

**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: Nov. 8, 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: Alexandria Nelson

ADDRESS: 50 Blackamore Ave ZIP CODE: 02910

APPLICANT: Alexandria Nelson

ADDRESS: 50 Blackamore Ave ZIP CODE: 02910

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

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

1. ADDRESS OF PROPERTY: 50 Blackamore Ave

2. ASSESSOR'S PLAT #: 9 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 724/723 WARD: \_\_\_\_\_

3. LOT FRONTAGE: 80 LOT DEPTH: 100 LOT AREA: 8000

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 35' PROPOSED: 40'

6. LOT COVERAGE, PRESENT: SAME AS 202 PROPOSED: SAME

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 17 YRS

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

9. GIVE SIZE OF EXISTING BUILDING(S): 64 X 32

10. GIVE SIZE OF PROPOSED BUILDING(S): 64 X 32

11. WHAT IS THE PRESENT USE? Garage

12. WHAT IS THE PROPOSED USE? Dwelling

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Converting a 2 story garage into a single dwelling

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? \_\_\_\_\_

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; 17.20.070 - MORE THAN ONE DWELLING STRUCTURE ON ANY LOT PROHIBITED

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: APPLICANT DESIRES TO CONVERT EXISTING GARAGE AND ADD ADDITION TO MAKE A NEW SINGLE-FAMILY DWELLING.

NEW SINGLE-FAMILY DWELLING.

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

RESPECTFULLY SUBMITTED,

[Signature]  
(OWNER SIGNATURE)

401-862-0815  
(PHONE NUMBER)

[Signature]  
(OWNER SIGNATURE)

401 419-7975  
(PHONE NUMBER)

\_\_\_\_\_  
(APPLICANT SIGNATURE)

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

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

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

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

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

\_\_\_\_\_  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: \_\_\_\_\_

PRE-ZONING APPLICATION MEETING:

\_\_\_\_\_  
(PLANNING DEPT. SIGNATURE)

\_\_\_\_\_  
(DATE)





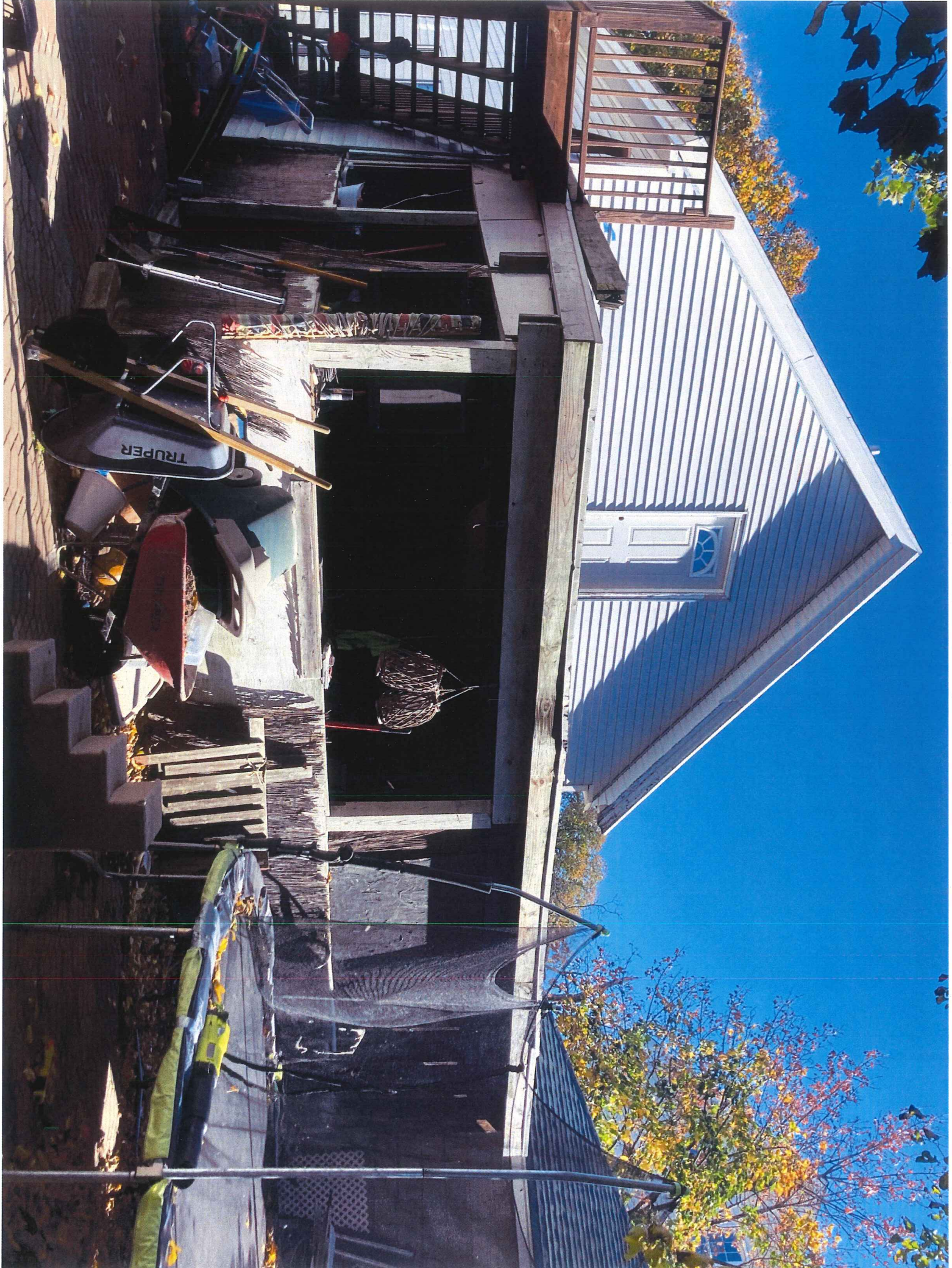






















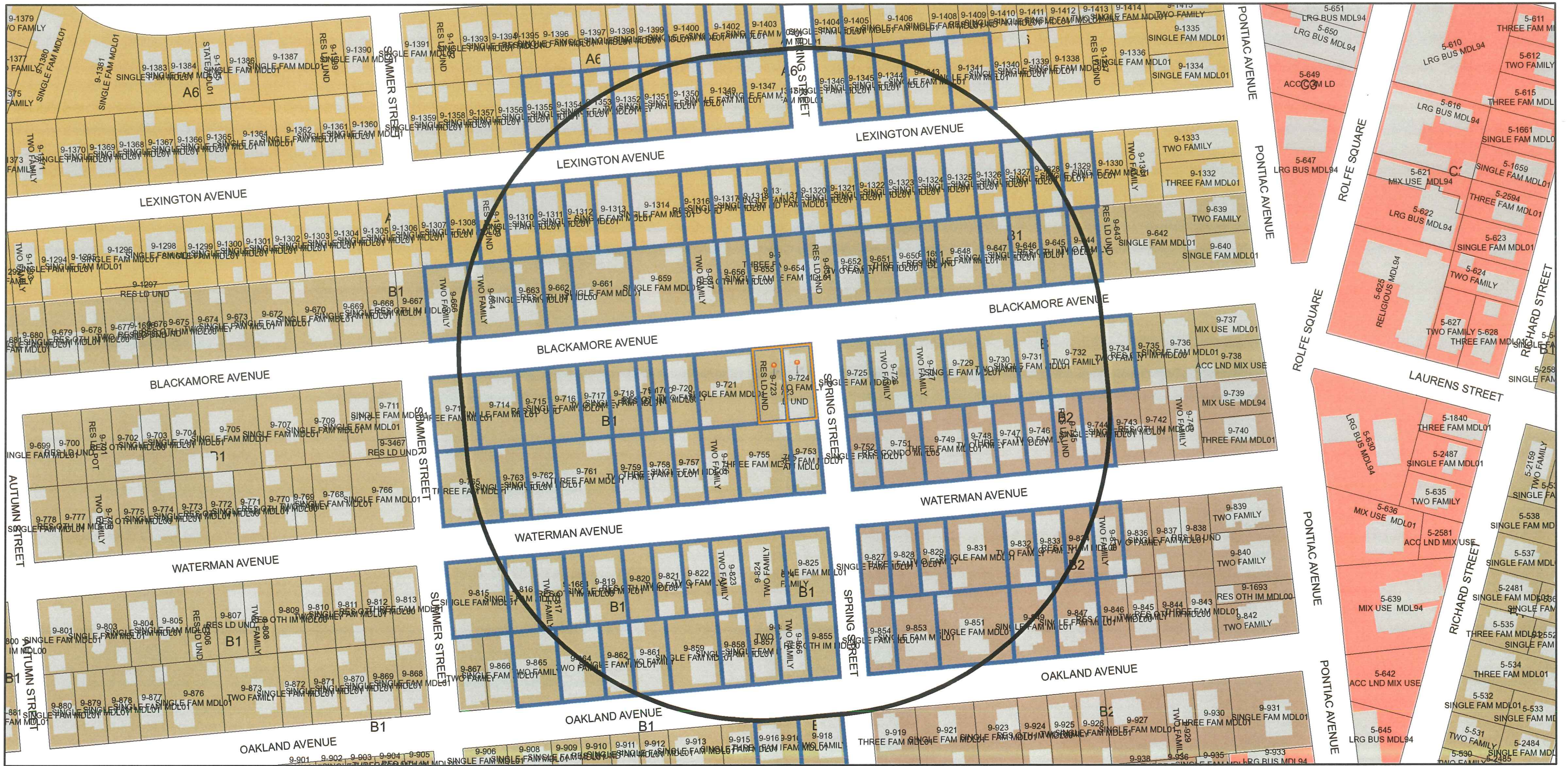
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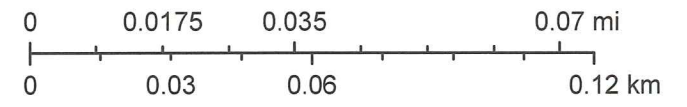
# 50 Blackamore Ave 400' Radius Plat 9 Lots 724, 723



11/8/2022, 7:56:53 AM

1:1,587

- |                   |  |                           |  |    |    |       |
|-------------------|--|---------------------------|--|----|----|-------|
| 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



# PROPOSED RENOVATIONS 50 BLACKAMORE AVENUE

CRANSTON, R.I.

OCTOBER 28, 2022

## GENERAL NOTES:

GENERAL INTERIOR & EXTERIOR RENOVATIONS TO EXISTING 2 STORY GARAGE AT REAR OF PROPERTY TO CONVERT TO NEW ONE FAMILY DWELLING

THIS CHANGE OF USE WAS ORIGINALLY STARTED AFTER THE SAME OWNER WAS GRANTED A ZONING APPROVAL BY THE CITY OF CRANSTON FOR THIS CHANGE OF USE IN 2010. HOWEVER, THIS WORK WAS NEVER COMPLETED.

OWNER NOW WISHES TO COMPLETE RENOVATION WORK NEEDED INCLUDING A NEW 2ND FLOOR ADDITION 22'X16' WHICH WILL REPLACE AN APPROVED DECK AT THIS LOCATION

REBUILD 4' WIDE STAIRS UP TO NEW 2ND FLOOR BEDROOM ADDITION AND SMALL DECK AS PER PLANS

REMOVE SPIRAL STAIRWAY ORIGINALLY PROPOSED FROM LIVING ROOM UP TO 2ND FLOOR WITH NEW STAIRWAY TO CODE.

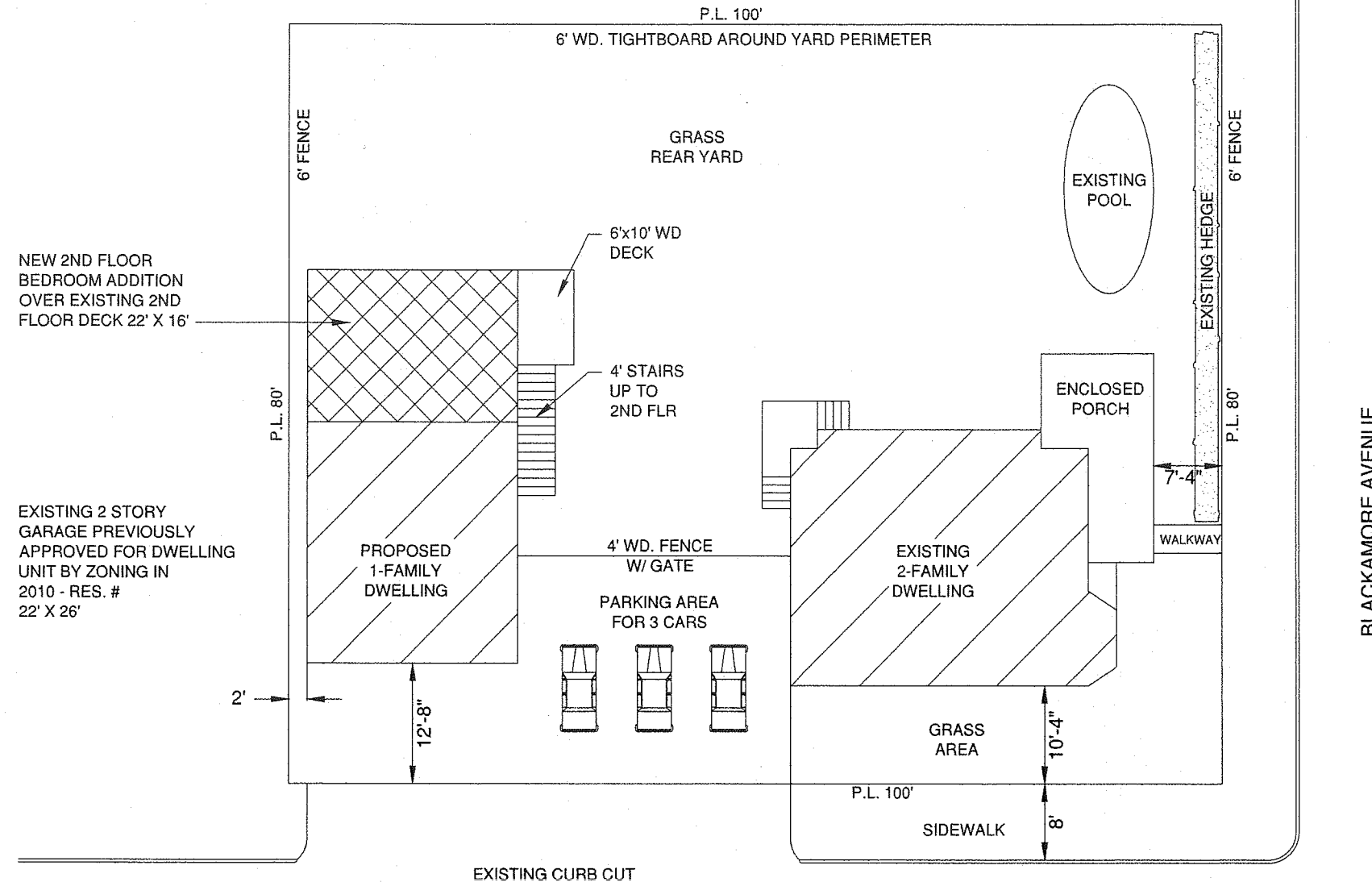
FINISH BATHROOMS AND KITCHEN AREA AS ORIGINALLY APPROVED

THIS REDESIGN BASICALLY FOLLOWS THE ORIGINAL Z.B. DESIGNS BUT HAS BEEN UPGRADED FOR A MORE USABLE HABITABLE SPACE

ALL ELECTRICAL WORK...

ALL PLUMBING WORK...

ALL HVAC WORK...



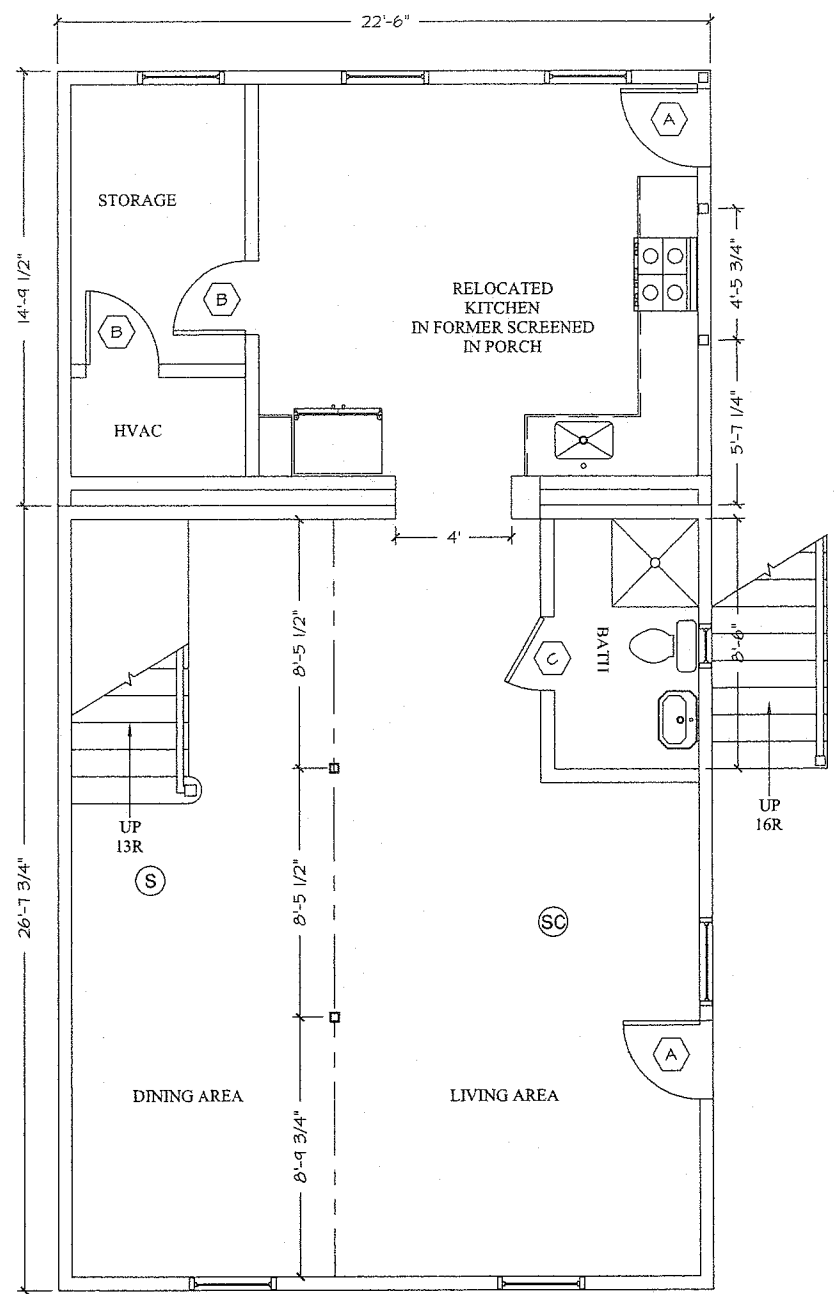
## SITE PLAN

SCALE: 1" = 10'

## NOTES:

LOCATION: 50 BLACKAMORE AVE  
CRANSTON  
ASSESSORS MAP: 9/3  
LOTS: 724,723  
ZONE: B-1  
AREA: 8000 SQ. FT.  
USE GROUP: 1-FAMILY DWELLING  
BUILD. CLASS.: WOOD FRAMED  
BUILD. HEIGHT: 2 STORIES





REMOVE EXISTING METAL SPIRAL STAIRS  
 CONSTRUCT NEW 42" WIDE WOOD STAIRWAY UP TO SECOND FLOOR  
 42" WIDE  
 8" RISERS  
 10" TREADS

RE-BUILD 4' WIDE EXTERIOR STAIRS UP TO SECOND FLOOR LEVEL

**DOORS:**

- (A) NEW 3'-0" x 7'-0" FRONT ENTRANCE DOOR
- (B) NEW 2'-8" x 6'-8" WOOD DOOR
- (C) NEW 2'-6" x 6'-8" WOOD DOOR

**WINDOWS:**

- (1) 2'x10" x 4'-10" D.H. WINDOWS
- (2) 2'x10" x 3'-10" D.H. WINDOWS

ALL DOOR & WINDOWS TO HAVE DBL. 2"x6" HEADERS

**WALLS** - ALL NEW & EXISTING WALLS TO BE COVERED WITH 5/8" GYPSUM BOARD FOR ONE HR. RATING

**CEILINGS** - ALL CEILINGS TO BE COVERED WITH 5/8" GYP. BD. OR 1/2" TYPE "C" GYP. BD. ONE HR. RATED

**FIRE SAFETY**

- (S) SMOKE DETECTOR
- (SC) SMOKE/CARBON MONOXIDE DETECTOR

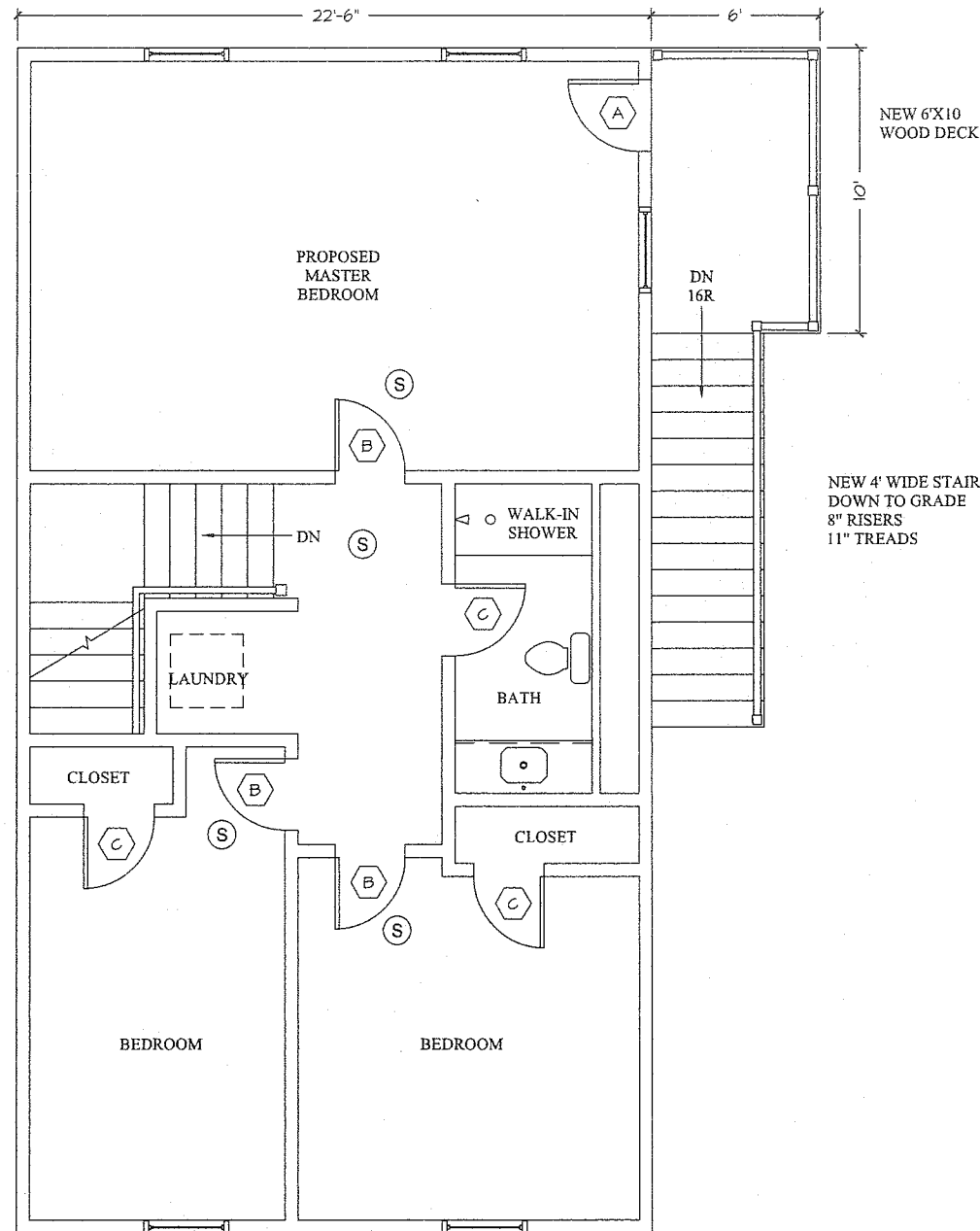
**FIRST FLOOR PLAN**  
 SCALE : 1/4" = 1'-0"

PROPOSED RENOVATIONS 50 BLACKAMORE AVE (REAR) CRANSTON, RI	DATE: 10-31-22 DRAWN: MCM CHECKED: REVISED:
<b>MCM DESIGN</b> ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A1



CONSTRUCT NEW  
22'X16' SECOND FLOOR  
BEDROOM ADDITION  
OVER FORMER SECOND  
FLOOR WOOD DECK

REMOVE EXISTING  
METAL SPIRAL STAIRS  
CONSTRUCT NEW 42"  
WIDE WOOD STAIRWAY  
UP TO SECOND FLOOR  
42" WIDE  
8" RISERS  
10" TREADS



**DOORS:**

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**FIRE SAFETY**

- (S) SMOKE DETECTOR
- (SC) SMOKE/CARBON MONOXIDE DETECTOR

**SECOND FLOOR PLAN**

SCALE : 1/4" = 1'-0"

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MCM PROJECT NO.	SHEET NO. A2





**FRONT EXTERIOR ELEVATION**

SCALE : 1/4" = 1'-0"



**SIDE EXTERIOR ELEVATION**

SCALE : 1/4" = 1'-0"

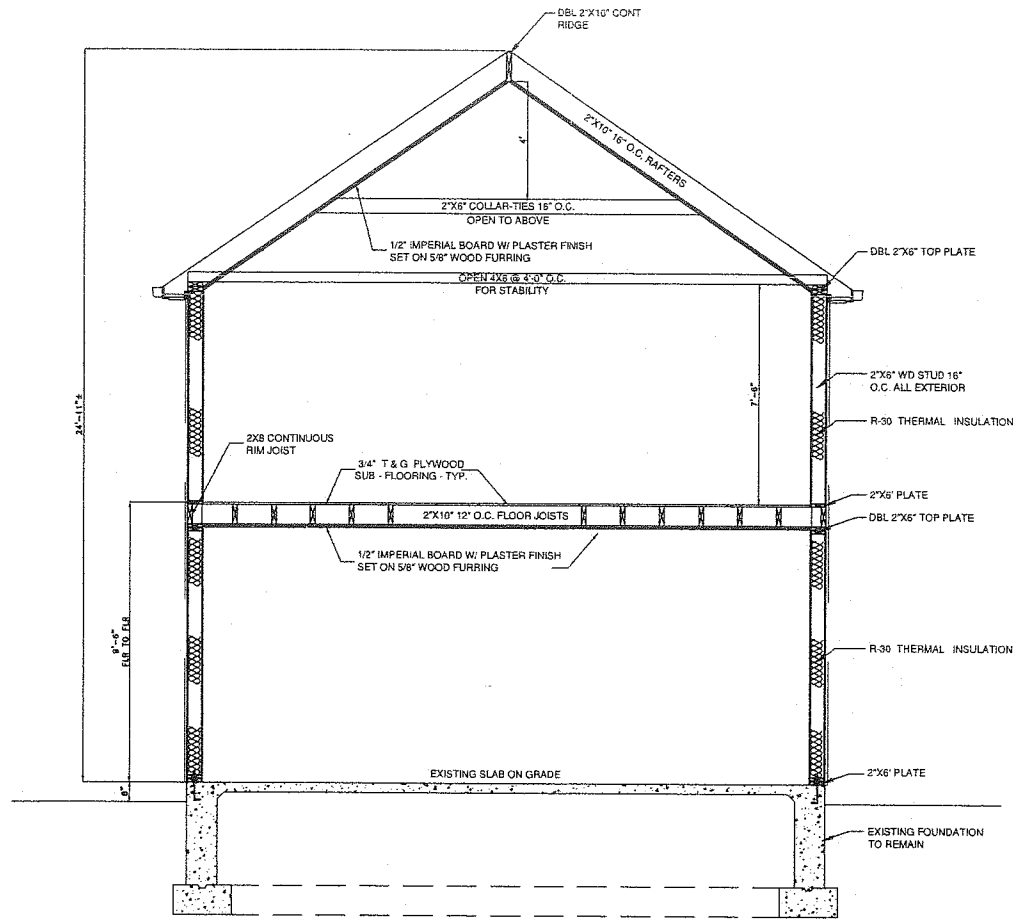


**REAR EXTERIOR ELEVATION**

SCALE : 1/4" = 1'-0"

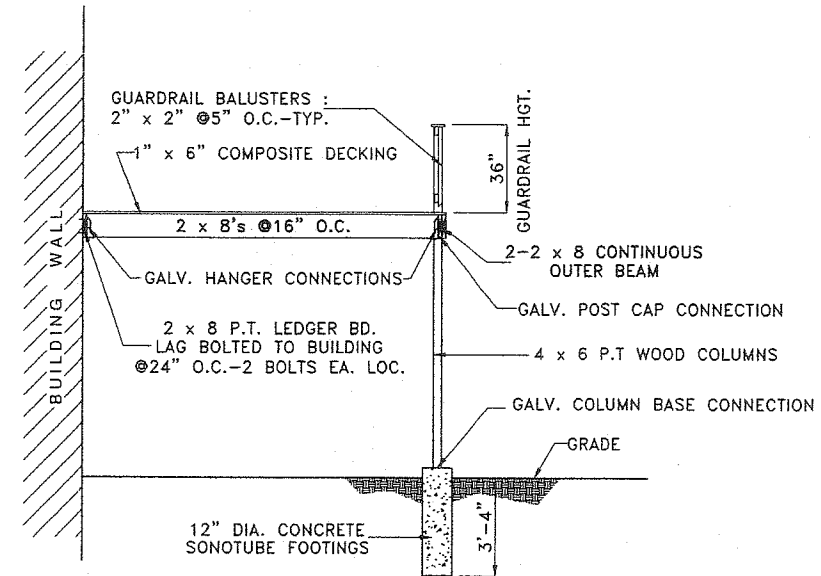
PROPOSED RENOVATIONS 50 BLACKAMORE AVE (REAR) CRANSTON, RI	DATE: 10-31-22 DRAWN: MCM CHECKED: REVISED:
<b>MCM DESIGN</b> ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A3





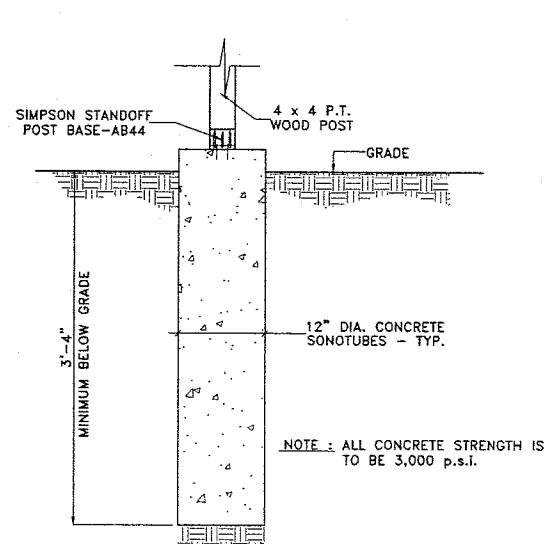
**SECTION AT ADDITION**

SCALE: 1/4" = 1'-0"



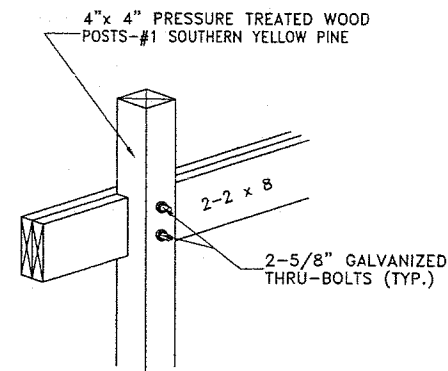
**TYPICAL SECTION AT DECK**

SCALE: 1/4" = 1'-0"



**TYPICAL CONCRETE FOOTING / POST  
BASE DETAIL FOR REAR DECK SUPPORT**

SCALE: 3/4" = 1'-0"



**TYPICAL POST & BEAM  
CONNECTION FOR REAR DECK**

SCALE: 3/4" = 1'-0"

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MCM PROJECT NO.	SHEET NO. A4