

**City of Cranston  
Zoning Board of Review  
Application**

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review  
35 Sockanosset Crossroad Suite 6  
Cranston, RI 02920

Date: February 8, 2023

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: Joseph DeCristofaro

ADDRESS: 444 Woodward Road, Unit 13, North Providence, RI ZIP CODE: 02904-4756

APPLICANT: Joseph DeCristofaro

ADDRESS: 444 Woodward Rpad, Unit 13, North providence, RI ZIP CODE: 02904-4756

LESSEE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 0 Armington Street

2. ASSESSOR'S PLAT #: 2/4 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 3268 WARD: 1

3. LOT FRONTAGE: 55' LOT DEPTH: 100' LOT AREA: 5,500 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-2 6,000 sq ft 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: NA PROPOSED: 24'

6. LOT COVERAGE, PRESENT: 6.5% (garage) PROPOSED: 18.9%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 9/29/20

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? yes (garage to be removed)

9. GIVE SIZE OF EXISTING BUILDING(S): NA 360 sq ft garage to be removed

10. GIVE SIZE OF PROPOSED BUILDING(S): 34' x 28'

11. WHAT IS THE PRESENT USE? garage

12. WHAT IS THE PROPOSED USE? single family home

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: one

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Remove existing garage and  
construct 34' x 28' single family dwelling

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? no

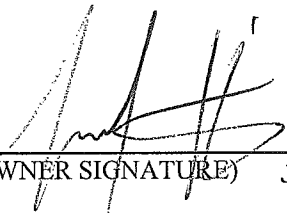
16. WERE YOU REFUSED A PERMIT? no

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.  
17.20.120 (Schedule of intensity regulations); 17.92.010 (Variance) and all other  
applicable sections of the zoning code


18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Owner seeks dimensional relief to  
construct single family home on undersized lot with restricted street frontage. Lot  
is in B-2 zone with 6,000 sq ft requirement and lot has 5,500 sq ft. Lot has 55'  
of frontage where 60' is required. Proposed development is compatible with area.

**SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.**

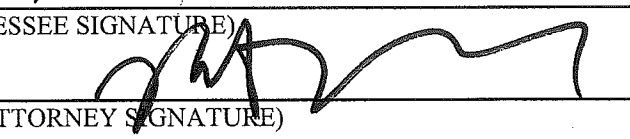
RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
(OWNER SIGNATURE) Joseph DeCristofaro

\_\_\_\_\_  
837-1976  
(PHONE NUMBER)

\_\_\_\_\_  
(OWNER SIGNATURE)  
  
\_\_\_\_\_  
(APPLICANT SIGNATURE) Joseph DeCristofaro

\_\_\_\_\_  
(PHONE NUMBER)  
\_\_\_\_\_  
837-1976  
(PHONE NUMBER)

\_\_\_\_\_  
(LESSEE SIGNATURE)  
  
\_\_\_\_\_  
(ATTORNEY SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)  
\_\_\_\_\_  
946-3800  
(PHONE NUMBER)

Robert D. Murray, Esq.  
\_\_\_\_\_  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING: \_\_\_\_\_ (PLANNING DEPT. SIGNATURE) \_\_\_\_\_ (DATE)

**JOSPEH DECRISTOFARO (“APPLICANT AND OWNER”)**

**0 Armington Street  
Cranston, RI 02920**

**NEIGHBORHOOD ANALYSIS**

This analysis is compiled to review the tax assessor designated land uses and lot sizes within the 400’ radius of the subject application for the property at 0 Armington Street designated as Lot Nos. 3268 on Assessor’s Plat No. 2/4.

Please note that the zoning designation is B-2 for the subject properties.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS</u>
SINGLE FAMILY	59
TWO FAMILY	16
MULTI HOUSE	1
RESIDENTIAL CONDO	9
RESIDENTIAL OTHER	6
RESIDENTIAL UNDEVELOPED	3
RESIDENTIAL LD DEVELOPED	1
LARGE BUSINESS	1
MUNICIPAL	1
CHARITABLE	2
SCHOOL	<u>4</u>
	103

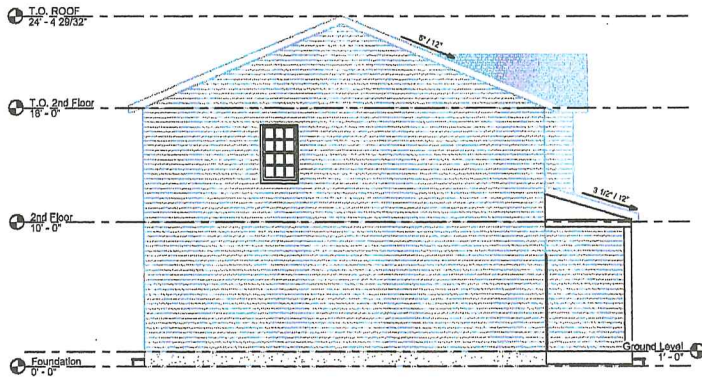
**The average size of the fifty-nine (59) “single family” residential lots within 400’ radius is 5,190 +/- square feet. Of the fifty-nine (59) single family residential lots, forty (40) of them contain 5,500 square feet or less.**

By comparison, the average lot size for the sixteen (16) two-family dwellings is 6,064 square feet which is less than the zoning code requirement of eight thousand (8000) square feet for lot area in the B-2 zone.

The proposed lot to be built on is 5,500 square feet which is slightly larger than the average lot sizes in the 400’ radius and neighborhood.

Prepared by:  
Robert D. Murray, Esq.  
Taft & McSally LLP  
21 Garden City Drive  
Cranston, RI 02920  
(401) 946-3800 (O)  
[rdmurray@taftmcsally.com](mailto:rdmurray@taftmcsally.com)

Dated:2-9-23



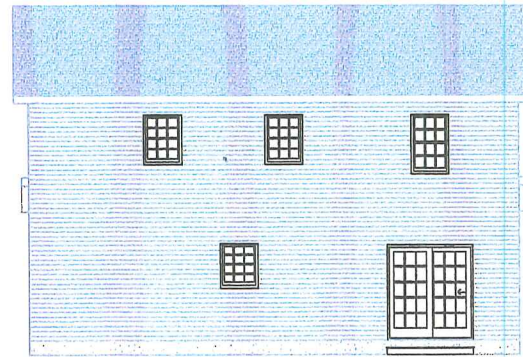
2 Left Elevation  
1/4" = 1'-0"



3 Right Elevation  
1/4" = 1'-0"



1 Front Elevation  
1/4" = 1'-0"



4 Rear Elevation  
1/4" = 1'-0"

CLIENT:

PROJECT:

DATE: 3/18/2021

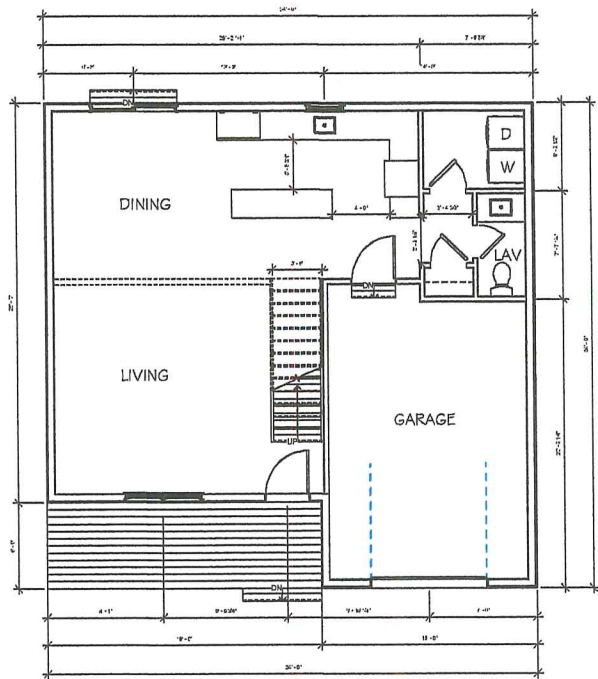
DRAWN BY: Author SCALE: 1/4" = 1'-0"

REVISIONS:

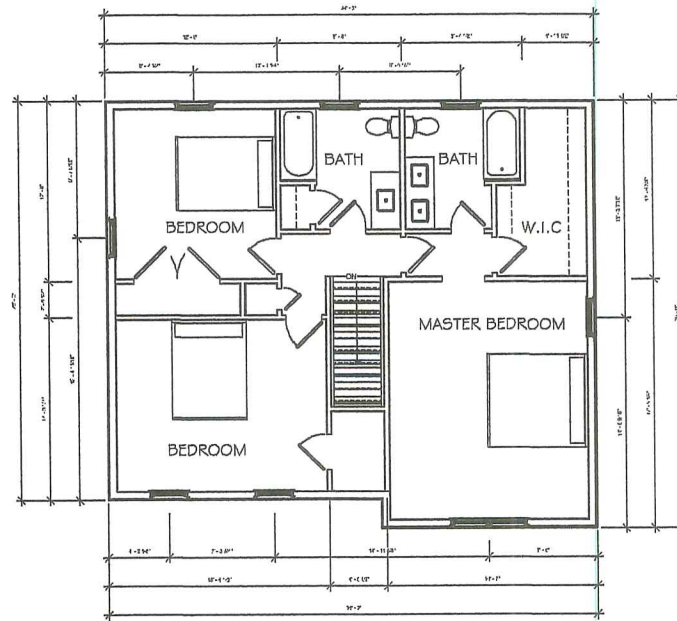
1.	5.
2.	6.
3.	7.
4.	8.

Elevations

A102



② Ground Level  
1/4" = 1'-0"



① 2nd Floor  
1/4" = 1'-0"

DATE:	3/18/2021
DRAWN BY:	TM
SCALE:	1/4" = 1'-0"
REVISIONS:	
1.	5.
2.	6.
3.	7.
4.	8.

Floor Plan

A101













GRANITE BOUND FOUND

NARRAGANSETT BLVD.  
244.55'

MAGNETIC 06-23-22

A.P. 2-4 / LOT 3266  
N/F  
GAEMER GUTIERREZ

A.P. 2-4 / LOT 3267  
N/F  
DENNIS & MARIA LIMA LIFE ESTATE

A.P. 2-4 / LOT 672  
N/F  
SOKHENG RITHY

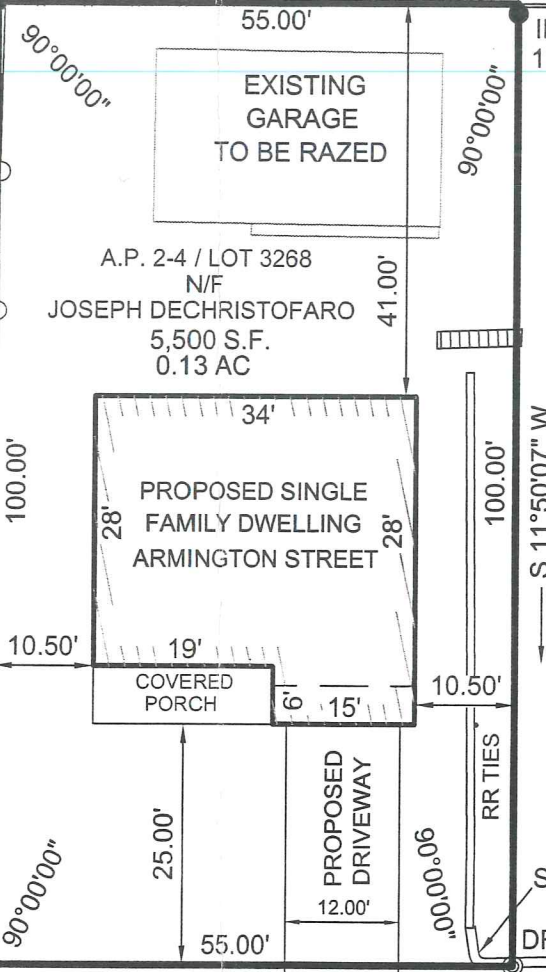
A.P. 2-4 / LOT 3269  
N/F  
FRANCES M. & PHILLIP D. ROWELL

A.P. 2-4 / LOT 3268  
N/F  
JOSEPH DECHRISTOFARO  
5,500 S.F.  
0.13 AC

A.P. 2-4 / LOT 671  
N/F  
EMILY S. KAMINSKI

IRON ROD SET

IRON ROD SET  
1' FROM CORNER



145.00'

IRON ROD SET

STONE WALL

DRILL HOLE SET

SIDEWALK

SIDEWALK

PROPOSED CURB CUT

EXISTING CURB CUT

ARMINGTON STREET

(50' PUBLIC)



LOCUS MAP

ZONING DISTRICT B-2

MINIMUM LOT AREA:	6,000 S.F.
MINIMUM LOT FRONTAGE:	60 FT.
MINIMUM SETBACKS: FRONT:	25 FT.
SIDE:	8 FT.
REAR:	20 FT.
MAXIMUM STRUCTURE HEIGHT:	35 FT.
MAXIMUM LOT COVERAGE:	35%
PROPOSED & EXISTING LOT COVERAGE:	30%

REFERENCE:

- DEED BK. 6059 / PG. 328
- "PLAT OF SUBDIVISION OF LAND IN CRANSTON, R.I. BELONGING TO CHURCH LAND COMPANY BY J.A. LATHAM & SON, OCTOBER, 1916" PLAT CARD 222
- "THE L. VAUGHN ESTATE PLAT OF LAND ON ARMINGTON ST. IN CRANSTON, R.I. BY J.A. LATHAM 1904" PLAT CARD 162
- "PLAT OF THE SMITHS PALACE ESTATE PLATTED & LAID OUT FEB. 1874 BY E.A. CHASE" PLAT CARD 69

DIMENSIONAL CONFORMANCE SURVEY

A.P. 2-4 / LOT 3268  
ARMINGTON STREET  
CRANSTON, R.I.

SCALE: 1"=20'    DATE: FEBRUARY 7, 2023

PREPARED FOR:

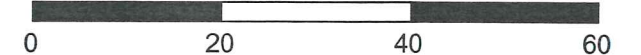
JOSEPH DECHRISTOFARO  
444 WOODWARD ROAD  
NORTH PROVIDENCE, RI 02904

PREPARED BY:

OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10294 / DWG. NO. 10294 - (JNP)

GRAPHIC SCALE / 1" = 20'



SURVEY CLASSIFICATION:

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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:    MEASUREMENT SPECIFICATION:

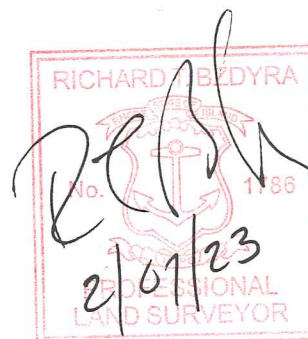
LIMITED CONTENT BOUNDARY SURVEY    CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS. TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

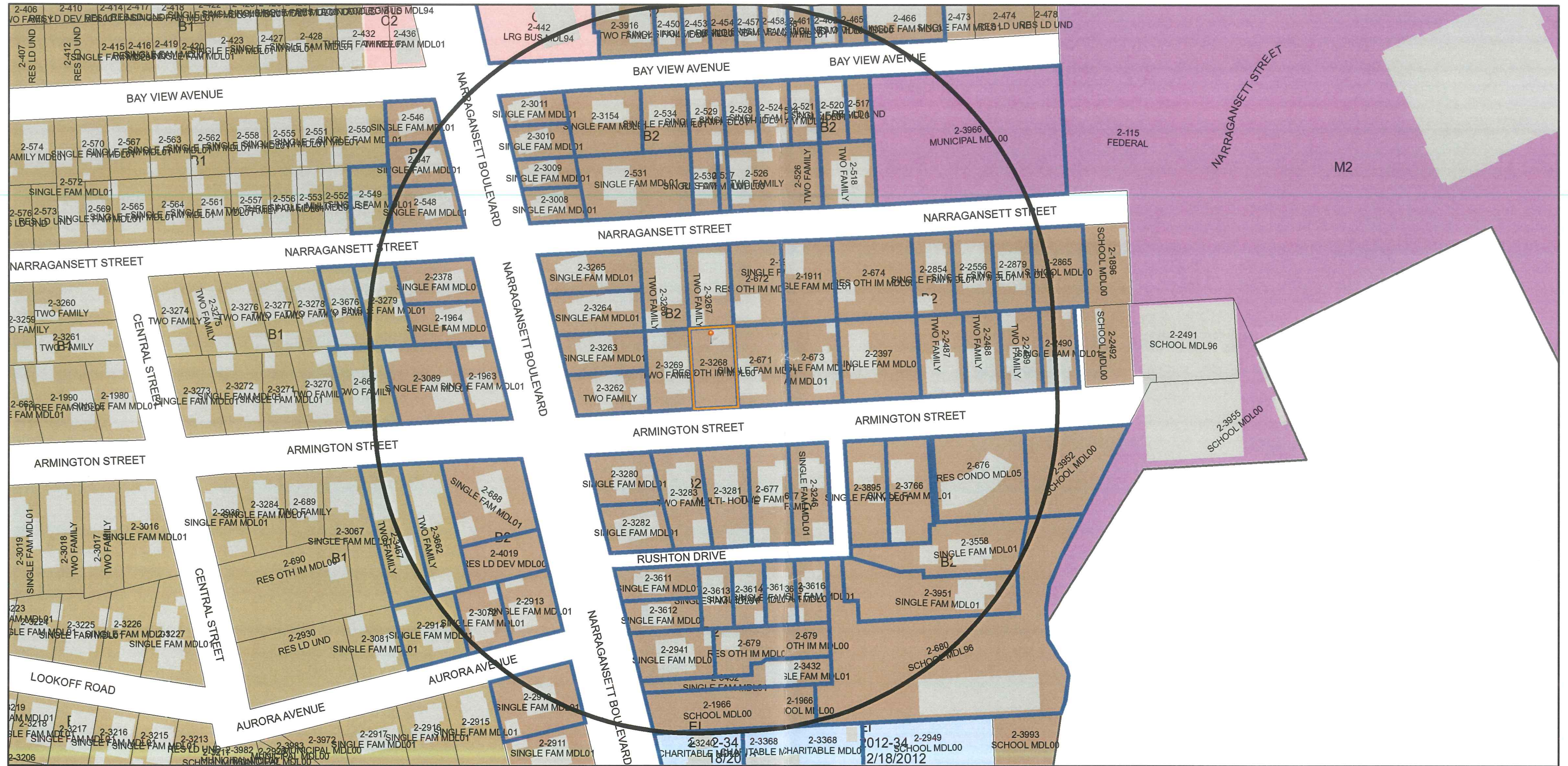
BY: *[Signature]*    DATE: 2/07/23

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



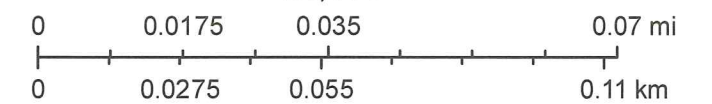
# 0 Armington St 400' Radius Plat 2 Lot 3268



10/3/2022, 3:11:28 PM

1:1,454

- |                   |  |                           |  |    |    |       |
|-------------------|--|---------------------------|--|----|----|-------|
| Parcel ID Labels  |  | Historic Overlay District |  | A8 | C3 | MPD   |
| Streets Names     |  | Zoning                    |  | A6 | C4 | S1    |
| Cranston Boundary |  | none                      |  | B1 | C5 | Other |
| Parcels           |  | A80                       |  | B2 | M1 |       |
| Buildings         |  | A20                       |  | C1 | M2 |       |
| Zoning Dimensions |  | A12                       |  | C2 | EI |       |



City of Cranston