

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: May 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: Min Naing

ADDRESS: 22 Derbyshire Drive, Cranston, RI ZIP CODE: 02921

APPLICANT: Min Naing

ADDRESS: 22 Derbyshire Drive, Cranston, RI ZIP CODE: 02921

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 0 Randall Street

2. ASSESSOR'S PLAT #: 12/4 BLOCK #: _____ ASSESSOR'S LOT #: 38 WARD: 5

3. LOT FRONTAGE: 50' LOT DEPTH: 100' LOT AREA: 5,000 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 6,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

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

6. LOT COVERAGE, PRESENT: -0- PROPOSED: 19.2%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 1/28/22

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

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

10. GIVE SIZE OF PROPOSED BUILDING(S): 30 foot by 35 foot +/-

11. WHAT IS THE PRESENT USE? vacant lot

12. WHAT IS THE PROPOSED USE? single family residential dwelling

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Build single family dwelling
on undersized lot
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); 17.88.030 (B) (Substandard lots of
record); 17.92.010 (Variances) and all other applicable sections of zoning code
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant desires to build
single family house on undersized lot with restricted street frontage. House will meet
building setbacks. House is compatible with area.

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

RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE) Min Naing

518-588-1162
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)


(APPLICANT SIGNATURE) Min Naing

518-588-1162
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

946-3800
(PHONE NUMBER)

Robert D. Murray, Esq. c/o Taft & McSally LLP
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

City of Cranston
Zoning Board of Review
Application

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ADDRESS: 22 Derbyshire Drive, Cranston, RI ZIP CODE: 02921

APPLICANT: Min Naing

ADDRESS: 22 Derbyshire Drive, Cranston, RI ZIP CODE: 02921

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 86 Randall Street

2. ASSESSOR'S PLAT #: 12/4 BLOCK #: ASSESSOR'S LOT #: 39 WARD: 5

3. LOT FRONTAGE: 50' LOT DEPTH: 100' LOT AREA: 5,000 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 6,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

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

6. LOT COVERAGE, PRESENT: 13.2% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 1/28/22

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

9. GIVE SIZE OF EXISTING BUILDING(S): 30' x 22'

10. GIVE SIZE OF PROPOSED BUILDING(S): no change

11. WHAT IS THE PRESENT USE? single family residential dwelling

12. WHAT IS THE PROPOSED USE? same

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: No structural alterations to
existing house.

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



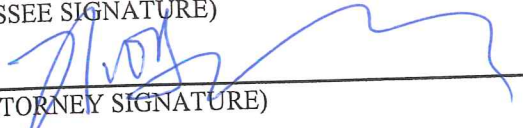
16. WERE YOU REFUSED A PERMIT? _____

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); 17.88.030 (B) (Substandard lot of record);
17.92.101 (Variances) and all other applicable sections of zoning code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks permission to
unmerge an existing lot and leave existing house on 5,000 square feet of land. Lot 39
on AP 12 would be undersized and have restricted frontage of only fifty feet. House
does not meet front setback of 25 feet (has 8' 1" setback. New side setback would not
meet side setback of eight feet. Would be 5 feet nine inches. House built in 1873.

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

RESPECTFULLY SUBMITTED,

<u></u> (OWNER SIGNATURE) Min Naing	<u>518-588-1162</u> (PHONE NUMBER)
<u>_____</u> (OWNER SIGNATURE)	<u>_____</u> (PHONE NUMBER)
<u></u> (APPLICANT SIGNATURE) Min Naing	<u>518-588-1162</u> (PHONE NUMBER)
<u>_____</u> (LESSEE SIGNATURE)	<u>_____</u> (PHONE NUMBER)
<u></u> (ATTORNEY SIGNATURE)	<u>946-3800</u> (PHONE NUMBER)
<u>Robert D. Murray, Esq. c/o Taft & McSally LLP</u> (ATTORNEY NAME-PLEASE PRINT)	
<u>ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920</u>	

RE-ZONING APPLICATION MEETING: _____ (PLANNING DEPT. SIGNATURE) _____ (DATE)

MIN NAING (“APPLICANT AND OWNER”)
86 Randall Street
Cranston, RI 02920

NEIGHBORHOOD ANALYSIS

This analysis is compiled to review the land uses and lot sizes within the 400’ radius of the subject application for the property at 86 Randall Street designated as Lot Nos. 38 and 39 on Assessor’s Plat No. 12.

Please note that the zoning designation is B-1, similar to the subject properties.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS</u>
SINGLE FAMILY	49
SINGLE FAMILY IN LAW	1
TWO FAMILY	23
THREE FAMILY	2
MULTI HOUSE	1
RESIDENTIAL CONDO	2
RESIDENTIAL OTHER	3
RESIDENTIAL UNDEVELOPED	9
MUNICIPAL	<u>8</u>
	98

The average size of the 90 “residential” lots within 400’ radius is 5,818 +/- square feet.

Of the fifty (50) single family residential lots, twenty-three (23) of them contain 5,000 square feet or less.

Please note that this analysis does not include the acreage for the surrounding property owned by the City of Cranston (eight lots). Those parcels total 140,965 +/- square feet.

The proposed lot to be built on is 5,000 square feet which is slightly smaller than the average lot sizes in the 400’ radius and neighborhood. The existing house at 86 Randall street would remain on a 5,000 square feet lot.

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

Dated: 5-1-22









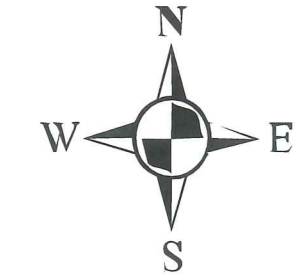
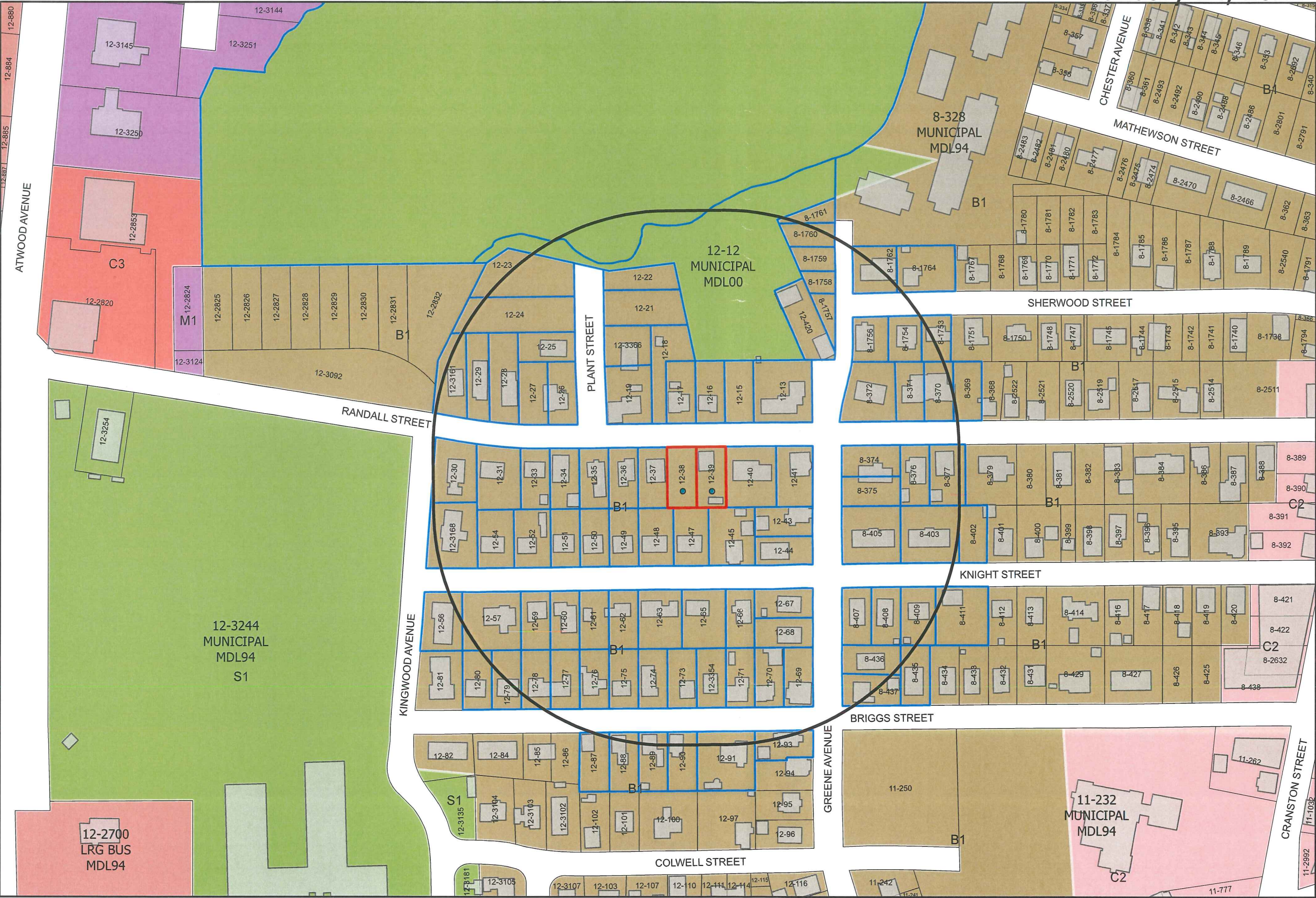






86 Randall Street 400' Radius Plat 12 Lots 38 + 39

January 24, 2022



- Buildings
- Cranston Boundary
- Cranston Parcels
- Zoning
 - none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - EI
 - EI
 - MPD
 - S1
 - Other
- Historic Overlay District
- Parcel Set Point
- Parcels in Radius
- Lots 38 + 39
- 400' Radius

This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warrantee, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.



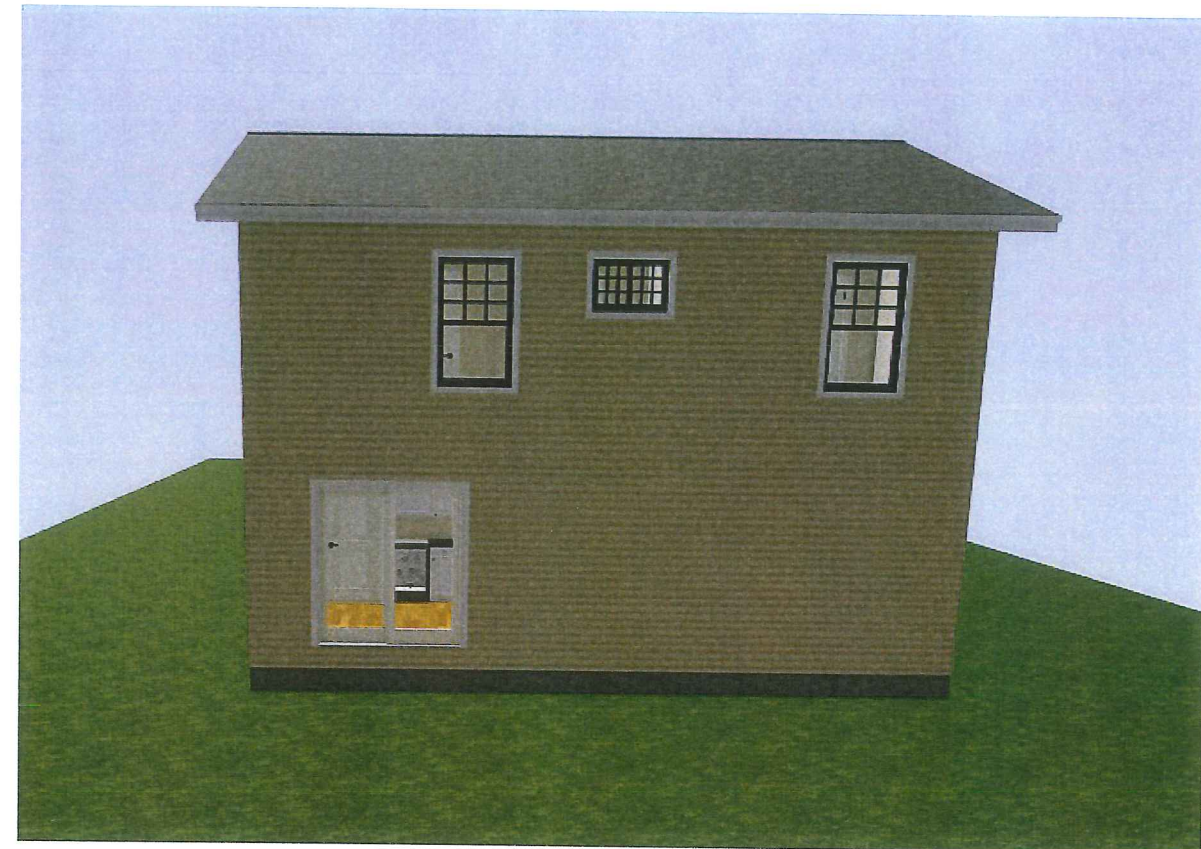
FRONT ELEVATION FACING
RANDALL STREET



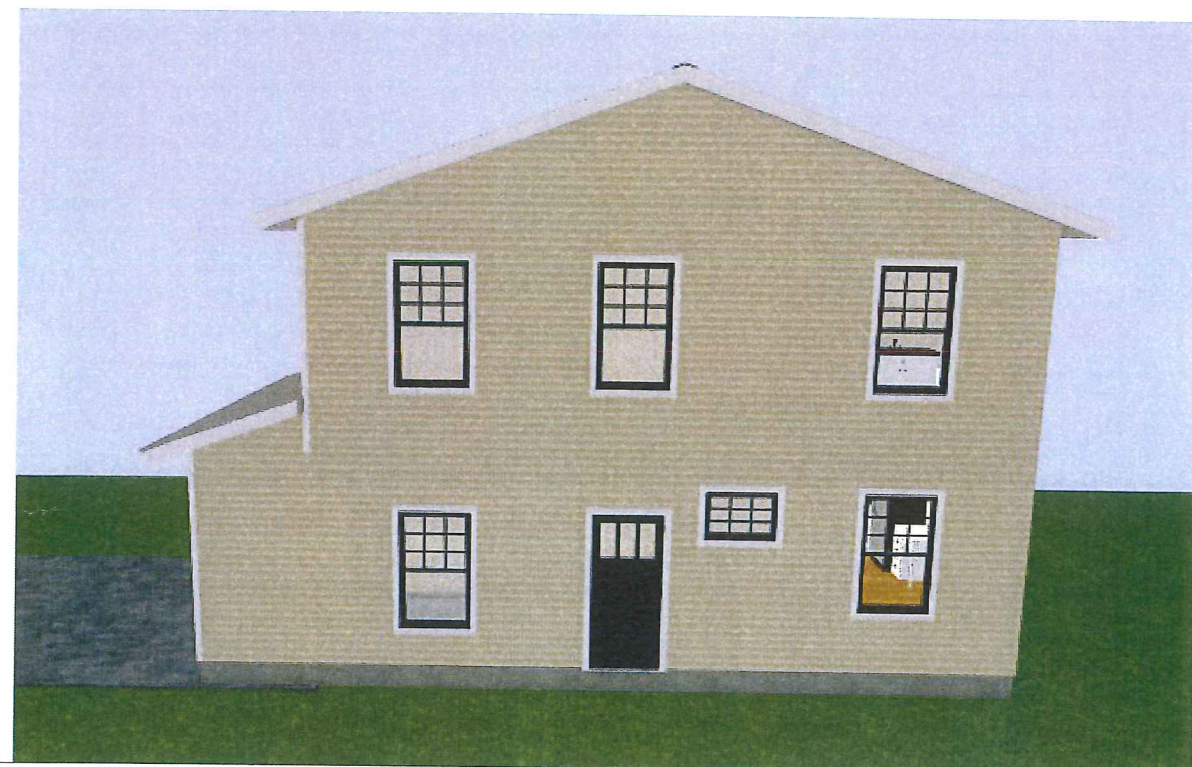
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

DRAWINGS PROVIDED BY:

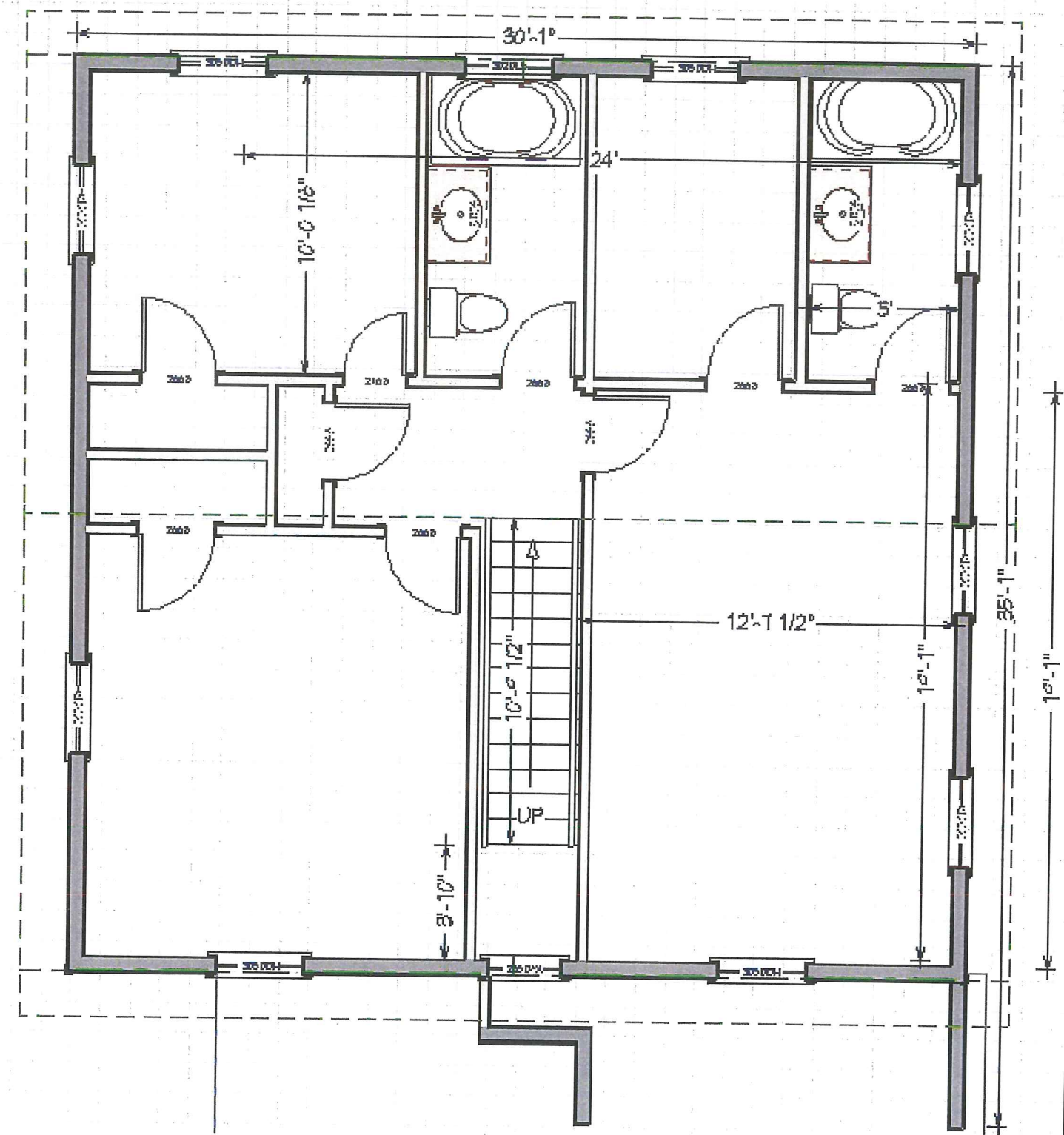
DATE:

4/19/22

SCALE:

SHEET:

PROPOSED 2ND FLOOR

[illegible]

DRAWINGS PROVIDED BY:

DATE:

4/19/22

SCALE:

SHEET: