

**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: 5/27/2022

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: william and olga delomba

ADDRESS: 1979 Cranston Street ZIP CODE: 02920

APPLICANT: same

ADDRESS: same ZIP CODE: _____

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 1979 cranston street

2. ASSESSOR'S PLAT #: 11 BLOCK #: 3 ASSESSOR'S LOT #: 638 WARD: _____

3. LOT FRONTAGE: see attached LOT DEPTH: see attached LOT AREA: _____

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: AG N/A N/A
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: _____ PROPOSED: accessory structure, 23ft.

6. LOT COVERAGE, PRESENT: 19% PROPOSED: 26.8

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 22+ years

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

9. GIVE SIZE OF EXISTING BUILDING(S): see map

10. GIVE SIZE OF PROPOSED BUILDING(S): see map new structure 18'x24'

11. WHAT IS THE PRESENT USE? single family home

12. WHAT IS THE PROPOSED USE? same

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: see Attached NARRATIVE

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

16. WERE YOU REFUSED A PERMIT? NO

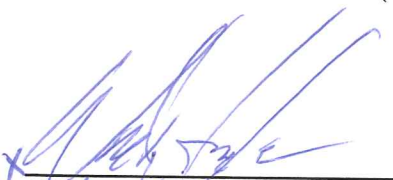
17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

17.16.120 variance (A+B)

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: see Attached Narrative.

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

RESPECTFULLY SUBMITTED,



(OWNER SIGNATURE)
William DeLongba

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

(APPLICANT SIGNATURE)

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)



(ATTORNEY SIGNATURE)

401-837-2428

(PHONE NUMBER)

Steven H Sorbut

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: _____

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

LAW OFFICE OF STEVEN H SURDUT

585 Narragansett Avenue
Wakefield RI 02852
401 - 837 2428

111 Huntington Street, Suite 1
New London, CT 06320
Telephone: (860)443-4700
(860)443-4703

Welch Building
43 Broad Street
Westerly, RI 02891 Fax:
Telephone: (401) 596-0344

Steven@seandonohuelaw.com

Sean C. Donohue, Esq.^{1 2}
Steven H. Surdut, Esq.^{1 2 3}

Tammi L. Stanley, Paralegal
Deanna Shipman, Paralegal

¹ Licensed in Connecticut
² Licensed in Rhode Island
³ Licensed in Massachusetts

To: Cranston Zoning and Planning Department.

Re: 1979 Cranston Street Application for Dimensional relief for a garage and rec room.

Dear Chairman and Director:

I hope you are both doing well and staying safe in these uncertain times. Please accept this letter as an attachment to the Application for a dimensional variance submitted on behalf of the Delomba Family that has lived at the property for more than 20 years.

Mr. and Ms. Delomba have owned the property and since 2000 have lived their along with their children since 2000. They are filing this application is to allow the family to add a setached 2 car garage with an office / recreation room above, onto the property, which currently has a single family home. The layout of the property is very much original from the time it was built. The Home is immediately adjacent to Cranston Street. The existing property is serviced by city sewer and water. The lot is a preexisting legal undersized lot of record and the current home on the property has not changed since it was built. It is worth noting as well that the structure was built to 1960s era lifestyle and design standards, when a garage unlike today was considered a luxury. The property is not located in a flood zone or a velocity zone

1. Why the modifications are needed.

These modifications as requested are needed as this property is currently without a garage. The lack of a garage creates a hardship and for the current owners and future owners whom wish to stay in this 1960s era home. Having a garage becomes especially important as the population ages and people wish to remain in their homes as long as possible and as lifestyles change and a garage becomes a necessity rather than a luxury. The lot is a preexisting legal non conforming undersized lot of record. We are proposing to add a detached two car garage to ease the burden of living in New England as the population ages but wishes to remain in their homes. The addition of a personal office and recreation room also increase the usability of the property and as it becomes more common for multiple

generations of a family to reside together. As lifestyles and cultural standards change a detached and private space becomes a requirement for reasonable use and enjoyment of your property.

2. *Nature of the proposed Modifications.*

A. **Dimensional variance under 17.92.010.** The applicant's proposal is the least amount of relief required for reasonable use and enjoyment of the property. Further as most of the residents of New England know not having a garage especially as one gets past the age of 40 is certainly more than a mere inconvenience. The hardship of an undersized lot of record was certainly not created by the current applicant. Further we believe that the proposal is in conformance with the surrounding neighborhood and the applicable zoning statutes.

Conclusion

We are looking forward to discussing this project with the Town in greater detail.

Overall, we believe that the current proposal will be met with the approval from the Town, the neighborhood and the abutters. We believe that the proposed detached garage is in conformance with the surrounding community and aesthetic values of the neighborhood and will only be a benefit to the applicants and the surrounding community and the Town as a whole.

Thank you for your time and consideration.

Sincerely,

Steven H. Surdut
SHS:tls
Enclosures



Image capture: Sep 2019 © 2022 Google



1979 Cranston St

All

Street View & 360°



Image capture: Jul 2011 © 2022 Google



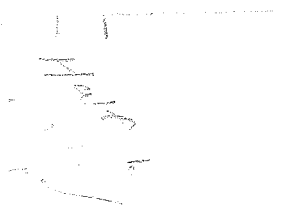
1979 Cranston St

All

Street View & 360°



Down Stair
Case
22' 50" + 1'
Door



11/16/11 8:30

STAIRS

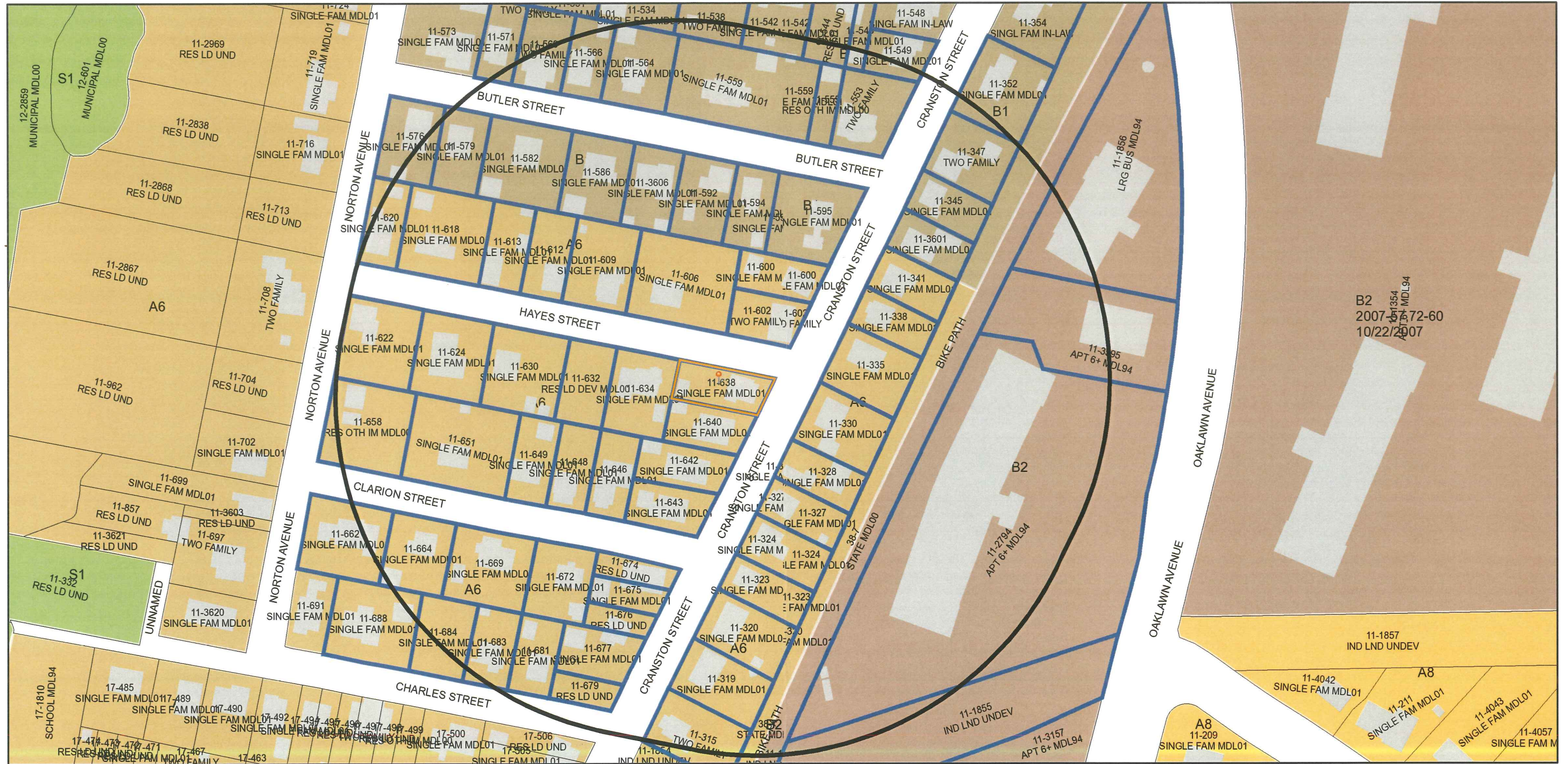
Open Floor
Plan

2ND Floor
Placing for storage and
some office

← 11/17

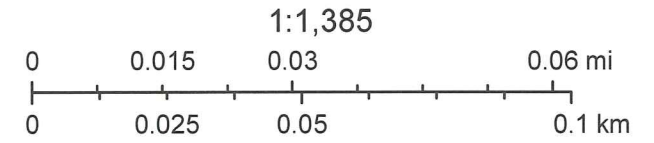
23' 10" 21' 10" 19' 10" 17' 10" 15' 10" 13' 10" 11' 10" 9' 10" 7' 10" 5' 10" 3' 10" 1' 10"

1979 Cranston St 400' Radius Plat 11 Lot 638

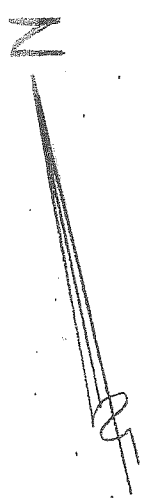


6/6/2022, 7:45:57 AM

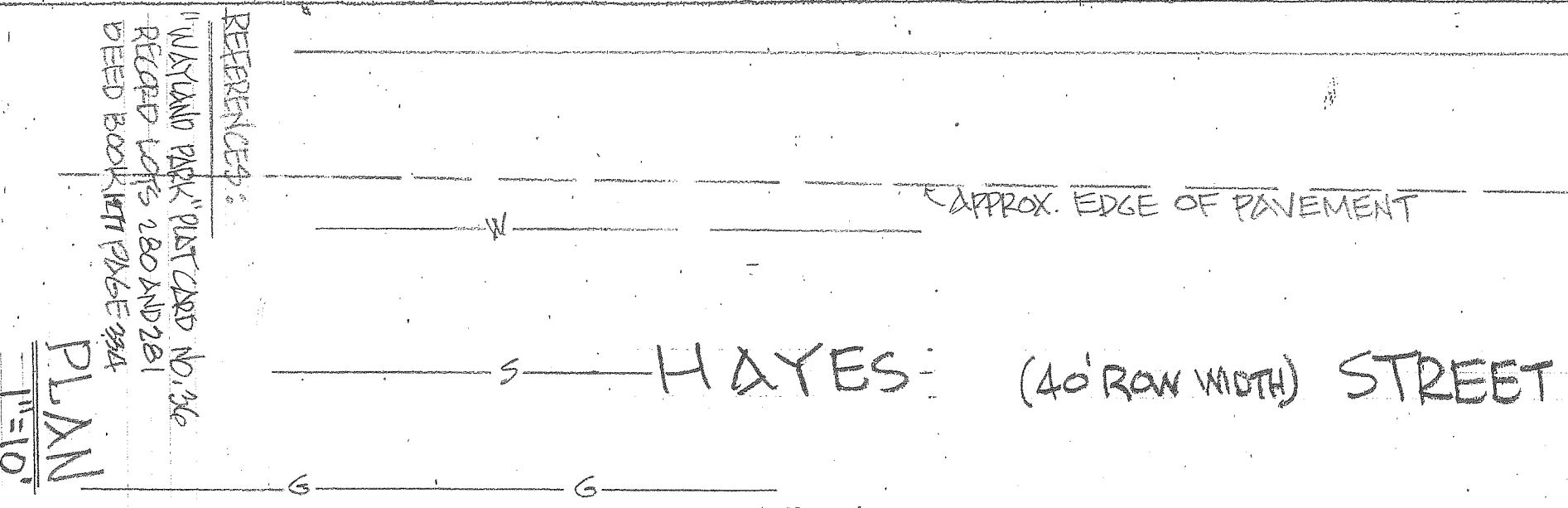
- | | | | | |
|---------------------|---------------------------|----|----|-------|
| Parcel ID Labels | Historic Overlay District | A8 | C3 | MPD |
| Streets Names | Zoning | A6 | C4 | S1 |
| — Cranston Boundary | none | B1 | C5 | Other |
| Parcels | A80 | B2 | M1 | |
| Buildings | A20 | C1 | M2 | |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



City of Cranston



UTILITY DISCLAIMER.
 LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY AND THOSE INDICATED ARE NOT NECESSARILY ALL WHICH MAY EXIST ON THE SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATIONS OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE, WHETHER THEY ARE INDICATED OR NOT. CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE TO THE UTILITY LINES, WHETHER SHOWN ON THE PLANS OR NOT, DURING WORK ON THE PROJECT.



REFERENCES:
 "WAYLAND PARK" PLAT CARD NO. 36
 RECORDED LOTS 280 AND 281
 DEED BOOK 177 PAGE 334

PLAN
 1" = 10'

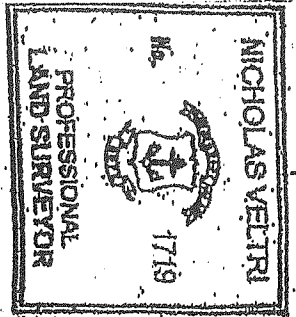
CERTIFICATION
 This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 25, 2015 as follows: **CDSS-1**

Type of Boundary Survey: **EXISTING BOUNDARY SURVEY**

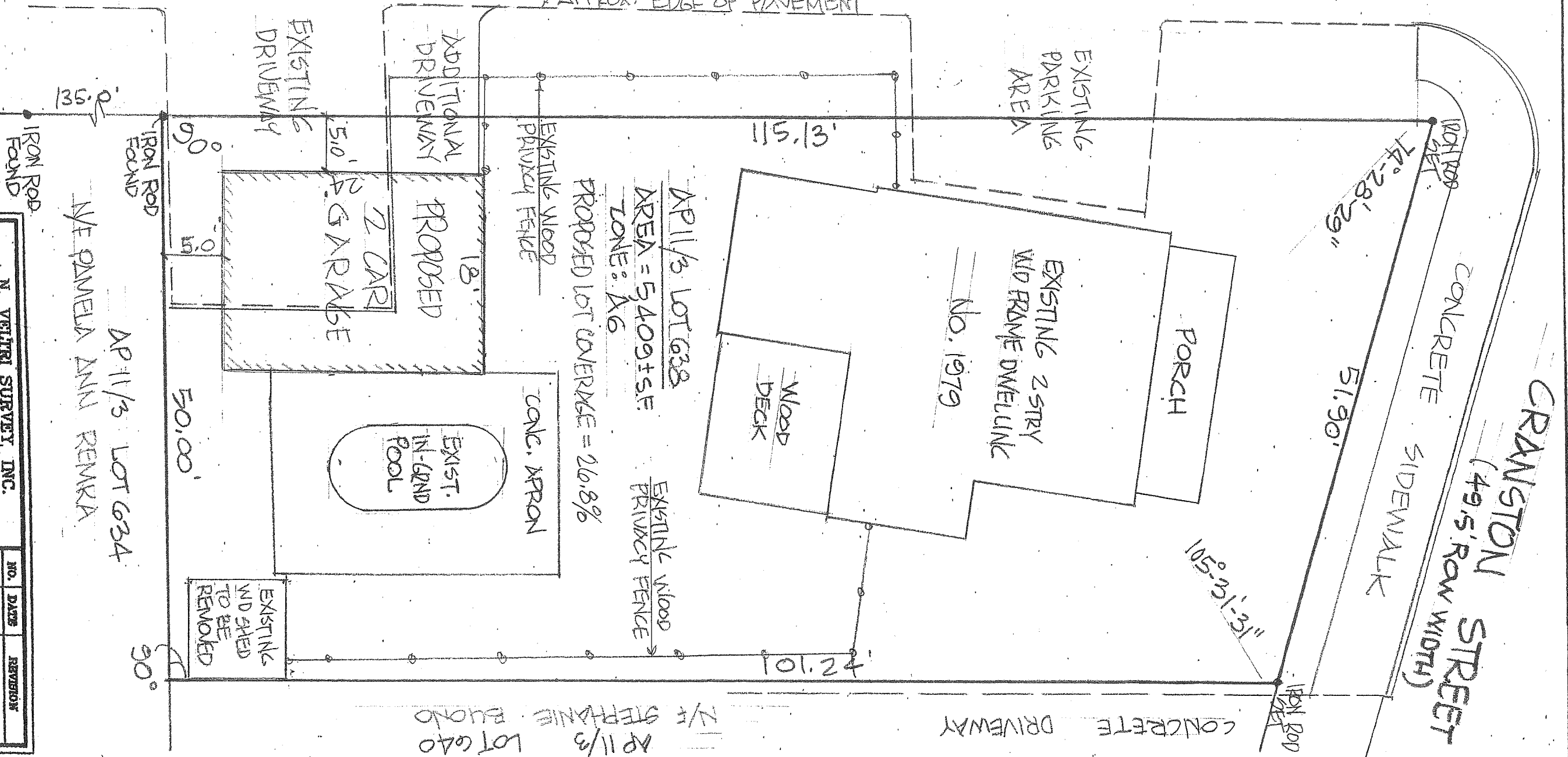
The purpose for the conduct of the survey and for the preparation of the plan is as follows: **PREPARE PLAT FOR BLDG. PERMIT**

BY: *Nicholas Vettri* 4-21-22
NICHOLAS VETTRI

00A-A48



N. VETTRI SURVEY, INC. SURVEYING - LAND PLANNING JOHNSTON, CELL 401-640-0334 NARRAGANSETT vettrisurvey@verizon.net		NO. _____ DATE _____ REVISION _____
PROPERTY SURVEY - PLOT PLAN DRINGTON R.I. AP 11/3 LOT 638 FOR: WILLIAM & ALBA DELONDA SCALE: 1" = 10' DRAWN: NV		SHEET 1 OF 1 SHEETS CHECKED BY: N.V.



AP 11/3 LOT 638
 AREA = 5,409 ± SF
 ZONE: A6
 PROPOSED LOT COVERAGE = 26.8%

AP 11/3 LOT 640
 N/E STEPHANIE BUONO