

**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: 03.29.22

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: Shane Watts, Jess Watts

ADDRESS: 105 Amy Drive, Cranston, Rhode Island ZIP CODE: 02921

APPLICANT: Shane Watts, Jess Watts

ADDRESS: 105 Amy Drive, Cranston, Rhode Island ZIP CODE: 02921

LESSEE: NA

ADDRESS: NA ZIP CODE: NA

1. ADDRESS OF PROPERTY: 105 Amy Drive, Cranston, Rhode Island
2. ASSESSOR'S PLAT #: 20-2 BLOCK #: NA ASSESSOR'S LOT #: 2155 WARD: 4
3. LOT FRONTAGE: 73'-6" LOT DEPTH: 288'-0" +/- LOT AREA: 39,012SF
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-20 20,000SF (Min.) 35'-0"
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: 26'-8" PROPOSED: 18'-1"
6. LOT COVERAGE, PRESENT: 3.3% PROPOSED: 4.6%
First Floor after renovation = 1,121SF Second Floor = 1,280SF Total = 2,401SF
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Since: 07.12.2016
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes
9. GIVE SIZE OF EXISTING BUILDING(S): 2,401SF
10. GIVE SIZE OF PROPOSED BUILDING(S): 592SF < 25% of primary home (Actual = 490SF < 25% of primary home)
11. WHAT IS THE PRESENT USE? Single Fam MDL01
12. WHAT IS THE PROPOSED USE? Accessory Family Apartment
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: The proposed addition will consist of a 490SF addition attached to the existing structure. The single bedroom apartment includes a full kitchen and living space. Along with a full bathroom and two closets for adequate storage space. The existing garage is not in use, thus, roughly half of the space is proposed to be modified into the apartments kitchen.

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.
The north side setback of 15'-0" is the enabling regulation requiring the request for the zoning variance. Building Setbacks Requirements (17.20.120) Ordinance 04-51.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: The proposed addition will allow for elderly In-laws to inhabit the apartment in close proximity to the immediate family.

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

RESPECTFULLY SUBMITTED,



(OWNER SIGNATURE) 1.804.801.2528
(PHONE NUMBER)



(OWNER SIGNATURE) 1.804.801.2528
(PHONE NUMBER)

(APPLICANT SIGNATURE) 1.804.801.2528
(PHONE NUMBER)

NA

(LESSEE SIGNATURE) (PHONE NUMBER)

NA

(ATTORNEY SIGNATURE) (PHONE NUMBER)

NA

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: NA

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



Department of Building Inspections

Allan Fung, Mayor

David Rodio, Building Official

AFFIDAVIT FOR AN ACCESSORY FAMILY DWELLING UNIT

City of Cranston Zoning Ordinance

SPECIFIC PERFORMANCE STANDARDS 17.24.010 (F)

Owner Name: Shane Watts

Address: 105 Amy Dr Cranston RI 02921

I, the owner and occupant of the above referenced property, will be creating an accessory family dwelling unit in my single-family home for reasonable accommodation for a family member with disabilities or who are sixty-two (62) years of age or older.

I am aware that once the family member with disabilities or members who are sixtytwo (62) years of age or older no longer reside in the premises on a permeant basis, or the title is transferred, the property owner shall notify the Zoning Official in writing and the accessory family-dwelling unit shall no longer be permitted unless there is a subsequent valid application.

I have read this document and agree to the terms above.

Owner Signature

3.26.22

Date

Kathleen Stubbs 12/1/25
Public Notary

Kathleen Stubbs
Notary Public #751233
State of Rhode Island



Department of Building Inspections

Allan Fung, Mayor

David Rodio, Building Official

AFFIDAVIT FOR AN ACCESSORY FAMILY DWELLING UNIT

City of Cranston Zoning Ordinance

SPECIFIC PERFORMANCE STANDARDS 17.24.010 (F)

Owner Name: Jessanna Watty

Address: 109 Amy Dr
Cranston, RI 02921

I, the owner and occupant of the above referenced property, will be creating an accessory family dwelling unit in my single-family home for reasonable accommodation for a family member with disabilities or who are sixty-two (62) years of age or older.

I am aware that once the family member with disabilities or members who are sixtytwo (62) years of age or older no longer reside in the premises on a permeant basis, or the title is transferred, the property owner shall notify the Zoning Official in writing and the accessory family-dwelling unit shall no longer be permitted unless there is a subsequent valid application.

I have read this document and agree to the terms above.

J Watty
Owner Signature

3/26/22
Date

Kathleen Stubbs
Public Notary

Kathleen Stubbs
Notary Public #751233
State of Rhode Island

we support this project !!!
 Buddy & Shelly Craft 100 Amy Drive
 Pawtucket

Michele Craft "Yes"!!

We Support This Project

No objection

Joanne Patricia

99 Amy Dr. Pawtucket
 Cranston R.F 02921

Handwritten signature



1 EAST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



3 NORTH EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

- EXTERIOR CLADDING TO MATCH EXISTING COLOR AND MATERIAL.
- NEW EAVE TO MATCH EXISTING EAVE MATERIAL, HEIGHT AND DITCH.

KEYED EXTERIOR ELEVATION NOTES

- EG01 MATCH ROOFING TYPE TO EXISTING ROOFING MATERIAL AND COLOR.
- EG02 EXTERIOR WINDOW TO MATCH EXISTING WINDOWS ON THE FACADE. AT LEAST ONE WINDOW SHALL CONFORM TO EGRESS REQUIREMENTS OF 5 SQUARE FEET OF AREA.
- EG03 LOW SLOPED ROOF 1/2" PER FOOT MINIMUM.
- EG04 TYPICAL 1'-0" LADDER RAKE.
- EG05 EXISTING SOLAR FINISHES ON HOME FACING SOUTH WEST.
- EG06 WOOD LANDING AND SARE TO MATCH EXISTING PORCUL
- EG07 TYPICAL ALUMINUM GUTTERS TO MATCH EXISTING COLOR AND MANUFACTURER.



4 EAST RENDERED ELEVATION
 SCALE: N.E.S.



5 NORTHEAST GROUND VIEW RENDERING
 SCALE: N.E.S.



6 NORTHEAST GROUND VIEW RENDERING
 SCALE: N.E.S.



NOT FOR CONSTRUCTION

AMY DRIVE
 105 AMY DRIVE
 CRANSTON, RI 02921

SHANE & JESS WATTS
 105 AMY DRIVE
 CRANSTON, RI 02921

EXTERIOR ELEVATIONS AND NOTES

A1.2

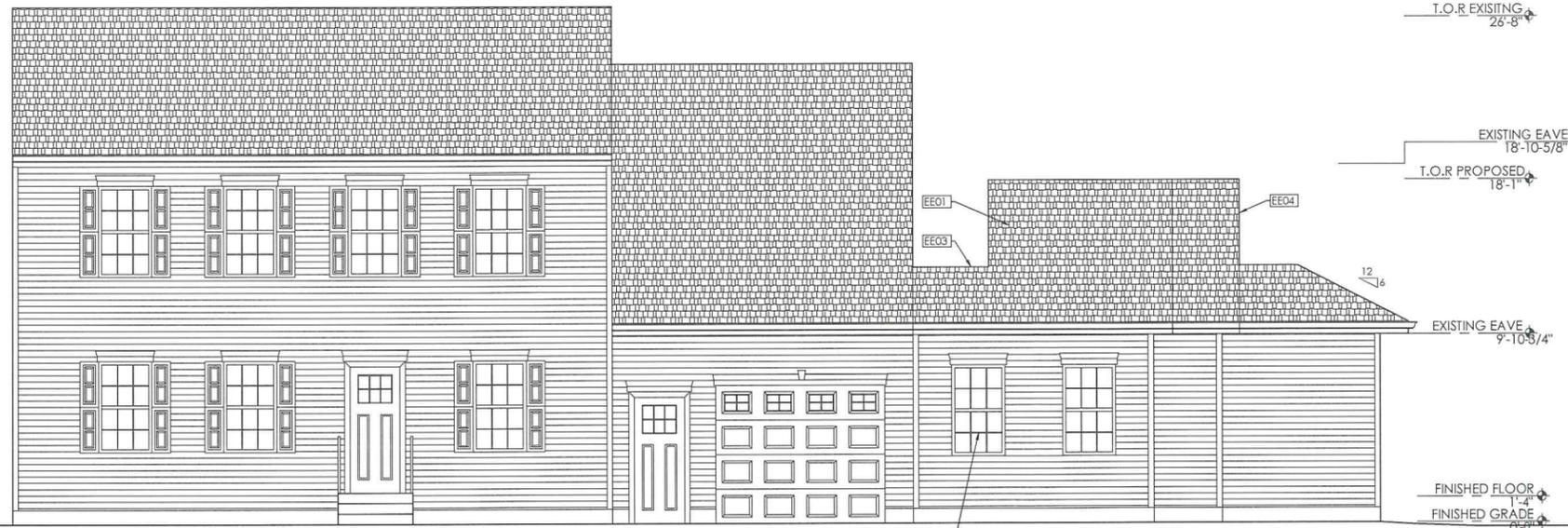
No PROBLEMS
 104 Amy Dr.
 Cranston



McGeorge
Architecture Interiors

18 Fifth Avenue
East Greenwich, Rhode Island 02818
401.398.7606
mcgeorgeai.com
matthew@mcgeorgeai.com 401.215.0749 c
rebecca@mcgeorgeai.com 401.215.0849 c

NOT FOR
CONSTRUCTION



1 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

T.O.R. EXISTING
26'-8"

EXISTING EAVE
18'-10-5/8"

T.O.R. PROPOSED
18'-1"

EXISTING EAVE
9'-10-3/4"

FINISHED FLOOR
1'-4"

FINISHED GRADE
0'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

T.O.R. EXISTING
26'-8"

EXISTING EAVE
18'-10-5/8"

T.O.R. EXISTING
18'-1"

EXISTING EAVE
9'-10-3/4"

FINISHED FLOOR
1'-4"

FINISHED GRADE
-1'-7"

T.O.R. EXISTING
26'-8"

EXISTING EAVE
18'-10-5/8"

T.O.R. EXISTING
18'-1"

EXISTING EAVE
9'-10-3/4"

FINISHED FLOOR
1'-4"

FINISHED GRADE
0'-0"

3 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

- EXTERIOR CLADDING TO MATCH EXISTING COLOR AND MATERIAL.
- NEW EAVE TO MATCH EXISTING EAVE MATERIAL, HEIGHT AND DEPTH.

KEYED EXTERIOR ELEVATION NOTES

- EE01 MATCH ROOFING TYPE TO EXISTING ROOFING MATERIAL AND COLOR.
- EE02 EXTERIOR WINDOW TO MATCH EXISTING WINDOWS ON THE FACADE. AT LEAST ONE WINDOW SHALL CONFORM TO EGRESS REQUIREMENTS OF 5 SQUARE FEET OF AREA.
- EE03 LOW SLOPED ROOF 1/2" PER FOOT MINIMUM.
- EE04 TYPICAL 1'-0" LADDER RAKE.
- EE05 EXISTING SOLAR PANELS ON HOME FACING SOUTH WEST.
- EE06 WOOD LANDING AND STAIR TO MATCH EXISTING PORCH.
- EE07 TYPICAL ALUMINUM GUTTERS TO MATCH EXISTING COLOR AND MANUFACTURER.



4 EAST RENDERED ELEVATION
SCALE: N.T.S.



5 NORTHEAST GROUND VIEW RENDERING
SCALE: N.T.S.



6 NORTHEAST GROUND VIEW RENDERING
SCALE: N.T.S.

PROJECT:

AMY DRIVE
105 AMY DRIVE
CRANSTON, RI 02921

CLIENT:

SHANE & JESS WATTS
105 AMY DRIVE
CRANSTON, RI 02921

REVISIONS:

| NO. | DATE | DESCRIPTION |
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SCALE: AS NOTED
DATE: 03.29.22

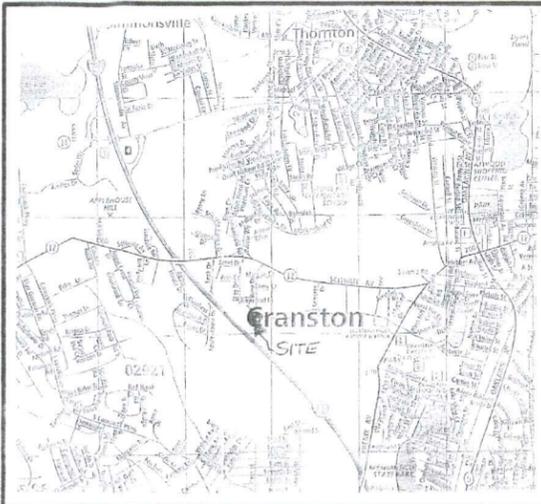
DRAWN BY: SJ/MM
JOB NO.: 2022-23

TITLE:
EXTERIOR
ELEVATIONS
AND NOTES

DWG. NO.:

A1.2

ISSUED FOR REVIEW



LOCUS MAP
NOT TO SCALE

LEGEND

| | |
|--|----------------------------------|
| | PROPERTY LINE |
| | ABUTTING PROPERTY LINE |
| | EXISTING DWELLING |
| | NOW OR FORMERLY |
| | EDGE OF ASPHALT |
| | CURBING |
| | I.R.(FND) |
| | IRON ROD FOUND |
| | I.R.(SET) |
| | IRON ROD SET |
| | P.K.(SET) |
| | P.K. NAIL SET |
| | D.H.(SET) |
| | DRILL HOLE SET |
| | G.B.(FND) |
| | GRANITE BOUND FOUND |
| | R.I.H.B.(FND) |
| | RHODE ISLAND HIGHWAY BOUND FOUND |
| | U.P. |
| | UTILITY POLE |
| | SMH |
| | EX. SEWER MANHOLE |
| | SEWER |
| | EX. SEWER LINE |
| | WATER |
| | EX. WATER LINE |
| | GAS |
| | EX. GAS LINE |
| | G.G. |
| | GAS GATE |
| | W.G. |
| | WATER GATE |
| | C.B. |
| | CATCH BASIN |
| | CHAINLINK FENCE |
| | STOCKADE FENCE |
| | WETLAND FLAGS |
| | CATCH BASIN |
| | L.O.D. |
| | LIMIT OF DISTURBANCE |
| | W.T.EL |
| | WATERTABLE ELEVATION |
| | F.F.EL |
| | FINISH FLOOR ELEVATION |
| | BSMT.EL |
| | BASEMENT ELEVATION |

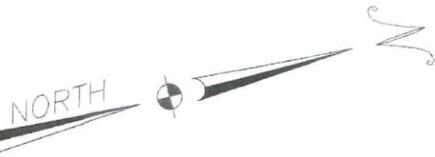
FLOOD INFORMATION:

THIS PREMISE IS LOCATED IN FLOOD PLAIN ZONE X WHICH DETERMINED BY FEMA FOR THE CITY OF CRANSTON, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING MAP NUMBER 44007C0313H. EFFECTIVE DATE: 10/2/2015.

GRAPHIC SCALE



SCALE: 1" = 40'



1-295
STATE OF RHODE ISLAND

G.B.(FND)

PLAT 20-2 LOT 2156
N/F
ANTHONY R. & IRENE A. ANTONELLI

ZONING:

RESIDENTIAL A-20

MIN. AREA: 20,000 S.F.
MIN. FRONTAGE: 125' FT.
MIN. FRONT YARD: 30 FT.
MIN. SIDE YARD: 15 FT.
MIN. REAR YARD: 30 FT.
MAX. STRUCTURE COVERAGE: 20%
MAX. HEIGHT MAIN STRUCTURE: 35'

REFERENCE:

1. PLAT ENTITLED: "FINAL PLAN SHERWOOD ESTATES SECTION 2 IN CRANSTON, R.I. ROSA DIFAZIO-OWNER, ELITE BUILDERS-DEVELOPER, BY GEORGE B. DUPONT, P.E. SCALE 1" = 50', APRIL 1979", WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON ON PLAT CARD 529.
2. PLAT ENTITLED: "PLAT OF LAND SHOWING PARTIAL DEVELOPMENT BELONGING TO MICHAEL STAMP, CRANSTON, R.I. OCTOBER 1946" WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON ON PLAT CARD 356.
3. PLAT ENTITLED: "FINAL SUBDIVISION PLAN QUEEN'S COURT SECTION 2 IN CRANSTON, R.I. SCALE 1" = 40' JANUARY 1980 BY PHILIP MANCINI JR.", WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF SAID CITY OF CRANSTON ON PLAT CARD 513.
4. RHODE ISLAND STATE HIGHWAY PLAT NO. 1441.
5. DEED BOOKS AND PAGES: 3554/234, 881/704, 572/627, 3738/146, 4170/306, 4887/189, 2943/111, 4557/53, 4410/294, 949/43 & 3765/312.

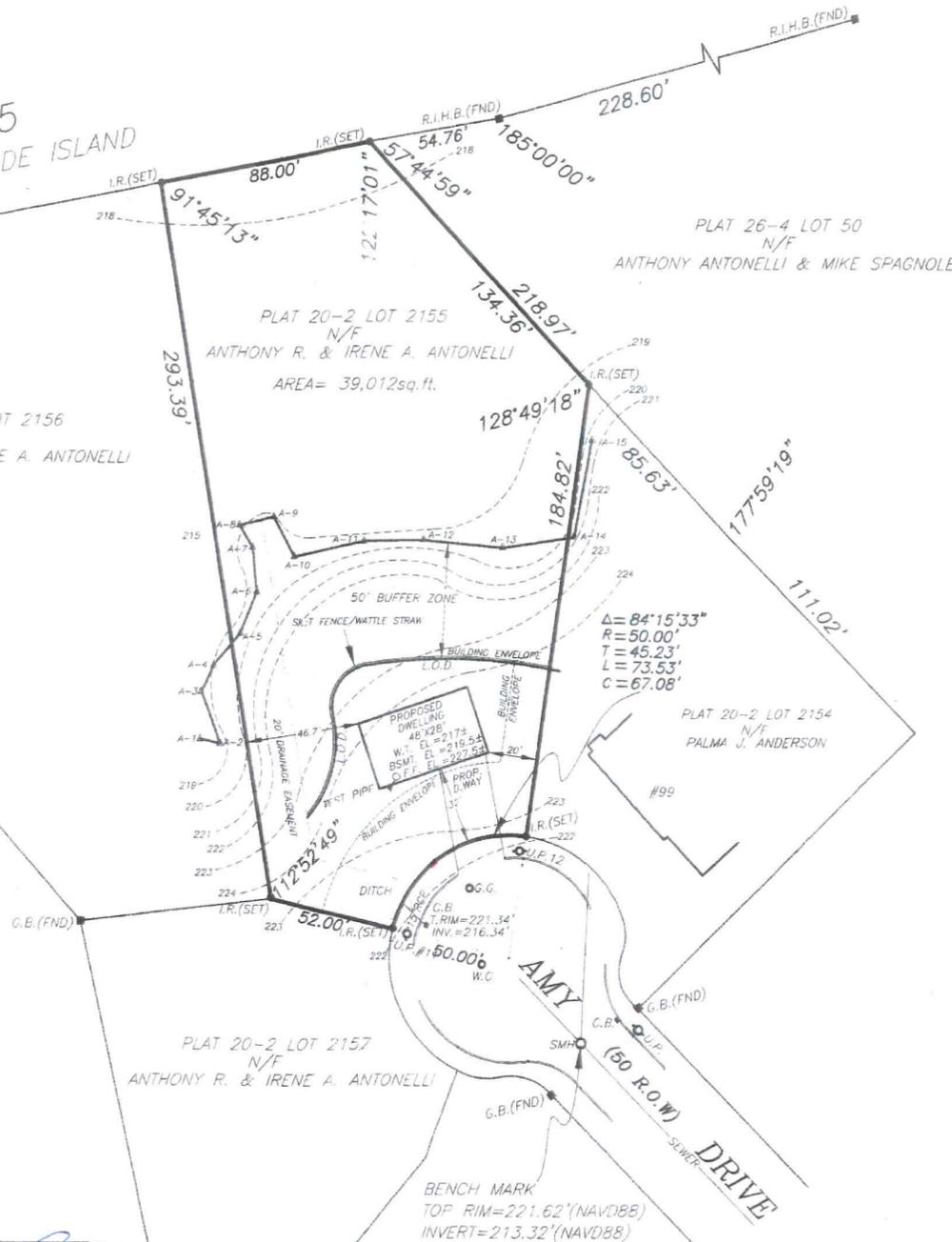
NOTES:

1. THE LOCATION, DEPTH AND EXISTENCE OF ANY UTILITIES OR OTHER UNDERGROUND OBJECTS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. LOCATIONS ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL EXISTING UTILITIES ARE SHOWN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG-SAFE (1-BBB-DIG-SAFE) 48 HOURS PRIOR TO START OF CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO VERIFY WITH THE CITY OF CRANSTON ON THE REQUIREMENTS AND REGULATIONS BEFORE THE START OF ANY DEVELOPMENT ON THE PROPERTY.

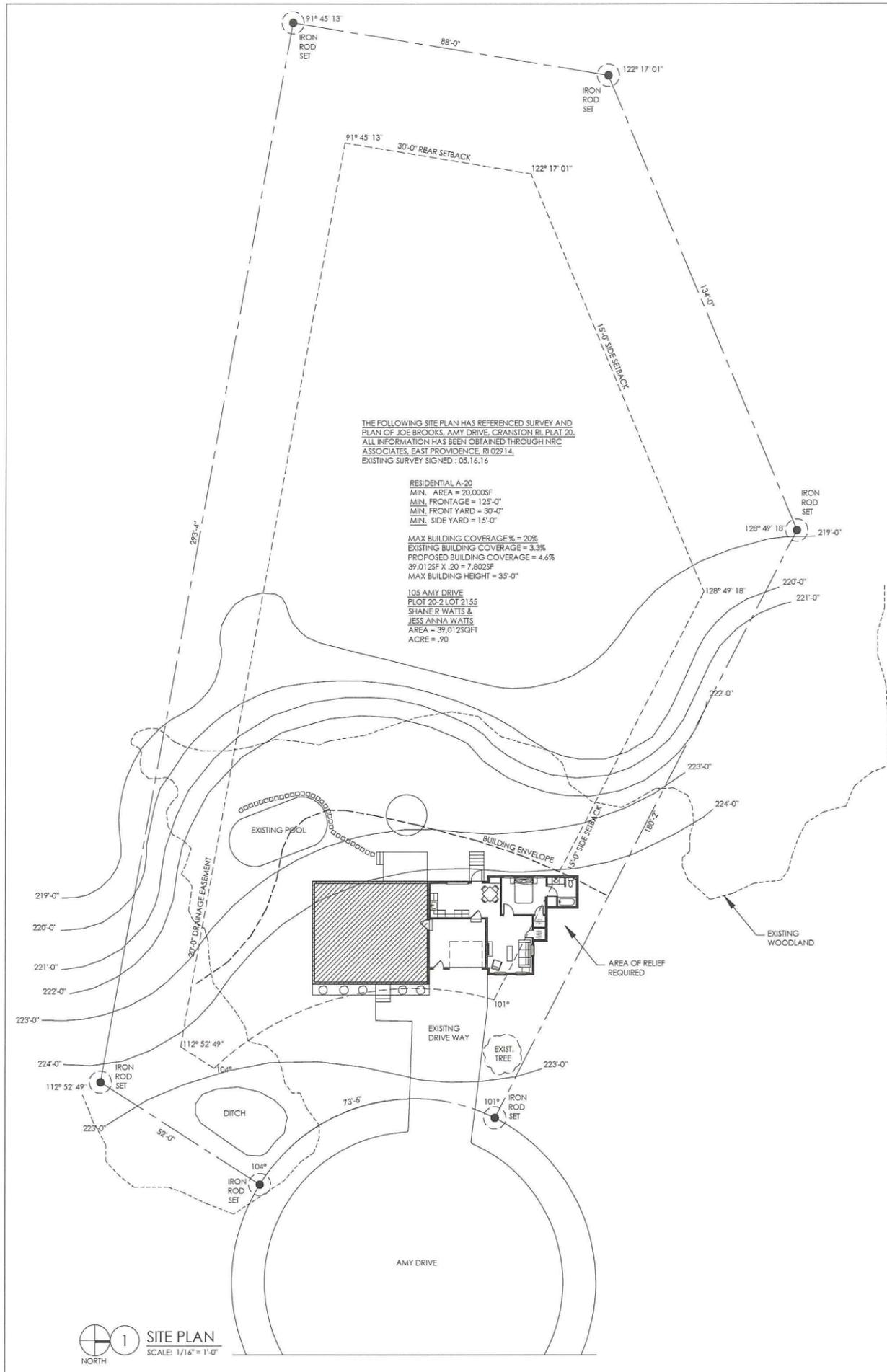


THIS SURVEY PLAN CONFORMS TO THE FOLLOWING CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
PROPERTY SURVEY CLASS I
TOPOGRAPHIC SURVEY CLASS III
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

BY: *Nabil Y. Rashid* DATE: 5/16/16
NABIL RASHID LIC 1948
REGISTERED PROFESSIONAL LAND SURVEYOR



| | |
|---|----------------------|
| SURVEY AND PLAN FOR JOE BROOKS AMY DRIVE CRANSTON, RHODE ISLAND PLAT 20/2 LOT 2155 | |
| NRC ASSOCIATES P.O. BOX 14459 EAST PROVIDENCE, RHODE ISLAND 02914 (401)954-0206 | |
| Revision | DATE |
| | |
| DRAWN BY K.L.L. | CHECKED BY K.L.L. |
| APPROVED BY N.Y.F. | SCALE 1"=40' |
| DATE MAY 16, 2016 | FILENAME AMY DR. |
| 1 of 1 | |



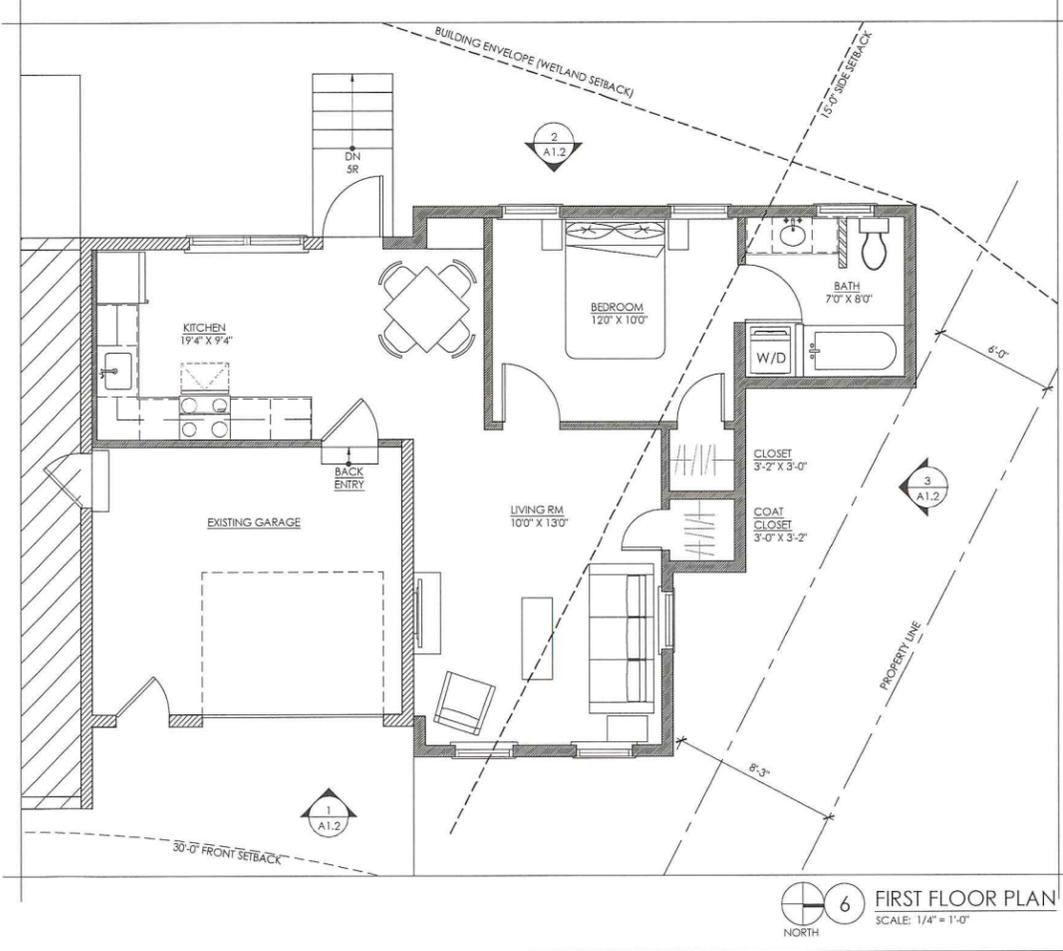
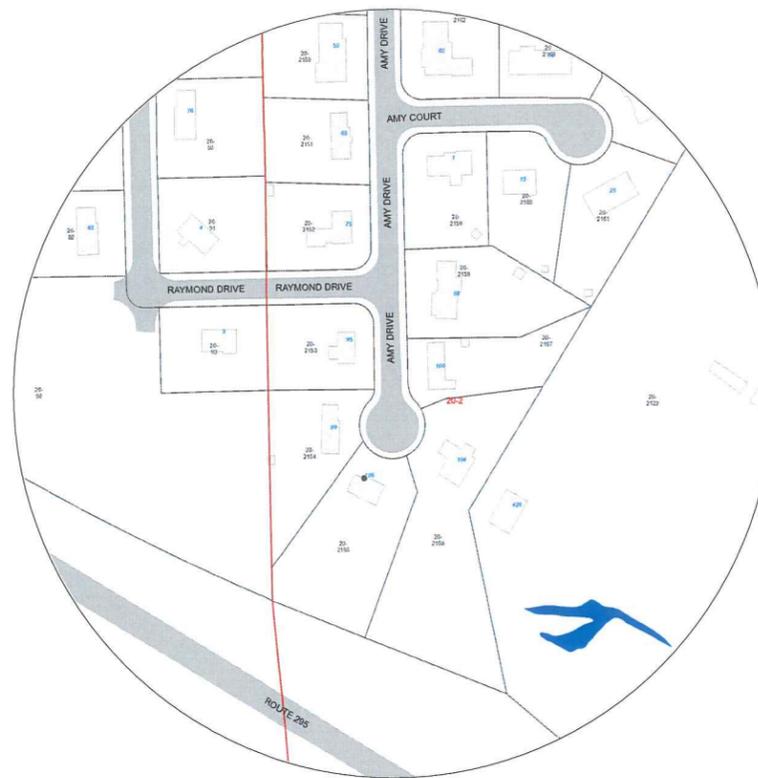
2 EXISTING PHOTOGRAPH
SCALE: N.T.S



3 EXISTING PHOTOGRAPH
SCALE: N.T.S



4 EXISTING PHOTOGRAPH
SCALE: N.T.S



NOT FOR CONSTRUCTION

PROJECT:
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 105 AMY DRIVE
 CRANSTON, RI 02921

CLIENT:
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REVISIONS:

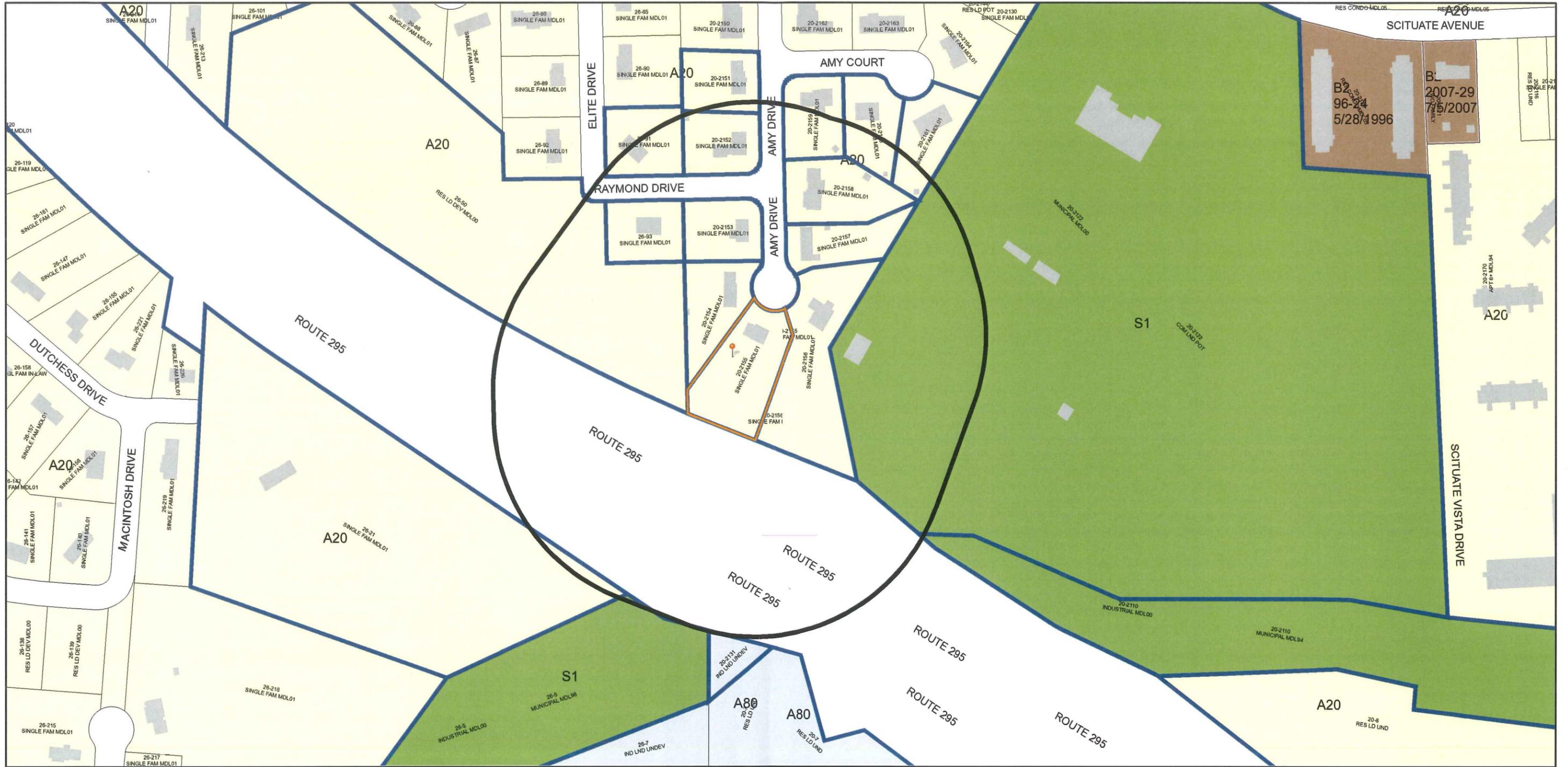
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| SCALE: | AS NOTED | DRAWN BY: | SL/MM |
| DATE: | 03.29.22 | JOB NO.: | 2022-23 |

TITLE:
 SITE PLAN, 400'-0"
 RADIUS MAP, FIRST
 FLOOR PLAN AND
 EXISTING PHOTOS

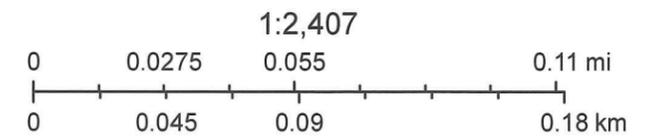
DWG NO.:
 A1.1
 ISSUED FOR REVIEW

105 Amy Dr 400' Radius Plat 20 Lot 2155



3/25/2022, 10:15:24 AM

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