

**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: 2/4/2022

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: Devon Dow

ADDRESS: 1561 Cranston St unit 1 Cranston, RI ZIP CODE: 02920

APPLICANT: Wayne Medeiros

ADDRESS: 1563 Cranston St ZIP CODE: 02920

LESSEE: Wayne Medeiros

ADDRESS: 379 Metacom Ave ZIP CODE: 02888

1. ADDRESS OF PROPERTY: 1561 / 1563 Cranston St. Cranston RI 02920

2. ASSESSOR'S PLAT #: 8 BLOCK #: _____ ASSESSOR'S LOT #: 2763 WARD: 5

3. LOT FRONTAGE: 25' LOT DEPTH: _____ LOT AREA: 14,000 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B1
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: _____ PROPOSED: _____

6. LOT COVERAGE, PRESENT: _____ PROPOSED: _____

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 1 year

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

9. GIVE SIZE OF EXISTING BUILDING(S): 1 3 Family @ 2548 sq ft. & 1 outbdy @ 667 sq ft.

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

11. WHAT IS THE PRESENT USE? Salon

12. WHAT IS THE PROPOSED USE? Retail

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

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.
17.20.030 Business in a Residential Area zone
17.64.010 off Street parking Requirement

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Business was granted
a variance for beauty Salon now wishing to
change to retail sales with small scale with
no off street parking. 3 off street spaces available

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

RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE)

4017442092
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)


(APPLICANT SIGNATURE)

401-332-6847
(PHONE NUMBER)


(LESSEE SIGNATURE)

401-332-6847
(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

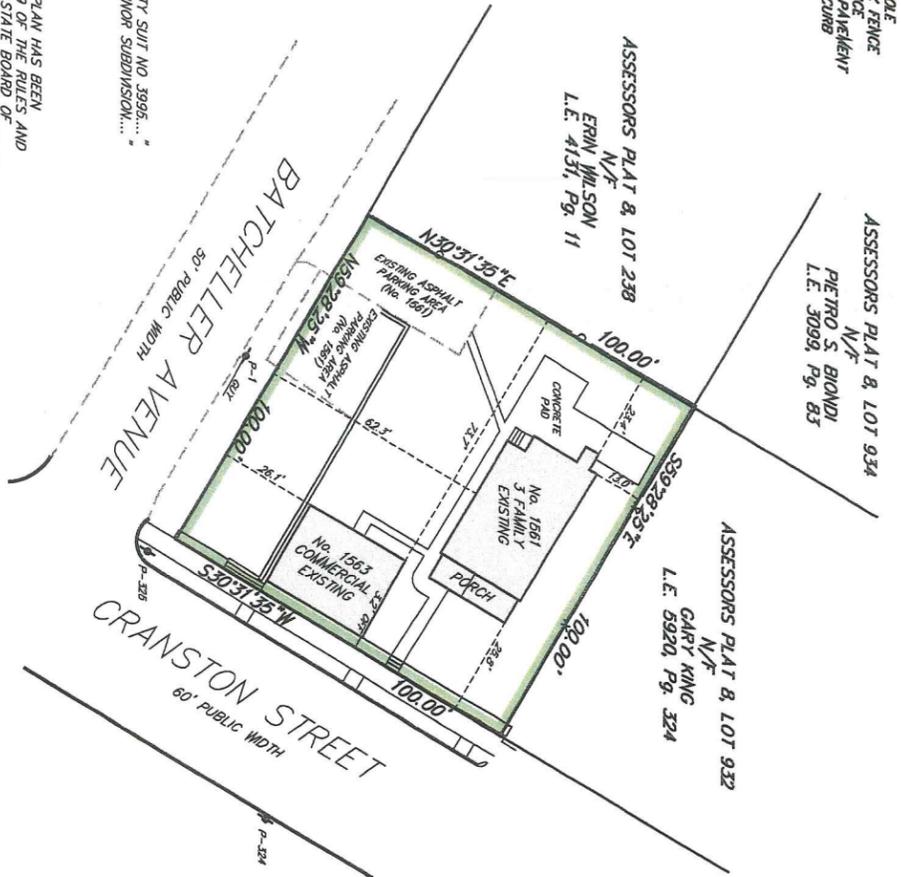
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS:

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

LEGEND

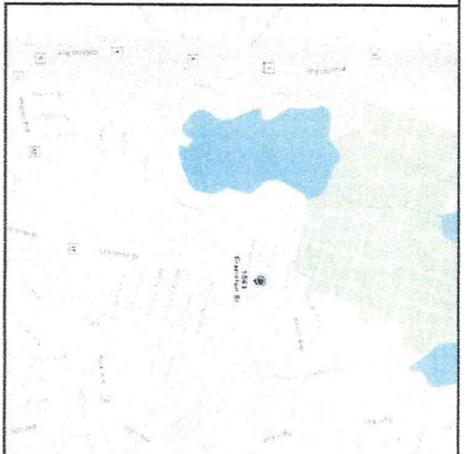
- EXISTING UTILITY POLE
- X— EXISTING CHAINLINK FENCE
- X— EXISTING WIRE FENCE
- X— EXISTING EDGE OF PAVEMENT
- X— EXISTING GRANITE CURB



REFERENCES:
 RECORDED PLAT 44- "PARTITION PLAN IN EQUITY SUIT NO. 3995..."
 RECORDED PLAT 967- "BATCHELLER AVENUE MAJOR SUBDIVISION..."
 L.E. 6156, Pg. 68, SUBJECT PROPERTY

CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIGR-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, 2016 AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY CLASS III
 THIS PLAN HAS BEEN PREPARED FOR SUBMISSION TO THE CITY OF CRANSTON FOR A ZONING VARIANCE
 HARRY A. MILLER, JR., No. 1967
 CO# 15-4101



PROJECT APPLICANT
 DEVON DOY
 1561 CRANSTON STREET
 CRANSTON, RI 02920

PARCEL ZONING
 ZONE B1 (EXISTING)
 MIN. AREA 14,000 S.F. (3 FAMILY)
 FRONT YARD 25'
 SIDE YARD 8'
 REAR YARD 20'

PROJECT SURVEYOR
 HARRY A. MILLER, JR.
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T: 401.884.9506 / F: 401.894.7747
 CO# 15-4101

PARCEL AREA
 10,000 S.F.

ZONING SITE PLAN
 ASSESSORS PLAT & LOT 2763
 CRANSTON, RHODE ISLAND
 PREPARED FOR: WAYNE MEDEROS
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 SCALE: 1"=30'
 SHEET 1 OF 1
 JANUARY, 2022

Your search returned 6 results

1561 CRANSTON STREET > Plat: 8 Lot: 2763 Condo:

2/9/2022 7:43 AM

Plat: 8 Lot: 2763 Condo: 0

Entry ID: 390733 – Last Edited By: Karen Burns

› [View Image](#)

Instrument 202012310177150

Record Date 12/31/2020 9:54:16 AM

Doc Type DEED

Deed Book 6136

Deed Page 65

Deed Signed 12/29/2020

Sales Price \$405000

Owners

Account # 04209430

DEVON DOW

Mailing Address

1561 CRANSTON ST,
CRANSTON, RI 02920-5218

Exemptions None listed

Description None listed

Additional Info

Deed Type Warranty

Plat: 8 Lot: 2763 Condo: 0

Entry ID: 285762 – Last Edited By: Joan Moretti

Record Date 11/23/2014 12:00:00

AM

Sales Price \$0

Owners

Account # 04204435

DENNIS R DEVONA

Mailing Address

1561 CRANSTON ST,
CRANSTON, RI 02920

Exemptions None listed

Description

MARY ANN DEVONA DIED
NOV 23,2014

Additional Info

Death Book 104

Death Page 235

Plat: 8 Lot: 2763 Condo: 0

Entry ID: 234166 – Last Edited By: Joan Moretti

› [View Image](#)

Instrument 201205160060770

Record Date 5/16/2012 3:33:09 PM

Doc Type DEED

Deed Book 4540

Deed Page 199

Deed Signed 5/14/2012

Sales Price \$0

Owners

Account # 04201345

MARY ANN DEVONA LIFE
ESTATE

Mailing Address

1561 CRANSTON ST,
CRANSTON, RI 02920

Exemptions None listed

Description

REMAINDERMAN: DENNIS
R DEVONA

Additional Info

Deed Type Quit Claim

Sales Type Family Sale

1563 Cranston St 400' Radius Plat 8 Lot 2763

2/8/2022, 4:38:52 PM



- Parcel ID Labels
- Streets Names
- Cranston Boundary
- Parcels
- Buildings
- Zoning Dimensions
- Historic Overlay District
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other

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 warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

0 0.025 0.05 0.075 mi