

**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: February 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: Bridge Group, LLC

ADDRESS: 2204 Broad Street, Cranston, RI ZIP CODE: 02905

APPLICANT: Bridge Group, LLC

ADDRESS: 2204 Broad Street, Cranston, RI ZIP CODE: 02905

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

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

1. ADDRESS OF PROPERTY: 5 Aborn Street

2. ASSESSOR'S PLAT #: 1 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 30 WARD: 1

3. LOT FRONTAGE: 95' LOT DEPTH: 55' LOT AREA: 5,278 sq.ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-3 6,000 sq. ft. 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 24'9" PROPOSED: 35'

6. LOT COVERAGE, PRESENT: 34.4% PROPOSED: 50%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 8/30/12

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

9. GIVE SIZE OF EXISTING BUILDING(S): 52'2" x 34'4"

10. GIVE SIZE OF PROPOSED BUILDING(S): 78' x 34'6"

11. WHAT IS THE PRESENT USE? two residential units and storage

12. WHAT IS THE PROPOSED USE? three residential units

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Convert an existing two unit building into a three unit building. Add an extension on to building for third unit. Additional floor will not exceed allowed buidinh height.

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.

17.20.030 (Schedule of Uses); 17.20.120 (Schedule of intensity regulations);

17.92.010 (Variance) and all other applicable sections of the zoning code

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


In 2002 and 2019 the Zoning Board has approved the addition of residential units

Applicant desires to modify building to add a third residential unit.

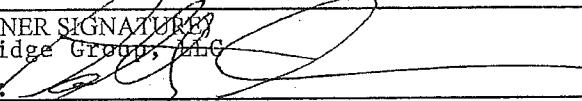
Proposed uses are compatible with surrounding area. Unique charactor of lot poses challenges to use the property as a commercial property.

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

RESPECTFULLY SUBMITTED,

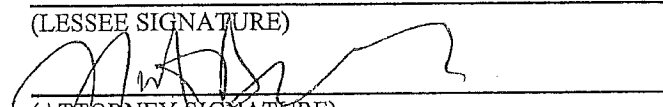
Bridge Group, LLC  
By:   
(OWNER SIGNATURE)

263-7989  
(PHONE NUMBER)

(OWNER SIGNATURE)  
Bridge Group, LLC  
By:   
(APPLICANT SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

263-7989  
(PHONE NUMBER)

(LESSEE SIGNATURE)  
  
(ATTORNEY SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

946-3800  
(PHONE NUMBER)

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

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

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

**BRIDGE GROUP, LLC**  
**5 Aborn Street**  
**Cranston, RI 02905**

**PROJECT NARRATIVE**

Bridge Group, LLC owns the property at 5 Aborn Street. It is at the intersection with Springwood Street. The property contains two dwelling units and storage space.

The owner/applicant desires an addition to add a third unit in the building which will just be used for residential purposes.

A related entity to the current owner (Albaco, LLC) obtained a variance in 2002 from the Zoning Board of Review to convert the commercial/industrial building in to two (2) residential units. In 2019, the Zoning Board of Review granted an application to add another floor and add a third unit and roof top decking that was requested. That approval was appealed to the Superior Court of Rhode Island. The owner/applicant will no longer pursue that approval.

The subject lot is Lot No. 30 on Cranston Assessor's Plat 1. The lot is zoned C-3 (general business) under the zoning code and contains approximately 5,278 square feet.

The ground level will be used for garaged parking. The living units would be on the first and second levels. A first level deck would be built on the east end of the building facing Springwood Street

Certain zoning relief will be necessary from the Cranston Zoning Board of Review including a variance for the non-conforming use. General dimensional relief will be needed for the existing undersized lot.

17.20.030 (Schedule of uses)

A multi family dwelling is not permitted in the C-3 zone and will require a variance.

17.20.120 (Schedule of Intensity Regulations)

Existing lot created before zoning was established is undersized from the required 6,000 square feet. The lot contains approximately 5,278 square feet.

The building meets the setback, height and coverage requirements of the C-3 zone.

17.92.010 Variance for use and size of lot (dimensional)

A multifamily dwelling is not a permitted use in the C-3 zone.



Individuals requesting services for the hearing impaired  
must notify the Office of the City Clerk at least 48 hours  
in advance at 461-1000 X 3236

**OFFICE OF THE ZONING BOARD OF REVIEW**

John R. O'Leary  
Mayor

Stephen W. Rioles  
Secretary

John P. Leyden  
Enforcing Officer

Regular meeting on  
Second Wednesday

**CITY HALL**  
869 PARK AVENUE  
Cranston Rhode Island 02910

Board Members  
Chairwoman  
Joy Montanaro  
Edward DiMuccio  
Christopher DelSesto  
Frank Corrao III  
Donald Curran

Alternate Members  
Richard Vespia  
Curtis Ponder

**NOTICE OF DECISION**

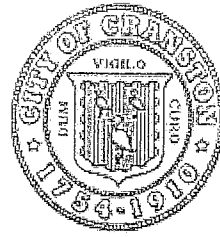
You are hereby notified that **ALBACO, LLC 2200 BROAD STREET CRANSTON RI 02905 (OWN/APP)** has filed an application for permission to convert an existing industrial building to a residential use with two residential units at **5 Aborn Street**. AP 1, lot 30, area 5217+/- SF, zoned C-3. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, and 30-8 Schedule of Uses, and 30-18 (P)(2)(6) Off-Street Parking.

This Application was **APPROVED with CONDITIONS on 10/9/02.**

**Conditions:** 1) CRMC and RIHPHC approval. 2) Provide survey by registered land surveyor to determine property boundaries at Springwood Street to ensure that the proposed carport retaining wall will not be located in the Springwood Street right of way. 3) Seek advisory opinion from the Historic District Commission.

You are invited to be present. You may address the Zoning Board on the subject matter of this notice and if you so desire you may be represented by an attorney and have expert witness testify on your behalf. If you deem the Zoning Board's decision unfavorable, you may appeal same to the Providence County Superior Court within a period of twenty days.

By Order of the Zoning Board of Review  
Stephen W. Rioles Secretary



201910160121180 Bk:LR5851 Pg:310  
RECORDED Cranston, RI 1/1  
10/16/2019 11:50:14 AM DECSN

Individuals requesting services for the hearing impaired  
must notify the Office of the Inspector of Buildings at least 48 hours  
in advance at 401-780-6012

**OFFICE OF THE ZONING BOARD OF REVIEW**

**CITY HALL**  
869 PARK AVENUE  
Cranston Rhode Island 02910

Allan W Fung  
Mayor

Stanley Pikul  
Secretary

David Rodio  
Enforcing Officer

Regular meeting on  
second Wednesday

Board Members  
Chairperson  
Matthew Gendron

Christopher E Buonanno  
Joy Montanaro  
Paula McFarland  
Thomas Barbieri

Alternate Members  
1<sup>ST</sup> Craig Norcliffe  
2<sup>ND</sup> Robert Coupe  
3<sup>RD</sup> Donald Roach Jr.  
4<sup>TH</sup> Josh Catone

**NOTICE OF DECISION**

**BRIDGE GROUP, LLC (OWN/APP)** has filed an application to convert an existing two family dwelling unit building into a three unit multi-family dwelling at 5 Aborn Street, A.P. 1, lot 30, area 5,278 sq.ft., zone C3. Applicant seeks relief per Sections 17.92.010 Variance; 17.20.030 Schedule of Uses; 17.20.120 - Schedule of Intensity Regulations. Application filed 9/13/2019. Robert D. Murray Esq.

This application was **APPROVED WITH CONDITIONS** as submitted on October 9, 2019.

**Conditions**

**Maximum height not to exceed 35 feet from grade.**

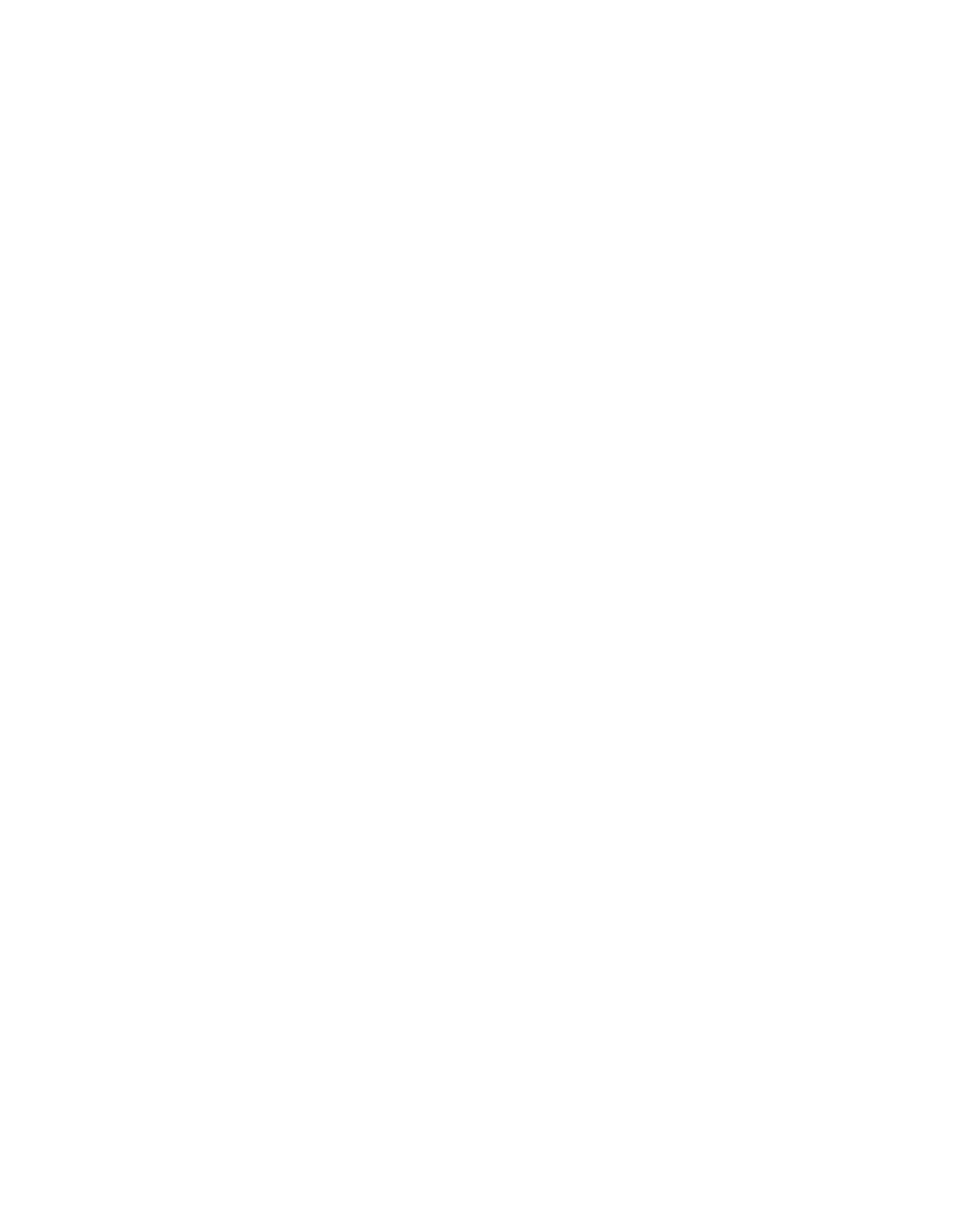
A full written decision is on file in the Office of the Inspector of Buildings 1090, Cranston Street, Cranston RI 02920. If you deem the Zoning Board's decision unfavorable, you may appeal it to the Providence County Superior Court within a period of twenty days.

**\*\*Building permits are required to complete the above relief if approved by ZBR.**

By Order of the Zoning Board of Review  
Stanley F. Pikul Secretary





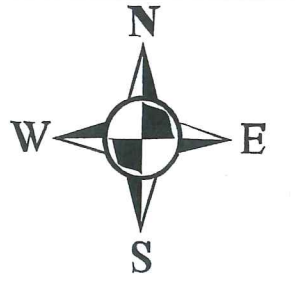
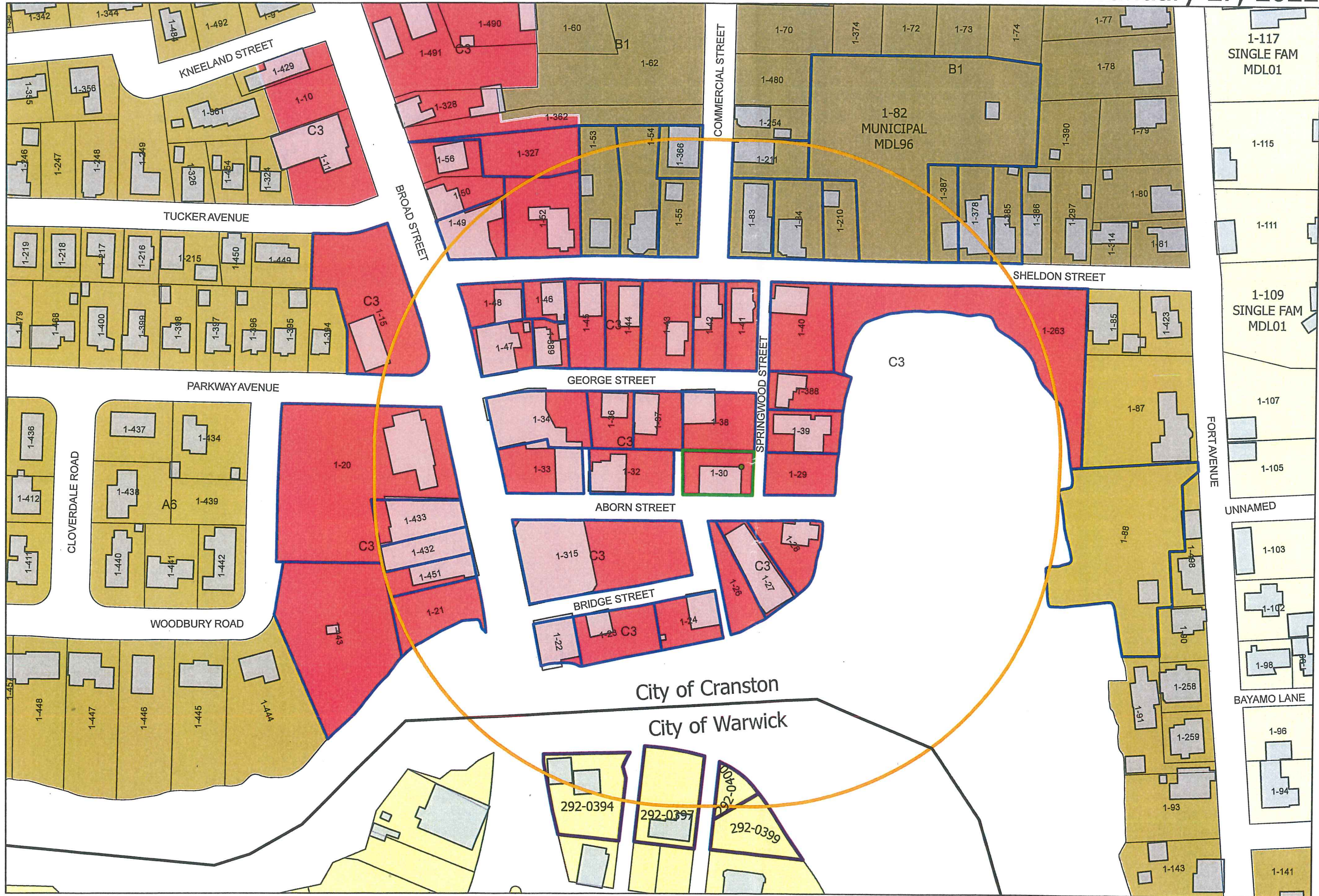






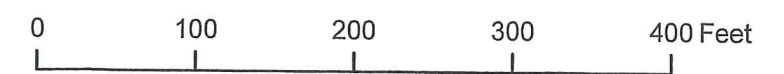
# 5 Aborn St 400' Radius Plat 1 Lot 30

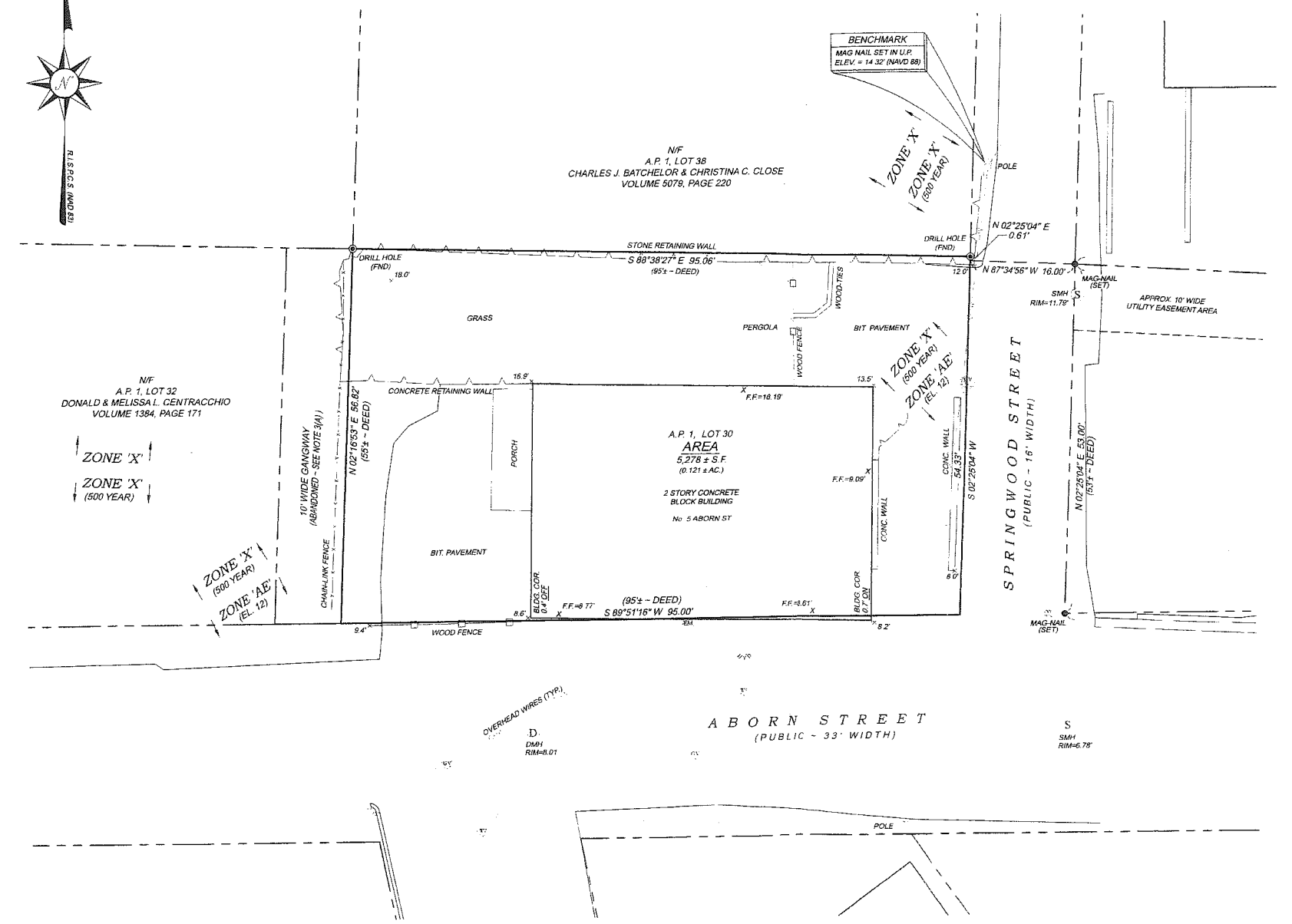
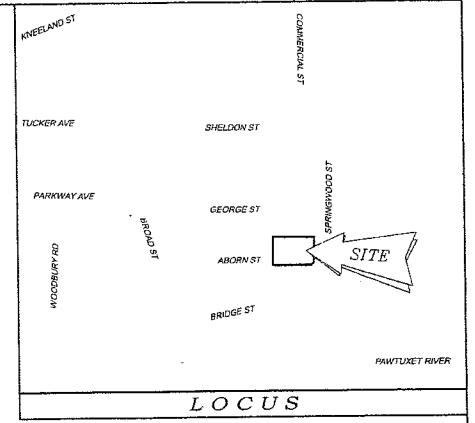
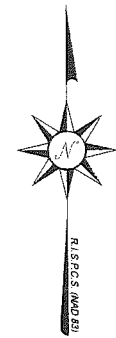
January 27, 2022



- Buildings
  - Cranston Boundary
  - Cranston Parcels
  - Warwick Parcels
- Zoning**
- none
  - A80
  - A20
  - A12
  - A8
  - A6
  - B1
  - B2
  - C1
  - C2
  - C3
  - C4
  - C5
  - M1
  - M2
  - EI
  - EI
  - MPD
  - S1
  - Other
  - Historic Overlay District
  - Parcel Set Point
  - Cranston Parcels in Radius
  - Lot 30
  - 400' Radius
  - Warwick Parcels in Radius

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.





**NOTES / REFERENCES**

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
  - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOT 20, SPRINGWOOD STREET & ABORN STREET, CRANSTON, RHODE ISLAND, PREPARED FOR ALBACO, LLC, 2204 BROAD STREET, CRANSTON, RHODE ISLAND 02905, PROJECT NO. 18-077, SCALE: 1"=10', DATE: 10/15/18, PREPARED BY WATERMAN ENGINEERING COMPANY."
  - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOT 41 SHEDDON ST., SPRINGWOOD ST. & GEORGE ST., CRANSTON, RHODE ISLAND 02905, PREPARED FOR BRIDGE GROUP, L.L.C. 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911, PROJECT NO. 15-041, SCALE: 1"=10', DATE: 08/11/15 BY WATERMAN ENGINEERING COMPANY."
  - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOTS 30, 33, 34 & 36, BROAD ST., GEORGE ST., SPRINGWOOD ST. & ABORN ST., CRANSTON, RHODE ISLAND 02905 BRIDGE GROUP, L.L.C. 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911 PROJECT NO. 15-034, SCALE: 1"=20' DATE: 01/28/15 REVISED: 02/27/15 BY WATERMAN ENGINEERING CO."
  - PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 1, LOT 315 2206 BROAD STREET CRANSTON, RHODE ISLAND 02905 BRIDGE GROUP, L.L.C. 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911 PROJECT NO. 13-034 SCALE: 1"=20' DATE: 06/15/13, REVISED: 12/01/14 & 01/28/15 BY WATERMAN ENGINEERING CO."
  - PLAN ENTITLED "SURVEY PLAN ABANDONMENT OF GANGWAYS ABORN STREET - CRANSTON, RHODE ISLAND PREPARED FOR ALBACO, INC. 2180 - 2182 BROAD STREET - CRANSTON, RHODE ISLAND 02905 PROJECT NO. #02.116 SCALE: 1"=20' DATE: DEC. 13, 2002 BY WATERMAN ENGINEERING CO."
  - PLAN ENTITLED "PLAT OF LAND IN PANTUCKET, CRANSTON, R.I. BELONGING TO MURRAY'S UPHAM BY WATERMAN ENGINEERING CO. SEPT. 1949 SCALE: 1"=8'-0"
  - PLAN ENTITLED "MAP OF LAND IN PANTUCKET, CRANSTON, R.I. BELONGING TO BEACON OIL COMPANY BY WATERMAN ENGINEERING CO. JAN. 1930 SCALE: 10 FT. TO AN INCH"
  - PLAN ENTITLED "LAND OF GEORGE SHEDDON LAID OUT ON THE 22ND OF OCTOBER, 1831 SCALE: 30 FEET TO AN INCH" RECORDED ON PLAT CARD 117
- REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
  - A.P. 1, LOT 30 - BRIDGE GROUP, L.L.C. - VOLUME 4595, PAGE 31
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
  - ABANDONMENT OF GANGWAYS ABUTTING ABORN STREET (SEE PLAN REF. 1E)
- THESE PREMISES ARE SITUATED IN AN 'C-3' ZONE:
 

DIMENSIONAL REQUIREMENTS	
MIN. LOT AREA	= 6,000 SQ.FT.
MIN. FRONTAGE WIDTH	= 60 FT.
MIN. S/B FRONT YARD	= 0 FT.
MIN. S/B REAR YARD	= 20 FT.
MIN. S/B SIDE YARD	= 0 FT.
MAX. BUILDING HEIGHT	= 35 FT.
MAX. LOT COVERAGE	= 100%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ZONE 'Y' (AREAS OF 0.2% ANNUAL CHANCE FLOOD, ) AND ZONE 'AE' (EL. 12) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 319 OF 451 CITY OF CRANSTON MAP NUMBER 4400/CD319) MAP REVISED: OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY."
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONTACT DOW SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-373-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM MTS REFERENCE STATIONS USING THE MTS RTK NETWORK VIA LEICA GPS 1200 SERIES & CARLSON SURVEYOR+ SERIES GPS ANTENNAS / RECEIVERS
- THE FLOODPLAIN BOUNDARY'S DEPICTED HAVE BEEN OVERLAPED & APPROXIMATED USING FEMA'S ONLINE NATIONAL FLOOD HAZARD LAYER (NFHL) DATASET.

**LEGEND & ABBREVIATIONS**

N/F	NON-OR FORMERLY	---	PROPERTY LINE
A.P.	ASSESSORS PLAT	---	ZONING SETBACK LINE
S.F.	SQUARE FEET	15	EXISTING CONTOUR
AC	ACRES	---	NEW CONTOUR
±	PLUS OR MINUS	---	STONE WALL
STY	STORY	X	FENCE
WF	WOOD FRAMED	S	SEWER LINE
SHW	STATE HIGHWAY PLAT	D	DRAIN LINE
RET.	RETAINING WALL	---	WATER LINE
PED.	PEDESTRIAN	---	GAS LINE
(FND)	FOUND	---	ELECTRIC LINE
RHSB	RH HIGHWAY BOUND	---	SANITARY SEWER MANHOLE
M/NAIL	MASONRY NAIL	---	CATCH BASIN
FE	FLARED END	---	STORM DRAIN MANHOLE
RCP	REINFORCED CONCRETE PIPE	---	WATER GATE
CLF	CHAIN LINK FENCE	---	GAS VALVE
INV	INVERT	---	ELECTRIC MANHOLE
x 10.80	EXISTING SPOT GRADE	---	GRANITE BOUND
	NEW SPOT GRADE	---	DRILL HOLE
		---	IRON PIPE

\*\* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

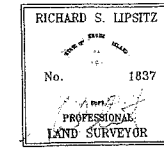
**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

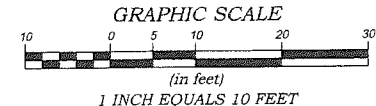
TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:  
 COMPREHENSIVE BOUNDARY SURVEY 1

OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY III  
 TOPOGRAPHIC SURVEY (PARTIAL) T-1

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PARCEL.



BY: *[Signature]* 1837 10/24/18  
 RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE  
 WATERMAN ENGINEERING COMPANY (CLA NO. LS 000483)



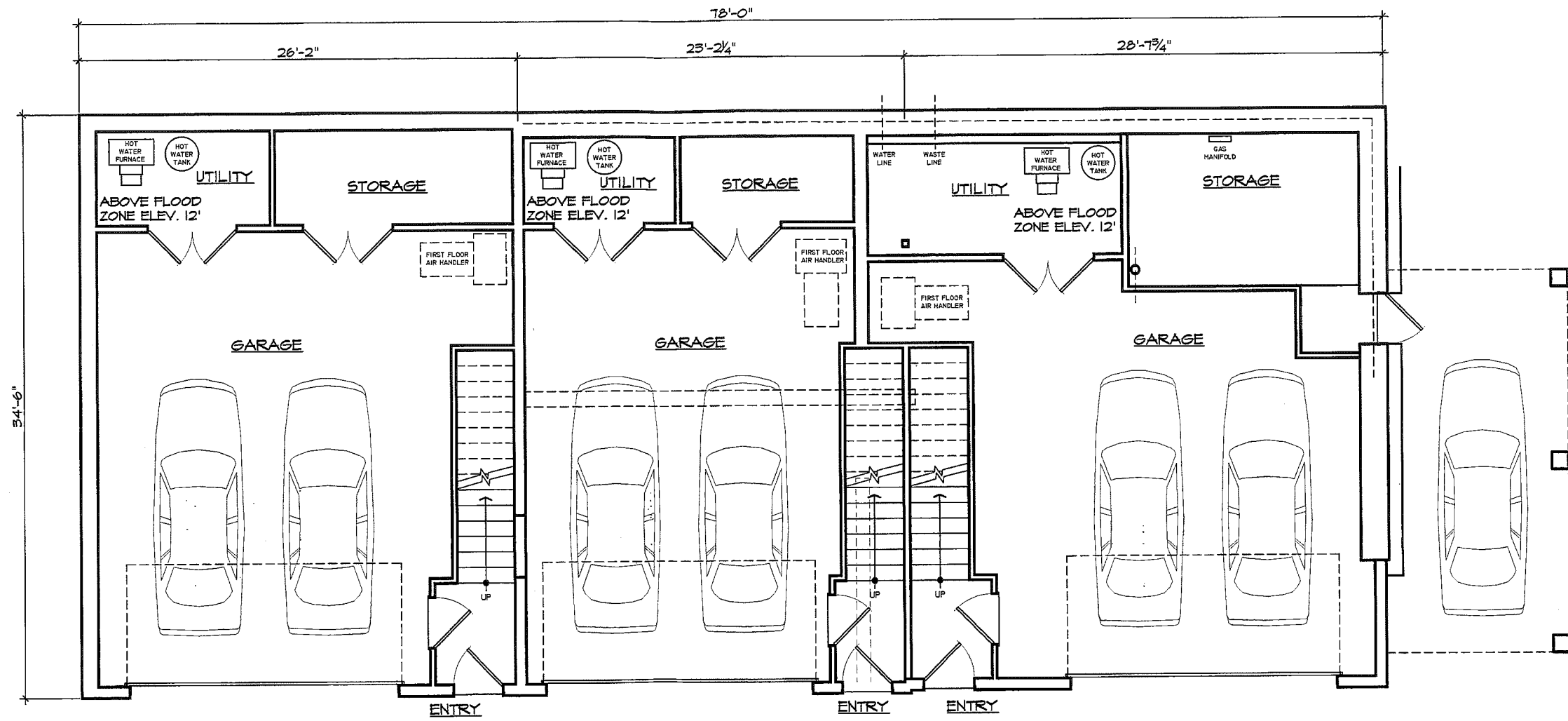
COPYRIGHT © THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. LOCATION OF OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

NO.	DATE	REVISION	CHECKED BY
BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PLAN A.P. 1, LOT 30 ABORN STREET CRANSTON, RHODE ISLAND			PROJECT NO. 13-034-SU1-2018 SCALE 1"=10' DATE 10/24/18 DRAWN BY BBT/BJT CHECKED BY RSL FILENAME 18-076_SU1 SHEET 1 OF 1 SHEETS DRAWING # SU1
<b>BRIDGE GROUP, L.L.C.</b> 11 KRISTEN DRIVE NORTH PROVIDENCE, RHODE ISLAND 02911			



CONCEPTUAL RENDERING  
ABORN STREET

JUNE 18, 2021



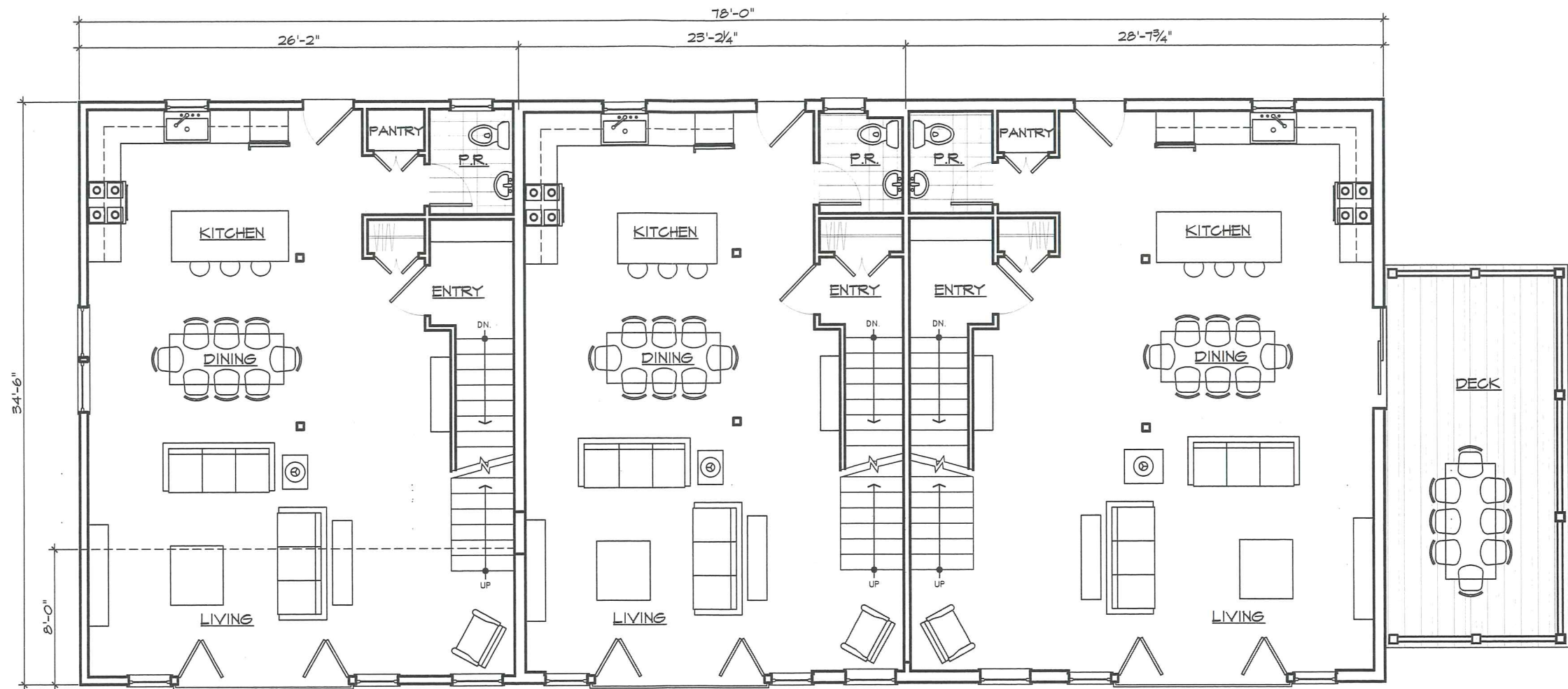
① PROPOSED GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

CONFIRM WITH SURVEYOR AND BUILDING OFFICIAL IF PROPERTY IS IN THE "COASTAL A" ZONE.

5 ABORN STREET  
 CRANSTON, RI

CHRISTOPHER W. ARNER, ARCHITECT  
 NEWPORT, RHODE ISLAND  
 414-17

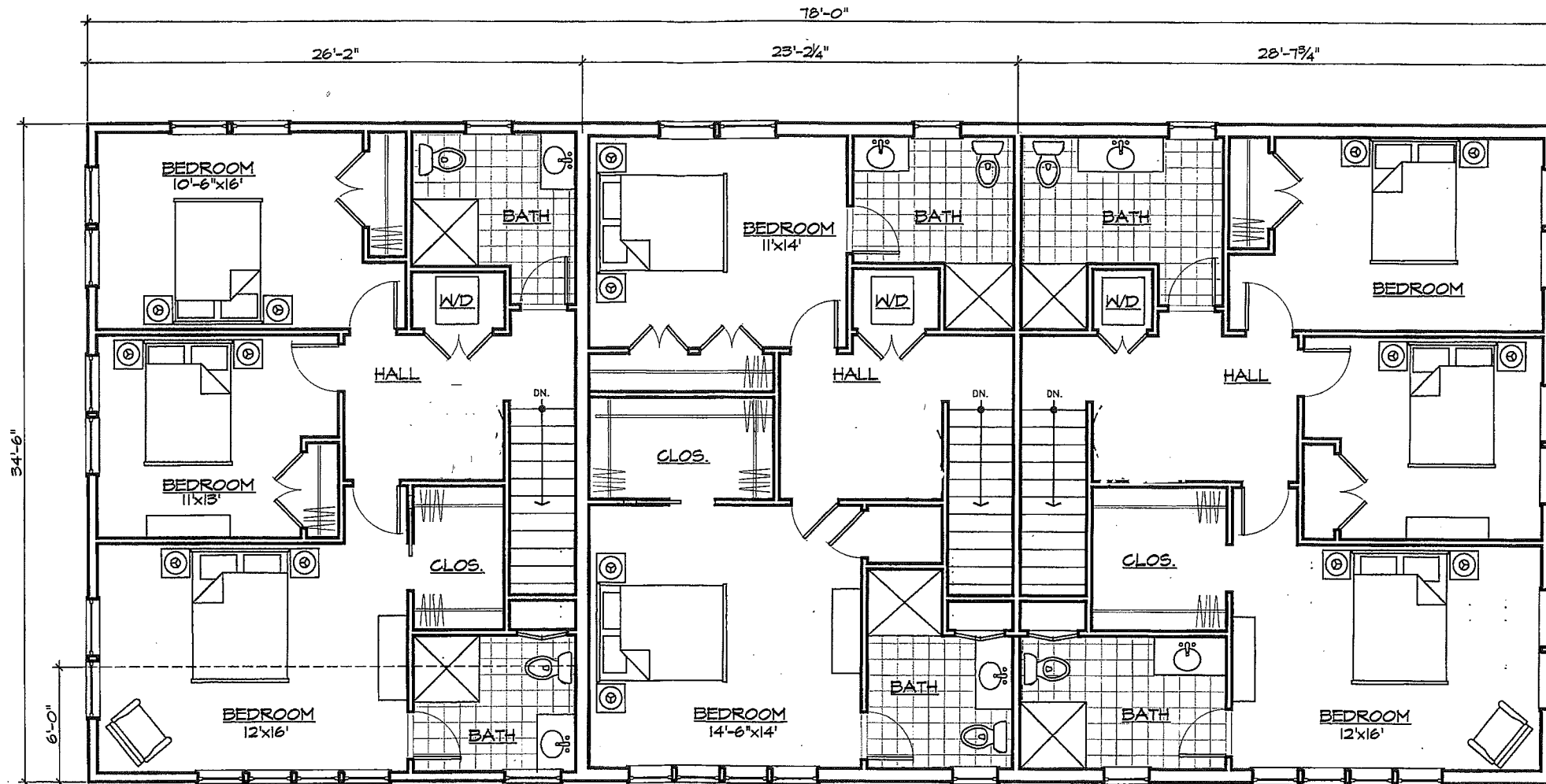
*Residential*



① PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

5 ABORN STREET  
CRANSTON, RI

CHRISTOPHER W. ARNER, ARCHITECT  
NEWPORT, RHODE ISLAND  
414-17



① PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

5 ABORN STREET  
 CRANSTON, RI

CHRISTOPHER W. ARNER, ARCHITECT  
 NEWPORT, RHODE ISLAND  
 414-17