

**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: June 10, 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: Anthony M. Caprio

ADDRESS: 870 Oaklawn Avenue, Cranston, RI ZIP CODE: 02920

APPLICANT: Anthony M. Caprio

ADDRESS: 870 Oaklawn Avenue, Cranston, RI ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 1627 Cranston Street

2. ASSESSOR'S PLAT #: 8 BLOCK #: _____ ASSESSOR'S LOT #: 364 WARD: 5

3. LOT FRONTAGE: 60.39 ft LOT DEPTH: 101.89 ft LOT AREA: 6,584 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 8,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 2 story PROPOSED: no change

6. LOT COVERAGE, PRESENT: 33% PROPOSED: no change

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 4/5/2022

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

9. GIVE SIZE OF EXISTING BUILDING(S): 60 ft x 38 ft

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

11. WHAT IS THE PRESENT USE? four family dwelling with garage to be removed

12. WHAT IS THE PROPOSED USE? four family dwelling

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: No structural changes proposed.

Leave existing four family dwelling on 6,584 sq ft and unmerge Lot 364 from

Lots 362 AND 363 ON AP8. Existing garage to be removed.

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

16. WERE YOU REFUSED A PERMIT? yes

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

17.20.030 (Schedule of Uses)

17.20.120 (Schedule of intensity regulations); 17.20.090 (Specific requirements);

17.88.010 (Substandard lot of record); 17.92.010 (Variances) and all other applicable

sections of zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Pre-existing four family dwelling presently on three lots. Applicant desires to unmerge Lot 264 from Lots 362 and 363.

Proposes to build two family dwelling on two unmerged lots. Proposal is consistent

with neighborhood. Adequate parking can be provided on lot after non-conforming

garage structure is removed.

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

RESPECTFULLY SUBMITTED,

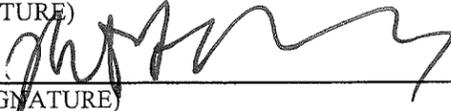

(OWNER SIGNATURE) Anthony M. Caprio

595-8800
(PHONE NUMBER)

(OWNER SIGNATURE)

(APPLICANT SIGNATURE) Anthony M. Caprio

(PHONE NUMBER)
595-8800
(PHONE NUMBER)

(LESSEE SIGNATURE)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)
946-3800
(PHONE NUMBER)

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

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

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

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ADDRESS: 870 Oaklawn Avenue, Cranston, RI ZIP CODE: 02920

APPLICANT: Anthony M. Caprio

ADDRESS: 870 Oaklawn Avenue, Cranston, RI ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 0 Mathewson Street

2. ASSESSOR'S PLAT #: 8 BLOCK #: _____ ASSESSOR'S LOT #: 362 & 363 WARD: 5

3. LOT FRONTAGE: 100 ft LOT DEPTH: 68.81 ft LOT AREA: 7,289 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 8,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

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

6. LOT COVERAGE, PRESENT: -0- PROPOSED: 24.3%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 4/5/2022

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): 26 ft x 68 ft

11. WHAT IS THE PRESENT USE? vacant lots

12. WHAT IS THE PROPOSED USE? two family dwelling

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construct 26 ft x 68 ft duplex
on Lots 362 and 363 when unmerged from Lot 364. Duplex mirrors tow neighboring
duplex structures.

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

16. WERE YOU REFUSED A PERMIT? yes

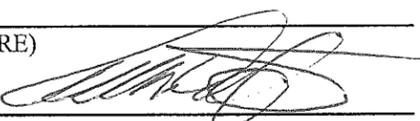
17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH
APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
17.20.120 (Schedule of Intensity Regulations); 17.88.010 (Substandard lots of record);
17.92.010 (Variances) and all other applicable sections of zoning code.

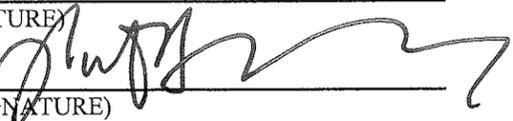
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Two family dwellings are allowed in
B-1 zone. Lot will undersized by 711 sq ft and rear setback on one side of house
will be 19'3" instead of required 20'. Very similar duplexes are constructed just
west of subject property. Use will be compatible with area.

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

RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE) Anthony M. Caprio
595-8800
(PHONE NUMBER)


(OWNER SIGNATURE)
(APPLICANT SIGNATURE) Anthony M. Caprio
595-8800
(PHONE NUMBER)


(LESSEE SIGNATURE)
(ATTORNEY SIGNATURE)
946-3800
(PHONE NUMBER)

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

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

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

ANTHONY M. CAPRIO (“OWNER/APPLICANT”)

**1627 Cranston Street
0 Mathewson Street
Cranston, RI 02920**

PROJECT NARRATIVE

This project narrative is offered in connection with applications of Anthony M. Caprio (“Caprio”) as owner and applicant for permission to unmerge several lots fronting on Mathewson Street to build a two-family dwelling. Those lots are Lot Nos. 362 and 363 on Assessor’s Plat No. 8

Caprio owns a four-family dwelling at 1627 Cranston Street on Lot No.364 on Assessor’s Plat No. 8. All the lots are in a B-1 residential zone with a minimum lot size of 6,000 square feet for a single-family dwelling and 8,000 square feet for a two-family dwelling. The three lots total 13,873 square feet.

As proposed, the four-family dwelling fronting on Cranston Street (at corner of Mathewson Street) would remain on 6,584 square feet. The two-family dwelling would be built on Lot Nos. 362 and 363 on 7,289 square feet and would include a duplex that would be comparable to the existing ranch style duplexes at 20 Mathewson Street (Lot No. 2466) and 24 Mathewson Street (Lot No. 2470).

The existing four-family house is a legal non-conforming structure and use. Under the formula for multi-family dwellings 18,000 square feet would be required if multi-family dwellings were allowed in the zoning district. The existing structure was built in 1904 and encroaches on the corner lot front setback requirement being on the property lines along Mathewson Street and Cranston Street.

The proposed house if constructed as proposed would be on an undersized lot of 7,289 square feet where 8,000 square feet is required. The structure would meet all intensity regulations of frontage and setbacks except for the southeast corner of the house that would be 19’3” rather than the 20 feet required.

The following variances are sought from the Zoning Board of Review

17.20.030 (Schedule of uses)

The four-family dwelling is not a permitted use in the B-1 zone but is a legal non-conforming use.

17.20.090 (Specific requirements)

- A. The four-family structure is and will continue to be on an undersized lot.
- B. The existing structure does not meet the required 25-foot corner setback.

17.20.120 (Schedule of intensity regulations)

- A. The existing four-family house will contain 6,584 square feet.
- B. The existing structure encroaches on the required front and corner setback of 25 feet.
- C. The proposed two-family house would be constructed on 7,289 square feet instead of 8,000 square feet.
- D. One corner of the structure in the rear would be 19'3" rather than setback 20' off the rear lot line.

17.88.010 Substandard lots of record

Permission is sought to unmerge Lot Nos. 362 and 363 from Lot No. 364 on Assessor's Plat No. 8.

17.92.010 Use Variance

The four-family dwelling would continue as a legal non-conforming use in the B-1 zone.

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based; and

The relief to be granted is the least relief necessary.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience.

ANTHONY M. CAPRIO (“OWNER/APPLICANT”)

1627 Cranston Street
0 Mathewson 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 1627 Cranston Street and along Mathewson Street as Lot Nos. 362-364 on Assessor’s Plat No. 8. Please note that the area zoning designation is B-1, similar to the subject properties.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS</u>
SINGLE FAMILY	44
SINGLE FAMILY IN LAW	3
TWO FAMILY	33
THREE FAMILY	1
FOUR FAMILY	1
MIXED USE	5
SMALL BUSINESS	1
LARGE BUSINESS	6
ACCESSORY COMM	4
ACCESSORY MIXED	3
RESIDENTIAL OTHER	8
RESIDENTIAL UNDEVELOPED	21
RESIDENTIAL DEVELOPED	2
MUNICIPAL	<u>2</u>
	134

There are no other four family dwellings within the 400’ radius.

The average lot size within the 400’ radius is 4,930 +/- square feet. Please note that this residential analysis did not include the acreage for the municipal property owned by the Cranston Housing Authority.

Of the thirty-three (33) two family residential lots, the average lot size was 5,188 +/- square feet.

The proposed lot to be built on is 7,289 square feet which is slightly smaller than the average two-family lot sizes in the 400’ radius and neighborhood.

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

Dated: 6-20-22











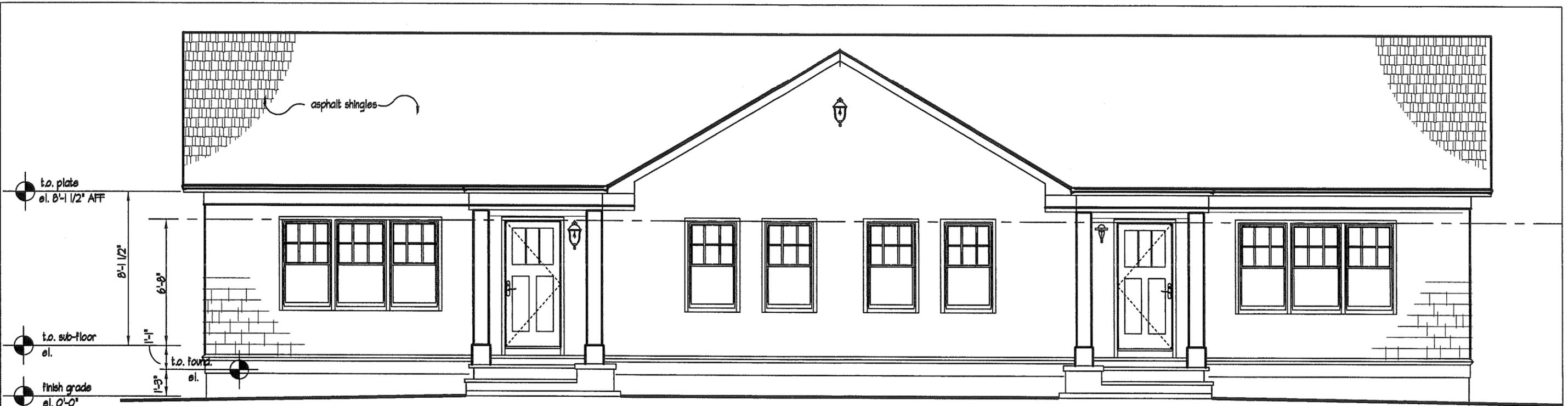






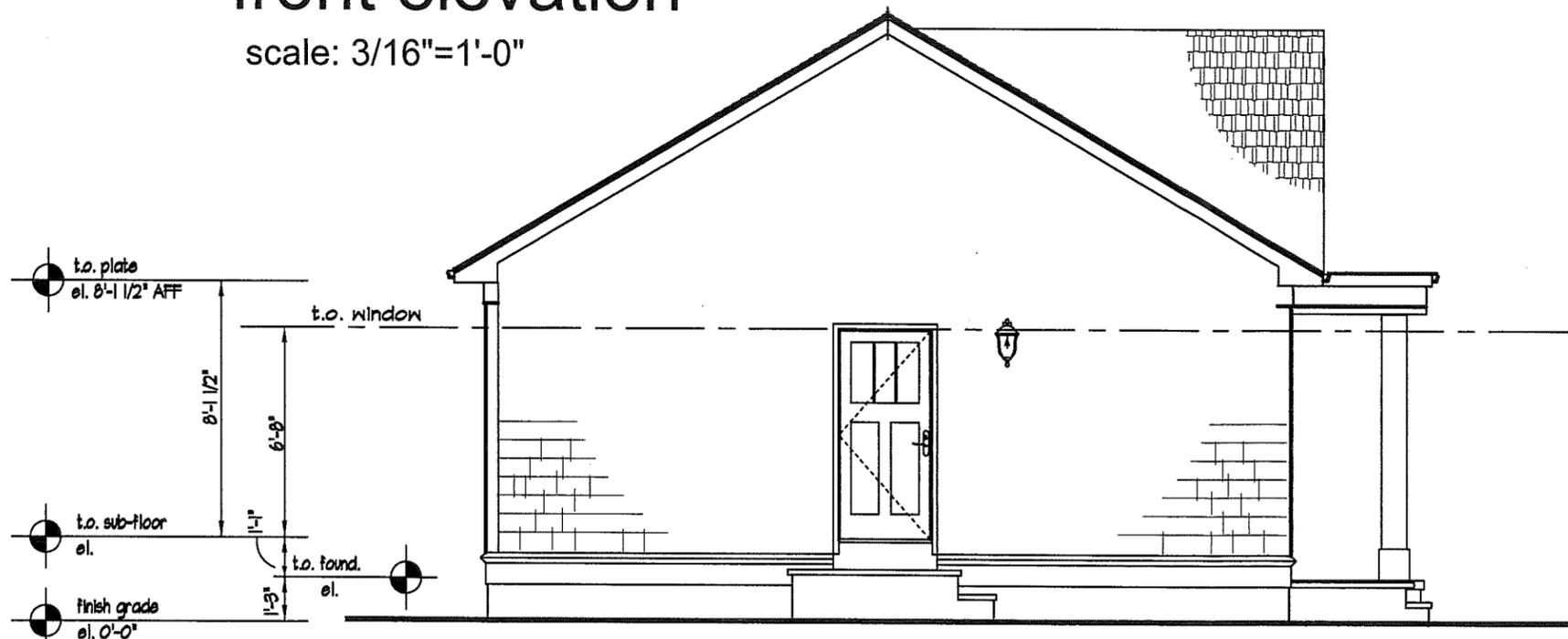


Mathewson Street view
design development



front elevation

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



left side elevation

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

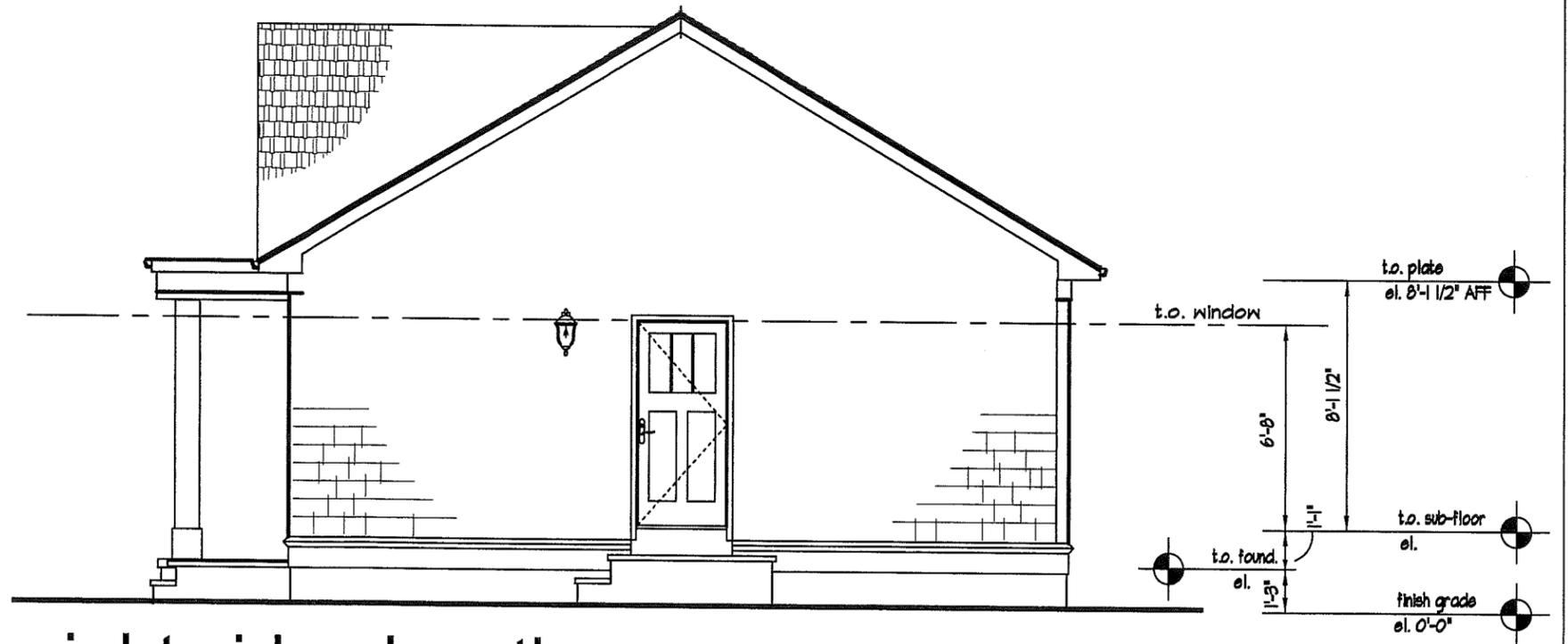
Mathewson Street
design development

A-2



rear elevation

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

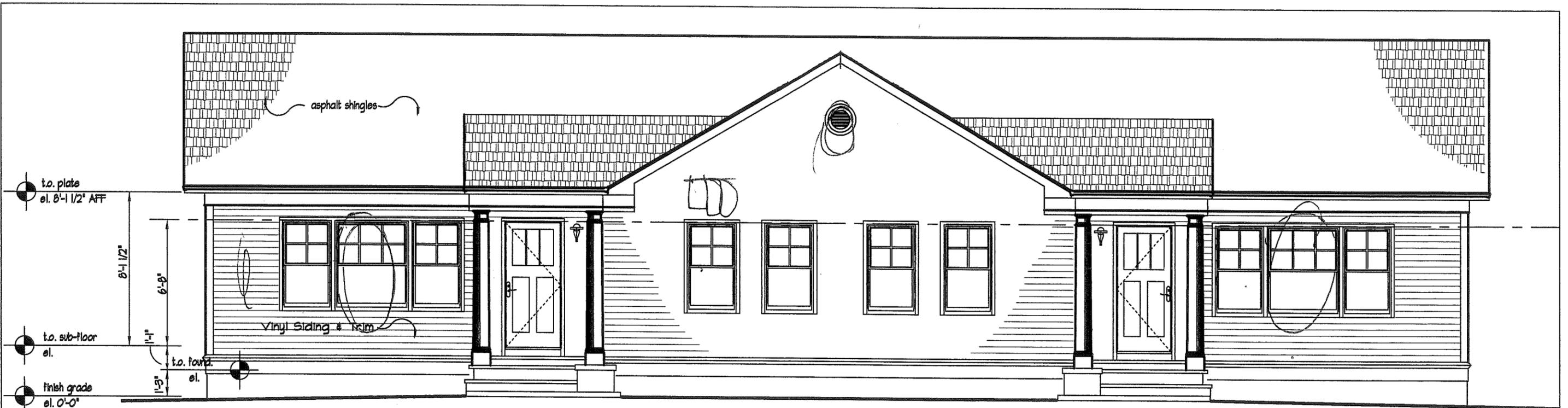


right side elevation

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

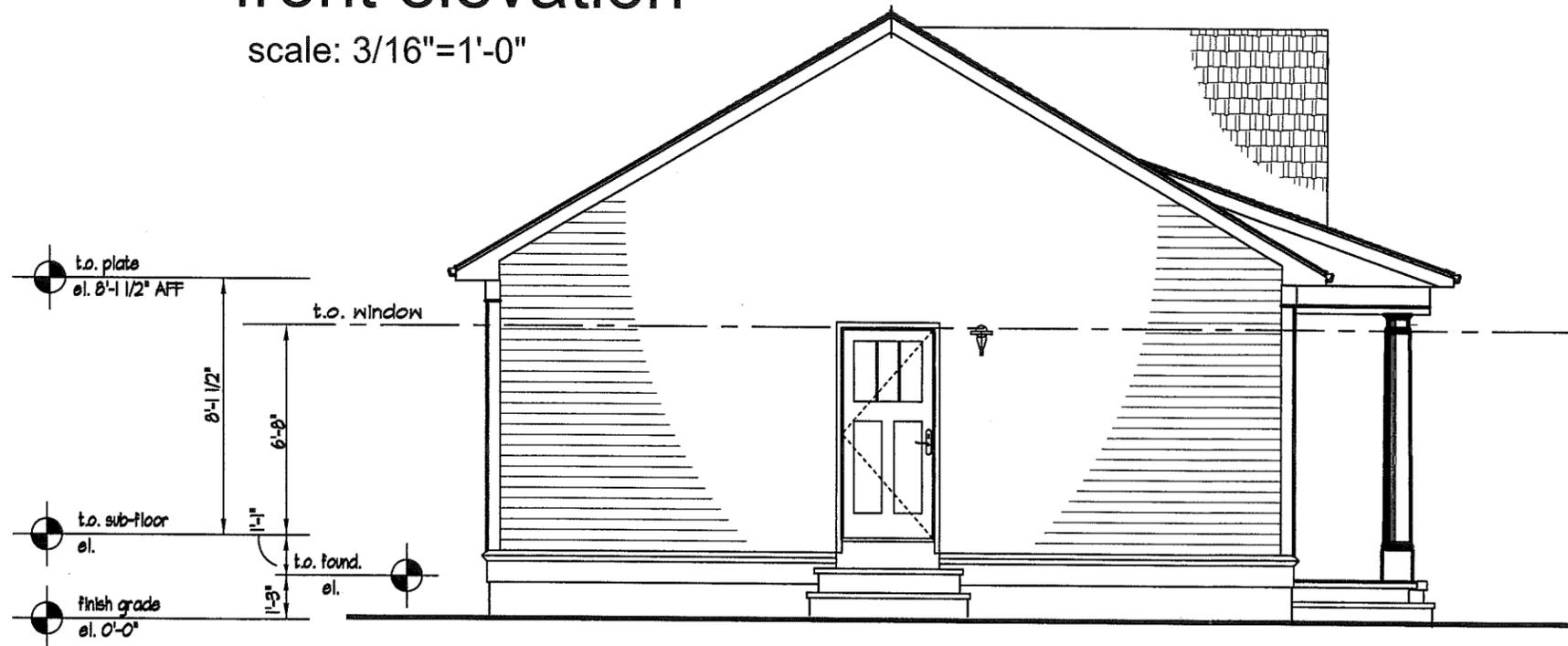
Mathewson Street
design development

A-3



front elevation

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



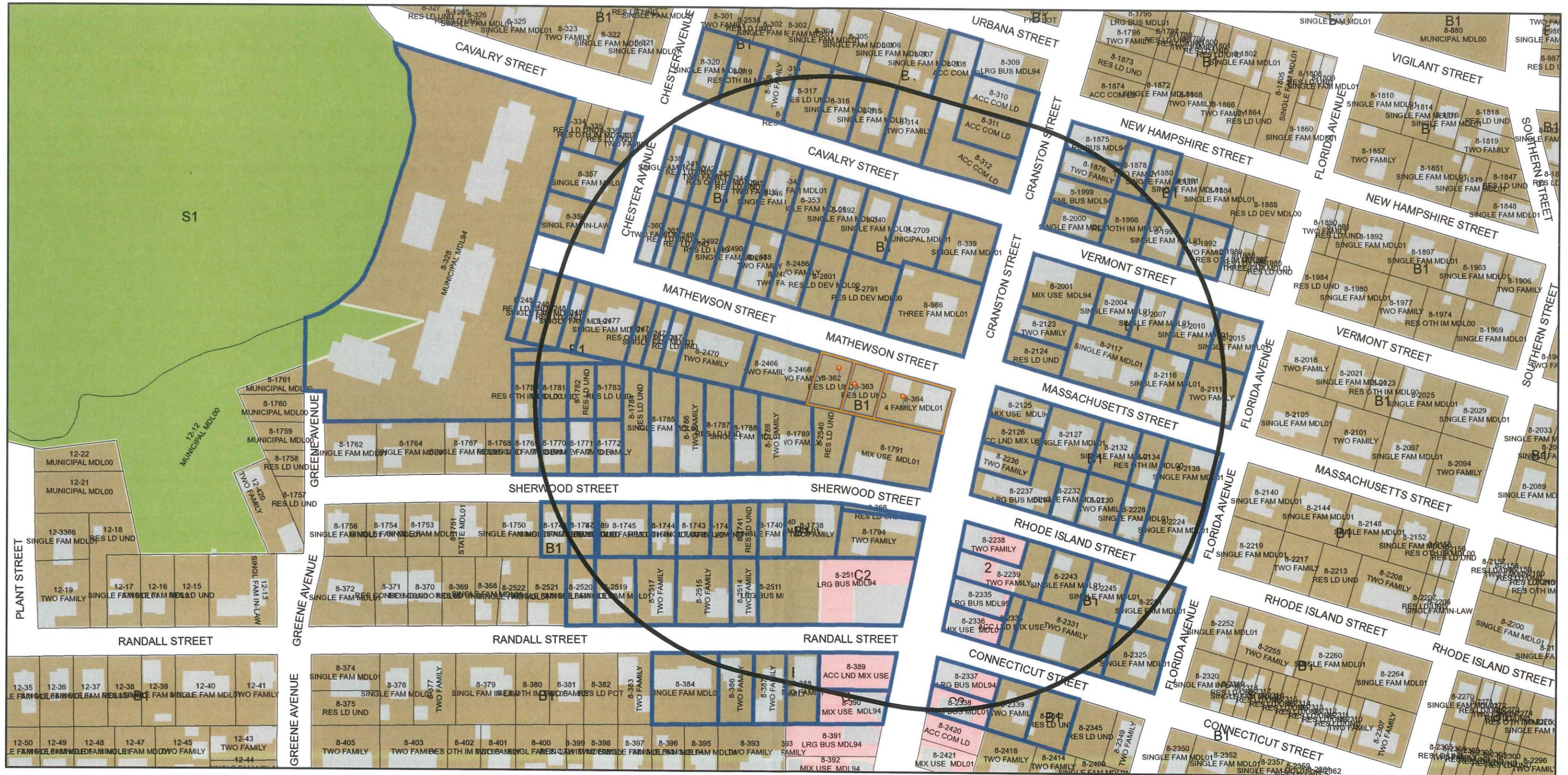
left side elevation

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

Mathewson Street
design development

A-2

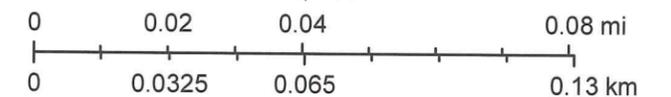
1627 Cranston St 400' Radius Plat 8 Lots 364-366



5/12/2022, 2:29:22 PM

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

1:1,711



City of Cranston