



### Record No: ZBR-26-6

Zoning Board of Review Application

Status: Active

Submitted On: 2/11/2026

### Primary Location

30 Grosvenor Ave  
Providence, RI 02908

### Owner

DAM Properties LLC

### Applicant

Peter Friedrichs  
 [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\*

DAM Properties LLC

Owner Mailing Address\*

[Redacted]

Owner Email\*

[Redacted]

Owner Phone\*

[Redacted]

Name of Applicant, if different than owner ?

Applicant Mailing Address, if different than owner

[Redacted]

Applicant Email, if different than owner

Applicant Phone, if different than owner

Attorney Name

RI Land Use Law

Attorney Mailing Address

[Redacted]

**Attorney Email**

[REDACTED]

**Attorney Phone**

**Owner Attestation and Signature Page\* ?**



ZBR Attestation-2-13-26.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/>

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**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)\*

Table 4-1-rear impervious maximum: ~60.4% where 50% is the maximum allowed

Table 4-1-total impervious maximum: ~82.54% where 65% is the maximum allowed

Table 4-1-minimum pervious coverage: 558.64 sqft where 1,000sqft is the minimum

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

Removal of 112sqft of impervious surface

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**Subject Property Information**

**Address of Subject Property\***

30-32 Grosvenor Avenue

**Plat\***

84

**Lot(s)\*** 

73

**Existing Zoning Use of the Property\***

Dwelling - Three Family

**Proposed Zoning Use of the Property\***

Dwelling - Three Family

**Base Zoning District\***

R-1 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\***

03/22/2023

**Start Date of Lessee's Occupancy**

—

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

Yes

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

No

## Buildings & Structures

**Existing or Proposed Structure\***

Existing

**Type of Building or Structure\***

Principal Structure

**Principal Structure Type (if applicable)**

Residential

**Please describe the accessory structure (if applicable)**



**Area of Footprint**

1018

**Overall Height Above Average Grade**

—

**Number of Stories**

3

**Existing Number of Dwelling Units**

3

**Proposed Number of Dwelling Units**

3

**Front Setback**

1.98

**Interior Side Setback**

12.72

**Corner Side Setback**

1.63

**Rear Setback**

35.4

## Lot Dimensions, Coverage Percentage, and Parking Information

**Plat/Lot Number\***

84/73

**Existing Lot Width\***

40

**Proposed Lot Width**

40

**Existing Lot Area\***

3200

**Proposed Lot Area**

3200

**Existing Building Coverage ?**

31.8

**Proposed Building Coverage ?**

31.8

**Existing Total Impervious Coverage ?**

86

**Proposed Total Impervious Coverage ?**

82.54

**Existing Rear Yard Impervious Coverage ?**

68.25

Proposed Rear Yard Impervious Coverage ?

60.4

Existing Front Yard Impervious Coverage ?

100

Proposed Front Yard Impervious Coverage ?

100

Number of Existing Parking Spaces

3

Number of Proposed Parking Spaces

2

## Appendix A: Application for Variance(s)

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

The lot's size, the more than 100 year old dwelling's size, and the dwelling's pre-existing legal non-conforming use of a three family dwelling make it impossible to have a fully compliant lot.

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

This is a 3,200sqft lot. The more than 100 year old dwelling is approximately 1,018sqft in size. This is a three-family dwelling (a pre-existing legal non-conforming use), requiring three parking spaces, on a 3,200sqft lot that is occupied by a 1,018sqft dwelling.

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

**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:\***

The relief sought is minimal to a reasonable enjoyment of the three-family dwelling. Providing parking in the rear makes it logistically simpler for tenant ingress and egress without having to coordinate with and interfere with other tenants personal and private time. Not all of the tenants operate on the same schedule as each other. Looking at just the snowstorms over the past couple of weeks, the logistics of having to clear the driveway by pulling one or all vehicles onto what became single lane roads would impact the City's ability to perform their snow removal operation.

**CITY OF PROVIDENCE ZONING BOARD OF REVIEW**  
DEPARTMENT OF INSPECTION + STANDARDS  
444 Westminster Street, 1<sup>st</sup> 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 Grosvenor Avenue AP84, Lot 73

**Owner(s)**

Name:

DAM Properties, LLC

Signature:

*Keria M. McCarthy*

Date:

2/13/2026

**Applicant(s)**

Name:

DAM Properties, LLC

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 DAM Properties, LLC,

authorize LandUse.Co to submit this Zoning Board

of Review Application on my behalf for the property located at 30-32 Grosvenor Avenue.

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:

DAM Properties, LLC

Property Owner Signature:

*Keria M. McCarthy*

Date: 2/13/2026

**QUITCLAIM DEED**

**I, Kenia McCarthy, of the City of Providence, County of Providence, State of Rhode Island, for Ten (\$10.00) Dollars paid hereby grant to DAM Properties, LLC, a Rhode Island Limited Liability Company having a mailing address of 30 Grosvenor Avenue, Providence, RI 02908**

**with QUITCLAIM COVENANTS,**

Parcel I

That certain lot of land with all buildings and improvements thereon, situated on the westerly side of Grosvenor Avenue in the City of Providence and State of Rhode Island, laid out and delineated as Lot No. 79 on that plat entitled "Plat No. 4 of Houselots belonging to Sheffield Smith, Providence, R.I., surveyed and platted December, 1874, by A. R. Sweet Pawtucket, R.I." and recorded in the Office of the Recorder of Deeds in said City of Providence in Plat 12 Page 6 and (copy) on Plat Card 477.

Property Address:

32 Grosvenor Avenue

Providence, RI 02908

AP: 84 Lot: 74 (lot)

Parcel II

That certain lot of land with all buildings and improvements thereon, situated on the westerly side of Grosvenor Avenue in the City of Providence and State of Rhode Island, laid out and delineated as Lot No. 80 on that plat entitled "Plat No. 4 of Houselots belonging to Sheffield Smith, Providence, R.I., surveyed and platted December, 1874, by A. R. Sweet Pawtucket, R.I." and recorded in the Office of the Recorder of Deeds in said City of Providence in Plat 12 Page 6 and (copy) on Plat Card 477.

Property Address:

30 Grosvenor Avenue

Providence, RI 02908

AP: 84 Lot: 73 (house)

Being the same premises conveyed to this Grantor by Guardian's Deed recorded November 10, 2021 in Book 13360 Page 155 in the City of Providence Land Evidence Records.

Grantor does hereby covenant that she is a resident of the State of Rhode Island in compliance with RIGL 44-30-71.3 as evidenced by Affidavit.

The consideration is such that documentary transfer stamps are not required.

Subject to encumbrances, restrictions and easements of record.

A full title search was not performed in conjunction with the preparation of this instrument.

Witness my hand this 16 day of ~~July~~, <sup>MARCH, 2023</sup> 2022.

*Kenia McCarthy*  
Kenia McCarthy

RECEIVED:  
Providence  
Received for Record  
MAR 22, 2023 09:45 AM  
Document Num: 2023342678  
Maria Mansolillo  
Recorder of Deeds

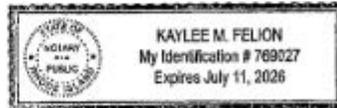
STATE OF RHODE ISLAND  
COUNTY OF KENT

In Warwick on the 16 day of ~~July~~, <sup>MARCH 2023</sup> 2022, before me personally appeared **Kenia McCarthy**, personally known to the undersigned or who proved through photographic identification issued by a federal or state governmental agency to be the party executing the foregoing document, and she acknowledged that she signed it voluntarily and for its stated purpose.

*Kaylee M Felton*  
Notary Public  
My Commission Expires: 07/11/2026

Grantee Address:

30 Grosvenor Avenue  
Providence, RI 02908





127

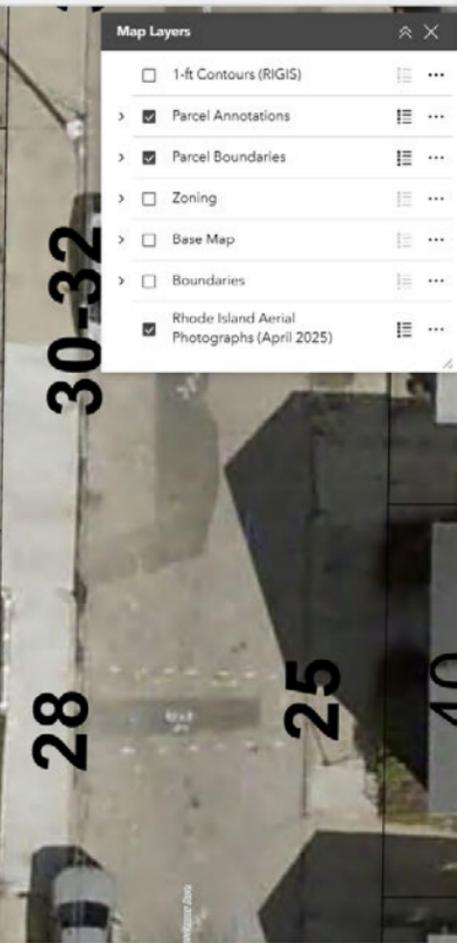




# Where's My Parcel and What's My Zone



30 Grosvenor Ave



**Map Layers**

- 1-ft Contours (RIGIS)
- Parcel Annotations
- Parcel Boundaries
- Zoning
- Base Map
- Boundaries
- Rhode Island Aerial Photographs (April 2025)



LOCUS MAP NOT TO SCALE

**SITE NOTES:**

- FIELD SURVEY DATE: (START) 10/27/2025 - (FINISH) 10/27/2025
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- SITE ADDRESS: 30 GROSVENOR AVE
- APPLICANT: KENIA MCCARTHY
- JURISDICTION: CITY OF PROVIDENCE
- TAX ID: ASSESSORS PLAT 84 LOT 73
- ZONING JURISDICTION: R-1
- TOTAL LAND AREA 3,200 SQUARE FEET (0.07 ACRES)

**Deed Reference:**

- Deed Book 13825 Page 177  
Document No. 2023342678

**Plan References:**

- "Plat No. 4 of House Lots Belonging to Sheffield Smith, Providence, R.I. Surveyed and Platted Dec. 1874" by A.R. Sweet, Pawtucket, R.I. Recorded in Plat 12, page 6 and on Plat Card 477.
- "Plat of Grosvenor Avenue From Chalkstone Ave. to Portion Condemned at or near Pleasant Valley Parkway" Dated March 18, 1926, Recorded at the City Engineers Office drawer 73, page A-35.

**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: LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION

(B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES III

(C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO ESTABLISH RECORD BOUNDARY LINES AND SHOW THEIR RELATIONSHIP TO EXISTING SITE FEATURES.

BY: *Samuel Suorsa* 12/12/25  
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

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

A-68  
CERTIFICATE OF AUTHORIZATION NO.

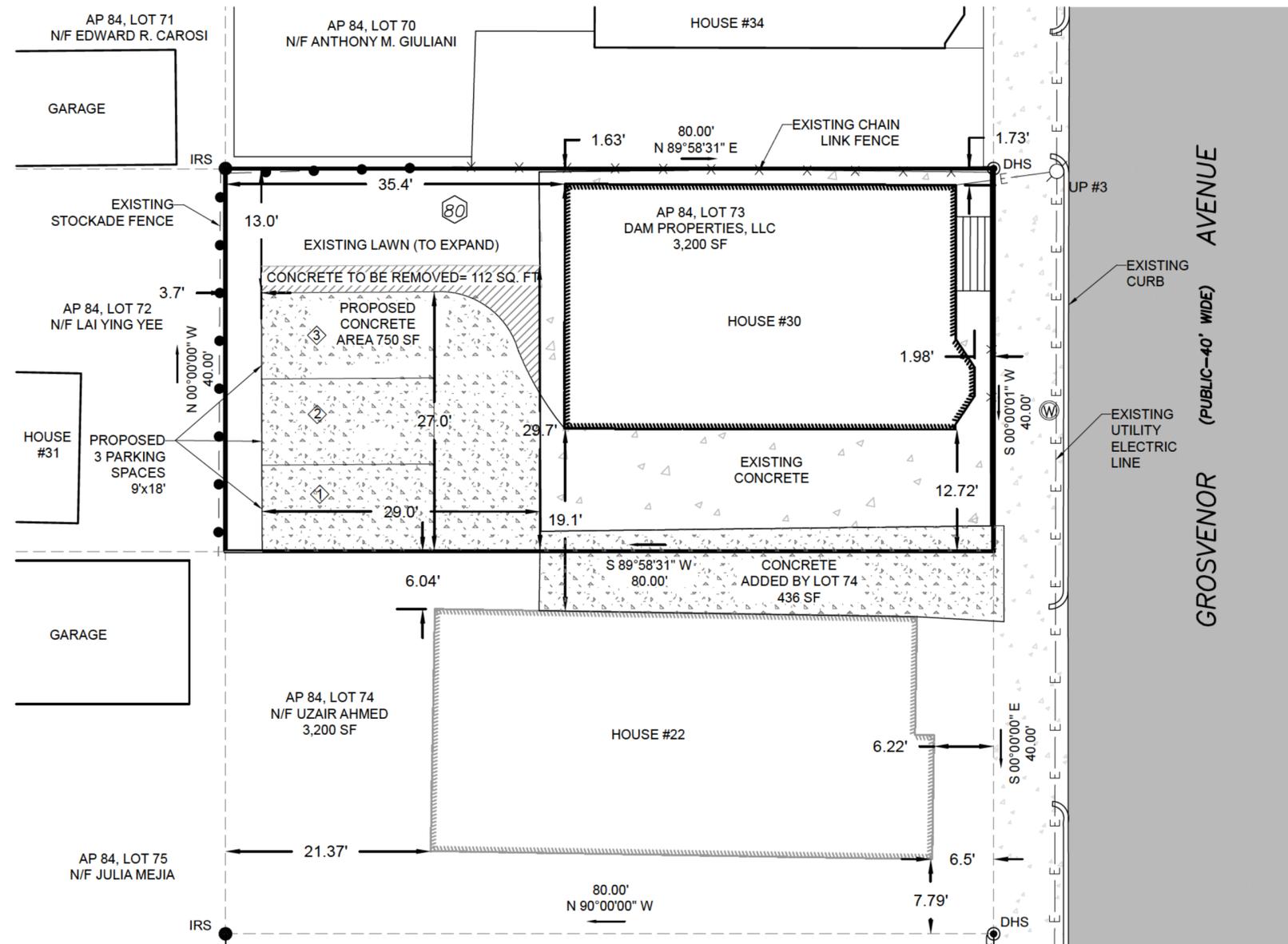
LEGEND			
A.P.	ASSESSOR'S PLAT		EXISTING CONCRETE PAD
N/F	NOW OR FORMERLY		RECORD LOT NUMBER
DHS	DRILL HOLE SET		SUBJECT PROPERTY LINE
IRS	IRON ROD SET		ABUTTER PROPERTY LINE
UP #	UTILITY POLE		DWELLING
	STOCKADE FENCE		EXISTING WATER GATE
	EXISTING CHAIN LINK FENCE		ADDED CONCRETE

**Zoning Ordinance Regulations**

(Per Article 4, Section 402 - Dimensional Standards)  
Zone: Residence R-1  
Minimum Area: 4,000 SF  
Minimum Lot Width: 40'  
Maximum Building Height: 40'  
(not to exceed 3 stories)  
Maximum Building Coverage: 45%  
Maximum Impervious: 33%  
Total Maximum Impervious Surface Coverage: 65%  
Minimum Setbacks:  
Front: calculated per section 402 B.  
Side: 6'  
Rear: 30'

BEFORE	
Rear Yard Impervious Area Coverage Cal :	962.68 SF Impervious = 68.25 %
	447.78 SF Pervious = 31.75 %
Front Yard Impervious Area Coverage Cal :	139.14 SF Impervious
	0 SF Pervious
<b>TOTAL IMPERVIOUS</b>	<b>2,752.22 SF = 86%</b>
<b>TOTAL PERVIOUS</b>	<b>447.78 SF = 14 %</b>

AFTER	
Rear Yard Impervious Area Coverage Cal :	852 SF Impervious = 60.40 %
	558.73 SF Pervious = 39.61 %
Front Yard Impervious Area Coverage Cal :	139.14 SF Impervious
	0 SF Pervious
<b>TOTAL IMPERVIOUS</b>	<b>2,641 SF = 82.54%</b>
<b>TOTAL PERVIOUS</b>	<b>558.64 SF = 17.46 %</b>



**1 EXISTING SITE PLAN**  
SCALE: 1"=10'

DRAWN BY: VG  
APPROVED BY: SRS  
DATE: December 12, 2025  
SHEET 1 OF 1

**EXISTING SITE PLAN**  
**SHOWING ADDED IMPERVIOUS AREA**  
**AT 30 GROSVENOR AVE**  
**IN PROVIDENCE, RHODE ISLAND**  
**ASSESSOR'S PLAT 84 / LOTS 73**  
PREPARED FOR: KENIA MCCARTHY  
121 HOWARD AVENUE, COVENTRY, RI 02816  
401-867-0142 | keniarodriguez05@live.com

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

SAMUEL R. SUORSA  
*Samuel R. Suorsa*  
No. 2508  
PROFESSIONAL LAND SURVEYOR

Graphic Scale Scale in feet: 1"=10'  
0 5 10 20 30 40  
Revisions:  
12/12/25 Reduced added concrete area

RS/PCS/MSB3/EP/OCI#2010.0000





# 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.

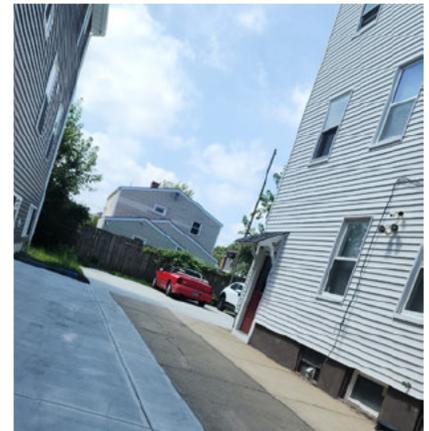


Updated: March 24, 2026

## 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.



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

# Department of Inspections and Standards

## ZONING VIOLATION NOTICE

### ZVN-24-142

Today's Date: October 18, 2024  
Inspector: Dennis Doorley  
Date of Inspection: October 11, 2024  
Property Address: 30 Grosvenor Ave Providence, RI 02908  
Plat-Lot-Unit: 084-0073-0000  
Zoning District: R-2 Residential District

Owner/Mortgagee	Address	City	State	Postal Code
DAM Properties, LLC	30 Grosvenor Avenue	Providence	RI	02908
Loandepot.com, LLC	26642 Towne Centre Drive	Foothill Ranch	CA	92610
MERS, Inc.	PO BOX 2026	Flint	MI	48501

#### Violation Details:

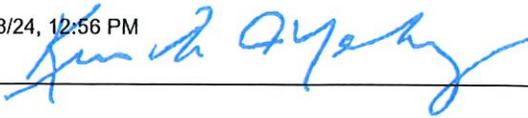
Upon inspection it has been determined that the rear yard area of impervious surface has been expanded to greater than the permitted 50% in violation of Zoning Ordinance Table 4-1

*Pursuant to Rhode Island General Laws § 45-24-60 and Article 21, Section 2100.D. of the Zoning Ordinance, you are subject to a penalty of **up to \$500.00 per day** for each violation of the Ordinance. Each day of a violation constitutes a separate violation subject to penalty.*

*You have the right to appeal this Zoning Violation to the Zoning Board of Review. Pursuant to Zoning Ordinance Section 1918(D), an appeal must be filed within twenty (20) days of the date of the recording of this Notice in the land evidence records. This Notice of Violation will be recorded on the same day of issuance. The appeal period does not prevent the Office of the City Solicitor from exercising its statutory authority to seek injunctive relief.*

*The appeal shall be filed with the Zoning Board of Review on the form entitled "Notice of Appeal" which may be found at: <https://www.providenceri.gov/inspection/boards-of-review/>, or obtained by contacting the Zoning Board of Review Office at 401-680-5375.*

*You may also contact the Zoning Office if you believe this violation has already been cured, or to discuss how to cure this violation and resolve this matter without the necessity of an appeal - [athompson@providenceri.gov](mailto:athompson@providenceri.gov) or 401-680-5376.*



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Authorized Signature - Division of Structures & Zoning

Doc No: 2024378050  
Book: 14258 Page: 218

RECEIVED:  
Providence  
Received for Record  
OCT 18, 2024 02:23 PM  
Document Num: 2024378050  
Jeanne Pascone  
Recorder of Deeds