

Record No: ZBR-25-32

Zoning Board of Review
Application

Status: Active

Submitted On: 12/17/2025

Primary Location

16 Sacramento St
Providence, RI 02909

Owner

KBBX2 LLC

Applicant

 Kyle Bell

 [Redacted]

 [Redacted]

 [Redacted]

Owners and Applicants Information

Who is Submitting this Application?*

Owner

Owners Name* 

KBBx2, LLC

Owner Mailing Address*

[Redacted]

Owner Email*

[Redacted]

Owner Phone*

[Redacted]

Name of Applicant, if different than owner 

KYLE B. BELL

Applicant Mailing Address, if different than owner

[Redacted]

Applicant Email, if different than owner

[Redacted]

Applicant Phone, if different than owner

[Redacted]

Attorney Name

Attorney Mailing Address

Attorney Email

Attorney Phone

Owner Attestation and Signature Page* 



20260120134336161.pdf



For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: <https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type*

Dimensional Variance

List all Zoning Ordinance Sections from which a variance is sought. Include Section Number, Section Title, and Quantity of relief, if applicable (eg. 4' setback where 6' required)*

- Section 2003.B. reductions would apply to the rear setback.
- Table 4-1 for Rear Yard (proposing 9.5 feet, where 28.998 feet are the required minimum)
- Side yard(proposing 6 feet, where 9.66 are the required minimum)
- Front yard(proposing 14.2 feet, where 8.055 are the required maximum)

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):*

New construction

Subject Property Information

Address of Subject Property*

16 Sacramento St

Plat*

96

Lot(s)* 

27

Existing Zoning Use of the Property*

Other

Other Existing Zoning Use*

vacant land

Proposed Zoning Use of the Property*

Dwelling - Two Family

Base Zoning District*

R-3 Residential District

Base Zoning District 2 (if applicable)

—

Overlay Zoning District (if applicable)

—

Overlay Zoning District 2 (if applicable)

—

Overlay Zoning District 3 (if applicable)

—

Date Owner Purchased the Property*

04/13/2013

Start Date of Lessee's Occupancy

12/03/2025

Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?*

No

Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?*

No

Appendix A: Application for Variance(s)

1. What is the specific hardship from which the applicant seeks relief?*

This is a non-conforming preexisting lot of record which requires the following relief in order to construct a dwelling compatible with the surrounding neighborhood:

- Proposing 9.5 feet, where 28.998 feet are the required minimum, requesting a Variance of 19.498 feet.
- Proposing 6 feet, where 9.66 are the required minimum, requesting a Variance of 3.66 feet.
- Proposing 14.2 feet, where 8.055 are the required maximum, requesting a Variance of 6.145 feet.

2. Specify all unique characteristics of the land or structure that cause the hardship:*

This is a non-conforming undersized preexisting lot of record located on a dead-end street. The lot area required in this zone is 5000 sf and this lot only consists of 4,833 sf. This lot is unique in that there is a steep slope that renders a significant portion of the lot usable. The upland buildable area of this lot is only 3,161 sf.

3 (a) Is the hardship caused by an economic disability?*

No

3 (b) Is the hardship caused by a physical disability?*

No

3 (c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? *

No

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?*

No

If "yes," describe any and all such prior action(s) and state the month/year taken:* ☞

Submitting the application for approval

5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:*

N/A

6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:*

If the applicant was required to conform to the requirements for the Front, Rear, and Side Yard setbacks it would reduce the building envelope so dramatically that he would not be able to construct a dwelling on the property rendering the lot useless.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW
DEPARTMENT OF INSPECTION + STANDARDS
444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

ATTESTATION/OWNER AUTHORIZATION FOR
APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT

ATTESTATION

The undersigned acknowledge(s) that the statements in the application herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).

The undersigned further acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

Address, Plot, and Lot of Subject Property: 16 SACRAMENTO ST, 96.27

Owner(s)

Name:

KBBx2 LLC

Signature:

[Handwritten Signature]

Date:

12-18-2025

Applicant(s)

Name:

KYLE BELL

Signature:

[Handwritten Signature]

Date:

12-18-2025

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I KBBx2 LLC

authorize KYLE BELL to submit this Zoning Board

of Review Application on my behalf for the property located at 116 SACRAMENTO ST

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

KBBx2 LLC

Date:

12-18-2025

Property Owner Signature:

[Handwritten Signature]

NOTES:

- 1.) SILT FENCE OR HAY WADDLE TO BE SET IN PLACE AROUND PERIMETER OF LOT TO PREVENT SEDIMENT TO SPREAD TO OTHER PROPERTIES OR THE STREET.
- 2.) CONTRACTOR TO CO-ORDINATE INSTALATION OF WATER LINE SIZE AND LOCATION WITH PROVIDENCE WATER AUTHORITY.
- 3.) ANY CONCRETE SIDEWALK TO BE ADA COMPLIANT. UTILIZING PROVIDENCE STANDARD CONSTRUCTION DETAILS - FROM PROPERTY LINE TO PROPERTY LINE.
- 4.) ALL CONSTRUCTION IN THE PUBLIC ROW MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE AT :
[https://www.providenceri.gov/public-works/forms/ under "REPORTS + PUBLICATIONS" or](https://www.providenceri.gov/public-works/forms/under%20REPORTS%20AND%20PUBLICATIONS%20or%20DETAILS.pdf)
<https://www.providenceri.gov/wp-content/uploads/2019/06/Providence-DPW-Standard-Details.pdf>
- 5.) ROOF DRAINS ARE NOT TO BE CONNECTED TO SEWER LINE
- 6.) CONTRACTOR TO COORDINATE WITH R.I.ENERGY IF GAS IS NEEDED.
- 7.) CONTRACTOR TO INSPECT SEWER LATERAL PRIOR TO CONNECTION

CANOPY DATA:

ZONING ORDINANCE 1503 C
 30% OF LOT AREA REQUIRED
 4,833 x 0.30 = 1,450 sq.ft.
 1 LARGE TREE = 1,000 sq.ft.
 1 MEDIUM TREE = 700 sq.ft.
 TOTAL CANOPY SHOWN = 1,700 s.f.(35.2%)

IMPERVIOUS:

BUILDING = 855 s.f.
 PORCHES = 155 s.f.
 DRIVES = 350 s.f.
 TOTAL LOT AREA = 4,833 s.f.
 TOTAL IMPERVIOUS = 1,360 s.f.
 PERCENT IMPERVIOUS = 28.1 %
 PERCENT PERVIOUS = 71.9 %
 PERCENT PERVIOUS OF FRONT YARD = 30.5 %

ZONING DATA:

CLASSIFICATION R-3
 MIN AREA = 5,000 sq.ft.
 MIN FRONTAGE = 50 ft.
 SETBACKS :

FRONT = SEC.402.B EXIST. AVE.
 SIDE = 6 ft.(less than 50' frontage)
 REAR = 30 ft.

TOTAL AREA

4,833 s.f.

FLOOD DATA:

ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD HAZARD ON FIRM COMMUNITY PANEL 44007C0304J EFFECTIVE 10/02/2015

REFERENCES:

- 1.) PROVIDENCE ASSESSORS PLAT NO. 96
- 2.) PROVIDENCE DEED BOOK/PAGE:
 11211/251, 9717/210, 11897/114, 2782/295 & 11498/233
- 3.) PROVIDENCE RECORDED PLAT CARD 358
 "STEVEN WILLIAMS HOUSE LOTS" - 1860

SURVEY CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

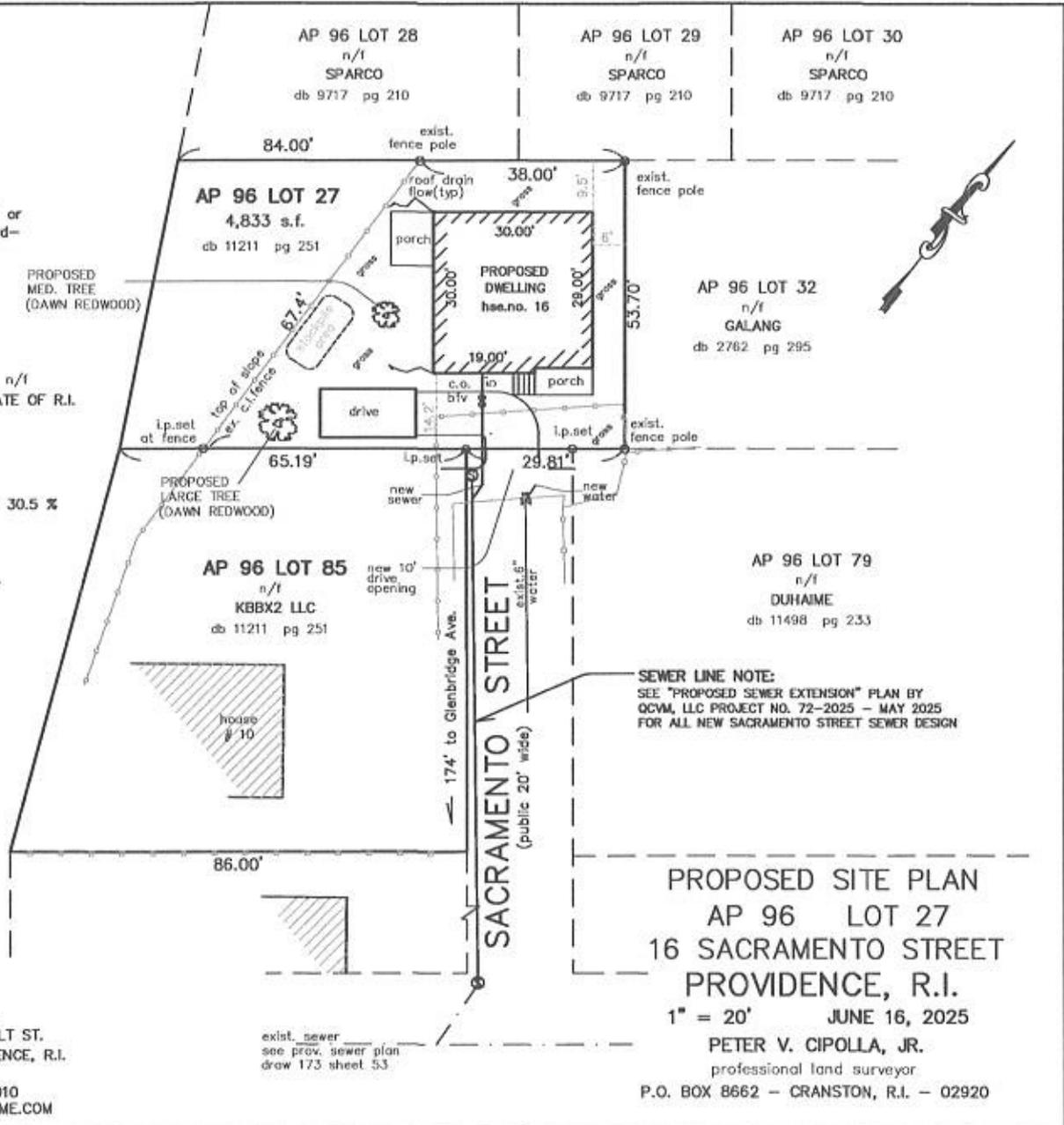
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

PERFORM A CLASS 1 PROPERTY SURVEY



BY: *Peter V. Cipolla, Jr.*
 PETER V. CIPOLLA, JR. - RIPLS # 1080
 COA # LS-A64

OWNER:
 KBBx2, LLC
 11 ROOSEVELT ST.
 NO. PROVIDENCE, R.I.
 02904
 401-545-5010
 KYLEBELL@ME.COM



SEWER LINE NOTE:
 SEE "PROPOSED SEWER EXTENSION" PLAN BY
 OCVM, LLC PROJECT NO. 72-2025 - MAY 2025
 FOR ALL NEW SACRAMENTO STREET SEWER DESIGN

PROPOSED SITE PLAN
 AP 96 LOT 27
 16 SACRAMENTO STREET
 PROVIDENCE, R.I.

1" = 20' JUNE 16, 2025

PETER V. CIPOLLA, JR.
 professional land surveyor
 P.O. BOX 8662 - CRANSTON, R.I. - 02920



NO
TRESPASSING



NO
TRESPASSING

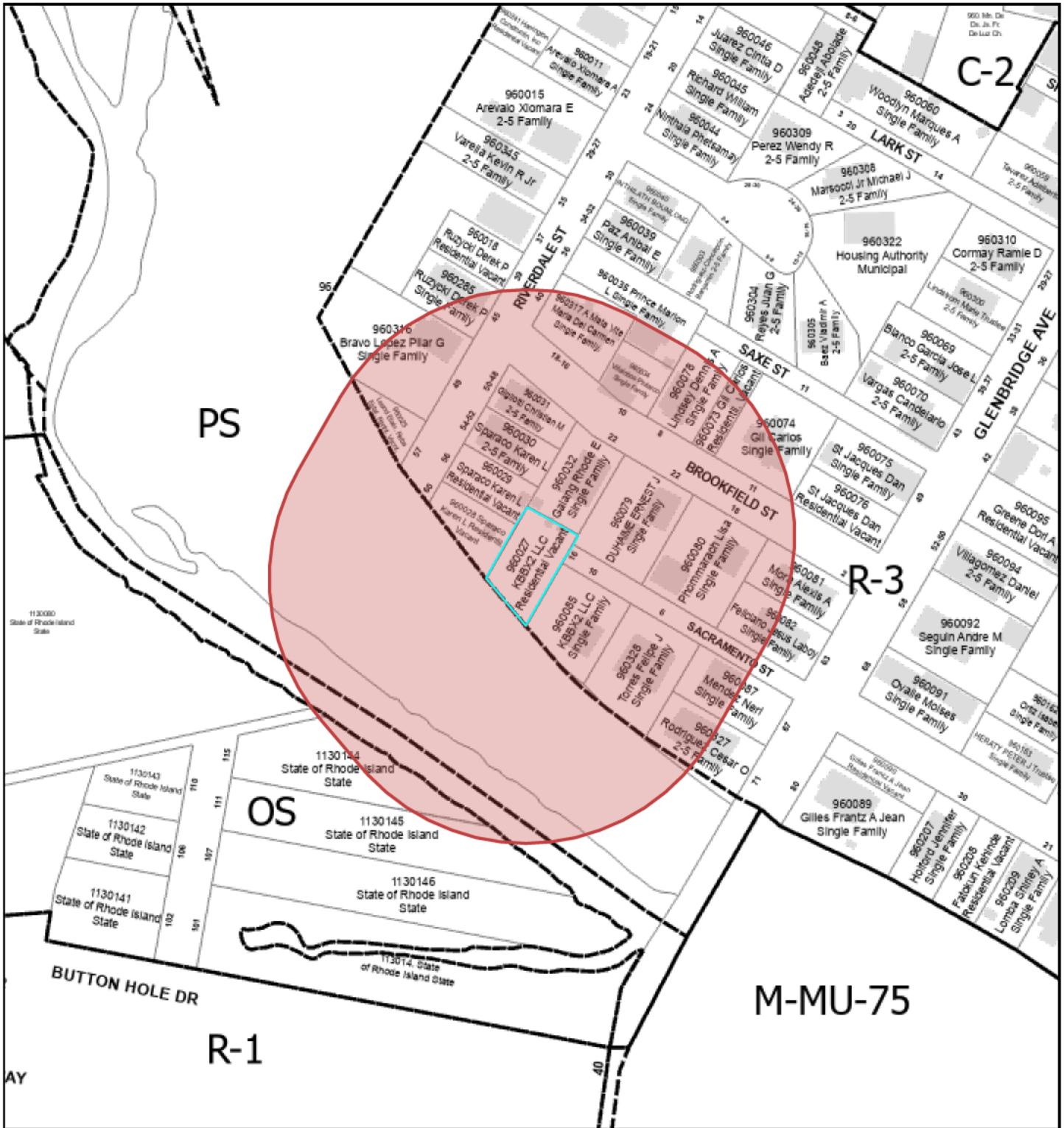




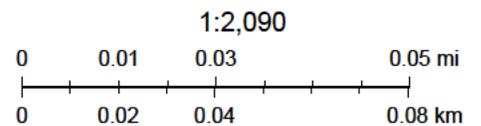




16 Sacramento Radius Map



12/19/2025, 3:59:04 PM



16 Sacramento

PlatNum	LotNum	ParcAddress	ZIP_POSTAL	Owner1	OwnerAddress	OwnerCity	OwnerStat	Owner_Zip
96	85	10 Sacramento St	2909	KBBX2 LLC	11 Roosevelt St	North Providence	RI	2904
96	74	11 Brookfield St	2909	Gil Carlos	11 Brookfield St	Providence	RI	2909
96	80	18 Brookfield St	2909	Phommarach Lisa	287 Amherst St	Providence	RI	2909
96	81	2 Brookfield St	2909	Mora Alexis A	2 Brookfield St	Providence	RI	2909
96	79	22 Brookfield St	2909	DUHAIME ERNEST J	99 Wabeland Ave	Johnston	RI	2919
96	207	30 Richland St	2909	Holford Jennifer	166 Ophelia St	Providence	RI	2909
96	94	50 Glenbridge Ave	2909	Villagomez Daniel	50 Glenbridge Ave	Providence	RI	2909
96	76	53 Glenbridge Ave	2909	St Jacques Dan	49 Glenbridge Ave	Providence	RI	2909
96	92	58 Glenbridge Ave	2909	Seguin Andre M	58 GLENBRIDGE AVE	PROVIDENCE	RI	02909-500
96	328	6 Sacramento St	2909	Torres Felipe J	6 SACRAMENTO ST	PROVIDENCE	RI	02909-502
96	82	63 Glenbridge Ave	2909	Feliciano Jesus Laboy	63 Glenbridge Ave	Providence	RI	2909
96	87	67 Glenbridge Ave	2909	Mendez Neri	83 Anthony St	Providence	RI	2909
96	91	68 Glenbridge Ave	2909	Ovalle Moises	68 Glenbridge Ave	Providence	RI	2909
96	327	71 Glenbridge Ave	2909	Rodriguez Cesar O	71 Glenbridge Ave, 1st Fl	Providence	RI	2909
96	90	74 Glenbridge Ave	2909	Gilles Frantz A Jean	80 GLENBRIDGE AVE	PROVIDENCE	RI	02909-510
96	89	80 Glenbridge Ave	2909	Gilles Frantz A Jean	80 GLENBRIDGE AVE	PROVIDENCE	RI	02909-510
96	163	83 Edgemere Ave	2909	HERATY PETER J Trustee	83 EDGEMERE AVE	PROVIDENCE	RI	02909-500

QUITCLAIM DEED

STEVEN HOROWITZ, of 6 Damian Court, North Providence, RI 02911, for consideration paid in the amount of \$1.00 (One Dollar) grants to **KBBx2 LLC**, a Rhode Island Limited Liability Company, of 34 Meadow Avenue, Cranston, RI 02920,

with *Quitclaim Covenants*

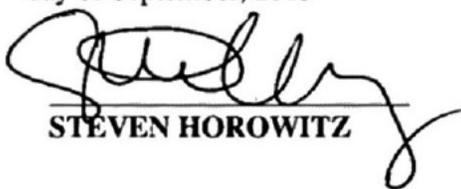
**SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF**

and A-1

This transfer is such that no R.I.G.L. 44-30-71.3 withholding is required as seller is a resident of the State of Rhode Island, as evidenced by Affidavit

This transfer is such that no transfer stamps are required.

WITNESS my hand this *1st* day of September, 2015


STEVEN HOROWITZ

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In *Lincoln*, on this *1st* day of September, 2015, before me personally appeared **STEVEN HOROWITZ**, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument by him executed to be his free act and deed


Notary Public *Tisha E. Shekoni*
My commission expires: *7-30-17*

Property Address:

18 Courtland Street, Providence, RI 02909 (AP 33, Lot 55)
10 Sacramento Street, Providence, RI 02909 (AP 96, Lots 85 and 27)

Grantee Address:

34 Meadow Avenue
Cranston, RI 02920

Legal Description
EXHIBIT "A"

Property Description

That certain lot or parcel of land with all the buildings and improvements thereon, situated in the City of Providence, County of Providence, State of Rhode Island, at the northeasterly corner of Courtland Street and Tell Street, laid out and delineated as follows:

Said parcel comprises the southerly forty (40) feet in depth by the entire width of Lots 58 (fifty-eight) and 59 (fifty-nine) on that plat entitled, "PLAT OF HOUSE LOTS BELONGING TO THE ESTATE OF THE LATE WILLIAM ALMY SITUATED ON THE NORTH SIDE OF BROADWAY SURVEYED, & PLATTED BY M.B. LOCKWOOD 1840 COPIED CORRECTED & DIVIDED INTO HOUSE LOTS BY ATWATER & SCHUBARTH", which plat is recorded in the Records of Land Evidence in the City of Providence in Plat Book 2 at page 14 and (copy) on Plat Card No. 58.

Property address: 18 Courtland Street
Providence, Rhode Island, 02909
Assessors Plat 33, Lot 55

And (next page)

EXHIBIT A, LEGAL DESCRIPTION

1

PARCEL 1: THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL BUILDINGS AND OTHER IMPROVEMENTS THEREON, SITUATED IN THE CITY AND COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF THE PREMISES HEREIN DESCRIBED AT A POINT IN THE SOUTHWESTERLY LINE OF SACRAMENTO STREET, SAID POINT BEING THE NORTHERLY CORNER OF LOT THIRTY-SEVEN (37) ON THAT PLAT ENTITLED, "A PLAT OF STEPHEN WILLIAMS HOUSE LOTS SITUATED IN NORTH PROVIDENCE NEAR DYERVILLE SURVEYED APRIL 1860 AND PLATTED FROM A SCALE OF FIFTY FEET TO THE INCH BY LEMEUL ANGELL SURVEYOR", WHICH PLAT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN SAID CITY OF PROVIDENCE ON PLAT CARD 358; THENCE RUNNING SOUTHEASTERLY BOUNDING NORTHEASTERLY ON SACRAMENTO STREET SEVENTY-FOUR (74) FEET TO A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 90° AND RUNNING SOUTHWESTERLY BOUNDING SOUTHEASTERLY ON LAND NOW OR LATELY OF GEORGE COSTELLO, JR. AND WIFE FIFTY (50) FEET TO THE SOUTHWESTERLY LINE OF LOT THIRTY-SEVEN (37) ON SAID PLAT; THENCE CONTINUING SOUTHWESTERLY IN THE SAME COURSE AND BOUNDING SOUTHEASTERLY ON SAID COSTELLO LAND TO LAND OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY; THENCE TURNING AND RUNNING NORTHWESTERLY BOUNDING SOUTHWESTERLY ON SAID LAND NAMED LAND TO LAND NOW OR LATELY OF WILLIAM H. COLE; THENCE TURNING AND RUNNING NORTHEASTERLY BOUNDING NORTHWESTERLY ON SAID LAST NAMED LAND TO THE WESTERLY CORNER OF LOT THIRTY-SEVEN (37) ON SAID PLAT; THENCE CONTINUING NORTHEASTERLY IN THE SAME COURSE BOUNDING NORTHWESTERLY ON SAID COLE LAND FIFTY (50) FEET TO THE PLACE OF BEGINNING. SAID LOT COMPRISES THE NORTHWESTERLY ONE-HALF (1/2) IN WIDTH OF LOT THIRTY-SEVEN (37) ON THE PLAT HEREINBEFORE REFERRED TO AND LAND SOUTHWESTERLY OF AND ADJOINING THE LAST NAMED LOT ALSO DESIGNATED AS LOT 85 ON ASSESSOR'S PLAT 96 IN SAID CITY OF PROVIDENCE. PARCEL II: THAT CERTAIN LOT OF PARCEL OF LAND WITH ALL BUILDINGS AND OTHER IMPROVEMENTS THEREON, SITUATED IN THE CITY AND COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, BEING BOUNDED AND DESCRIBED AS FOLLOWS: NORTHERLY: BY LAND NOW OR FORMERLY OF RHODE E. AND TERESITA T. GALANG, A DISTANCE OF 53.7 FT., MORE OR LESS; EASTERLY: IN PART BY LAND NOW OR FORMERLY OF ERNEST J. DUHAME AND IN PART BY THE WESTERLY TERMINUS OF SACRAMENTO STREET, AND IN PART BY PARCEL I ABOVE, A DISTANCE OF 95.00 FT., MORE OR LESS; SOUTHERLY: BY LAND NOW OR FORMERLY OF THE NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY, A DISTANCE OF 55.0 FT., MORE OR LESS; EASTERLY: BY LAND NOW OR FORMERLY OF RAYMOND AND AGNES GRILLI, A DISTANCE OF 84.0 FT., MORE OR LESS CONTAINING BY ESTIMATION 4,833.00 SQUARE FEET OR LAND, MORE OR LESS, ALSO DESIGNATED AS LOT 27 ON ASSESSOR'S PLAT 96 IN SAID CITY OF PROVIDENCE.

A.P. 96
Lots 85, 27 - 10 SACRAMENTO STREET

RECEIVED:

Providence
Received for Record
Sep 04, 2015 at 02:46P
Document Num: 00126144
John A Murphy
Recorder of Deeds