

City of Cranston
Zoning Board of Review
Application

RECEIVED

JAN 26 2021

BUILDING INSPECTIONS

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: 1/26/2021

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: Elizabeth Florio

ADDRESS: 66 Leaward Dr. Cranston R.I. ZIP CODE: 02920

APPLICANT: Craig Armstrong -

ADDRESS: 4 Oakdale St. Smithfield R.I. ZIP CODE: 02917

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 66 Leaward Dr. Cranston R.I. 02920

2. ASSESSOR'S PLAT #: 37 BLOCK #: _____ ASSESSOR'S LOT #: 239 WARD: 5

3. LOT FRONTAGE: 75.71' LOT DEPTH: 116.94' LOT AREA: 8,955 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-8 30' 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: Not changing PROPOSED: _____

6. LOT COVERAGE, PRESENT: Not changing PROPOSED: _____

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? _____

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

9. GIVE SIZE OF EXISTING BUILDING(S): 1300 sq. ft. +/-

10. GIVE SIZE OF PROPOSED BUILDING(S): No such proposal

11. WHAT IS THE PRESENT USE? Residential

12. WHAT IS THE PROPOSED USE? Residential

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: convert single car garage
into living space.

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.
Side set back requirement.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE:
Owner currently resides in basement bedroom. Stairs
have become a nuisance in owners advancing
age. wishes to create living space in garage that is
otherwise unused space.

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

RESPECTFULLY SUBMITTED,

Elizabeth C. Alois
(OWNER SIGNATURE)

818-509-1125
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

C. W. ...
(APPLICANT SIGNATURE)

401 228 9110
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

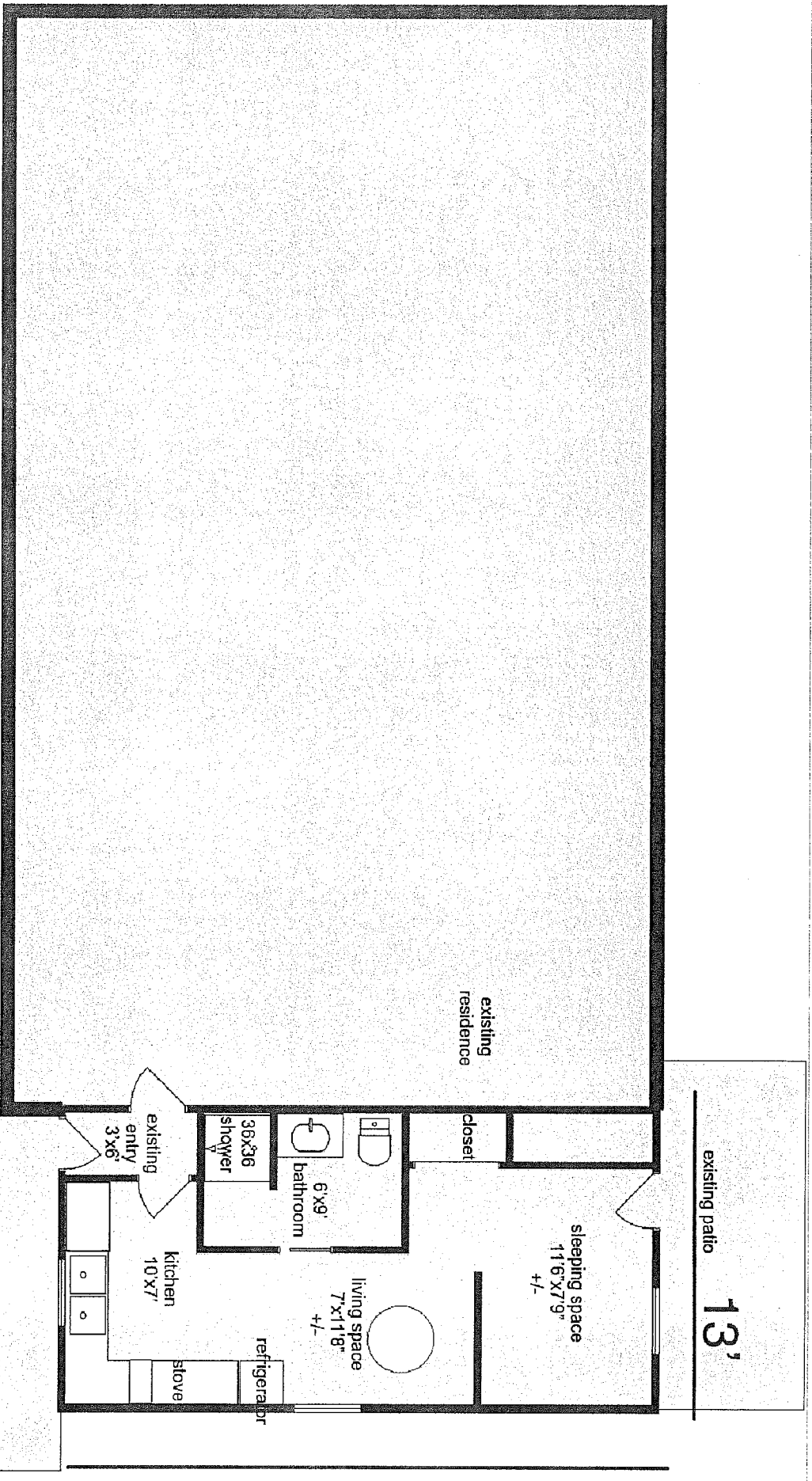
(ATTORNEY NAME-PLEASE PRINT)

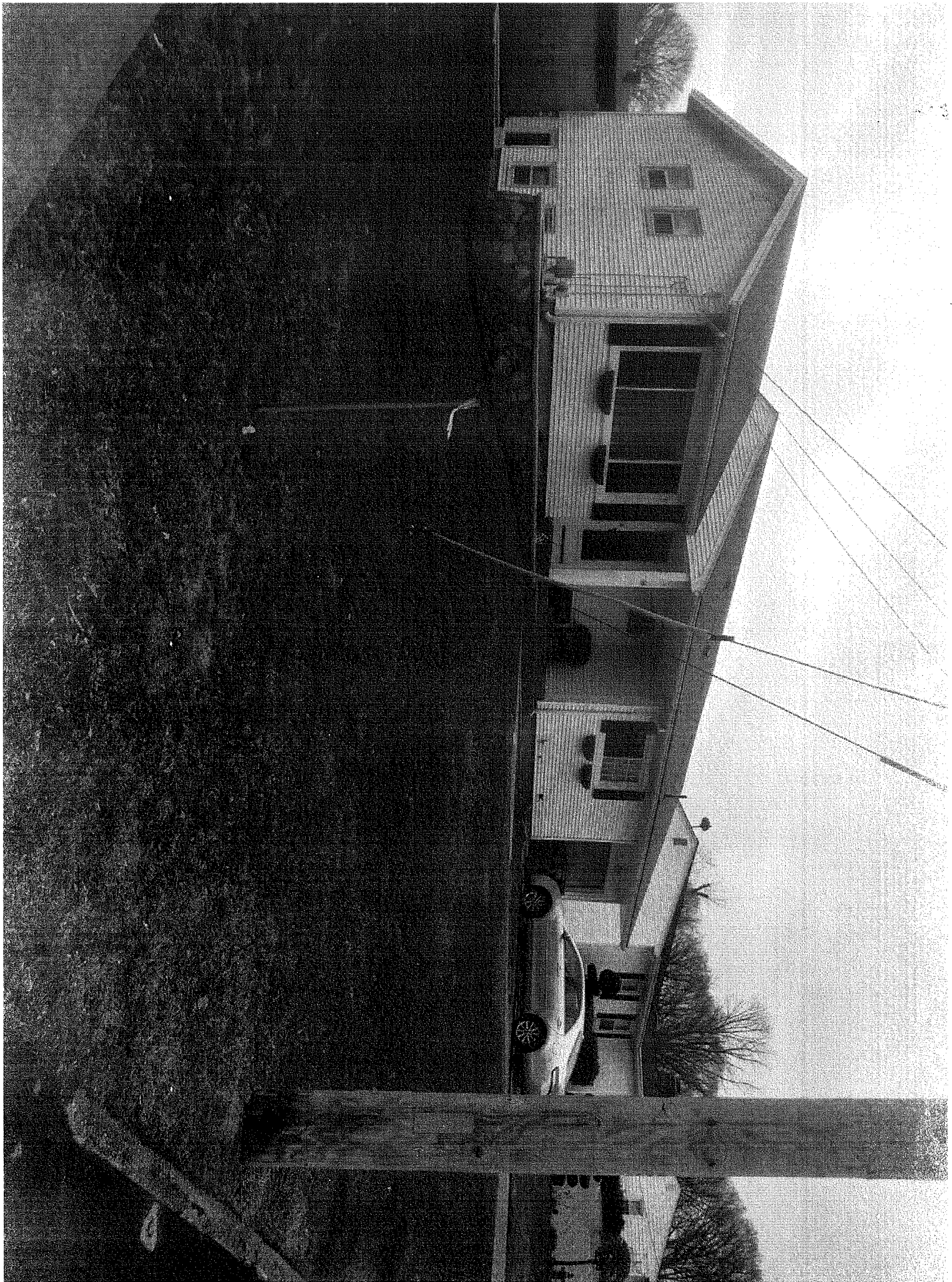
ATTORNEY ADDRESS: _____

PRE-ZONING APPLICATION MEETING:

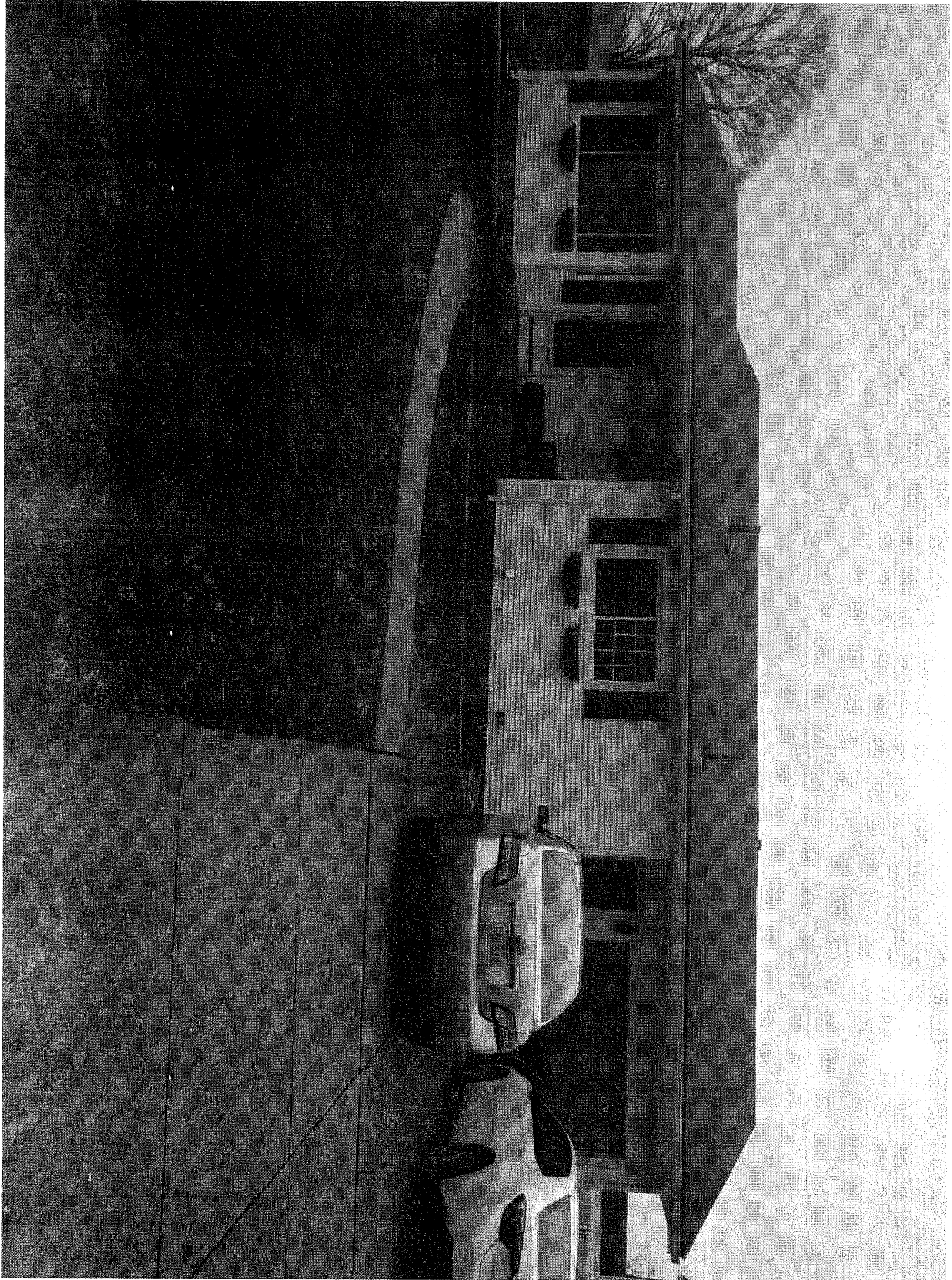
Doug McLean
(PLANNING DEPT. SIGNATURE)

1/26/21
(DATE)







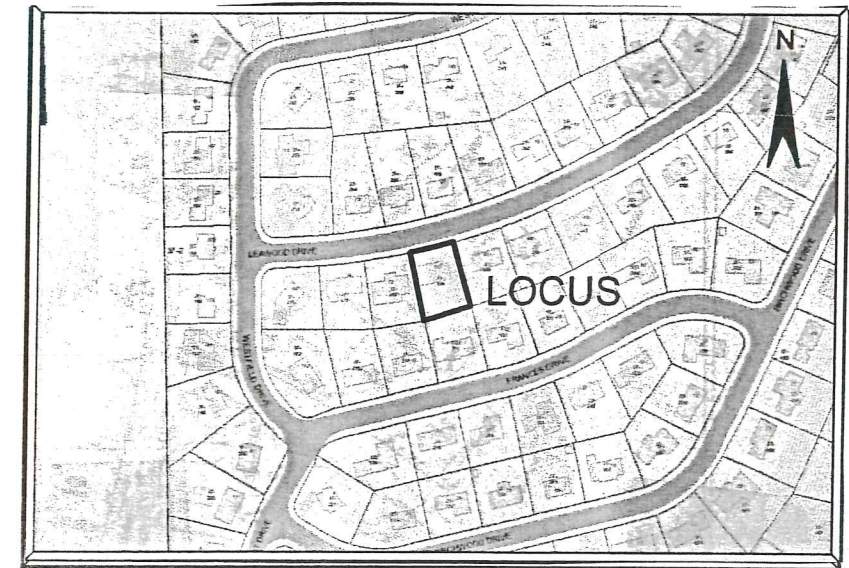


REFERENCE:

1. DEED BK. 886 PG. 254
2. LOT 120 "WESTWOOD SECTION 3 & REPLAT OF LOTS 62 THRU 66 ON SECTION 1 OWNED BY FRANK ANSUINI, INC. CRANSTON, R.I. JAN., 1959 N. M. VERDE, ENG'R" P.C. 443

LEAWOOD DRIVE
(50' PUBLIC)

$\Delta=3^{\circ}31'24''$
 $R=1231.38'$
 $L=75.72'$
 $Ch=75.71'$

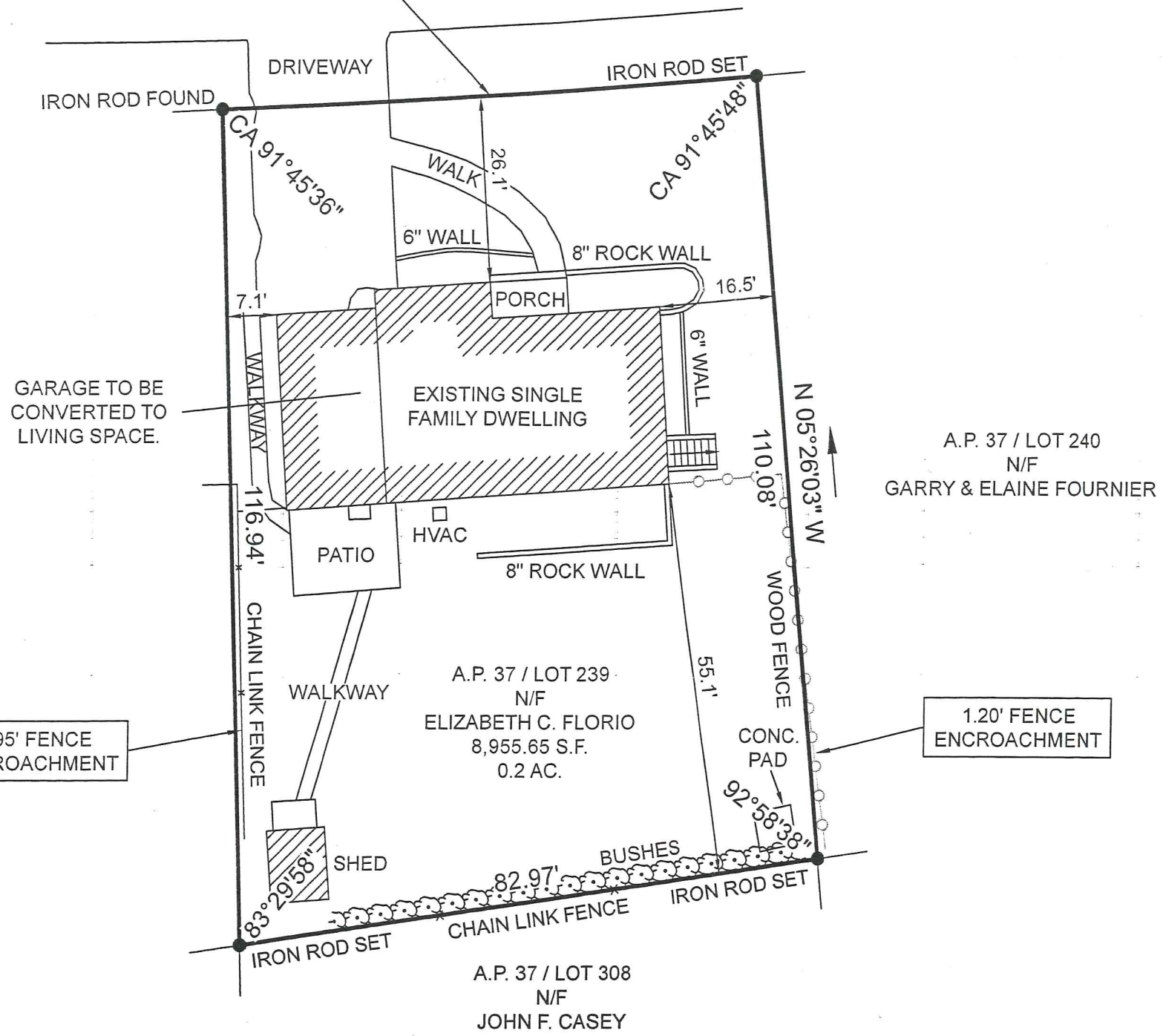


LOCUS MAP

ZONING DISTRICT A-8

MINIMUM LOT AREA	8,000 S.F.
MINIMUM LOT FRONTAGE	80 FT.
MINIMUM SETBACKS: FRONT	25 FT.
SIDE	10 FT.
REAR	20 FT.
MAXIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	35 FT.

MAGNETIC 12-15-20



A.P. 37 / LOT 269
N/F
GUISEPPE COZZO

A.P. 37 / LOT 240
N/F
GARRY & ELAINE FOURNIER

A.P. 37 / LOT 239
N/F
ELIZABETH C. FLORIO
8,955.65 S.F.
0.2 AC.

A.P. 37 / LOT 308
N/F
JOHN F. CASEY

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

BY: *[Signature]* DATE: 12/23/20
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA #LS-A60



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 I

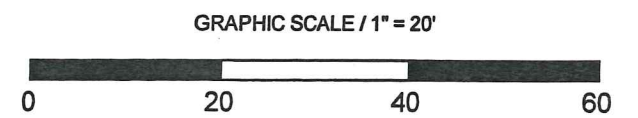
BOUNDARY STAKE-OUT SURVEY

A.P. 37 / LOT 239
66 LEAWOOD DRIVE
CRANSTON, R.I. 02920
SCALE: 1"=20' DATE: DECEMBER 23, 2020

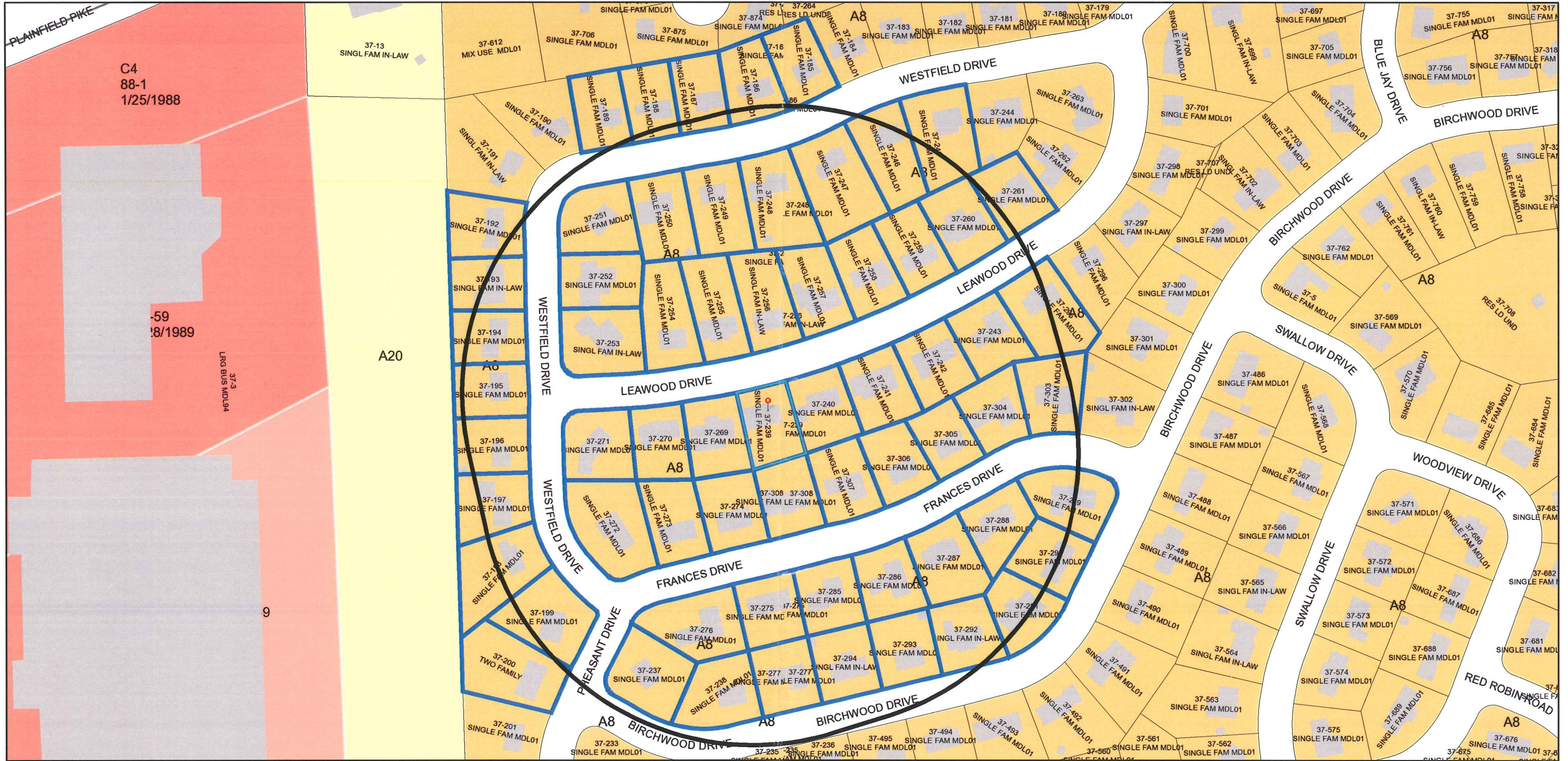
PREPARED FOR:
ELIZABETH FLORIO
66 LEAWOOD DRIVE, CRANSTON, R.I. 02920
PHONE: (386) 308-9370
PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9883 / DWG. NO. 9883 - C1 - (AJB)



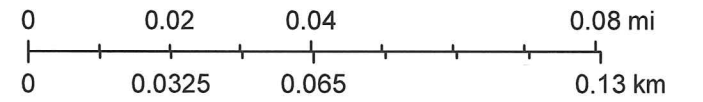
66 Leawood Dr 400' Radius Plat 37 Lot 239



1/21/2021, 8:21:57 AM

1:1,705

- | | | | | | | | | | |
|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
| | Parcel Outlines | | Buildings | | A20 | | C1 | | M2 |
| | Plat Boundaries | | Zoning Dimensions | | A12 | | C2 | | E1 |
| | 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 | | |



City of Cranston