

**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: 8/5/2022

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: LUC Realty Holdings, LLC

ADDRESS: 90 Crest Drive, Cranston, RI ZIP CODE: 02921

APPLICANT: LUC Realty Holdings, LLC

ADDRESS: 90 Crest Drive, Cranston, RI ZIP CODE: 02921

LESSEE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 1732 Broad Street, Cranston, RI 02905

2. ASSESSOR'S PLAT #: 2-3 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 2524 WARD: 1

3. LOT FRONTAGE: 75 LOT DEPTH: 120 LOT AREA: 8978 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-1 6000 sq. ft. 35 ft.  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 40 ft. PROPOSED: 40 ft.

6. LOT COVERAGE, PRESENT: 1426 sq. ft. (Aprox. 16%) PROPOSED: 1426 sq. ft. (Aprox. 16%)  
No change to existing lot coverage

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Six (6) years

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

9. GIVE SIZE OF EXISTING BUILDING(S): Approximately 35ft. x 45ft.

10. GIVE SIZE OF PROPOSED BUILDING(S): Approximately 35ft. x 45ft. (no change to existing size)

11. WHAT IS THE PRESENT USE? Three (3) Family Dwelling and One (1) Commercial Unit

12. WHAT IS THE PROPOSED USE? Four (4) Family Dwelling

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: Four (4)

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: \_\_\_\_\_  
No alterations - converting the 1st floor from a commercial unit to a residential unit. Existing footprint to remain.

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.


Permitted Uses - Specific Requirement - Density 17.20.090 (a)

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

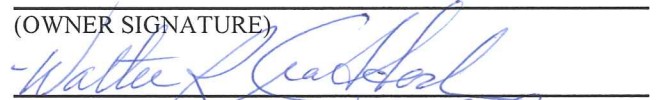
See Attached Exhibit "A"

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

**RESPECTFULLY SUBMITTED,**

  
(OWNER SIGNATURE) WALTER R. CRADDOCK

401-316-8099  
(PHONE NUMBER)

\_\_\_\_\_  
(OWNER SIGNATURE)  
  
(APPLICANT SIGNATURE) WALTER R. CRADDOCK

\_\_\_\_\_  
(PHONE NUMBER)  
401-316-8099  
(PHONE NUMBER)

\_\_\_\_\_  
(LESSEE SIGNATURE)  
  
(ATTORNEY SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)  
401-946-0200  
(PHONE NUMBER)

Attorney Steven A. Moretti  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 1140 Reservoir Avneue, Cranston, RI 02920

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

City OF CRANSTON  
ZONING BOARD OF REVIEW

Continuation – LUC REALTY HOLDINGS LLC  
1732 Broad Street, Cranston, RI 02905  
Plat 2-3 Lots 2524

- A. Variance: The applicant seeks a dimensional variance from the provisions of Cranston Zoning Code 17.20.090 (a) – Permitted Uses – Specific Requirements – Minimum Lot Area. Said section requires 16,000 sq. ft while the existing lot is 8978 sq. ft.
- B. Applicant seeks to converting the 1st floor commercial unit to a residential unit which use is permitted in a C-1 zone. The existing footprint to remain, however the applicant lacks the minimum lot area requirement in the present C-1 zone. The past and present use of the premises has been 1st floor commercial unit and three (3) residential units which is permitted in a C-1 zone. A denial this dimensional variance would result in the zoning ordinance imposing unnecessary hardship upon the Applicant and depriving the Applicant of beneficial use of the subject site.
- C. The existing use is consistent with the City Comprehensive Plan.
- D. That 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.
- E. That 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
- F. That 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 or the comprehensive plan upon which the ordinance is based.
- G. In granting a dimensional variance, 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, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property. The fact that a use may be more valuable after the relief is granted shall not be grounds for relief.
- H. That the relief to be granted is the least relief necessary.
- I. The relief sought is compatible with its surroundings.
- J. The relief sought is not injurious, obnoxious or offensive to the neighborhood.
- K. The relief sought shall not hinder the future development of the city.
- L. The relief sought shall promote the general welfare of the city.

M. The relief sought is in conformance with the purposes and content of the Comprehensive Plan.

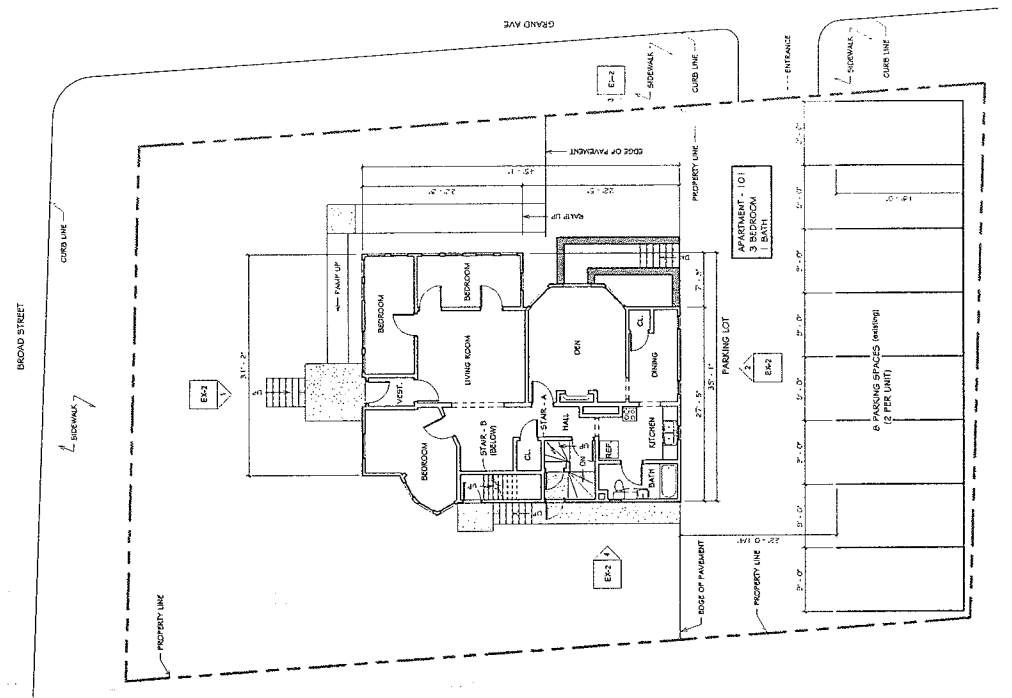
Revision Schedule	
Revision Number	Revision Date

**SHEET TITLE**  
**EXISTING FLOOR PLANS**

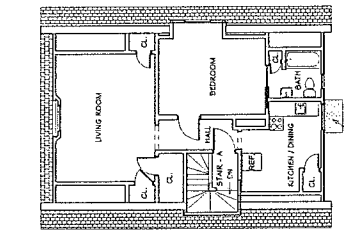
DATE: 11-14-11  
 DRAWN: JWP  
 JOB NUMBER: 2389  
 CHECKED BY: JS  
 DATE: 7-14-12

**EX-1**

SHEET OF

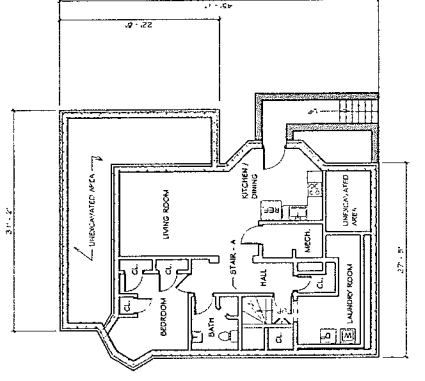


**EXISTING - 1st FLOOR PLAN**  
 18' x 10'



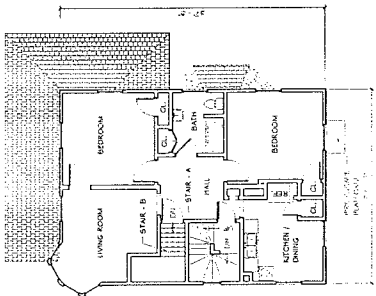
**APARTMENT - 301**  
 1 BEDROOM  
 1 BATH

**EXISTING - 3rd FLOOR PLAN**  
 18' x 10'



**APARTMENT - 301**  
 1 BEDROOM  
 1 BATH

**EXISTING - BASEMENT PLAN**  
 18' x 10'



**APARTMENT - 201**  
 2 BEDROOM  
 1 BATH

**EXISTING - 2nd FLOOR PLAN**  
 18' x 10'



Saccoccio &  
Associates, Inc.  
1732 Broad Street  
Cranston, Rhode Island  
02910  
Cranston

Broad Street  
Apartments  
1732 Broad Street,  
Cranston, RI

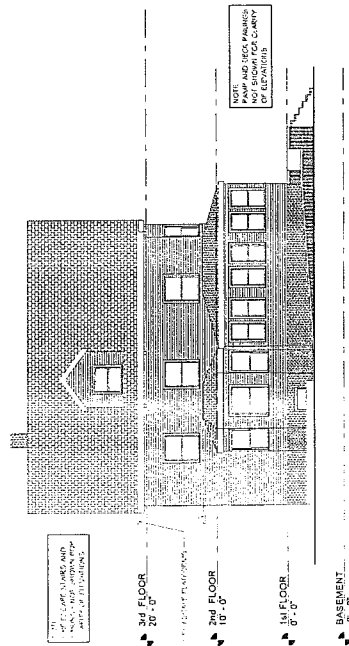
Revision Schedule	
Revision Number	Revision Date

SHEET TITLE  
EXISTING  
EXTERIOR  
ELEVATIONS

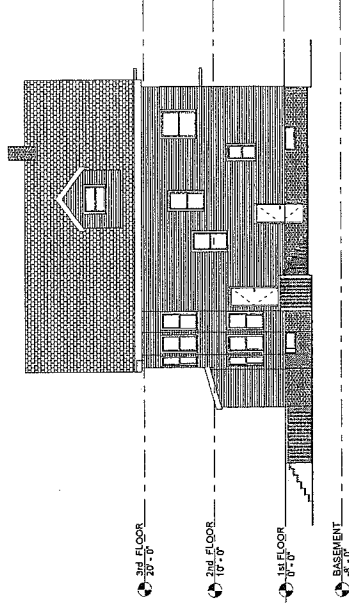
PROJECT: 1732 BROAD STREET APARTMENTS, CRANSTON, RI  
DRAWN BY: JWP FOR NUMBER: 2020  
CHECKED BY: US DATE: 7/14/22

EX-2

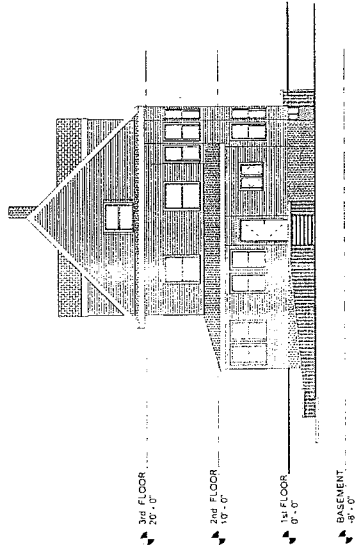
SHEET OF



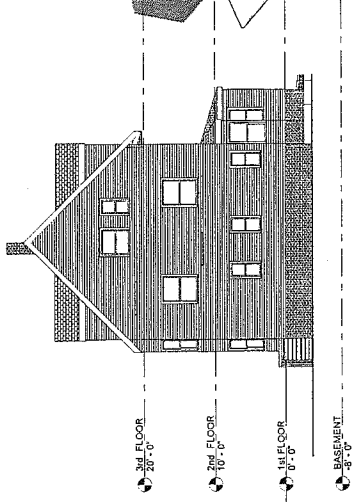
1 EX-2  
EXISTING - EAST ELEVATION  
1/8" = 1'-0"



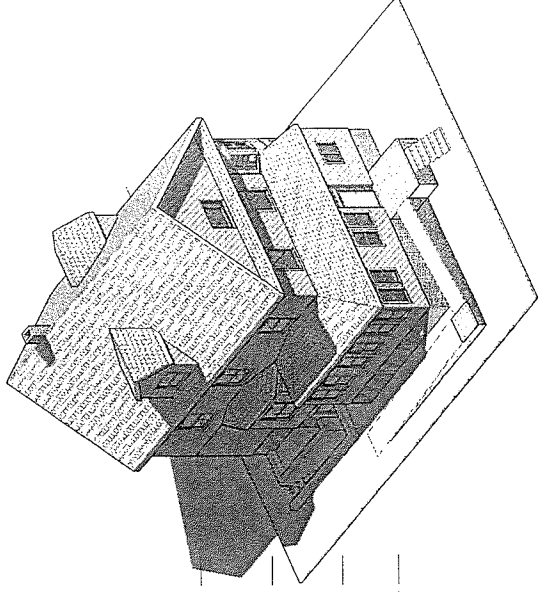
4 EX-2  
EXISTING - WEST ELEVATION  
1/8" = 1'-0"



1 EX-2  
EXISTING - NORTH ELEVATION  
1/8" = 1'-0"



2 EX-2  
EXISTING - SOUTH ELEVATION  
1/8" = 1'-0"





**Saccoccio & Associates, Inc.**  
 1085 Ave. Arthur Avenue  
 Cranston, RI 02910  
 Tel: 401-942-7979  
 Fax: 401-942-7975

Contract

**Broad Street  
 Apartments**  
 1732 Broad Street,  
 Cranston RI

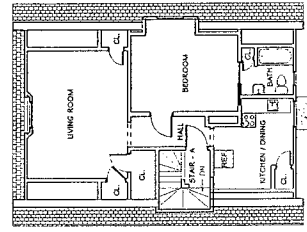
Revision Schedule	
Revision Number	Revision Date

**SHEET TITLE  
 EXISTING FLOOR  
 PLANS**

DATE: 01/11/11	PROJECT: BROAD STREET APARTMENTS
DRAWN: AM	JOB NUMBER: 2010
CHECKED BY: MLL	DATE: 01/11/11

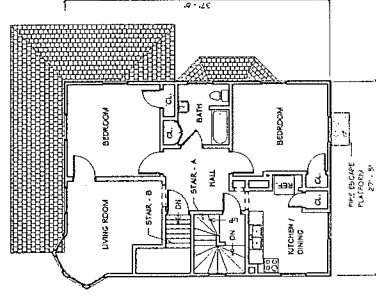
**EX-1**

SHEET: 01'



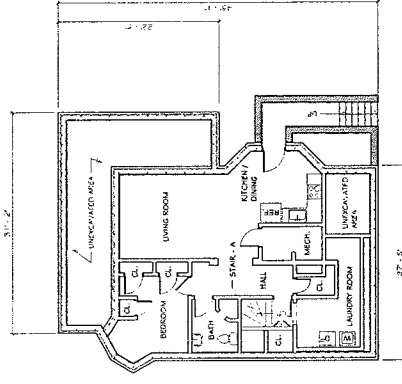
APARTMENT - 301  
 1 BEDROOM  
 1 BATH

4  
 EX-1  
 EXISTING - 3rd FLOOR PLAN  
 18' x 10'



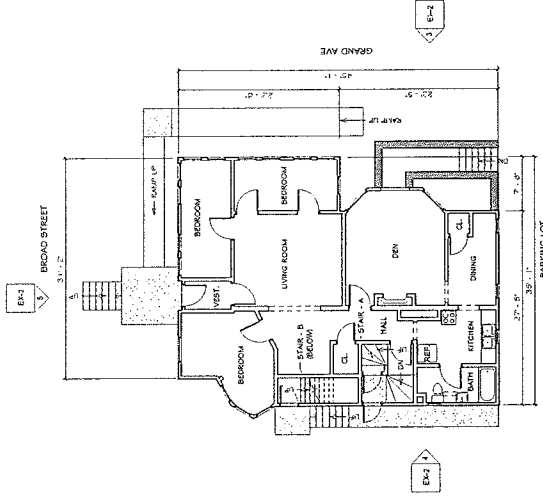
APARTMENT - 201  
 2 BEDROOM  
 1 BATH

3  
 EX-1  
 EXISTING - 2nd FLOOR PLAN  
 18' x 10'



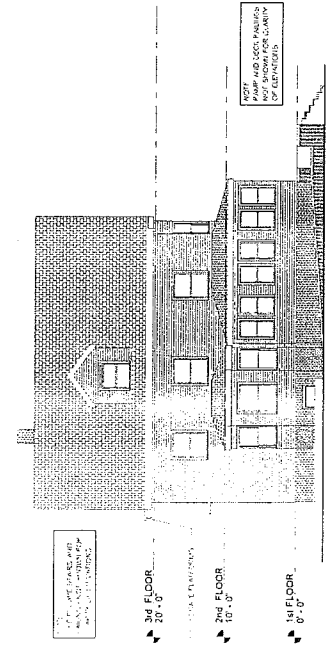
APARTMENT - 301  
 1 BEDROOM  
 1 BATH

1  
 EX-1  
 EXISTING - BASEMENT PLAN  
 18' x 10'



APARTMENT - 101  
 3 BEDROOM  
 1 BATH

2  
 EX-1  
 EXISTING - 1st FLOOR PLAN  
 18' x 10'



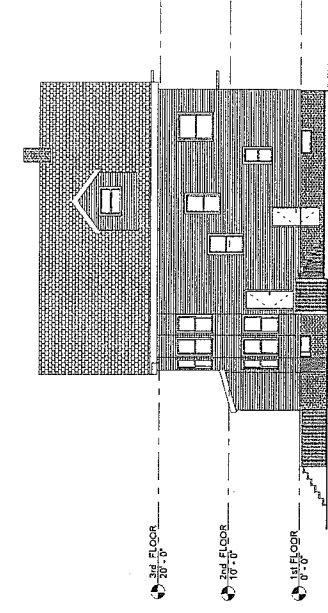
3rd FLOOR  
20'-0"

2nd FLOOR  
10'-0"

1st FLOOR  
8'-0"

BASEMENT  
-8'-0"

1 EX-1 EAST ELEVATION  
18'-1 1/2"



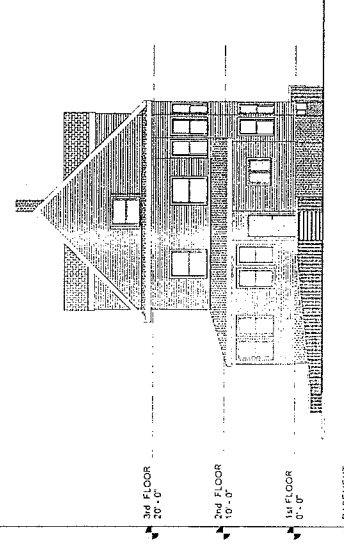
3rd FLOOR  
20'-0"

2nd FLOOR  
10'-0"

1st FLOOR  
8'-0"

BASEMENT  
-8'-0"

2 EX-2 WEST ELEVATION  
18'-1 1/2"



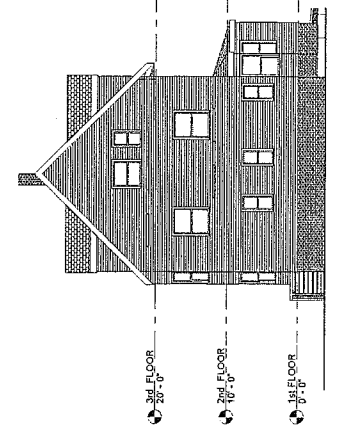
3rd FLOOR  
20'-0"

2nd FLOOR  
10'-0"

1st FLOOR  
8'-0"

BASEMENT  
-8'-0"

3 EX-3 NORTH ELEVATION  
18'-1 1/2"



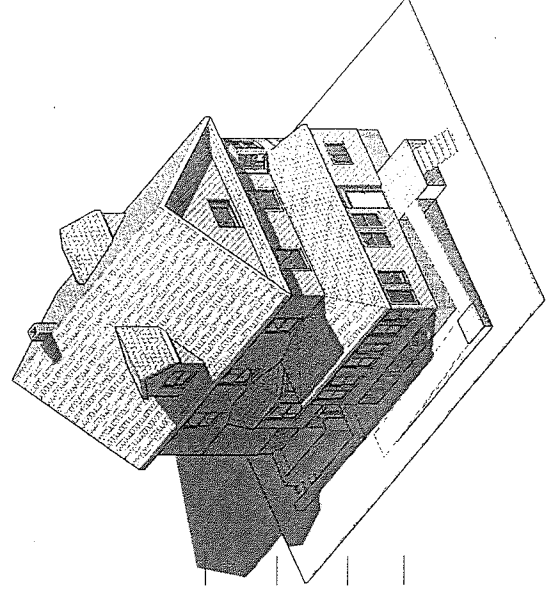
3rd FLOOR  
20'-0"

2nd FLOOR  
10'-0"

1st FLOOR  
8'-0"

BASEMENT  
-8'-0"

4 EX-4 SOUTH ELEVATION  
18'-1 1/2"



SHEET TITLE  
EXISTING  
EXTERIOR  
ELEVATIONS



ARCHITECTS  
Saccoccio &  
Associates, Inc.  
185 Broad Street  
Cranston, Rhode Island  
02910  
Tel: (401) 942-3775  
Fax: (401) 942-3776

Broad Street  
Apartments  
1732 Broad Street,  
Cranston RI

Revision Schedule	
Revision Number	Revision Date

PROJECT NO. 1732 BROAD STREET APARTMENTS  
DRAWN: JMF  
JOB NUMBER: 2320  
CHECKED: JMS  
DATE: 6/9/20  
PAGE: 2 OF 2

EX-2

PAGE 2 OF 2

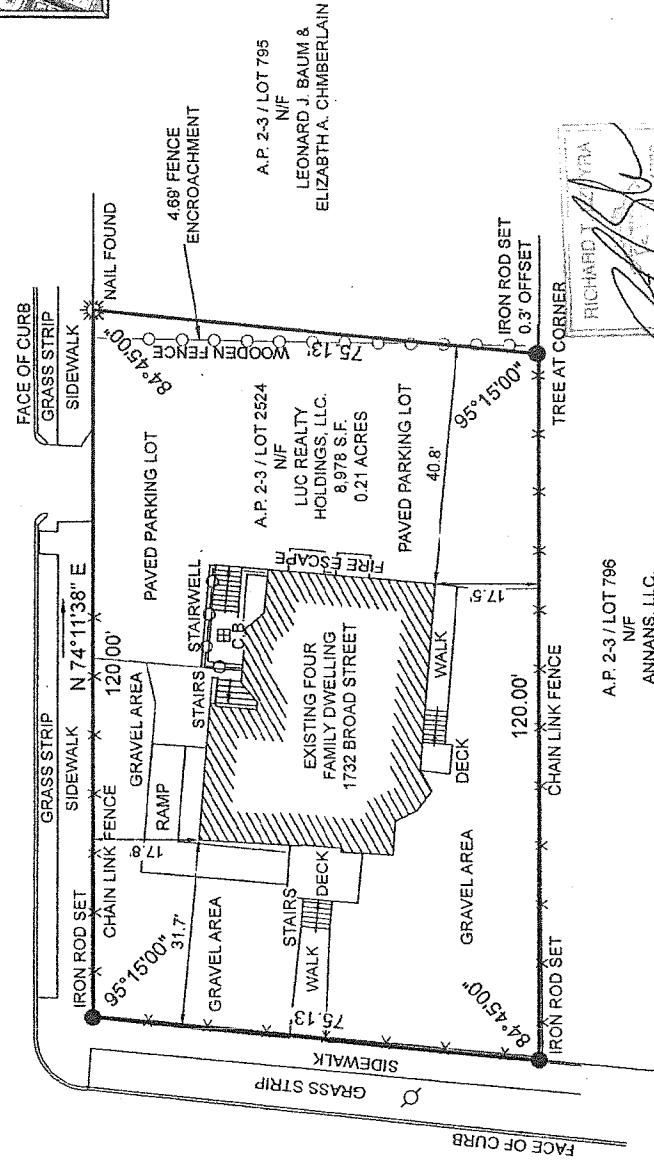


**REFERENCE:**

1. DEED BK. 5315 PG. 103
2. PART OF LOT 77 ON "THE ROGER WILLIAMS PARK PLAT SURVEYED AND PLATTED DECEMBER 28, 1856 REPLATTED MAY 13TH 1872 BY N.B. SCHUBARTH" P.C. 67

**GRAND AVENUE**  
(60' PUBLIC)

**BROAD STREET**  
(60' PUBLIC)



RICHARD T. BZDYRA  
PROFESSIONAL  
LAND SURVEYOR  
NOV 17 2022

**BOUNDARY STAKE-OUT SURVEY**  
A.P. 2-3 / LOT 2524  
1732 BROAD STREET  
CRANSTON, R.I. 02920  
SCALE: 1"=20' DATE: APRIL 1, 2022

PREPARED FOR:  
**LUC REALTY HOLDINGS, LLC.**  
90 CREST DRIVE, CRANSTON, R.I. 02910  
PHONE: (401) 319-8099

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
PHONE: (401) 463-9898 info@osplanners.com

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY, RECORDED FOUND MONUMENTS IF ANY; NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE-BEARD BOUNDARY LINES.

BY: *[Signature]* DATE: 4/14/22  
RICHARD T. BZDYRA, PLS., LICENSE #1766; COA # LS-60

**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 1

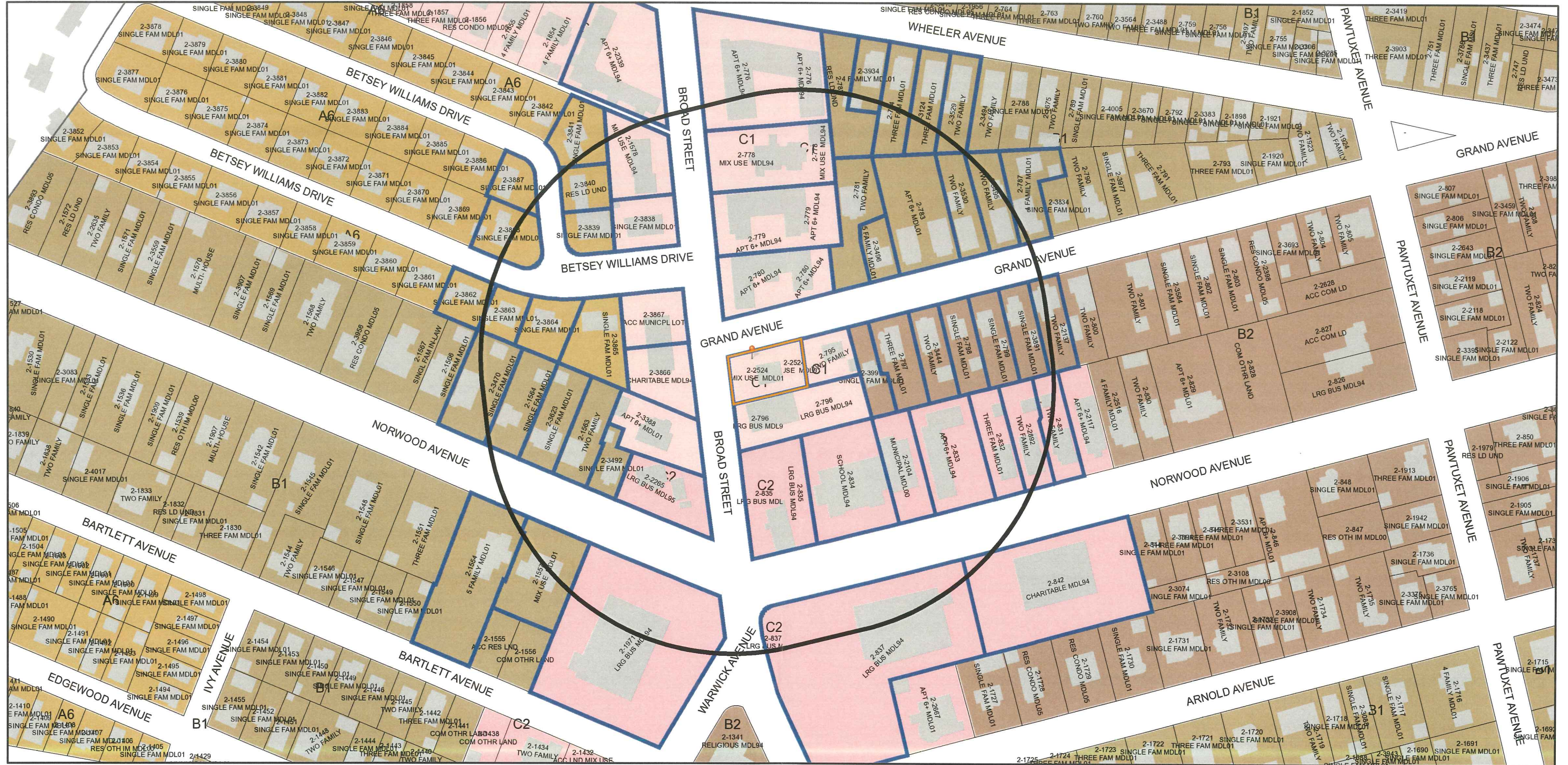


**LOCUS MAP**  
NOT TO SCALE

**ZONING DISTRICT C-1**  
MINIMUM LOT AREA: 6,000 S.F.  
MINIMUM LOT FRONTAGE: 60 FT.  
MINIMUM SETBACKS: FRONT: 25 FT.  
SIDE: 8 FT.  
REAR: 20 FT.  
MAXIMUM STRUCTURE HEIGHT: 35 FT.  
MAXIMUM LOT COVERAGE: 60%



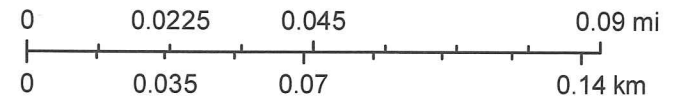
# 1732 Broad St 400' Radius Plat 2 Lot 2524



7/27/2022, 8:07:01 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		

1:1,887



City of Cranston