

From: [Jessica Jennings](#)
To: [Thompson, Alexis](#)
Cc: [Miller, Rachel](#); [Kari Nel Lang](#)
Subject: Mar 10 ZBR meeting RE: 8 Gotham Ct/283 Carpenter St
Date: Tuesday, March 9, 2021 3:32:02 PM

Dear Alexis,

I am writing to notify the Zoning Board of Review, and to submit this letter into the record, of my opposition to a request for a dimensional variance for 8 Gotham Court by its owner Scott Aceto.

My family and I own and live at 265 Knight Street which is within 200 feet of the property in question. Since the property at 8 Gotham Ct has been in Mr. Aceto's possession, my family and my tenants have suffered through the witnessing of domestic violence at the property, as well as illegal activities by tenants on the lot that include drug dealing, gambling and use of illegal fireworks. Mr. Aceto seems to give little consideration to the tenants he allows in his property, nor to abutting neighbors, nor does he respond to neighbor complaints.

Mr. Aceto has proven himself to be a negligent absentee landlord who seems to care little for the neighborhood in which he wants to build this new residential property, for which he is requesting a dimensional variance.

I have two small children, and this past summer was nearly insufferable. I am a tolerant neighbor who gives a lot of leeway to neighbors who set off fireworks (even illegal ones and up until midnight). For at least 4 months in 2020, the tenants of his residential property regularly set off fireworks after midnight and as late as 2am. This woke up my children and myself, upsetting my work schedule and their sleep. These same tenants threatened to shoot my neighbor (with a gun) on Grant Street when he took action against their use of illegal fireworks in late summer.

As further evidence of his negligence, the property owner has been deemed culpable by RI DEM for the illegal dumping of heating oil from a tank he owned on the property. This dumping took place along the property line of my neighbor's home, causing an environmental hazard to both his own tenants and to my neighbor and his tenants. The RI DEM investigated the site, and has cited the owner, requiring that he clean up the oil. To my knowledge, Mr Aceto he has done nothing to rectify the situation or correct the violation. Mr. Aceto should NOT be awarded a dimensional variance by the City of Providence when his recklessness and irresponsible behavior are damaging our neighborhood.

We have lived and owned here for 14 years. I have been surrounded by owner-occupied homes as well as homes that are owned and maintained by responsible investors (excluding Mr. Aceto). Together we have formed a caring community that has planted trees and worked to keep our streets clean, safe and friendly. Mr. Aceto makes no attempts at ensuring this neighborhood continues to be a safe and friendly place to live for everyone.

In addition, it is a dense area with little parking. Having only two parking spots available for 2 3-bedroom units is untenable. From the plans available, I am also not seeing that parking will be made available for the existing 3 family building at this site which currently parks in the vacant lot.

The idea of a two family property being erected in an already cramped cul-de-sac by a negligent property owner who cares little for the neighborhood is a nightmare to me and surrounding neighbors. I understand that as members of the ZBR Committee, you have a duty to increase housing in the city. I ask that you deny this property owner a variance, as he has allowed illegal activity to persist at his property and has engaged in illegal activity himself with the illegal dumping of hazardous waste on the property. His actions and inactions threaten the well-being of neighbors and quality of life in the neighborhood and our great City of Providence.

Sincerely,
Jessica Jennings