

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MARCH 11, 2026

Application Type

Dimensional Variance

Neighborhood

Elmhurst

Applicant

Dam Properties LLC

Parcel

AP 84 Lot 73

Address

30 Grosvenor Street

Parcel Size

± 3,200 SF

Zoning District

R-1

Variance Requested

- Relief from rear yard impervious coverage
- Relief from total maximum impervious coverage
- Relief from minimum impervious coverage.

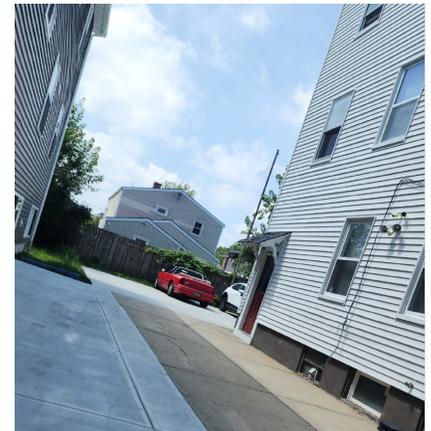


Updated: March 24, 2026

30 GROSVENOR AVE



Location Map



A view of the lot

SUMMARY

Project Description

The applicant is seeking relief from the City of Providence Zoning Ordinance Table 4-1 for the requirements relating to maximum impervious surface and minimum pervious surface. The applicant was issued a zoning violation for paving in excess of maximum limits and proposes to remove rear yard impervious surface. This removal would result in remaining impervious surface of 60.4% in the rear yard and 82.54% overall on the lot, where 50% and 65% are the maximums permitted, respectively. Relief is further sought for providing 558.64 square feet of pervious surface on the lot, where 1,000 square feet is the required minimum.

Discussion

Aerial photography from March of 2024 indicates that the rear yard was close to 100% grass. It is clear that the paving happened recently. Prior to the paving, the property met the requirement for three parking spaces in the side yard. The added pavement, even if reduced to what the ap-

plicant proposes, is clearly in excess of what is allowed and not necessary for compliance. Rather than bringing the lot into full compliance, as it was previously, the applicant is seeking relief from the Board. It appears to the DPD that the claim of hardship is due to a prior action of the applicant.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be denied.