**Applicant**

**Primary Location**

**RAZE-24-27**

👤 KEVIN MORAN

45 America St

☎ 401-265-9897

Providence, RI 02903

Submitted On: Jul 23, 2024

@ kevmhi@gmail.com

**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)**

--

**Building Type**

All other building or structures

**Former Building Use**

--

**Project Cost**

350000

**Description of Work**

Demolition of front and rear structure.

**Type of Construction**

--

**Number of Stories**

3

**Surety/Bond Number**

107742920

**Surety**

Performance Bond

**Building Wrecker**

--

**Dig-Safe Verification Number**

--

**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.

true

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

Kevin Moran

**General Contractor Detail (if applicable)**

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

true

IN CITY COUNCIL

OCT 03 2024

READ

WHEREUPON IT IS ORDERED THAT THE SAME BE RECEIVED.

*Imad Mastourani* CLERK

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

9/24/24, 11:26 AM

about:blank

**Contractor Name**

KEVIN MORAN

**Contractor Company Name**

MORAN HOME IMPROVEMENT

**Contractor Street Address**

466 MATTITY RD

**Contractor City**

NORTH SMITHFIELD

**Contractor State**

Rhode Island

**Contractor Zip**

02896

**Contractor Phone #**

()

**Contractor Email Address**

--

**Contractor License/Registration Number**

GC-18538

**Contractor License/Registration Category**

Residential

**Contractor License/Registration Description**

Contractor's Residential and Commercial Registration Application

**Contractor License/Registration Issue Date**

--

**Contractor License/Registration Insurance Exemption Flag**

true

**Contractor License/Registration Expiration Date**

07/01/2023

**Contractor License/Registration Active**

true

**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**

true



The following is a List of Properties and Respective Owners located within 200 feet of the  
**Subject Property: 45 America Street**  
also known as **Lot 236** on the Tax Assessor's **Plat 28**  
Providence, Rhode Island

Plat / Lot:	Location:	Names and Mailing Addresses of Property Owners within 200 feet:
28 / 175	81 Sutton Street	Linda Lee Nardella 853 Smith Street Providence, RI 02908
28 / 176	87 Sutton Street	Dustin Page Haley Cedaholm 87 Sutton Street Providence, RI 02903
28 / 177	89 Sutton Street	DNC Acquisitions LLC 56 Pine Street Providence, RI 02903
28 / 208	118 Sutton Street	Touchstone Property Group LLC 550 Cocituate Road, Unit 25 Framingham, MA 01701
28 / 209	112 Sutton Street	Lidia E. Ayala 108 Sutton Street Providence, RI 02903
28 / 210	108 Sutton Street	Lidia E. Ayala 108 Sutton Street Providence, RI 02903
28 / 211	104 Sutton Street	Frank Bassi Carolyn Bassi 100 Daytona Avenue Narragansett, RI 02882

Plat / Lot:	Location:	Names and Mailing Addresses of Property Owners within 200 feet:
28 / 212	185 Federal Street	Meng Chao Wang Yan Qing Li 69 Mesa Drive North Kingstown, RI 02852
28 / 213	94 Sutton Street	DNC Acquisitions LLC 56 Pine Street Providence, RI 02903
28 / 214	90 Sutton Street	DNC Acquisitions LLC 56 Pine Street Providence, RI 02903
28 / 215	86 Sutton Street	DNC Acquisitions LLC 56 Pine Street Providence, RI 02903
28 / 216	82 Sutton Street	DNC Acquisitions LLC 56 Pine Street Providence, RI 02903
28 / 217	78 Sutton Street	78 Sutton LLC 103 Scituate Avenue Johnston, RI 02919
28 / 218	74 Sutton Street	Christian Allen 18 Mayflower Street Providence, RI 02906
28 / 230-1	21 America Street	Beechwood Crescent LLC 27 Tucker Hollow Road North Scituate, RI 02857
28 / 230-2	21 America Street	Michael Manzi 521 South Main Street Woonsocket, RI 02895

Plat / Lot:	Location:	Names and Mailing Addresses of Property Owners within 200 feet:
28 / 230-3	21 America Street	Beechwood Crescent LLC 27 Tucker Hollow Road North Scituate, RI 02857
28 / 231	25 America Street	James F. Deibel 25 America Street Providence, RI 02903
28 / 232	31 America Street	Michael J. Marsocci, Jr. 240 George Waterman Road Johnston, RI 02919
28 / 233	33 America Street	Carlos Oveido 33 America Street Providence, RI 02903
28 / 234	39 America Street	DNC Acquisitions LLC 56 Pine Street Providence, RI 02903
28 / 235	41 America Street	DNC Acquisitions LLC 56 Pine Street Providence, RI 02903
28 / 236 Subject	45 America Street	DNC Acquisitions LLC 56 Pine Street Providence, RI 02903
28 / 237	49 America Street	Edson W. Quinteros 7 Jasmine Circle Saunderstown, RI 02874
28 / 238	53 America Street	Gabagool LLC 5600 Post Road East Greenwich, RI 02818

Plat / Lot:	Location:	Names and Mailing Addresses of Property Owners within 200 feet:
28 / 239	57 America Street	Gabagool LLC 5600 Post Road, #114-213 East Greenwich, RI 02818
28 / 240	61 America Street	20 Jones LLC 536 Atwells Avenue Providence, RI 02909
28 / 778	24 Africa Street	Touchstone Property Group LLC 550 Cochituate Road, Unit 25 Framingham, MA 01701
28 / 804	15 Africa Street	Sovereign Bank P. O. Box 14115 Reading, PA 19612
28 / 808	44 America Street	Megan K. Difabio Mary Ellen Cox 30 Fox Ridge Drive Cranston, RI 02920
28 / 809	48 America Street	Timothy French 119 Almy Street Providence, RI 02909
28 / 811	165 Federal Street	James Ruh 165 Federal Street Providence, RI 02909
28 / 813	161 Federal Street	Desiree L. Sousa 161 Federal Street Providence, RI 02909
28 / 814	157 Federal Street	Ronald A. Mordini, Jr. Timothy J. French 119 Almy Street Providence, RI 02909

Plat / Lot:	Location:	Names and Mailing Addresses of Property Owners within 200 feet:
28 / 819	62 America Street	Providence Growth 2019 Fund Holdings LLC 150 Chestnut Street Providence, RI 02903
28 / 925	184 Federal Street	Benjamin L. Wesley Daniela Gongora 184 Federal Street Providence, RI 02909
28 / 935	98 Sutton Street	Maria A. Mastrostefano Joseph V. Mastrostefano c/o John Mastrostefano 53 Wellspring Drive Cranston, RI 02920
28 / 943	186 Federal Street	GL Properties LLC 10 Africa Street Providence, RI 02909
28 / 960	109 Sutton Street	DNC Acquisitions LLC 56 Pine Street Providence, RI 02903
28 / 963	105 Sutton Street	Frank Bassi Carolyn Bassi 100 Daytona Avenue Narragansett, RI 02882
28 / 964	103 Sutton Street	Bassi Realty Enterprises LLC 100 Daytona Avenue Narragansett, RI 02882
28 / 979	16 Africa Street	Deigo A. Hernandez Nadyuska Hernandez 16 Africa Street Providence, RI 02903

Plat / Lot:	Location:	Names and Mailing Addresses of Property Owners within 200 feet:
28 / 982-1	52 America Street	Ian S. Campbell Emily K. Carter 52 America Street, Unit 1 Providence, RI 02903
28 / 982-2	52 America Street	Matthew W. Reynolds 58 America Street, Unit 2 Providence, RI 02903
28 / 982-3	52 America Street	Maximilian Maher Abigail Culpepper 52 America Street, Unit 3 Providence, RI 02903
28 / 982-4	52 America Street	Alyssa Francis 52 America Street, Unit 4 Providence, RI 02903
28 / 982-5	52 America Street	Santiago Ernesto Gomez-Chartier Louisa Dahmari 52 America Street, Unit 5 Providence, RI 02903
28 / 982-6	52 America Street	Joshua K. Pacheco 52 America Street Providence, RI 02903
28 / 1032	93 Sutton Street	Frank Bassi Carolyn Bassi 100 Daytona Avenue Narragansett, RI 02882
28 / 1033	93 Sutton Street (Rear)	Frank Bassi Carolyn Bassi 100 Daytona Avenue Narragansett, RI 02882

---

Plat / Lot:	Location:	Names and Mailing Addresses of Property Owners within 200 feet:
28 / 1045	18 America Street	Alebia, Inc. 286 Atwells Avenue Providence, RI 02903
28 / 1046	20 America Street	PVD LLC 63 DePasquale Avenue Providence, RI 02903
28 / 1047	24 America Street	Atwells Ave Parking LLC 2010 Mineral Spring Avenue North Providence, RI 02911

## **Demolition Notice**

### **Notice to Adjoining Property Owners**

Friday September 13, 2024

Dear Abutting Property Owner:

In accordance with the provisions of Chapter 5, Article 1, Section 5-8, Notice of Demolition Permit Issuance of the Codes of Ordinances of the City of Providence, as an abutting landlord Premier Land Development hereby provides notification of the intent to raze the buildings located at **45-47 America St** on or following October 21<sup>st</sup>, 2024. As an adjoining property owner, within 200' of the subject property we are required to provide said notice.

This notice was filed by:

Applicant: DNC Acquisitions, LLC

Owner: DNC Acquisitions, LLC

Address of building to be demolished:45/47 America Street

Type of building to be demolished: Residential wood framed structure

Anticipated Date of Demolition:10/21/2024 -10/25/24

**Certification of 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,

*BPM* Director of Operations

(Print name and Title)

State of Rhode Island

County of Providence

In Rhode Island in said County

on the 12 day of September,

20 24, before me personally appeared

Brendan Moran Director of  
Operations, to me known and

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

~~Premise Land Use~~ acknowledged said instrument,

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

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

(Signature of Notary, title)

*Jacob Bodell*, Notary Public

JACOB BODELL  
Notary Public, State of Rhode Island  
My Commission Expires April 14, 2026