

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 8, 2026

Application Type

Dimensional Variance

Neighborhood

Hartford

Applicant

Claire Montecalvo

Parcel

AP 113 Lot 389

Address

30 Barbara Street

Parcel Size

± 8,000 SF

Zoning District

R-3

Variance Requested

- Special use permit for construction of multifamily dwelling in R-3 zone



Updated: April 3, 2026

30 BARBARA STREET



Location Map



View from

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Section 1202.K.9 of the City of Providence Zoning Ordinance. The applicant proposes to add a 5th dwelling unit to the existing 4-unit multi-family dwelling on an existing lot of 8,000 square feet of area, and where an Administrative Modification has been previously granted to allow for 1,600sf of lot area per principal dwelling unit.

Discussion

Section 1202.K.9 of the ordinance permits multifamily dwellings in R-3 zones where at least 1,667 SF of lot area is provided per dwelling unit on lots that exceed the minimum lot size of 5,000 SF with a special use permit. The applicant requires 8,335 SF and meets this requirement, having received an administrative modification for the area required.

The subject property is located under the medium density residential designation of the future land use map of the comprehensive plan, which is characterized by one to three family dwellings on lots of 3,200 to 5,000 SF with

other compatible uses of higher, appropriate density. This pattern can be observed on the street with buildings of similar massing used as multifamily dwellings.

Granting of the permit is not expected to affect the use and enjoyment of neighboring property as it will maintain a density that is appropriate to the zone, will meet all dimensional requirements including parking, and is a land use that conforms to the comprehensive plan. In addition, the applicant will close a curb cut and remove paving in the side and rear yard to conform to the impervious coverage requirements of the zone.

Recommendation

Based on the foregoing discussion, the DPD recommends that the special use permit be granted subject to the following condition:

The applicant shall apply for a zoning certificate for compliance to remove the paving and close the curb cut, which shall be submitted prior to issuance of the resolution.