

From: [Victoria Lozowski](#)
To: [Thompson, Alexis](#)
Subject: [EXTERNAL] October 7 Hearing for 23 Alger Ave Variance Application
Date: Friday, September 25, 2026 11:05:51 AM

My name is Victoria Lozowski and I have lived in my home at 21 Alger Ave since the early 1980s. That's over forty years of real estate taxes I paid that helped support the running of this city. Because of that, I think my concerns about a house being built practically in my backyard deserve being taken seriously.

I am appalled that Wisdom Properties, LLC wants to erect a multi-family structure on land so small it's absurd. Yet I'm not surprised because this company has already proven themselves not to care about the integrity of this neighborhood or the well-being of the people who live here.

During the process of building the monstrous 2 tenement-3 story house they stuck a few feet away from my side fence, they put myself and my neighbors through HELL. I understand construction is a messy, noisy endeavor but they were over-the-top. I ended up with cracks in my ceilings because they pounded at the ground so hard my walls shook. My trees were irreparably damaged because rather than hire a professional tree trimmer to remove the branches of my trees that were hanging over the property line, they had some Neanderthal in a payloader (who said he was the one who bought the lot) use the payloader's ginormous shovel to smash off the limbs. I had to call the police to stop him.

The workers threw garbage on the ground which blew into people's yards. There were scraps of hazardous construction materials left scattered everywhere right up until they finished the house. It looked like a bomb had gone off over there. The Porto Potty they set on the sidewalk—right near my house—wasn't properly maintained and stunk to high heaven.

And now they want to box me in by putting another massive structure a few feet away from my BACK fence too. A house behind a house and only accessible via the driveway and yard of a third house. On land so small no habitable structure of any kind should be built there. An unsafe dwelling and an eyesore blocking the sunlight and stealing what's left of my peace and privacy. I invite the Zoning Board members to come to my house and see for themselves the misery I will be subjected to.

And all so Wisdom Properties, LLC can squeeze out as much profit as they can from the land they bought.

Because I have severe mobility issues due to Multiple Sclerosis as well as a heart condition that can't take a lot of stress, it wouldn't be feasible for me to attend the hearing and voice my objection in person. Therefore, I am doing it via this email and will followup with a mailed paper copy of it.

My formal objection is as follows:

STRONGEST OBJECTION to Proposed Dimensional Variances for October 7 Public Hearing.
APPLICANT: Wisdom Properties, LLC. Property Address: 23 Alger Ave, Providence, RI 02907
Impacted Neighbor Property: 21 Alger Ave, Providence, RI 02907

September 25, 2026.

Dear Honorable Members of the Providence Zoning Board of Review,

I am writing to submit my formal, urgent objection to the application for dimensional variances seeking extreme relief from Table 14-1 of the City of Providence Zoning Ordinance for the landlocked lot located at 23 Alger Ave, Providence, RI 02907.

As the immediate neighboring homeowner whose property at 21 Alger Ave, Providence, RI 02907 sits directly in front of this proposed development, I will bear the full brunt of this project's negative impacts. Squeezing a two-

family dwelling onto this narrow scrap of land is entirely inappropriate and should be denied based on the following standard zoning criteria:

* **EXTREME AND UNREASONABLE RELIEF REQUESTED:** The applicant is asking to drastically reduce the required 13.25 foot front setback down to a mere 3 FEET and the required 30-foot rear setback down to a shocking 6 FEET. This means a multi-story, two-family structure will loom just 6 feet away from my fence line. Because my backyard is only 20-25 feet deep, this building will sit at less than 30 feet away from my back windows—completely stripping away my residential privacy, blocking my property’s natural light, and looming aggressively over my yard.

* **A COMPLETELY SELF-CREATED HARDSHIP:** Under Rhode Island zoning laws, a variance cannot be granted for a self-created hardship. The owner deliberately chose to build a massive, 2-tenement, 3 story house on the front portion of this L-shaped lot several years ago. Having already built a dense multi-family home that strains our immediate block, the developer is now trying to maximize profits by cramming a second multi-family structure onto a leftover, unsuitable piece of land. The zoning code is not causing the hardship, the applicant’s excessive development goals are.

* **SAFETY CONCERNS OF A “LANDLOCKED” LOT:** The city’s notice explicitly states this lot is “landlocked”. Squeezing a multi-family dwelling behind existing homes along a railroad track line poses major health and safety hazards. There is no standard street footage or safe egress for emergency vehicles, fire trucks, or ambulances. Overcrowding this tiny space leaves no reasonable room for parking, emergency access or proper utility staging.

* **SEVERE CUMULATIVE DIMINISHMENT OF NEIGHBORING PROPERTY:** A large 3-story multi-family building was already built right next to my home., which deeply impacted my living environment. Allowing this second, towering structure to completely box me in from behind will create a claustrophobic, suffocating environment. This layout is heavily injurious to my property value, peace of mind, and the established character of our immediate neighborhood.

For these reasons, the applicant cannot meet the legal burden of proof required for such massive structural relief. Squeezing this development onto a landlocked, sub-standard lot will do permanent harm to my home and safety. I respectfully urge the Board to protect long-standing residents and DENY this variance in its entirety.

Thank you for your time, consideration, and commitment to the safety of Providence neighborhoods.

Sincerely,
Victoria Lozowski

A black rectangular redaction box covering the signature area.