

City of Cranston
Zoning Board of Review
Application

RECEIVED
FEB 03 2021
BUILDING INSPECTIONS

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: 2/2/2021

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: Shon Campbell

ADDRESS: 78 White Pines Trail, Charlestown RI ZIP CODE: 02813

APPLICANT: Same

ADDRESS: _____ ZIP CODE: _____

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 132-134 Park Ave, Cranston, RI 02905

2. ASSESSOR'S PLAT #: 2/6 BLOCK #: _____ ASSESSOR'S LOT #: 2646 WARD: 1

3. LOT FRONTAGE: 80 FT LOT DEPTH: 99 93.69 LOT AREA: 7,402 SF

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A6
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: Two story PROPOSED: Same

6. LOT COVERAGE, PRESENT: 7,402 SF PROPOSED: Same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 5 years

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

9. GIVE SIZE OF EXISTING BUILDING(S): 26.2 44.2

10. GIVE SIZE OF PROPOSED BUILDING(S): Same

11. WHAT IS THE PRESENT USE? Salon / Residential

12. WHAT IS THE PROPOSED USE? Residence is to remain, one office on First Floor.

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: _____

None

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? *yes*

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.

"17.92.010 Variances and 17.20.030 Schedule of Uses"

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: _____

- See Attached

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

RESPECTFULLY SUBMITTED,

(OWNER SIGNATURE)

(PHONE NUMBER)

401-595-9185

(OWNER SIGNATURE)

(PHONE NUMBER)

(APPLICANT SIGNATURE)

(PHONE NUMBER)

401-595-9185

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(401) 463-7444
(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: *1380 Warner Ave, Warner, R.I. 02882*

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

[Signature] *2/3/21*

132 Park Avenue
Cranston, RI 02905
January 27, 2021

Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Dear Members of the Zoning Board Committee,

This letter of intent is to support my request for a variance on the property located at 132 - 134 Park Avenue, Cranston, Rhode Island 02905. The property of mention is legally recorded as a mixed-use, barber shop / salon and residential. We are seeking relief in asking the ZBR for a lateral change in status to a professional office / business.

My vision and goal is to have the opportunity to operate my real estate business in this space (1st floor) while keeping the residential unit on the 2nd floor intact and uncompromised. Although 21st Century real estate is mostly performed off-site and electronically, a fixed space (brick-and-mortar) is required for all brokerages by DBR.

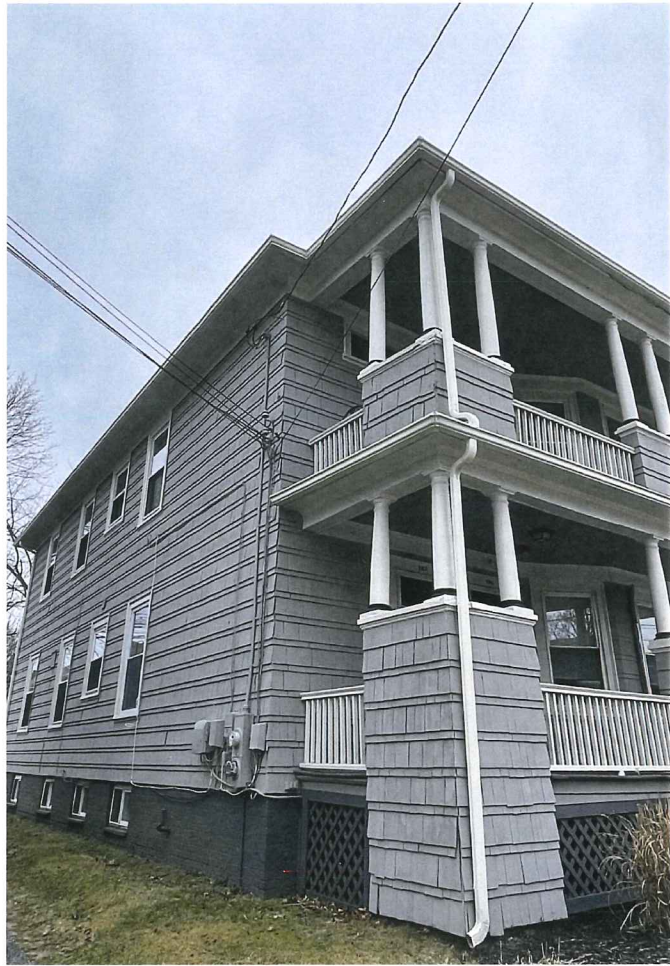
What is perhaps most relevant here, and what I would ask the board to consider, is the fact that the intent will remain consistent as the space will still be for business use. Additionally, as the owner of this property, I believe a professional office would be far less intrusive than a salon and thus create no undue burden to the neighborhood.

Thank you for your time and consideration in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Shon Campbell', with a long horizontal flourish extending to the right.

Shon Campbell



REFERENCE:

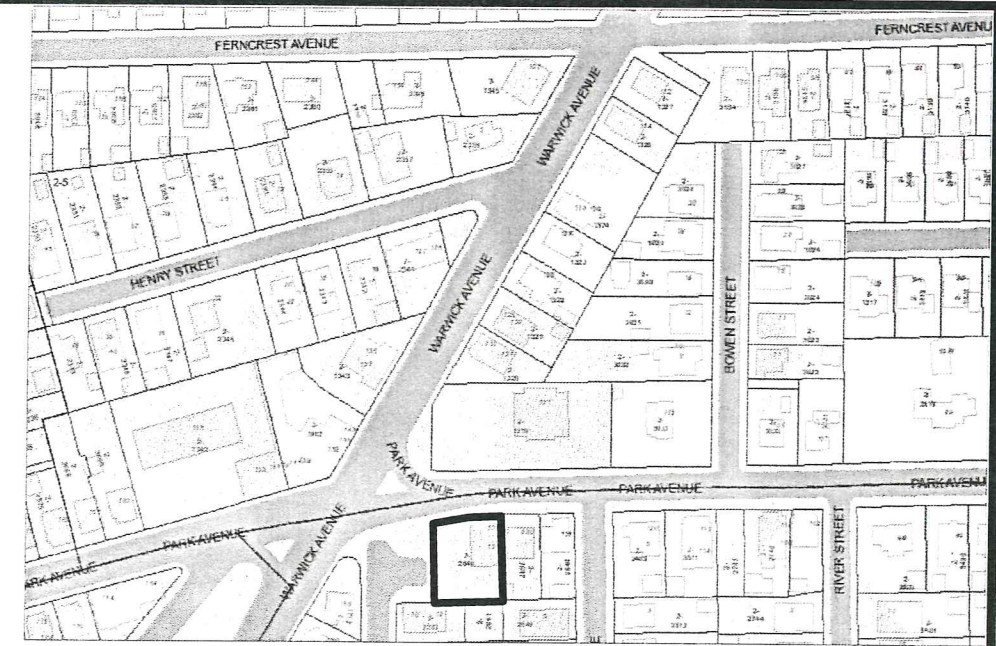
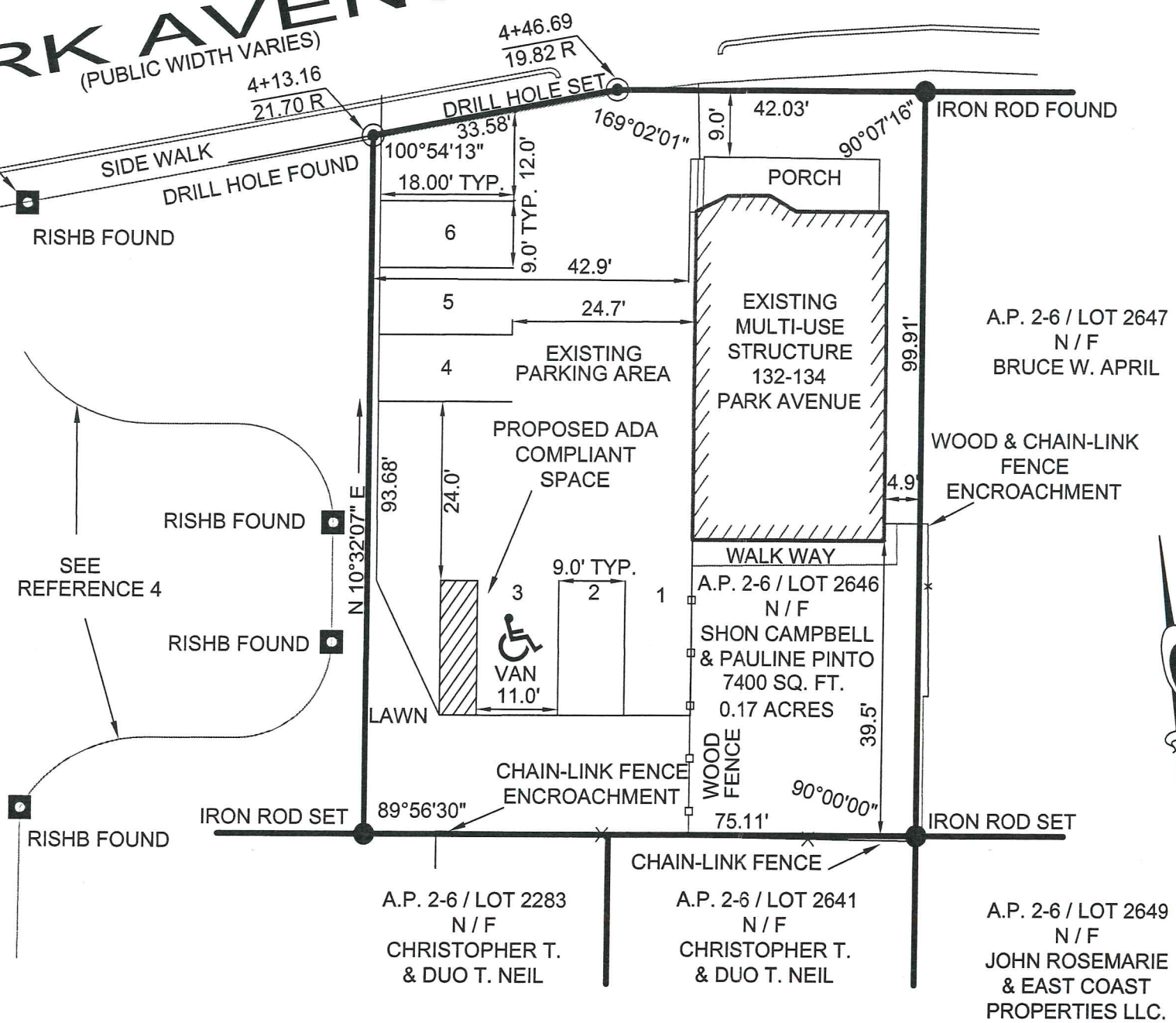
1. DEED B.K 5599 / P.G. 94
2. RECORD LOT 53 ON "EDGEWOOD PARK SECTION B. BY S. A. LATHAM DEC., 1905." PLAT NO. 181
3. LOT A ON "EDGEWOOD PARK REAPLAT OF LOT 1 & LOT 53 BY RICHARD P. TERENNE MAY 18, 1999 PLAT NO. 655
4. RHODE ISLAND DEPARTMENT OF TRANSPORTATION PLAT NO. 1991-D

PARK AVENUE

(PUBLIC WIDTH VARIES)

SYLVAN AVENUE
(40' PUBLIC)

CITY OF CRANSTON BUREAU OF TRAFFIC SAFETY	DATE: 1-21-21 BY: SM. S. Mularczyk
<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS CORRECTED <input type="checkbox"/> DISAPPROVED - RESUBMIT	
REMARKS:	
* APPROVAL IS GIVEN RELATIVE TO PROPER DESIGN OF OFF-STREET PARKING FACILITIES AND PROPER INGRESS/EGRESS TRAFFIC FLOW PATTERNS ON-Y* * BUILDING INSPECTOR MUST CERTIFY THAT PROPOSAL SATISFIES CITY ZONING CODE RELATIVE TO REQUIRED NUMBER OF OFF-STREET PARKING SPACES	



LOCUS MAP

ZONING DISTRICT A-6

MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT FRONTAGE	60 FT.
MINIMUM SETBACKS:	FRONT 25 FT.
	SIDE 8 FT.
	REAR 20 FT.
MAXIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	35 FT.

PARKING REQUIREMENTS

OFFICES, 4 SPACES FOR EACH 1,000 S.F. OF FLOOR AREA.
 ACCESSORY FAMILY APARTMENT, 1 ADDITIONAL PARKING SPACE.
 TOTAL OF PARKING SPACES NEEDED: 6
 TOTAL EXISTING PARKING SPACES: 6
 TOTAL REQUIRED ADA SPACES 1 / 1 VAN ACCESSIBLE
 TOTAL PROPOSED ADA SPACES 1 VAN ACCESSIBLE

BOUNDARY STAKE-OUT SURVEY

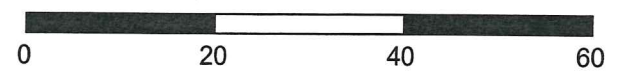
A.P. 2-6 / LOT 2646
 132-134 PARK AVENUE
 CRANSTON R.I. 02905
 SCALE: 1"=20' DATE: JANUARY 5, 2021

PREPARED FOR:
SHON CAMPBELL
 78 WHITE PINES TRAIL
 CHARLESTOWN R.I. 02813
 PREPARED BY:

OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9891 / DWG. NO. 9891 - (ZTDS)

GRAPHIC SCALE / 1" = 20'



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

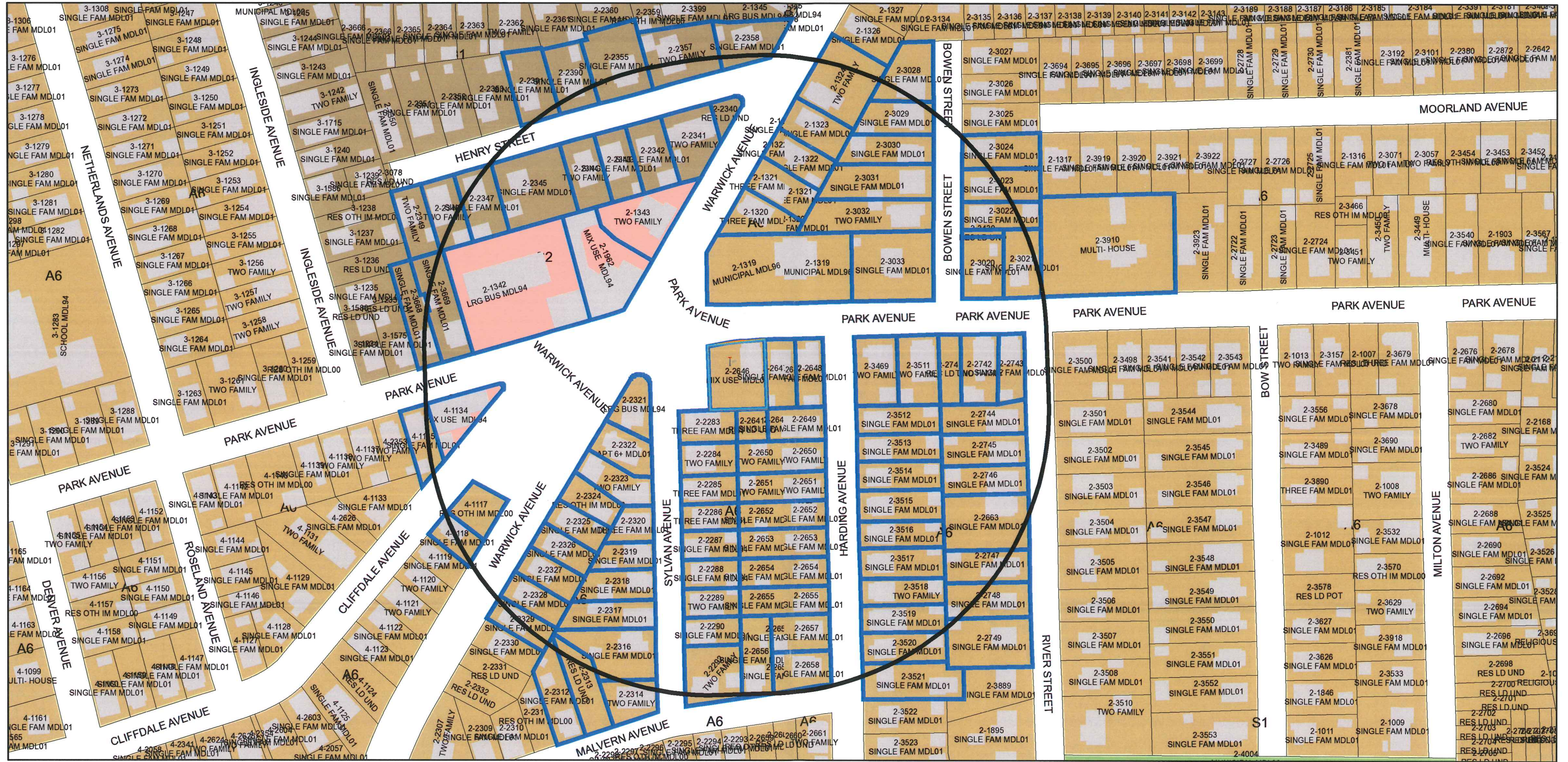
BY: *Richard T. Bzdyra* DATE: 1/20/21

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60



MAGNETIC 12/22/2020

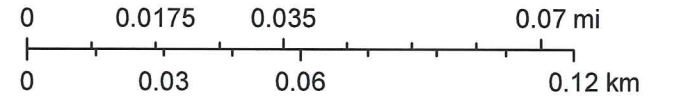
132 Park Ave 400' Radius Plat 2 Lot 2646



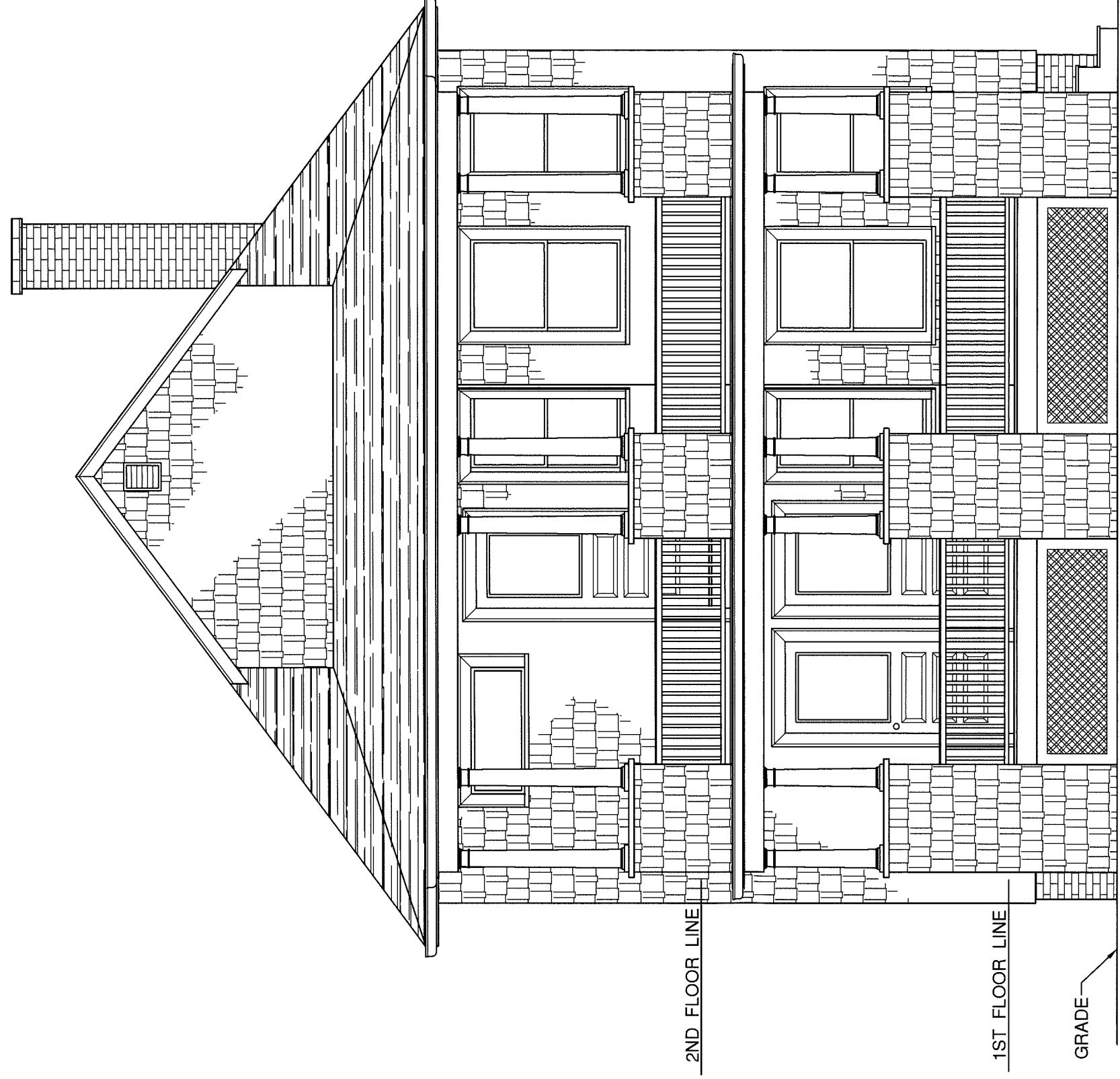
1/7/2021, 10:43:30 AM

1:1,646

- | | | | | | | | | | |
|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
| | Parcel Outlines | | Buildings | | A20 | | C1 | | M2 |
| | Plat Boundaries | | Zoning Dimensions | | A12 | | C2 | | EI |
| | 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 | | |



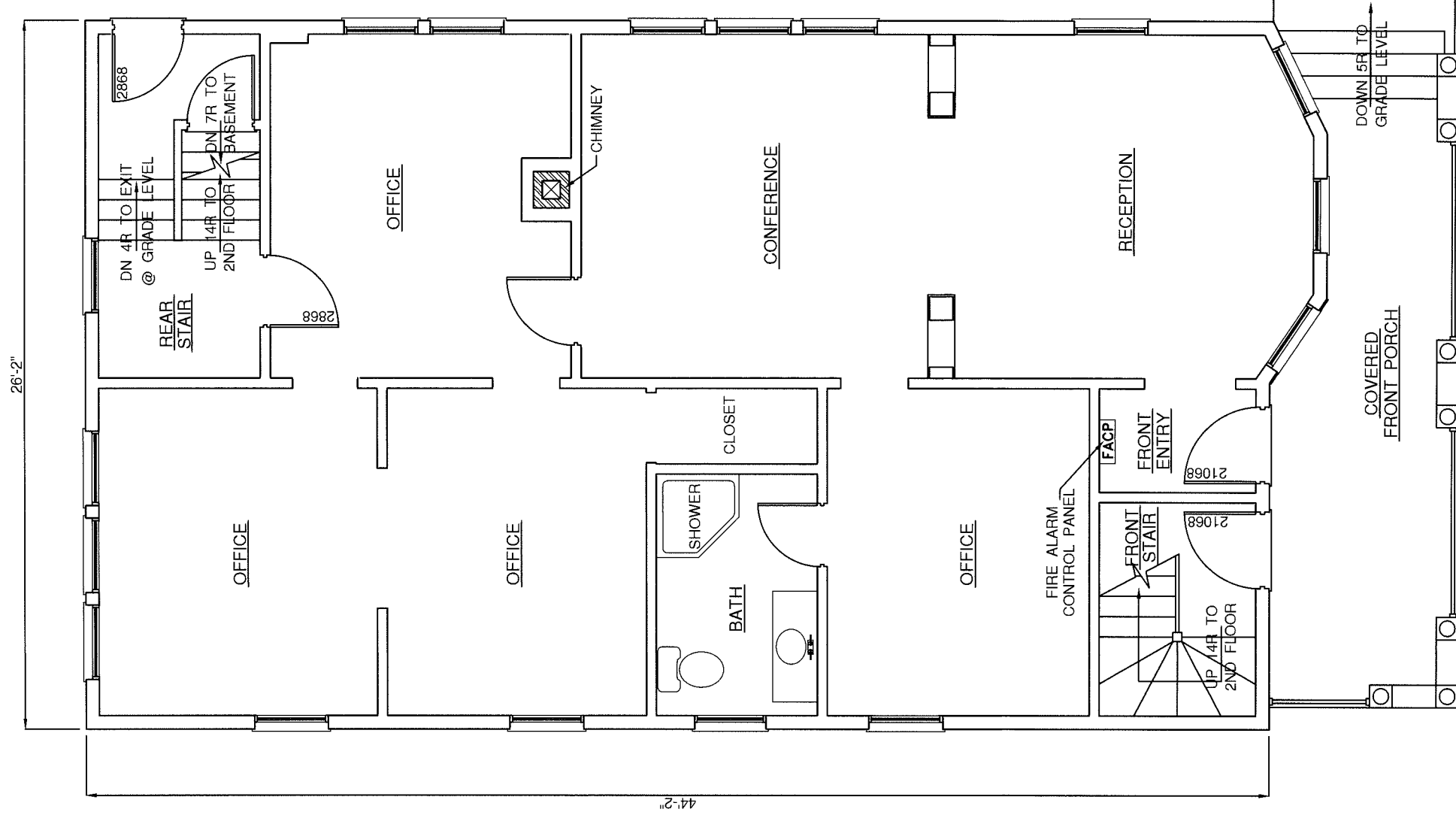
City of Cranston
City of Providence, Department of Planning and Development



EXISTING NORTH (FRONT) ELEVATION
 (FACING PARK AVENUE)

SCALE : 1/4" = 1'-0"

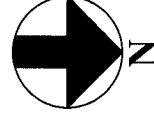
Project : EXISTING 2 - STORY MIXED USE BUILDING 132-134 PARK AVENUE CRANSTON, R.I.		Date : 1/18/21
Greg W. Bagian (401)-464-2601		Scale : As Noted
Revision : Date :		Drawn by : GB
Drawing No. :		A.P. : 2/6
Lot No. : 2646		Drawing No. :
1		1 OF 3 DWGS.



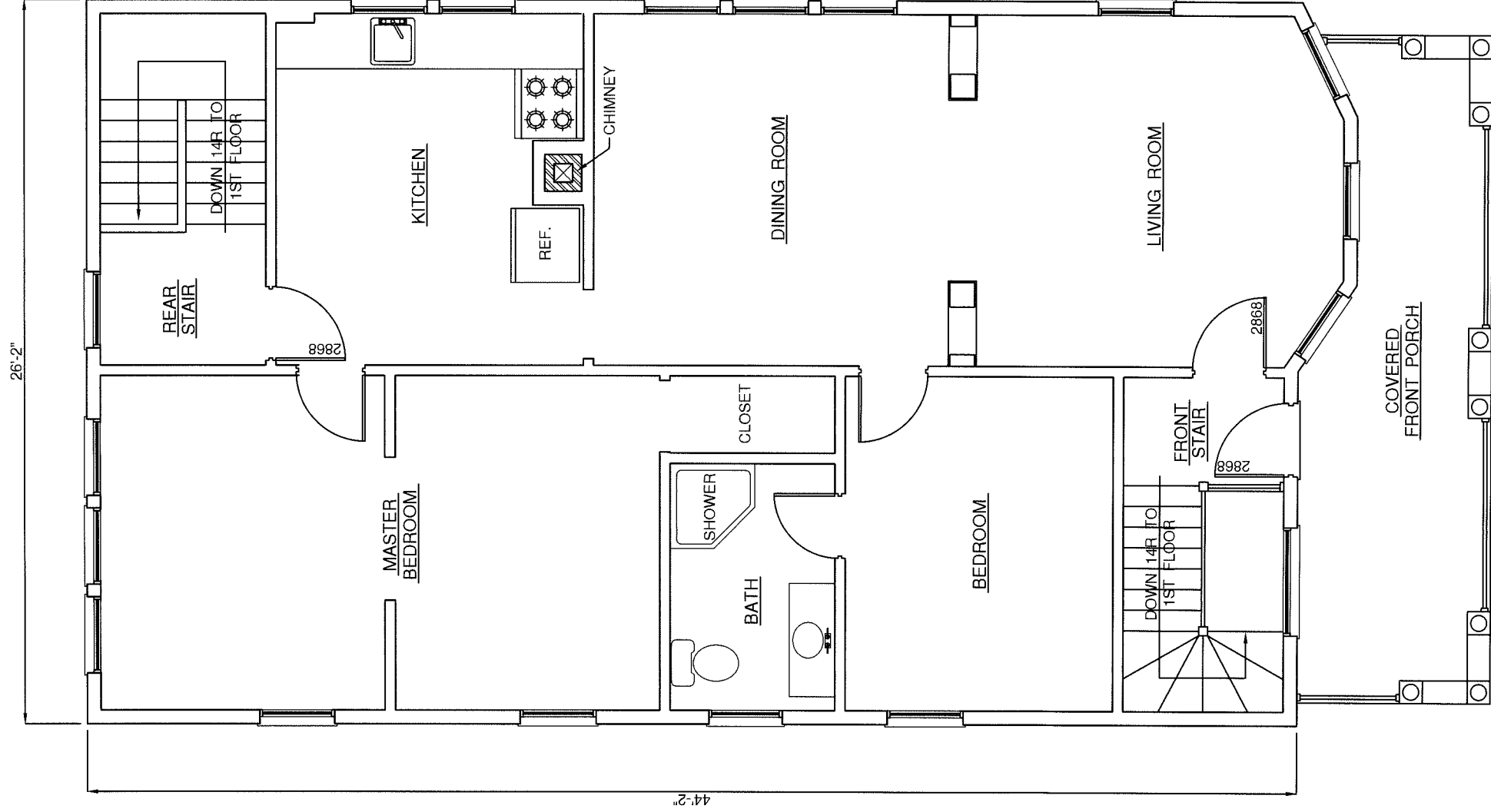
EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0" EXISTING FLOOR TO CEILING HGT = 8'-8"

NOTE: THIS BUILDING IS CURRENTLY EQUIPPED WITH A FULL COVERAGE FIRE ALARM SYSTEM.



Project :		Date : 1/18/21
EXISTING 2 - STORY MIXED USE BUILDING		Scale : As Noted
132-134 PARK AVENUE CRANSTON, R.I.		Drawn by : GB
		A.P. : 2/6
		Lot No. : 2646
Revision : Date :		Drawing No. :
Greg W. Bagian (401)-464-2601		2
		2 OF 3 DWGS.

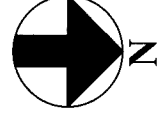


EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

EXISTING FLOOR TO CEILING HGT = 8'-10"

NOTE: THIS BUILDING IS CURRENTLY EQUIPPED WITH A FULL COVERAGE FIRE ALARM SYSTEM.



Project :		Date : 1/18/21
EXISTING 2 - STORY MIXED USE BUILDING		Scale : As Noted
132-134 PARK AVENUE CRANSTON, R.I.		Drawn by : GB
Greg W. Bagian (401)-464-2601		A.P. : 2/6
Revision : Date :		Lot No. : 2646
		Drawing No. :
		3
		3 OF 3 DWGS.