



14th April 2021

Dear members of the zoning board,

My name is Gabe Francis, I am the owner and operator of Lenox Realty Group and own and operate out of 380 Broadway which I purchased over 8 years ago. I am writing in support of Mr. Shehadeh's plans to convert 215 Broadway from 7 apartments and a law office to 12 units.

Lenox Realty relies on street parking for their customers and I see 215 Broadway as a positive because it will lessen parking on the street and ultimately provide more parking for businesses. Mr. Shehadeh shared with me his plan and the lot size seems more than sufficient to contain all parking in the area. On a residential leasing experience note (which I have been doing for almost 20 years), there is a shortage of housing in the area and I believe Mr Shehadeh making smaller units will allow renters a more affordable option to live on Broadway.

Having been in 215 Broadway, I can tell you the ceilings are very tall, including the basement. As long as the necessary permits are in place - it can easily fit 3 apartments there.

I have known Mr. Shehadeh through professional and personal dealings and I know he will be a great owner of that building and will make best use of it while preserving its character.

Any questions, feel free to reach out.

Sincerely,

DocuSigned by:

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Gabriel Francis, Broker Owner

Lenox Realty Group  
380 Broadway  
Providence RI 02909