



Record No: ZBR-26-8

Zoning Board of Review Application

Status: Active

Submitted On: 2/27/2026

Primary Location

30 Barbara St
Providence, RI 02909

Owner

CLAIRE MONTECALVO
720 GREENVILLE AVE
JOHNSTON, RI

Applicant

Zachary Bourdony

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Owners and Applicants Information

Who is Submitting this Application?*

Other

Name and Professional Title of Person Submitting the Application*

Zachary Bourdony-Consultant

Owners Name*

Claire Montecalvo

Owner Mailing Address*

[Redacted]

Owner Email*

[Redacted]

Owner Phone*

[Redacted]

Name of Applicant, if different than owner ?

Applicant Mailing Address, if different than owner

Applicant Email, if different than owner

Applicant Phone, if different than owner

Attorney Name

RI Land Use Law

Attorney Mailing Address

[Redacted]

Attorney Email**Attorney Phone****Owner Attestation and Signature Page* ?**ZBR Attestation Form-Signed-
Montecalvo.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*

Special Use Permit

Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s)*

1202.K.9-Principle Use Standards

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

Removal of existing impervious surface in front, side, and rear yards to become compliant with impervious requirements. Closing of a curb at point of driveway to be abandoned. Addition of a 5th dwelling unit.

Subject Property Information

Address of Subject Property*

30-32 Barbara Street

Plat*

113

Lot(s)* 

389

Existing Zoning Use of the Property*

Dwelling - Multi 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*

03/21/2009

Start Date of Lessee's Occupancy

—

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

Buildings & Structures

Existing or Proposed Structure*	Type of Building or Structure*
Existing	Principal Structure
Principal Structure Type (if applicable)	Please describe the accessory structure (if applicable) ?
Residential	
Area of Footprint	Overall Height Above Average Grade
1886	—
Number of Stories	Existing Number of Dwelling Units
2.5	4
Proposed Number of Dwelling Units	Front Setback
5	20.8
Interior Side Setback	Corner Side Setback
12.9	20.1
Rear Setback	
42.1	

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number*	Existing Lot Width*
113/389	80

Proposed Lot Width

80

Existing Lot Area*

8000

Proposed Lot Area

8000

Existing Building Coverage ?

23.57

Proposed Building Coverage ?

23.57

Existing Total Impervious Coverage ?

88.5

Proposed Total Impervious Coverage ?

58.6

Existing Rear Yard Impervious Coverage ?

100

Proposed Rear Yard Impervious Coverage ?

49.4

Existing Front Yard Impervious Coverage ?

57.5

Proposed Front Yard Impervious Coverage ?

31

Number of Existing Parking Spaces

9

Number of Proposed Parking Spaces

7

Appendix B: Application for Special Use Permit

1. Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):*

1202.K.9 provides the Use Standard for multifamily dwellings in an R3 zone. First, the lot must be, for an R3 zone, larger than 5,000sqft: the lot is 8,000sqft.

Second, one dwelling unit is allowed for every 1,667sqft of lot area. A modification has been granted modifying this to one dwelling unit for every 1,600sqft of lot area. To have the density for 5 units, 8,000sqft of lot area is needed: the lot is 8,000sqft.

Third, the dwelling cannot be more than 3 stories: the dwelling is 2.5/3 stories.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:*

There will continue to be more than sufficient parking, even for an added unit. Many of the neighboring properties are 6+ units. Adding a unit will make this property align with neighboring properties. With more uniformity, property value should increase. Taking away impervious surface should do the opposite of injuring neighboring property by lessening water runoff.

3. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:*

Part of this application will entail the removal of impervious surface, which should be a boon for the community by lessening the amount of stormwater runoff being collected by City sewers. There will not be an unsupported increase of potential parking resulting in usage of on-street parking. It is our understanding that the current tenants are not problematic to the community. The owner does not intend to rent the new unit to a problematic tenant. If a problematic tenant were to occupy the new unit, the owner will ensure that a better tenant newly occupies the unit.

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, Plat, and Lot of Subject Property: 30-32 Barbara Street; AP 113/389

Owner(s)

Name:

Claire Montecalvo

Signature:

Claire Montecalvo

Date:

1/22/26

Applicant(s)

Name:

Claire Montecalvo

Signature:

Date:

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 Claire Montecalvo,

authorize LandUse.Co to submit this Zoning Board

of Review Application on my behalf for the property located at 30-32 Barbara Street.

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:

Claire Montecalvo

Date:

1/22/26

Property Owner Signature:

Claire Montecalvo

QUITCLAIM DEED

BK 4642 PG 236

I, RALPH MONTECALVO, OF THE TOWN OF JOHNSTON,
COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND

of _____
for consideration paid, grant to RALPH MONTECALVO AND CLAIRE MONTECALVO
AS TENANTS BY THE ENTIRETY, ALL MY RIGHT TITLE AND INTEREST IN
THE FOLLOWING DESCRIBED PROPERTY: WITH QUITCLAIM COVENANTS
of _____ with QUIT-CLAIM COVENANTS

(Description, and Incumbrances, if any)

THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHWESTERLY SIDE OF BARBARA STREET IN THE CITY OF PROVIDENCE AND STATE OF RHODE ISLAND, LAID OUT AND DESIGNATED AS LOT NO. 79 (SEVENTY NINE) ON THAT PLAT ENTITLED, "THE JOSLIN PLAT PROVIDENCE, R.I. BELONGING TO JOSLIN PLAT, INC. BY FRANK E. WATERMAN CO. JUNE, 1926", WHICH PLAT IS RECORDED WITH THE LAND EVIDENCE RECORDS IN SAID CITY OF PROVIDENCE IN PLAT BOOK 38 AT PAGE 16 AND ON PLAT CARD 1098.

CONSIDERATION IS SUCH THAT NO TAX STAMPS ARE REQUIRED.

THIS TRANSFER DOES NOT REQUIRE COMPLIANCE WITH R. I. G. L. 23-28-35-8.

I, RALPH MONTECALVO, DO HEREBY COVENANT THAT I AM A RESIDENT OF THE STATE OF RHODE ISLAND IN COMPLIANCE WITH R. I. G. L. 44-30-71.3.

PROPERTY ADDRESS:
30-32 BARBARA STREET
PROVIDENCE, R. I. 02909
ASSESSORS PLAT: 113 LOT: 389

PROVIDENCE, RI
RECEIVED FOR RECORD
2001 APR - 4 A 9 50
BARBARA A. TRONCY
ACTING RECORDER OF DEEDS

Witness MY hand this 29TH day of MARCH 2001, 18k

State of Rhode Island, Etc. }
COUNTY OF _____

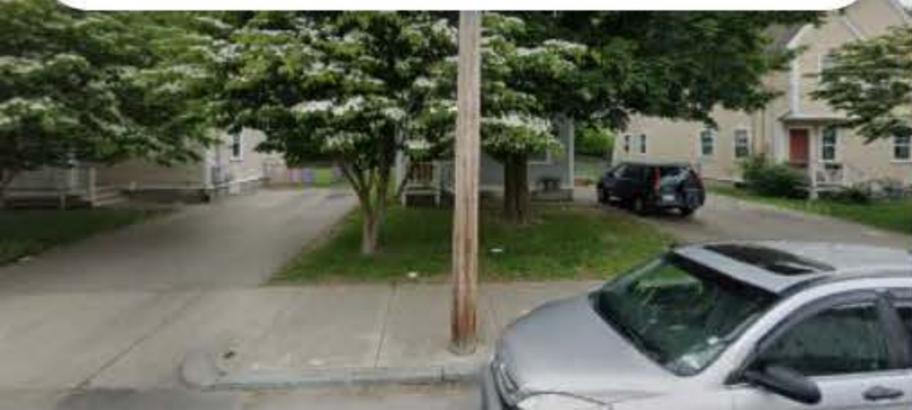
In _____ on the 29th day of MARCH 2001, 18k
before me personally appeared RALPH MONTECALVO

to me known and known by me to be the party _____ executing the foregoing instrument, by HIS executed, to be HIS free will and deed.

RALPH MONTECALVO
720 GREENVILLE AVENUE JOHNSTON, R. I.
(PRINT OR TYPE: NAME AND ADDRESS OF GRANTEE) 02919

Ralph Montecalvo
Barbara A. Troncy
7/26/03

30 Barbara St

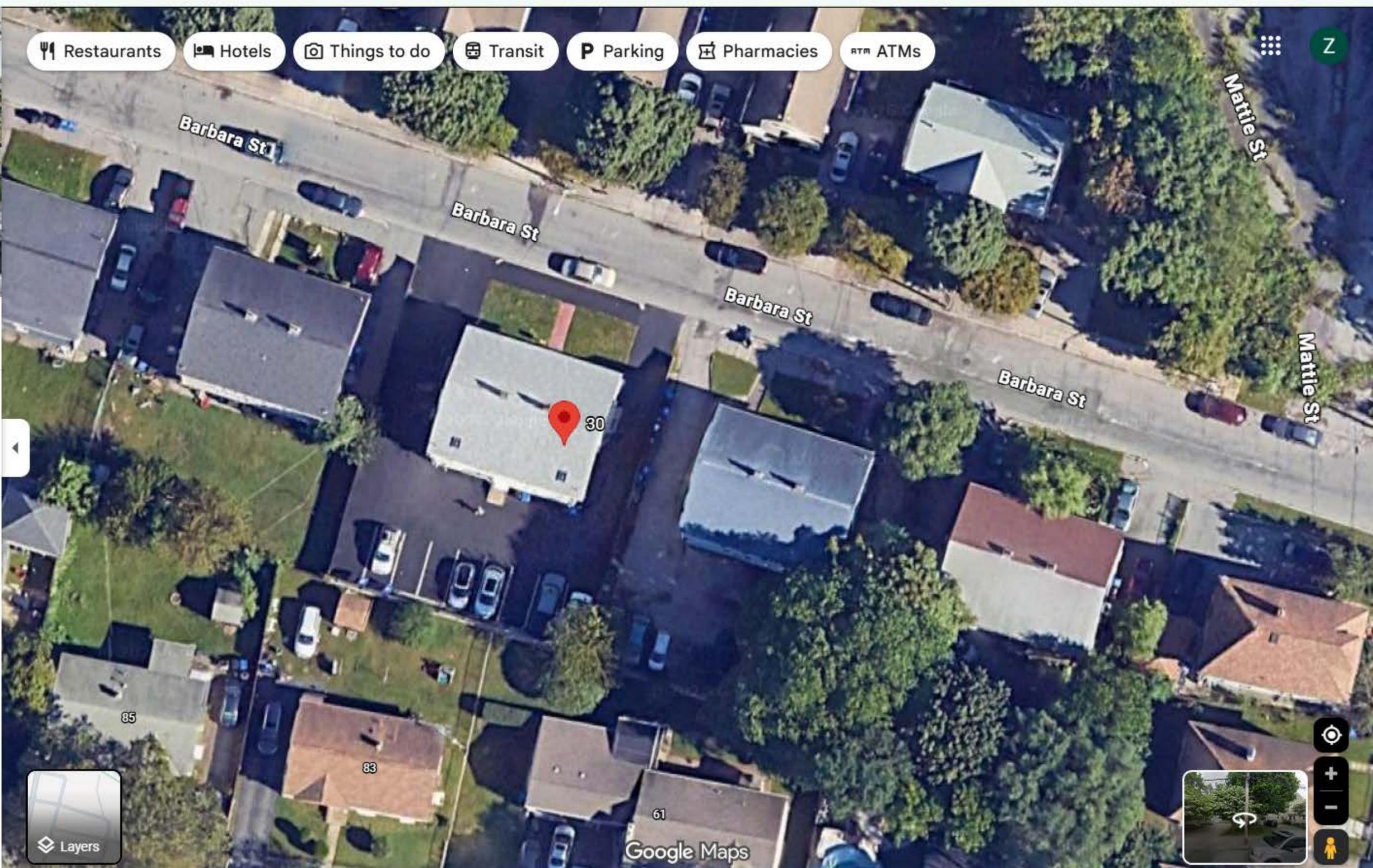


30 Barbara St

- Directions
- Save
- Nearby
- Send to phone
- Share

- 30 Barbara St, Providence, RI 02909
- Suggest an edit on 30 Barbara St
- Add a missing place
- Add your business
- Add a label
- Your Maps history

Photos



- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs

30 Barbara St

41 Barbara St
 Providence, Rhode Island

Google Street View

Jun 2025 [See more dates](#)



30 Barbara St

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Photos



Google Maps

30 Barbara St

39 Barbara St
 Providence, Rhode Island

Google Street View

Jun 2025 [See more dates](#)

Share



30 Barbara St

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Photos



Google Maps

30 Barbara St



35 Barbara St
 Providence, Rhode Island

Google Street View

Jun 2025 [See more dates](#)

Share

30 Barbara St

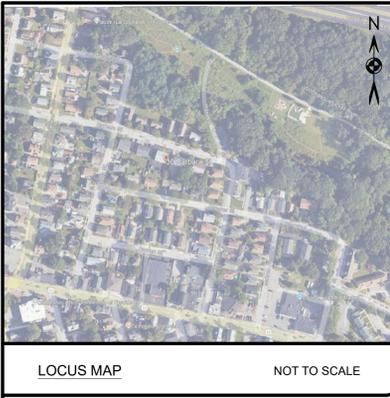
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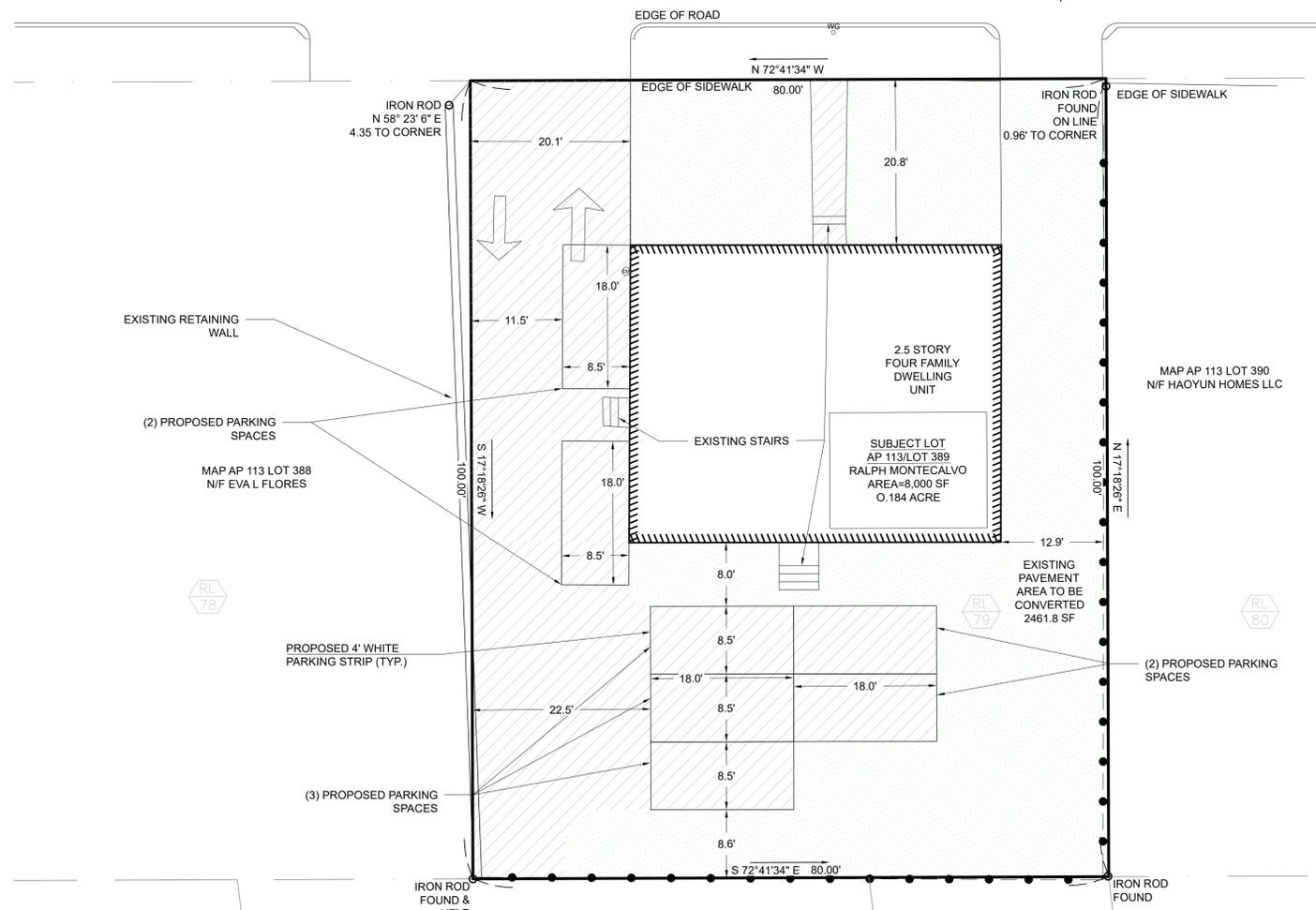
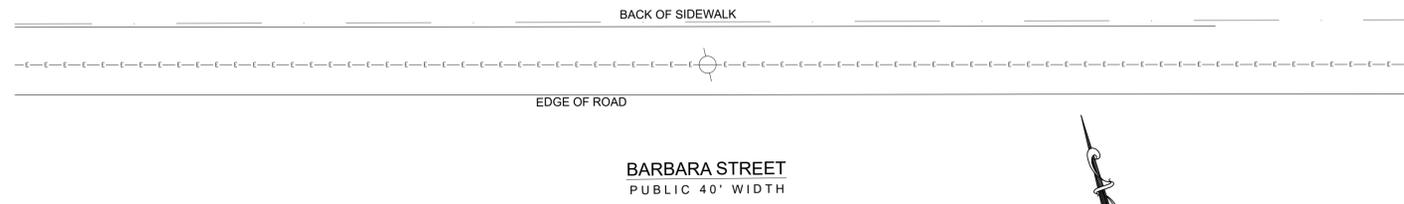


Google Maps



LOCUS MAP NOT TO SCALE

LEGEND	
N/F NOW OR FORMERLY	PROPERTY LINE
AP ASSESSOR'S PLAT	BUILDING SETBACK LINE
RISPCS RHODE ISLAND STATE PLANE COORDINATE SYSTEM	OVERHEAD ELECTRIC
IPF IRON PIPE FOUND	SEWER LINE
IRF IRON ROD FOUND	WATER LINE
ISF IRON ROD SET	DRAINAGE LINE
MSF MANG. SET	EXISTING GRADE CONTOUR
STKS 1X1 WOOD STAKE SET	PROPOSED GRADE CONTOUR
UP# UTILITY POLE	PROPOSED SILT FENCE
SMW SEWER MANHOLE	CHAIN LINK FENCE
DMW DRAINAGE MANHOLE	STOCKADE FENCE
CBW CATCH BASIN	PICKET FENCE
WV WATER VALVE STOP	END OF UTILITY INFORMATION
BWV BACK WATER VALVE	GAS METER
C.O. CLEANOUT	ELECTRIC METER
IT INFESTATION TRENCH	WATER METER
DW DRY WELL	RECORD LOT



SITE NOTES:

1. FIELD SURVEY DATE: 07/11/2025
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
4. SITE ADDRESS: 30-32 BARBARA STREET PROVIDENCE RI 02909
5. APPLICANT: MINDY MONTECALVO
720 GREENVILLE AVENUE, JOHNSON RI 02919
6. JURISDICTION: CITY OF PROVIDENCE
7. TAX ID: ASSESSORS PLAT 113 LOT 389
8. TOTAL LAND AREA: 8,000 SQUARE FEET (.184 ± ACRES)

GENERAL NOTES:

1. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CT): 1-800-922-4455
2. INFORMATION REGARDING THE ABUTTING PROPERTY LINE, TOPOGRAPHY, AND EXISTING FEATURES WAS COMPILED FROM DEEDS, TOWN RECORDS, AND SURVEY PLANS.
3. THE SURVEY IS INTENDED SOLELY FOR USE BY COVENTRY SURVEY DESIGN GROUP. ANY OTHER USE, INCLUDING MODIFICATION OR REPRODUCTION FOR PURPOSES UNRELATED TO THE INTENDED DESIGN, IS STRICTLY PROHIBITED.
4. THE PROPERTY LINES DEPICTED ON THIS PLAN REPRESENT EXISTING OWNERSHIP BOUNDARIES. STREET AND WAY LINES INDICATE PUBLIC OR PRIVATE ROADS THAT HAVE ALREADY BEEN ESTABLISHED. NO NEW LINES ARE SHOWN FOR THE DIVISION OF OWNERSHIP OR THE CREATION OF NEW ROADWAYS.
5. LIMIT OF WORK IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COUNTY: PROVIDENCE TOWN/CITY: PROVIDENCE COMMUNITY PANEL NUMBER: 440070300AJ EFFECTIVE DATE: OCTOBER 2 2025

REFERENCES:

1. DEED: BOOK 5297 PAGE 164
BOOK 9333 PAGES 37
BOOK 12662 PAGE 99
BOOK 13493 PAGE 234
2. PLANS: JOSLIN PLAT PLAT BOOK 38 PAGE 16 PLAN CARD 1098
PLAN OF SURVEY 30 BARBARA STREET ASSESSOR PLAT 113 LOT 389 DATED 11-27-0
PLOT PLAN FOR AP-113 LOT 389 ON BARBARA STREET IN PROVIDENCE RI

REAR YARD IMPERVIOUS AREA COVERAGE CALCULATIONS :

1672.5 SF IMPERVIOUS
49.4%

1712.4 SF PERVIOUS
50.6 %

FRONT YARD IMPERVIOUS AREA COVERAGE CALCULATIONS :

506 SF IMPERVIOUS
31%

1149 SF PERVIOUS
69 %

TOTAL IMPERVIOUS
4683.3 SF
58.6 %

TOTAL PERVIOUS
3316.7
41.4%

CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

(A) TYPE OF BOUNDARY SURVEY: MEASURED SPECIFICATIONS LIMITED CONTENT BOUNDARY SURVEY CLASS 1

(B) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO ESTABLISH RECORD BOUNDARY LINES AND SHOW THE PROPOSED EASEMENT

BY:

Samuel Suorsa Aug. 21, 25
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

Samuel R. Suorsa, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

A-68
CERTIFICATE OF AUTHORIZATION NO.

Scale in feet: 1"=40'

Revisions:

7/30/25	REVISION PER CLIENT REQUEST
8/21/25	UPDATED AP IN TITLE BLOCK

SAMUEL R. SUORSA
No. 2508
PROFESSIONAL LAND SURVEYOR



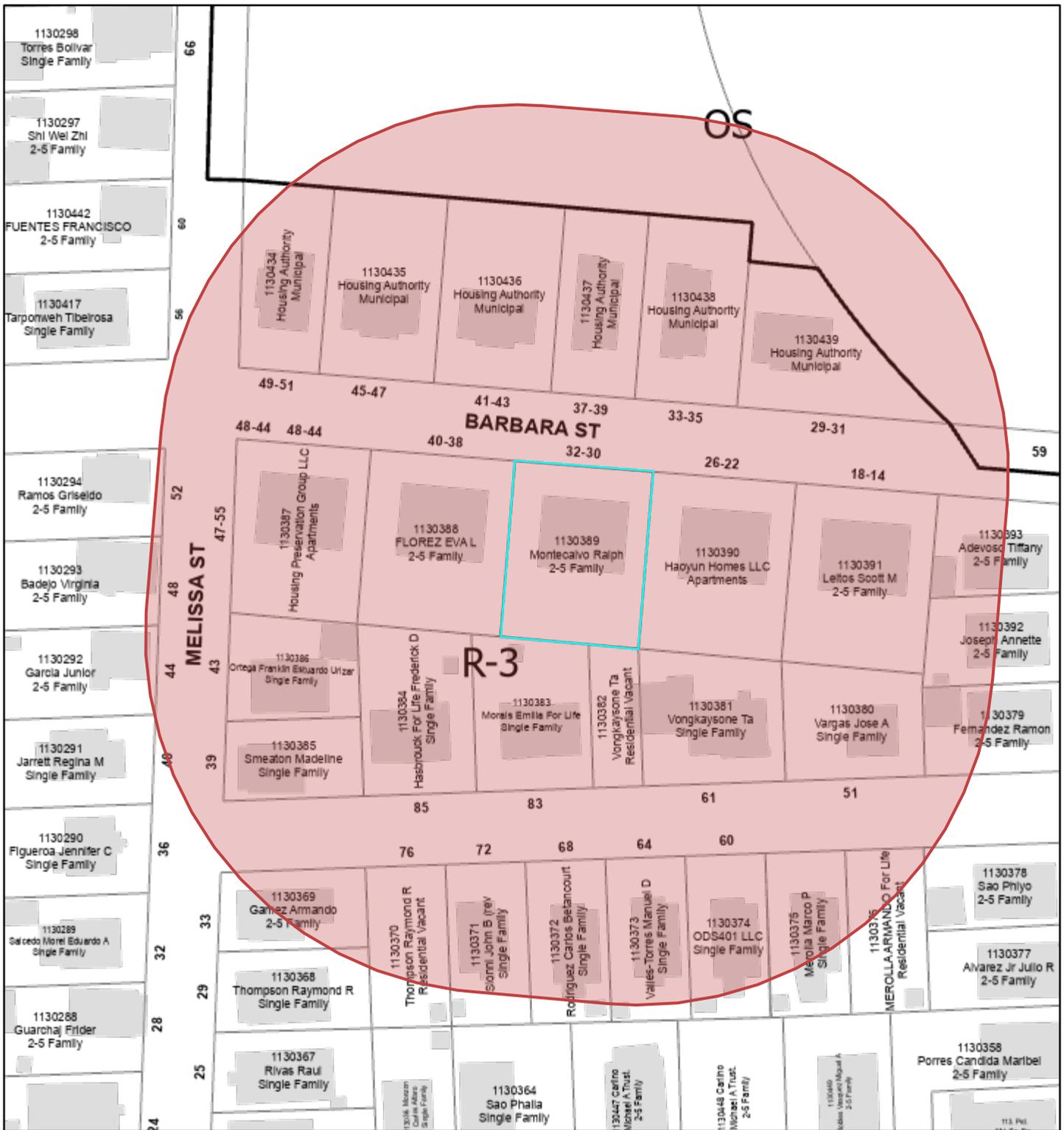
CSDG
Coventry Survey Design Group
46 South Main Street
Coventry, RI 02816
401-823-5028
coventrysurvey.com

MONTECALVO 30-32 BARBARA STREET
PARKING PLAN
FOR LAND ON BARBARA STREET
IN PROVIDENCE
ASSESSOR'S PLAT 113 / LOTS 389
PREPARED FOR: RALPH MONTECALVO
720 GREENVILLE AVENUE, JOHNSON, RI 02919
401-328-4228 | Mindy.montecalvo10@gmail.com

DRAWN BY:	JH
APPROVED BY:	SRS
APPROVED BY:	

DATE
08/21/25

Radius Map



2/27/2026, 11:21:39 AM

1:1,275

- Override 1
- Zoning
- Override 1
- Parcels
- Plat Boundaries
- Buildings

