



B.I.N.

Department of Inspection and Standards

Jorge O. Elorza, Mayor

Joseph M. Atchue, CBO, Director

Kevin W. Mahoney, Deputy Director

SECOND INSPECTION NOTICE OF VIOLATION AND CORRECTION ORDER

To: Andres A. Pernia Blanco
27 Taber Avenue
Providence, RI 02906

Mid-Island Mortgage Corp.
900 Merchants Concourse
Suite #112
Westbury NY 11590

Property: 27 Taber Avenue
Plat: 039 Lot: 0450
Inspector: Michael DiOrio
Inspection Date: 02/25/2021
Issue Date: 02/25/2021

Upon re-inspection of your property, the inspector found that the violations of the State Building Code still exist. A cumulative civil penalty of **fifty (\$50) per day** for each day each violation continues has now been imposed. This notice has been recorded as a lien on your property and will not be released until the violations have been abated and the penalty imposed has been paid. You are hereby ordered to bring your property into compliance with the provisions of the Code and/or Act **within thirty (30) days**.

Violation(s)

Violation #1: Exceeded allowed amount of impervious surface. In violation with Providence Zoning Ordinance Article 402 tablet 4-1.

Fees

\$50 per day for each violation 1x50= 50 per day

When you have corrected the violations, you must contact the Department of Inspections and Standards so that the inspector may verify that the work has been completed.

If the notice of violation is not complied with and corrections are not made **within thirty (30) days of the issue date**, the City shall institute the appropriate proceedings in the Providence Housing Court to correct or abate the violations on the above named property or to require the removal or termination of the unlawful occupancy of the property. Any orders issued by the Providence Housing Court will result in additional liens upon the property. *See State Building Code SBC-1 Section 105.1.*

Kevin Mahoney, Deputy Director



Department of Inspection and Standards

Jorge O. Elorza, Mayor
Jeffrey L. Lykins, RA, Director
Kevin Mahoney Deputy Director

CERTIFICATE OF SERVICE

I, Wendy Delarosa, hereby certify that on 02/25/2021, I mailed copies of the Second Notice of Violation issued on: 02/25/2021 for property address: 27 Taber Street by U.S Postal Service to the following party(ies):

Andres A. Pernia Blanco
27 Taber Avenue
Providence, RI 02906

Mid-Island Mortgage Corp.
900 Merchants Concourse
Suite #112
Westbury NY 11590

A handwritten signature in blue ink, appearing to read "Wendy Delarosa", written over a horizontal line.

Signature



Department of Inspection and Standards
 Jorge O. Elorza Mayor
 Joseph M. Atchue, Director ~ Kevin Mahoney, Deputy Director

ZONING NOTICE OF VIOLATION

TODAY'S DATE: _____
 INSPECTOR: _____
 DATE OF INSPECTION: _____
 PROPERTY ADDRESS: _____
 PLAT & LOT NUMBER: _____
 ZONING DISTRICT: _____

VIOLATION COUNT No. 1

Zoning Ordinance Section:		
Article No.	Section/Table No.	Zoning Ordinance Section Title and Subtitle:

Description of Violation:

Required Action to Abate Violation:

VIOLATION COUNT No. 2 (if applicable)

Zoning Ordinance Section:		
Article No.	Section/Table No.	Zoning Ordinance Section Title and Subtitle:

Description of Violation:

Required Action to Abate Violation:



Red brick chimney

27 29

WM-752

PAC-538



From: [Still, Douglas](#)
To: [Thompson, Alexis](#); "goldliongl@gmail.com"; "lettslisa22@gmail.com"
Cc: [Bombard, William](#); [Atchue, Joseph](#); [Sath, Boup](#)
Subject: RE: Requested Info for 27 Taber Avenue, Providence, RI.
Date: Monday, January 27, 2020 1:01:19 PM
Attachments: [image002.png](#)
[image003.png](#)

Alexis and all,

The tree on the side of 27 Taber Ave is a 5" diameter tree lilac. If creating a new curbcut, the tree would need to be removed and the diameter replaced, as per the City Tree Ordinance, Sec 23 1/2 . That would equal 2 trees at 2 ½ inch caliper. If there is not room to plant along the curb at this address, you would pay equal restitution for 2 new trees, at \$500 each (\$1,000) payable the City of Providence – Sharpe Fund to be used by the Forestry Division to plant trees in the nearby area.

Please let me know if I'm needed to meet on site to look at the trees and/or new planting spaces.

Sincerely,

Doug Still



Douglas Still
City Forester

Department of Parks
1000 Elmwood Ave
Providence, RI 02905
dstill@providenceri.gov
(401) 680-7270

Call to Connect | [PVD311](#)

From: Thompson, Alexis
Sent: Friday, January 24, 2020 1:45 PM
To: 'goldliongl@gmail.com'; 'lettslisa22@gmail.com'
Cc: Bombard, William; Still, Douglas; Atchue, Joseph; Sath, Boup
Subject: RE: Requested Info for 27 Taber Avenue, Providence, RI.

Hello-

I'm following up on the conversation we had yesterday.

I have spoken to Bill Bombard, the City Engineer (copied here), about your interest on a 32' wide curb cut to access 4 side-by-side direct pull in parking spaces off Adelphi Ave for the lot at 27 Taber

From: [Thompson, Alexis](#)
To: ["goldliongl@gmail.com"](mailto:goldliongl@gmail.com); ["lettslisa22@gmail.com"](mailto:lettslisa22@gmail.com)
Cc: [Sath, Boupha](#)
Subject: FW: Requested Info for 27 Taber Avenue, Providence, RI.
Date: Monday, January 27, 2020 9:35:53 AM
Attachments: [image001.png](#)

Good morning-

Please see below from the City Engineer.

You can request the single large curb cut from that office, and will need to apply for a Zoning Certificate for Paving Compliance (ZCPC) with Inspection + Standards to update the impervious surface in the rear yard. As I have mentioned before, this will require showing a plan that complies with the zoning limit of no more than 50% impervious surface in the rear yard, and no more than 65% of the whole lot area to be impervious (buildings plus paving). Please also note that a parking space must be 18' in depth so that cars do not hang over into the public right of way.

The zoning certificate for paving may be applied for online at:

<https://providenceri.viewpointcloud.com/>

Thank you-

Alexis

From: Bombard, William
Sent: Monday, January 27, 2020 9:18 AM
To: Thompson, Alexis
Cc: Urso, Nate
Subject: RE: Requested Info for 27 Taber Avenue, Providence, RI.
Alexis,

I discussed the proposal to install a 32 foot curb cut on Adelphi with Nate and we both support it.
Bill

From: Thompson, Alexis
Sent: Friday, January 24, 2020 1:45 PM
To: 'goldliongl@gmail.com' <goldliongl@gmail.com>; 'lettslisa22@gmail.com' <lettslisa22@gmail.com>
Cc: Bombard, William <Wbombard@providenceri.gov>; Still, Douglas <Dstill@providenceri.gov>; Atchue, Joseph <Jatchue@providenceri.gov>; Sath, Boupha <bsath@providenceri.gov>
Subject: RE: Requested Info for 27 Taber Avenue, Providence, RI.

Hello-

I'm following up on the conversation we had yesterday.

I have spoken to Bill Bombard, the City Engineer (copied here), about your interest on a 32' wide curb cut to access 4 side-by-side direct pull in parking spaces off Adelphi Ave for the lot at 27 Taber Ave.

Mr. Bombard has indicated that he will consider this request as an alternative to requesting a second curb cut on that same street from the Zoning Board as you had previously indicated (see below email and your plan attached). We agree that your proposed plan needs to show increased detail and dimensional information related to zoning compliant paving and pervious area in the rear yard. Additionally, we note that there is a street tree in the proposed location for the widened curb cut. I am also copying the City Forester Mr. Doug Still on this email as he needs to comment on the removal of this tree and how/where another tree may be planted in its place.

Thank you-
Alexis



Alexis J. Thompson
Secretary to The Boards of Review
Inspections + Standards - Zoning Office
Joseph A. Doorley Municipal Building
444 Westminster Street
Providence, RI 02903
athompson@providenceri.gov
Office: (401) 680-5376
Fax : (401) 680-5481
Call to Connect | [PVD311](https://www.providenceri.gov/Pages/PVD311)

From: Thompson, Alexis

Sent: Wednesday, November 20, 2019 3:57 PM

To: 'goldliongl@gmail.com' <goldliongl@gmail.com>; 'lettslisa22@gmail.com' <lettslisa22@gmail.com>

Cc: Sath, Boupha <bsath@providenceri.gov>

Subject: RE: Requested Info for 27 Taber Avenue, Providence, RI.

Hello-

Based on the plan submit to this office (attached here), this application is for two curb cuts – which would require a Dimensional Variance.

The plan shows 2 curb cuts, but does not show any changes to the lot that are inferred from the addition of the second curb cut – namely more paving.

This is an issue because paving the area to be accessed by the second curb cut as shown would result in another condition not in compliance with the Zoning Ordinance – Table 4-1, Maximum rear yard impervious surface is 50% .

This plan would need to show what is proposed for sight updates, and the application in turn would have to request dimensional relief from a second provision of the Ordinance.

Therefore relief would be required from both Section 1407.B. (for 2 curb cuts), and Table 4-1 (for rear yard paving exceeding the maximum.

Please note – the criteria that the applicant must speak to in the application/presentation to the Zoning Board in order to be granted relief are as follows (highlighted below):

1902 VARIANCE

A. Authority

The Zoning Board of Review, or the City Plan Commission, as part of unified development review, will take formal action on variance applications.

B. Procedure

1. Upon receipt of a complete application for a variance, the Zoning Board of Review, or the City Plan Commission, as part of unified development review, will request that the Department of Planning and Development staff prepare a written report of the staff's findings and recommendations, which will be submitted to the applicable review body. The findings and recommendations shall include a statement on the general consistency of the application with the goals and purpose of the Comprehensive Plan.

2. The Zoning Board of Review, or the City Plan Commission, as part of unified development review, will hold a public hearing on the variance application in an expeditious manner, after receipt, in proper form, of an application, and shall give notice as required by Section 1801.

3. In granting a variance, the Zoning Board of Review, or the City Plan Commission, as part of unified development review, shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in Rhode Island General Laws §45-24-30(16).

b. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.

c. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan.

d. That the relief to be granted is the least relief necessary.

4. In addition, the Zoning Board of Review, or the City Plan Commission, as part of unified development review, requires that evidence be entered into the record of the proceedings showing that:

a. In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this Ordinance. Nonconforming use of neighboring land or structures in the same district and permitted use of lands or structures in an adjacent district are not considered in granting a use variance.

b. In granting a dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.

5. In addition to the above, the Zoning Board of Review, or the City Plan Commission, as part of unified development review, will consider the written opinion of the Department of Planning and Development prior to making a decision on a variance petition.

From: Sath, Boupcha

Sent: Tuesday, November 19, 2019 3:10:20 PM

To: Thompson, Alexis

Cc: 'goldliongl@gmail.com'; 'lettslisa22@gmail.com'

Subject: FW: Requested Info for 27 Taber Avenue, Providence, RI.

Mr. Letts,

At this moment your application is not completed. There's no information on the page 4 or page 5 is missing the section of the Zoning ordinance you are request relief from. You didn't have to fill Appendix B (for Special Use Permit only) and there's no plan attached. I also need an abutter's list and deeds too.

Boupcha

From: Lisa L [<mailto:lettslisa22@gmail.com>]

Sent: Tuesday, November 19, 2019 2:50 PM

To: Sath, Boupcha

Cc: goldliongl@gmail.com

Subject: Requested Info for 27 Taber Avenue, Providence, RI.

Hello,

Please see the attached items for the 27 Taber Avenue, Providence, RI.

- Application
- 2 set of mailing labels
- Job site photos in

Thank you,

Gary Letts

Mobile: 774-225-4412

goldliongl@gmail.com