

**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: July 28, 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: David C. & Lianne DiMaio

ADDRESS: 50 Preston Avenue, Cranston, RI ZIP CODE: 02920

APPLICANT: David C. DiMaio

ADDRESS: 50 Preston Avenue, Cranston, RI ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 0 Woodland Avenue

2. ASSESSOR'S PLAT #: 37/2 BLOCK #: _____ ASSESSOR'S LOT #: 20 WARD: 5

3. LOT FRONTAGE: 40' LOT DEPTH: 80' LOT AREA: 3223 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-8 8,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: NA PROPOSED: two story

6. LOT COVERAGE, PRESENT: -0- PROPOSED: 22.5%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 2/22/2005

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? no

9. GIVE SIZE OF EXISTING BUILDING(S): NA

10. GIVE SIZE OF PROPOSED BUILDING(S): 20' x 40'

11. WHAT IS THE PRESENT USE? vacant lot

12. WHAT IS THE PROPOSED USE? single family dwelling

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

RECEIVED
AUG 10 2022
BUILDING INSPECTIONS

DAVID C. & LIANNE DiMAIO (“OWNER/APPLICANT”)

**0 Woodland Avenue
Cranston, RI 02920**

PROJECT NARRATIVE

This project narrative is offered in connection with applications of David C. and Lianne DiMaio as owners/applicants for permission to construct a single-family home on an undersized lot with restricted street frontage.

The DiMaio's own a vacant 3,200 square foot lot on Woodland Avenue designated at Lot No. 20 on Cranston Assessor's Plat No. 37/2. The lot is zoned A-8 (single family residential zone with a minimum lot size of 8,000 square feet).

The proposed house if constructed as proposed would be on an undersized lot that meets all the intensity regulations for setbacks of the structure.

The following dimensional variances are sought from the Zoning Board of Review

17.20.120 (Schedule of intensity regulations)

A. The subject lot is 3,200 square feet and the A-8 zone requires 8,000 square feet for a one-family dwelling.

B. The street frontage and width of the lot is 40 feet, and in the A-8 zone a minimum of 80 feet is required under the zoning code.

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based; and

The relief to be granted is the least relief necessary.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience.

DAVID C. & LIANNE DiMAIO (“APPLICANT AND OWNERS”)
0 Woodland Avenue
Cranston, RI 02920

NEIGHBORHOOD ANALYSIS

This analysis is compiled to review the Cranston land uses and lot sizes within the 400’ radius of the subject application for the property at 0 Woodland Avenue designated as Lot Nos. 20 on Assessor’s Plat No. 37/2.

Please note that the zoning designation is A-8, similar to the subject properties.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS</u>
SINGLE FAMILY	39
SINGLE FAMILY IN LAW	5
TWO FAMILY	9
THREE FAMILY	1
SMALL BUSINESS	1
RESIDENTIAL OTHER	5
RESIDENTIAL UNDEVELOPED	16
RESIDENTIAL POT	<u>1</u>
	77

The average size of 38 “single-family residential” lots within 400’ radius is 6,361 +/- square feet. Please note that does not include Lot 6 on AP 37 that totals 93,654 square feet.

Of the 38 single family residential lots, 29 of them contain less than 8,000 square feet.

Please note that this analysis does not include the lots across Plainfield Street in the Town of Johnston.

The proposed lot to be built on is 3,223 square feet which is smaller than the average single family lot sizes in the 400’ radius and neighborhood.

Prepared by:
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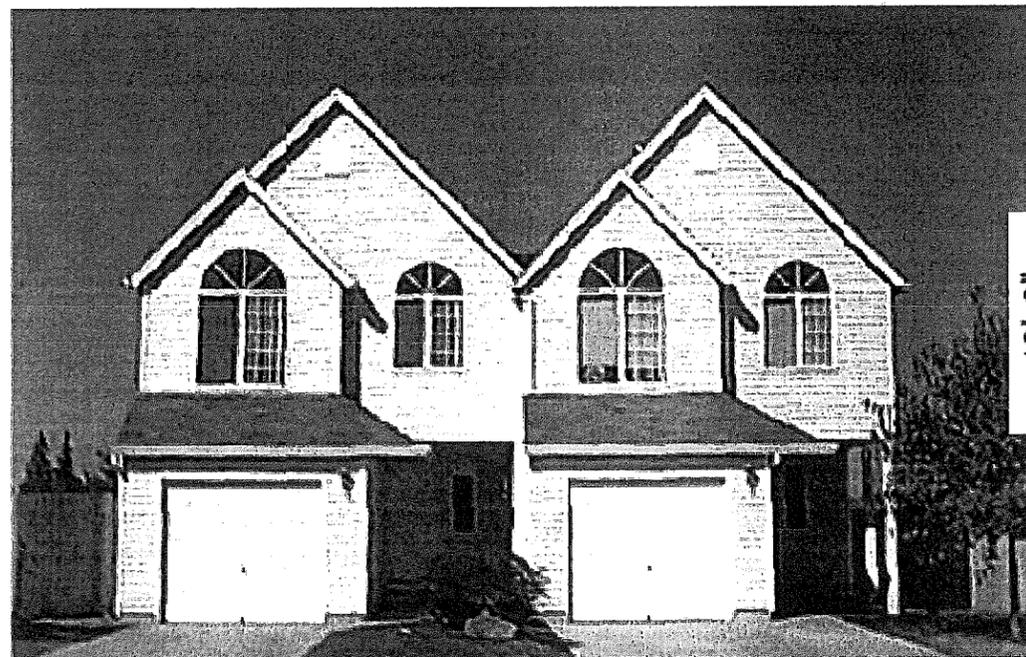
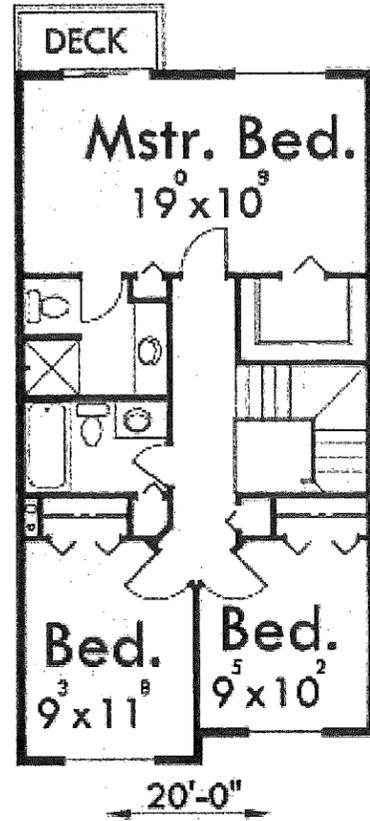
Dated:8-1-22



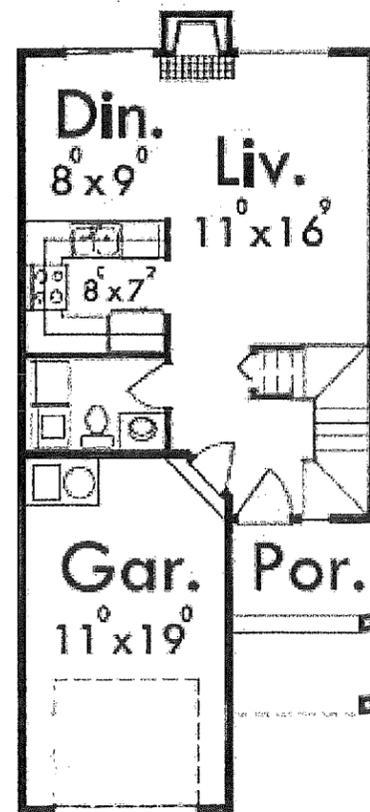
Shown as single family plan 9920

PLAN # 9920

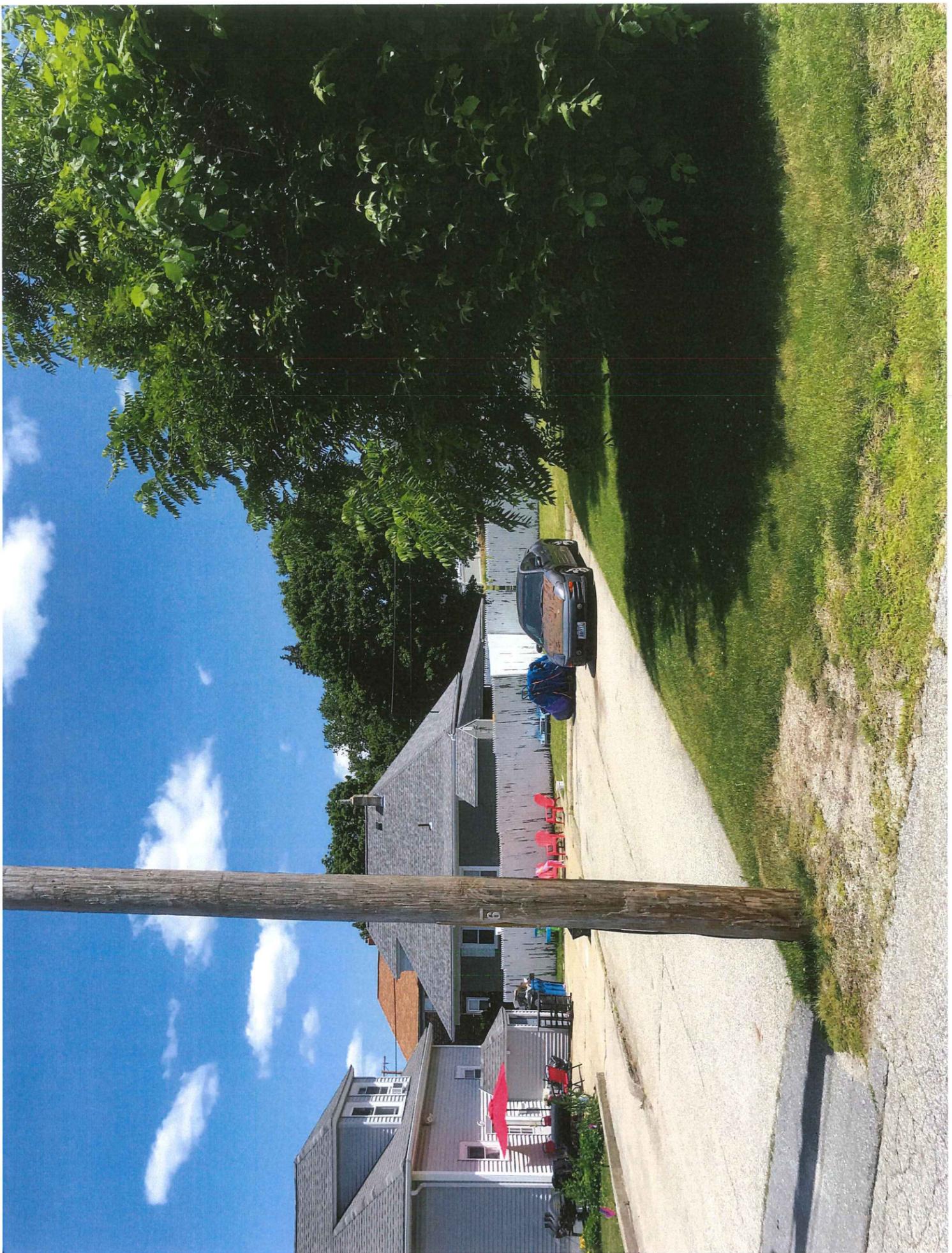
MAIN FLR 490 SQ. FT.
 UPPER FLR 690 SQ. FT.
 TOTAL 1180 SQ. FT.
 GARAGE 230 SQ. FT.



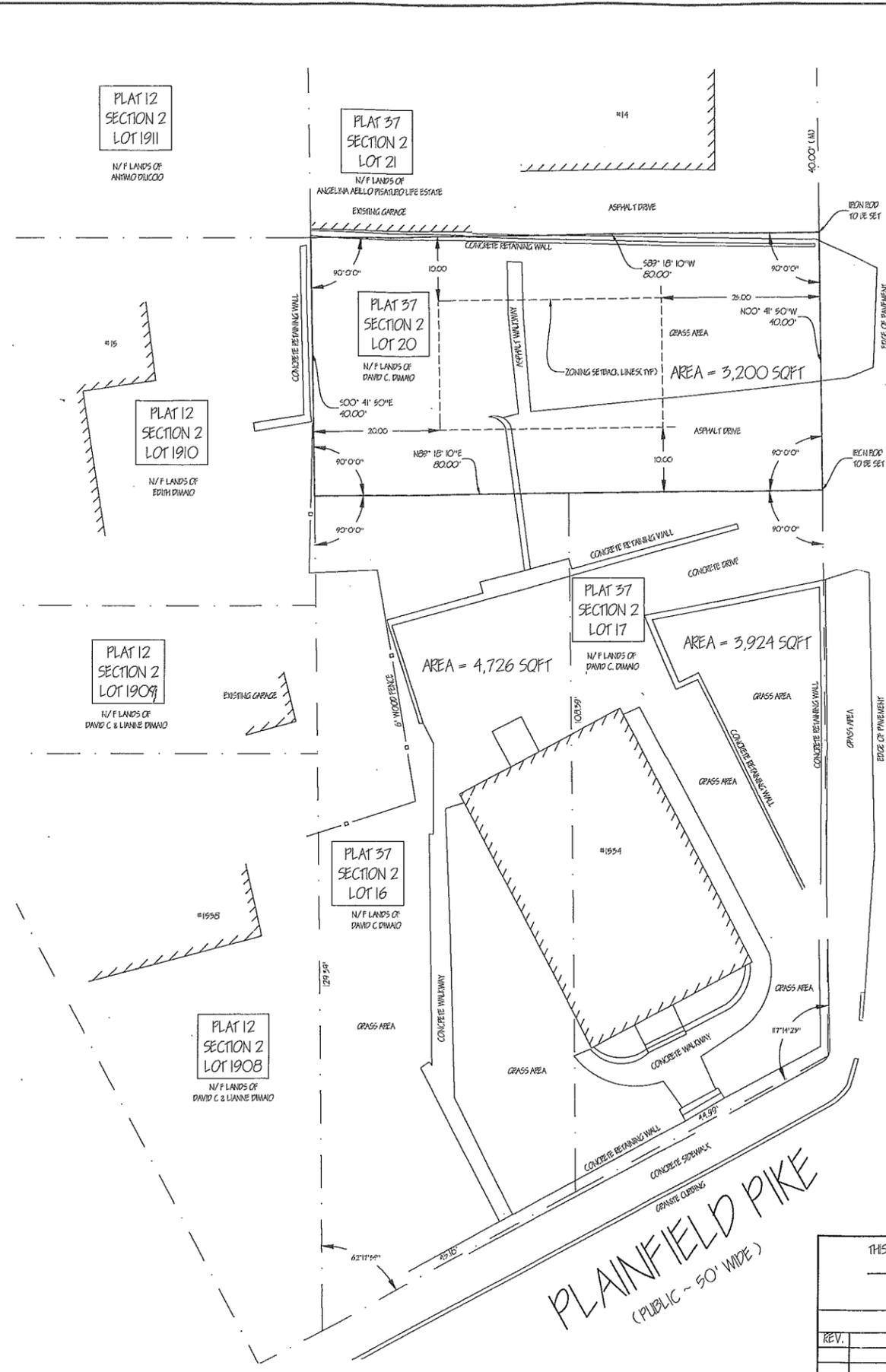
Shown as Duplex plan D-319





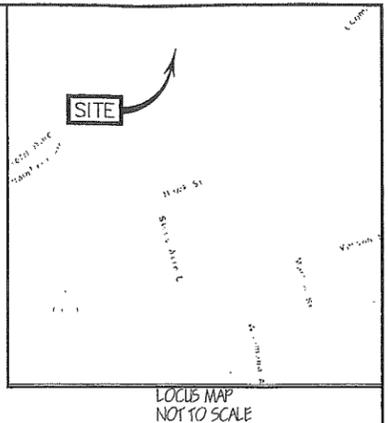
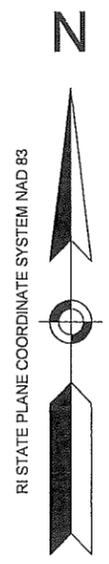






WOODLAND AVE
(PUBLIC 40' WIDE)

PLAINFIELD PIKE
(PUBLIC ~ 50' WIDE)



NOTES:

- PROPERTY KNOWN AS LOT 20 AS SHOWN ON THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND; PLAT NO. 37.
- AREA = 3,200 SQUARE FEET OR 0.073 ACRES
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF MINIMAL FLOODING) PER REF. #2
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

- THE TAX ASSESSOR PLAT OF THE CITY OF CRANSTON, PROVIDENCE COUNTY, PLAT 37.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, PANEL 311 OF 451," COMMUNITY-PANEL NUMBER 445596 0311 H, MAP REVISED: OCT. 2, 2015.
- MAP ENTITLED "THE HAZARD HOMESTEAD PLAT, NO. 1, BELONGING TO CHAS. H. STONE AND JOHN C. SMITH, WALTER J. BRADY, ENGR., JUNE, 1918" WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF CRANSTON IN PLAT BOOK 10 AT PAGE 22 AND ON PLAT CARD 251.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 455-RIP-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, 2019 AS FOLLOWS:

- TYPE OF BOUNDARY SURVEY: LIMITED CONVEY BOUNDARY SURVEY MEASUREMENT SPECIFICATION: I
- OTHER TYPE OF SURVEY: DATA ACQUISITION SURVEY (PLANIMETRIC SURVEY) MEASUREMENT SPECIFICATION: II
- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARE BOUNDARY SURVEY FOR LOT NUMBER 20 ASSESSOR'S PARCEL 37 FOR BUILDING PERMIT.

ITEMS	REQUIRE
MIN LOT AREA	8,000 SQFT
MIN PERIMETER	80'
MIN FRONT W/PT	20'
MIN SIDE W/PT	10'
MIN REAR W/PT	20'
MAX BUILDING HEIGHT	35'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE OBSERVATION PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CORRELATED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

NICHOLAS VELTRI DATE
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1767
CITY OF CRANSTON 0445

PREPARED BY:
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PROPERTY SURVEY PLAN
DAVID C. DIMAIO
0 WOODLAND AVENUE
CRANSTON, RI 02920
AP 37 SECTION 2 LOT 20

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS:
WOODLAND AVENUE
PLAINFIELD PIKE

REV.	COMMENTS	DATE

SCALE: 10 FEET TO THE INCH
FILE NAME: David Dimaio Zoning Plan.dwg
FIELD BOOK NO: RI-2022-1
DRAWN BY: CMS CHECKED BY: NV
FIELD CHIEF: CMS JOB NO: 22-0001

DATE: 01/26/2022 SHEET 1 OF 1

