

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: April 1, 2022

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: Michael and Stacey Tortorella

ADDRESS: 801 Pippin Orchard Road, Cranston, RI ZIP CODE: 02921

APPLICANT: Michael Tortorella

ADDRESS: 801 Pippin Orchard Road, Cranston, RI ZIP CODE: 02921

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 801 Pippin Orchard Road

2. ASSESSOR'S PLAT #: 34 BLOCK #: ASSESSOR'S LOT #: 22 WARD: 4

3. LOT FRONTAGE: 140' +/- LOT DEPTH: 249' +/- LOT AREA: 32,395 S.F.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-80 80,000 sq ft 35 ft
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: one story

6. LOT COVERAGE, PRESENT: 0% PROPOSED: 15.4%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 2/13/2004

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT?

9. GIVE SIZE OF EXISTING BUILDING(S): N/A

10. GIVE SIZE OF PROPOSED BUILDING(S): 62' x 80' +/-

11. WHAT IS THE PRESENT USE? vacant land

12. WHAT IS THE PROPOSED USE? single family dwelling

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construct new 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 (Variances) and all other  
applicable sections of the Zoning Code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks dimesnional variances

to construct a single family home on an undersized lot with restricted street frontage. Proposed house is substantial but meets all setback requirements for A-80 zoning district. Dwelling would not be injurious, obnoxious or offensive to area.

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

RESPECTFULLY SUBMITTED,

(OWNER SIGNATURE) Michael Tortorella

(OWNER SIGNATURE) \_\_\_\_\_  
 (OWNER SIGNATURE) \_\_\_\_\_


(OWNER SIGNATURE)

*CMichael J. Antels*

(APPLICANT SIGNATURE)

(LESSEE SIGNATURE)

(LESSEE SIGNATURE)



(ATTORNEY SIGNATURE)

401-639-9175  
(PHONE NUMBER)

(PHONE NUMBER)  
401-742-9693

(PHONE NUMBER)  
401-639-9175  
(PHONE NUMBER)

(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)





















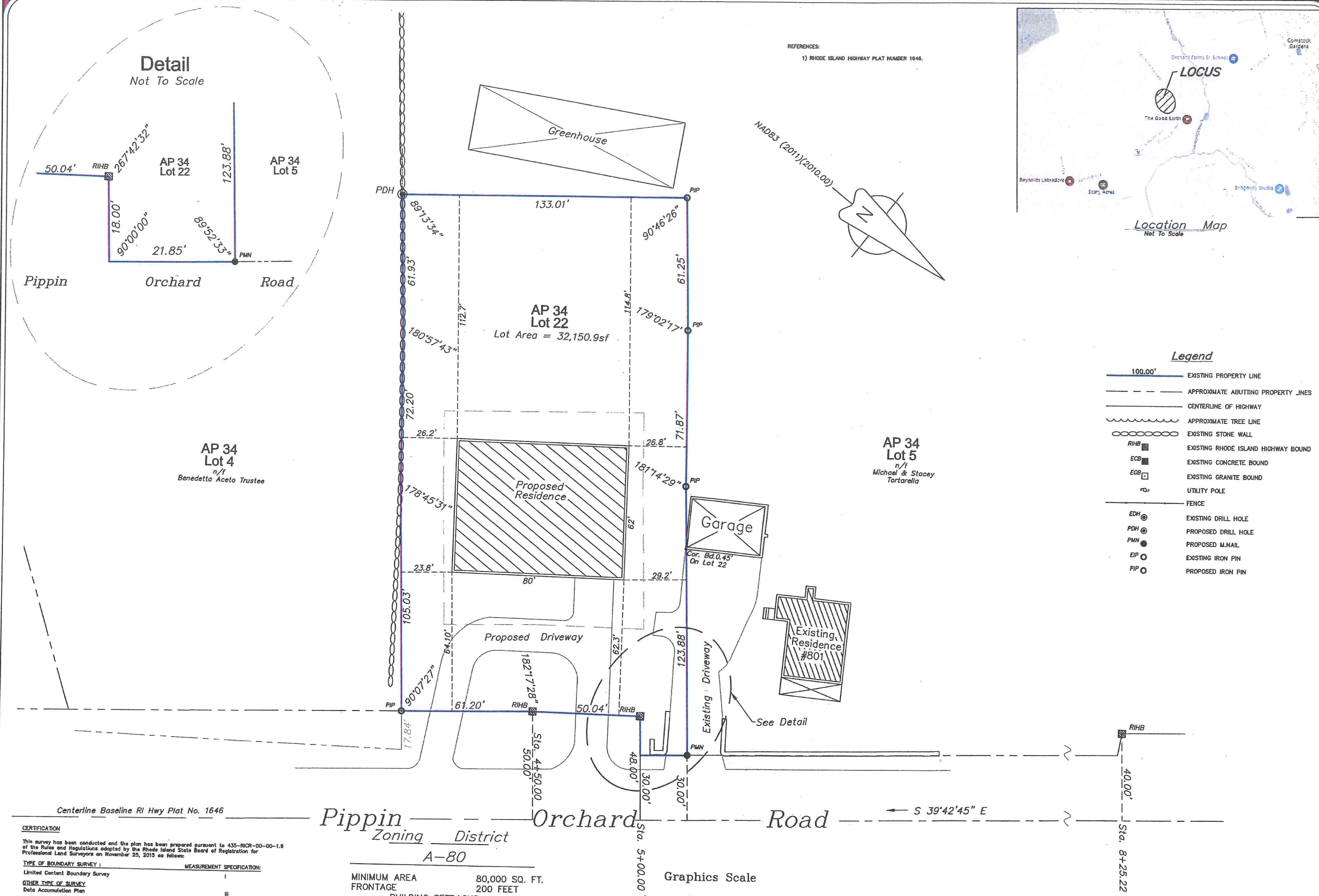




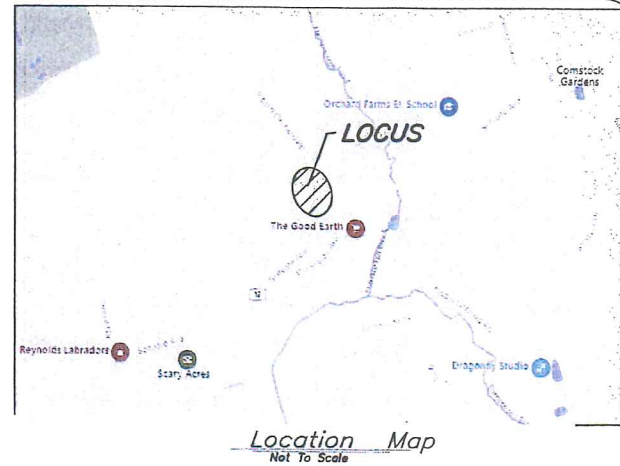








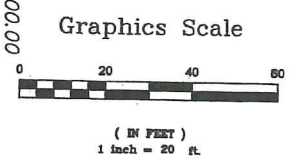
REFERENCES:  
1) RHODE ISLAND HIGHWAY PLAT NUMBER 1646.



- Legend**
- 100.00' EXISTING PROPERTY LINE
  - APPROXIMATE ABUTTING PROPERTY LINES
  - CENTERLINE OF HIGHWAY
  - APPROXIMATE TREE LINE
  - EXISTING STONE WALL
  - RIHB EXISTING RHODE ISLAND HIGHWAY BOUND
  - ECB EXISTING CONCRETE BOUND
  - EGB EXISTING GRANITE BOUND
  - UTILITY POLE
  - FENCE
  - EDH EXISTING DRILL HOLE
  - PDH PROPOSED DRILL HOLE
  - PMN PROPOSED M.NAIL
  - EIP EXISTING IRON PIN
  - PIP PROPOSED IRON PIN

**CERTIFICATION**  
This survey has been conducted and the plan has been prepared pursuant to 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:  
**TYPE OF BOUNDARY SURVEY:** Limited Content Boundary Survey  
**MEASUREMENT SPECIFICATION:** I  
**OTHER TYPE OF SURVEY:** Date Accumulation Plan III  
The purpose for the conduct of this survey and for the preparation of the plan is to delineate the location of the deeded boundary lines and the building area of a proposed residence to accompany a zoning application to the City of Cranston.  
By: Mark D. Boyer #1858  
Boyer Associates C.O.A. # A317

**MINIMUM AREA** 80,000 SQ. FT.  
**FRONTAGE** 200 FEET  
**BUILDING SETBACKS**  
FRONT YARD 40 FEET  
SIDE YARD 20 FEET  
REAR YARD 100 FEET  
ALL ZONING DATA SHOWN HEREON MUST BE VERIFIED BY THE BUILDING/ZONING OFFICIAL



Street Index
Pippin Orchard Road

Being: ASSESSORS PLAT NO. 34 LOT NO. 22

**Plan To Accompany Zoning Application**

801 Pippin Orchard Road  
Cranston, Rhode Island

**Michael & Stacey Tortorella**

Drawn By: RMW  
Date: DECEMBER 20, 2021

Checked By: MDB  
Scale: 1" = 20'

NO. REVISIONS  
BY DATE

MARK D. BOYER  
PROFESSIONAL  
LAND SURVEYOR

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**BOYER ASSOCIATES**

1071 MAIN STREET  
WEST WARWICK, RI 02893  
TEL. (401)821-8872 FAX (401)826-1993

Sheet **1**  
of 1 sheets



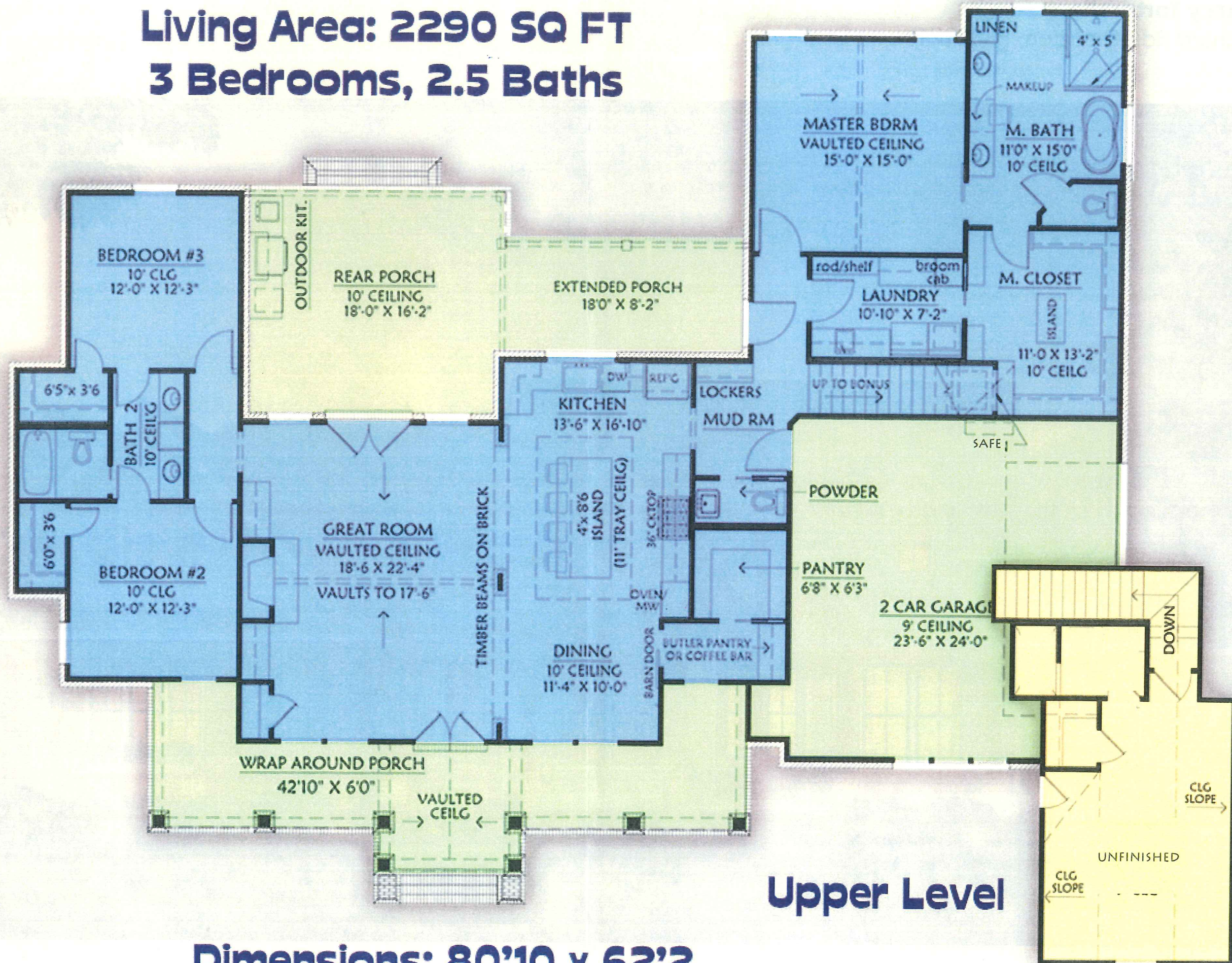
**Michael & Stacey Tortorella**

801 Pippin Orchard Rd., Cranston, RI 02921





# Living Area: 2290 SQ FT 3 Bedrooms, 2.5 Baths



Upper Level



















Dimensions: 80'10 x 62'2

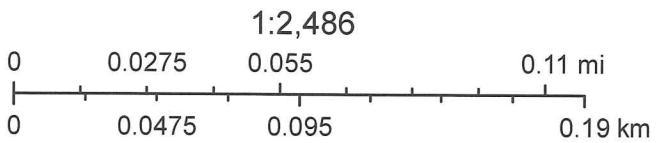


801 Pippin Orchard Rd 400' Plat 34 Lot 5 & 22



4/11/2022, 9:29:31 AM

Parcel ID Labels	 Historic Overlay District	 A8	 C3	 MPD
Streets Names	<b>Zoning</b>	 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