

**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





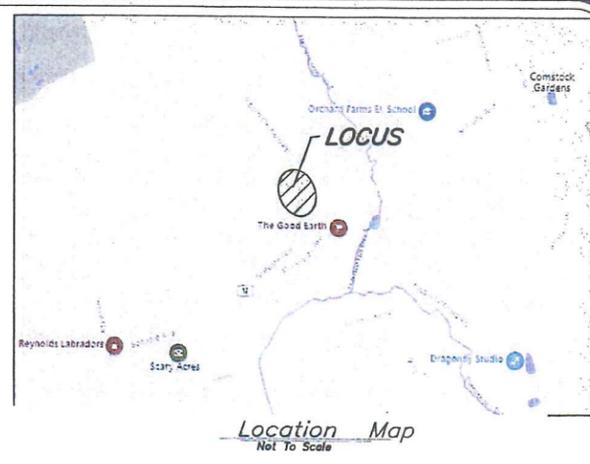
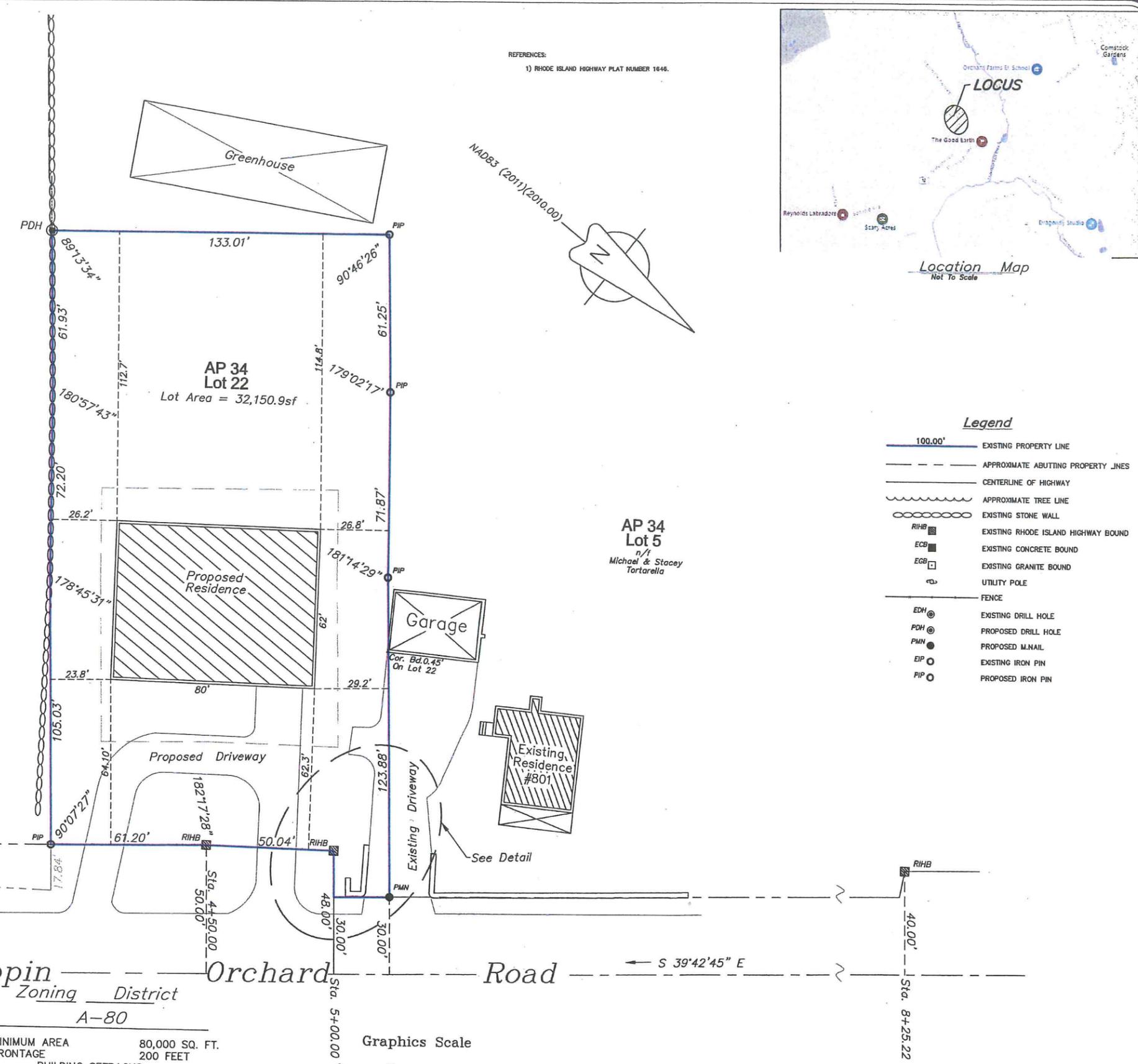
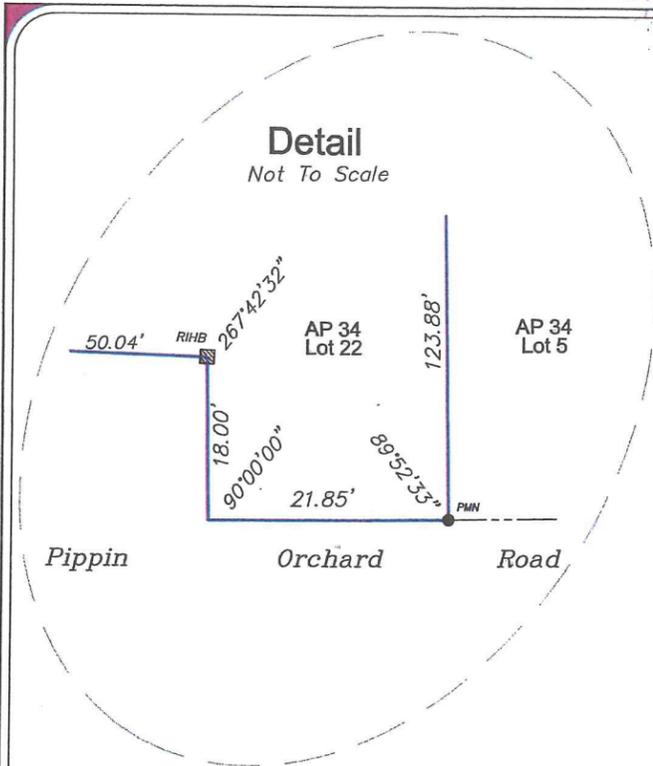




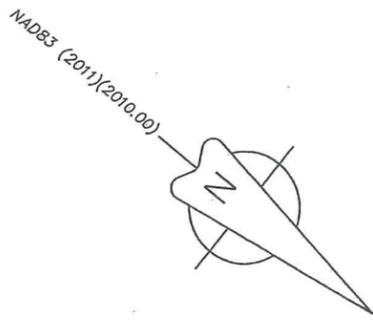








REFERENCES:
1) RHODE ISLAND HIGHWAY PLAT NUMBER 1646.



- 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
 - U ■ UTILITY POLE
 - FENCE
 - EDH ⊙ EXISTING DRILL HOLE
 - PDH ⊙ PROPOSED DRILL HOLE
 - PMN ⊙ PROPOSED M.NAIL
 - EIP ⊙ EXISTING IRON PIN
 - PIP ⊙ PROPOSED IRON PIN

Being: ASSESSORS PLAT NO. 34 LOT NO. 22
Plan To Accompany Zoning Application
 801 Pippin Orchard Road
 Cranston, Rhode Island
 Michael & Stacey Tortorella

Checked By:	MDB	Drawn By:	RMW
Date:	DECEMBER 20, 2021		
Scale:	1" = 20'		
NO.:	REVISIONS	BY:	DATE
1:			



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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

Centerline Baseline RI Hwy Plat No. 1646

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:	MEASUREMENT SPECIFICATION:
Limited Content Boundary Survey	I
OTHER TYPE OF SURVEY	III
Date Accumulation Plan	

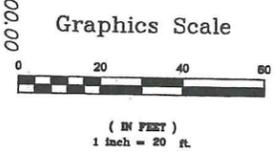
The purpose for the conduct of this survey and for the preparation of the plan is to delineate the location of the dashed boundary lines and the building area of a proposed residence to accompany a zoning application to the City of Cranston.

By:
 Mark D. Boyer #1888
 Boyer Associates C.O.A. # A317

Pippin Orchard Road
 Zoning District A-80

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

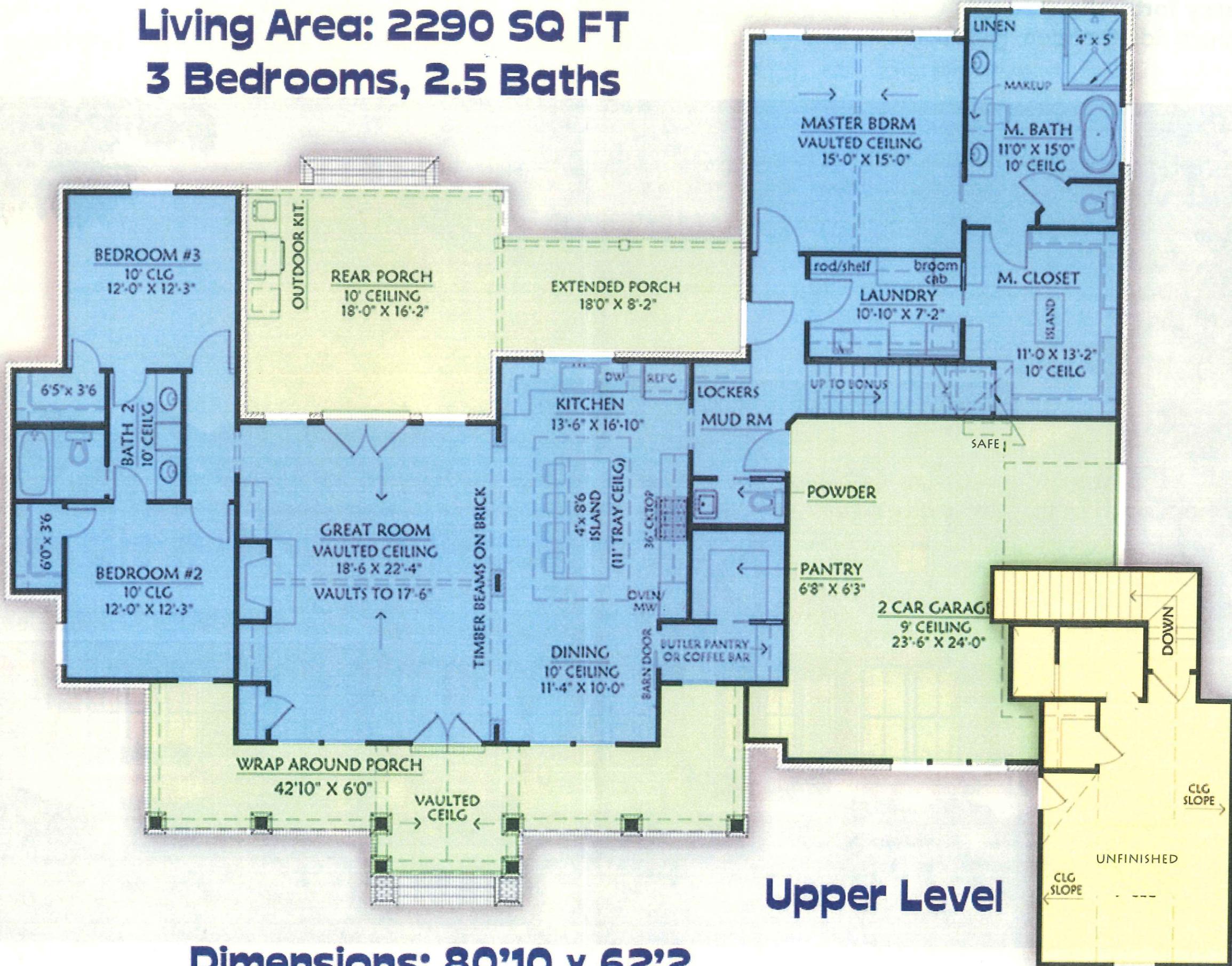
Michael & Stacey Tortorella

801 Pippin Orchard Rd., Cranston, RI 02921



Michael & Stacey Tortorella
801 Pippin Orchard Rd., Cranston, RI 02921

Living Area: 2290 SQ FT 3 Bedrooms, 2.5 Baths

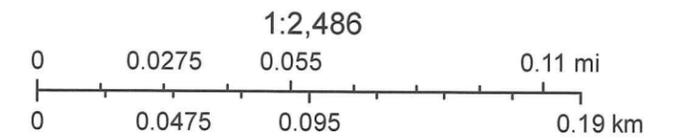


801 Pippin Orchard Rd 400' Plat 34 Lot 5 & 22



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

- | | | | | |
|-------------------|---------------------------|----|----|-------|
| Parcel ID Labels | Historic Overlay District | A8 | C3 | MPD |
| Streets Names | 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