

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: August 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: 16 Windsor Road, LLC Cranston, RI

ADDRESS: 2000 Chapel View Blvd Cranston ZIP CODE: 02920

APPLICANT: 16 Windsor Road LLC

ADDRESS: _____ ZIP CODE: _____

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 16 Windsor Rd., Cranston, R.I.

2. ASSESSOR'S PLAT #: 2 BLOCK #: _____ ASSESSOR'S LOT #: 3434 WARD: _____

3. LOT FRONTAGE: 157.30' LOT DEPTH: 56.81' LOT AREA: 9,117 SF.

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

5. BUILDING HEIGHT, PRESENT: NONE PROPOSED: _____

6. LOT COVERAGE, PRESENT: 10% PROPOSED: 25%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Approx. 11 months

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

9. GIVE SIZE OF EXISTING BUILDING(S): NONE

10. GIVE SIZE OF PROPOSED BUILDING(S): 24x38'

11. WHAT IS THE PRESENT USE? Residential

12. WHAT IS THE PROPOSED USE? Residential

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: 3 car garage constructed partially below grade with Green Roof Grass area over the roof. See Rendering

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

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: same hardship due to characteristics of land.

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

RESPECTFULLY SUBMITTED,

(OWNER SIGNATURE)

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

(APPLICANT SIGNATURE)

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE) *[Signature]*

(PHONE NUMBER) 401-343-7000

(ATTORNEY NAME-PLEASE PRINT) JOHN O. MANCINI, 56 Pine Street PVD, RI

ATTORNEY ADDRESS: MANCINI Carter, PC 56 Pine St PVD RI 02803

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

36" HIGH BLACK-WELDED WIRE FENCE
SET BACK 18" FROM PARAPET WALL

2' WIRE TRELLIS

GREENHOOD W/ 18" HOIL
SUPPORTING LAUNDRY AREA
& PERIMETER PLANTINGS

20' CURB
OPENING

37" FROM OPENING
TO WINDSOR ROAD

NARRAGANSETT
BOULEVARD

NORTH

PROPERTY
CORNER

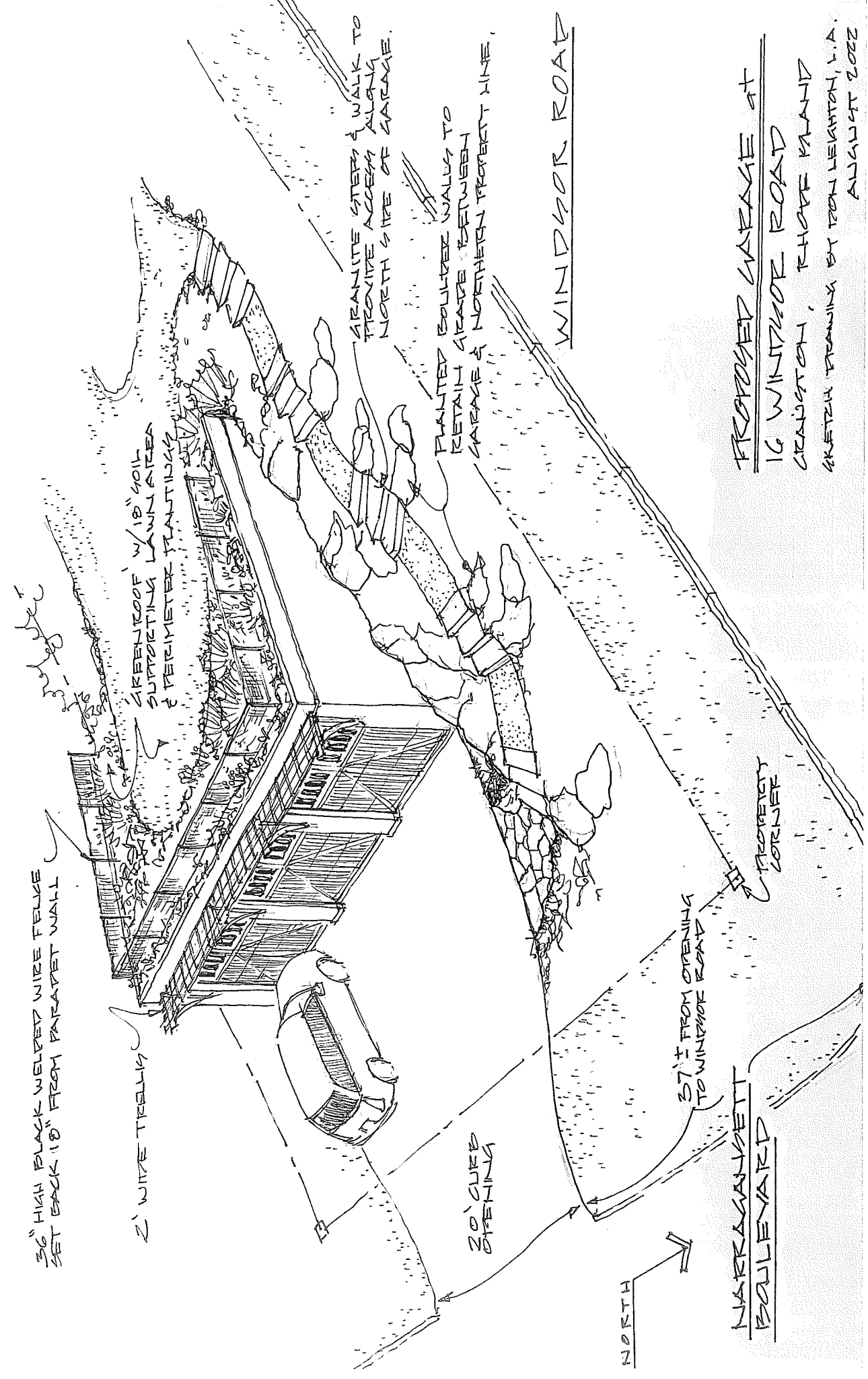
WINDSOR ROAD

GRANITE STEPS & WALK TO
PROVIDE ACCESS ALONG
NORTH SIDE OF GARAGE.

PLANTED BOUTEE WALLS TO
RETAIN GARAGE BETWEEN
GARAGE & NORTHERN PROPERTY LINE.

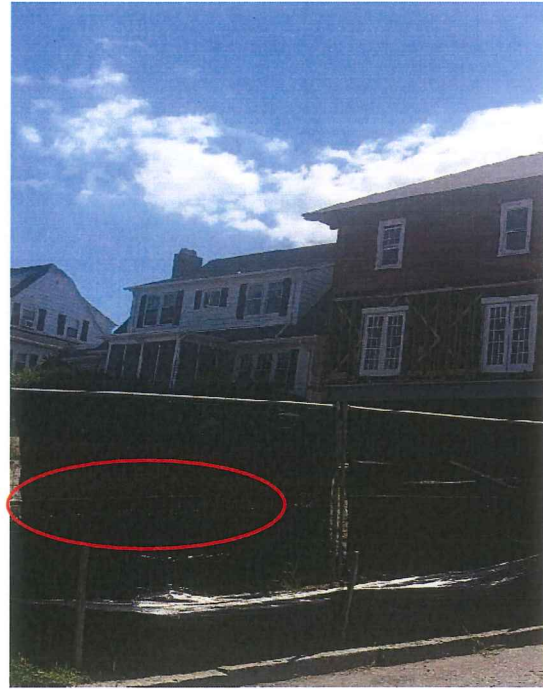
PROPOSED GARAGE at
16 WINDSOR ROAD

CRAWFORD, RHODE ISLAND
SKETCH PREPARED BY DON LEKATON, L.A.
AUGUST 2002



16 Windsor Road, Cranston, Rhode Island

Denotes Approx. Area of Garage



LEGEND

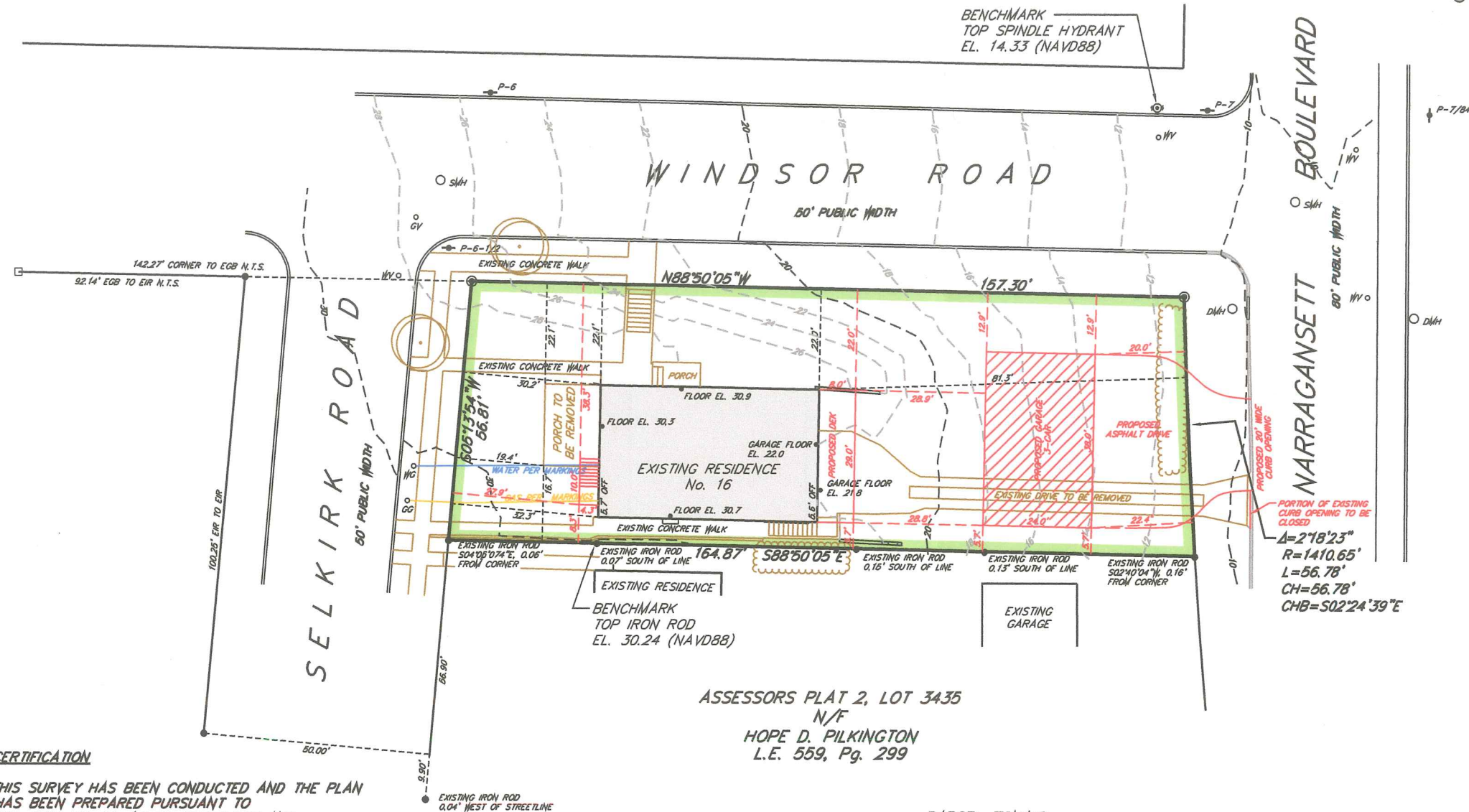
- EXISTING GRANITE BOUND
- EXISTING IRON ROD
- ⊙ SET IRON ROD
- ⊙ WC EXISTING UTILITY POLE
- ⊙ GG EXISTING WATER GATE
- EXISTING EDGE OF PAVEMENT
- EXISTING GRANITE CURB
- EXISTING HEDGE LINE
- EXISTING TREE

AREA ANALYSIS

EXISTING RESIDENCE	1,396 S.F. (15%)
PROPOSED GARAGE	912 S.F. (10%)
PROPOSED BUILDING COVERAGE	2,308 S.F. (25%)
BUILDING COVERAGE ALLOWED	30%
EXISTING DRIVEWAY TO BE REMOVED	752 S.F. (8.2%)
PROPOSED DRIVEWAY	784 S.F. (8.6%)



LOCUS NO SCALE



ASSESSORS PLAT 2, LOT 3435
N/F
HOPE D. PILKINGTON
L.E. 559, Pg. 299

$\Delta = 278.23'$
 $R = 1410.65'$
 $L = 56.78'$
 $CH = 56.78'$
 $CHB = S022'24.39"E$



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-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, 2015

LIMITED CONTENT BOUNDARY SURVEY CLASS '1'

THIS PLAN HAS BEEN PREPARED FOR THE DELINEATION OF PROPERTY LINES AND DOCUMENTING THE LOCATION OF THE EXISTING STRUCTURE.

[Signature]
HARRY A. MILLER, JR., No. 1967
COA: LS-A101

PARCEL OWNER / APPLICANT

16 WINDSOR ROAD LLC
174 CENTRAL AVENUE
JOHNSTON, RI 02919
L.E. 6297, Pg. 211

PROJECT SURVEYOR

HARRY A. MILLER, JR.
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T. 401.884.8506 / F. 401.884.7747
ALPHASURV@AOL.COM

PARCEL ZONING

ZONE	B-1
FRONT YARD	25'
SIDE YARD	8'
REAR YARD	20'
ACCESSORY	5' (SIDE / REAR)

REFERENCES

- RECORDED PLAT 160: "PLAT OF THE TAFT ESTATE..."
- RECORDED PLAT 173: "SUBDIVISION OF A PORTION OF PLAT OF TAFT ESTATE..."
- RECORDED PLAT 248: "EUSTACE CREES' PLAT..."

PARCEL AREA

9,117 S.F.



SURVEY & SITE PLAN

ASSESSORS PLAT 2, LOT 3434
CRANSTON, RHODE ISLAND

PREPARED FOR: 16 WINDSOR ROAD LLC
PREPARED BY: ALPHA ASSOCIATES, LTD.

35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T. 401.884.8506 F. 401.884.7747

SCALE: 1"=20' SEPTEMBER, 2021 SHEET 1 OF 1 REV: 8/2/22

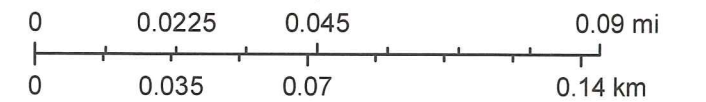
16 Windsor Rd 400' Radius Plat 2 Lot 3434



7/27/2022, 7:50:57 AM

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	
▬ Buildings	A20	C1	M2	
▬ Zoning Dimensions	A12	C2	EI	

1:1,913

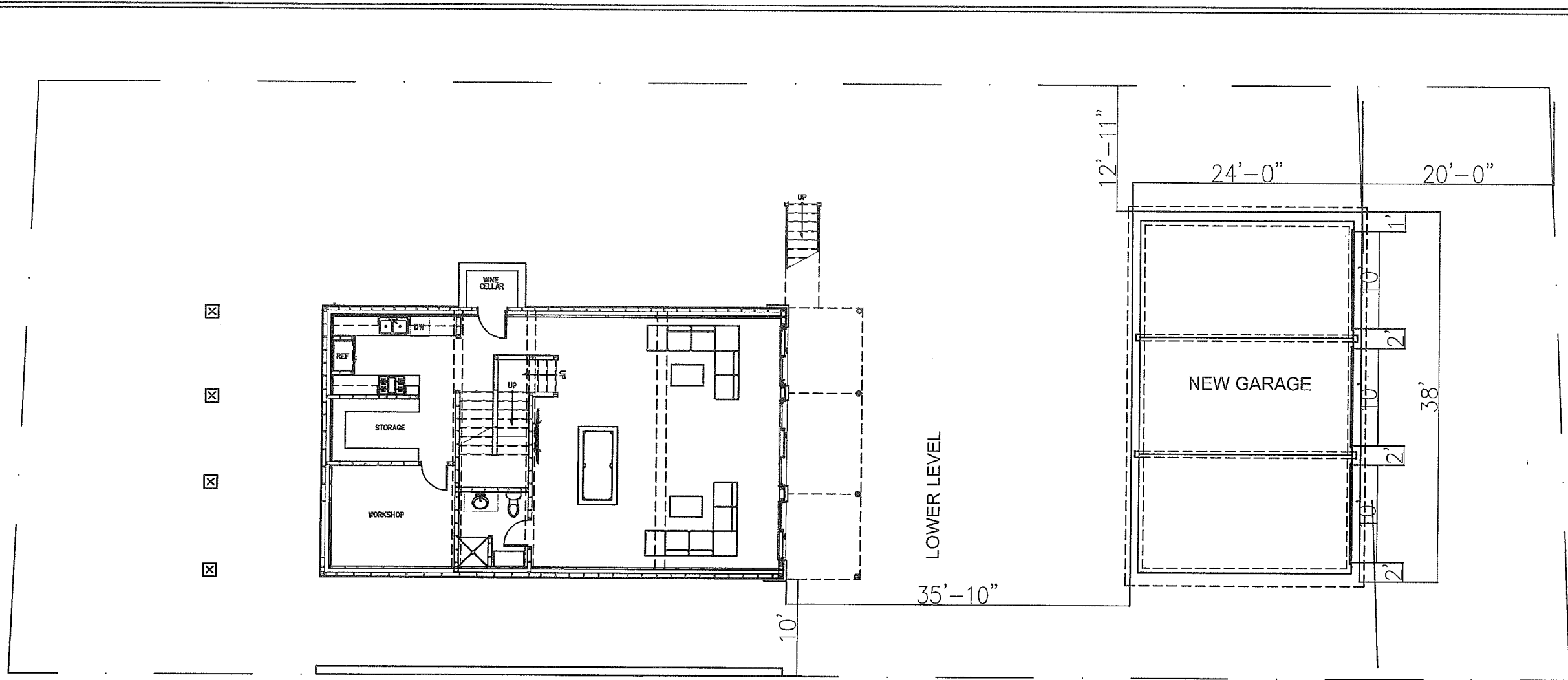


City of Cranston

WINDSOR ROAD

SELKIRK ROAD

NARRAGANSETT BLVD.



1 McCauley Site Plan
A-1 SCALE: 1/16" = 1'-0"