

**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: November 1, 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: Roberto Piccolino

ADDRESS: 85 Randall Street, Cranston, RI ZIP CODE: 02920

APPLICANT: Roberto Piccolino

ADDRESS: 85 Randall Street, Cranston, RI ZIP CODE: 02920

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

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

1. ADDRESS OF PROPERTY: 0 Randall Street

2. ASSESSOR'S PLAT #: 12/4 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 15 WARD: 5

3. LOT FRONTAGE: 50' LOT DEPTH: 100.98' LOT AREA: 5,053 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 6,000 sq ft 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: n/a PROPOSED: two story

6. LOT COVERAGE, PRESENT: -0- PROPOSED: 21%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 4/27/2012

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? no

9. GIVE SIZE OF EXISTING BUILDING(S): n/a

10. GIVE SIZE OF PROPOSED BUILDING(S): 30' x 35'

11. WHAT IS THE PRESENT USE? vacant lot

12. WHAT IS THE PROPOSED USE? single family dwelling

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construct new single family dwelling on an undersized lot

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

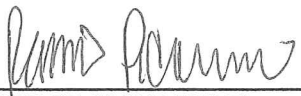
16. WERE YOU REFUSED A PERMIT? yes

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.  
17.20.102 (Schedule of intensity redulations); 17.88.010 (Substandard lots of record); 17.92.010 (Variances) and all other applicable sections of zoning code

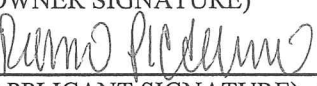
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant desires to construct new single family dwelling on an unersized lot. Proposal is compatible with the surrounding area.

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

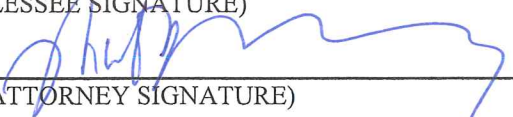
RESPECTFULLY SUBMITTED,

  
(OWNER SIGNATURE) Roberto Piccolino

261-3600  
(PHONE NUMBER)

(OWNER SIGNATURE)  
  
(APPLICANT SIGNATURE) Roberto Piccolino

(PHONE NUMBER)  
261-3600  
(PHONE NUMBER)

(LESSEE SIGNATURE)  
  
(ATTORNEY SIGNATURE)

(PHONE NUMBER)  
946-3800  
(PHONE NUMBER)

Robert D. Murray, Esq.  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

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

**ROBERTO PICCOLINO (“OWNER/APPLICANT”)**

85 Randall Street  
0 Randall Street Street  
Cranston, RI 02920

**PROJECT NARRATIVE**

This project narrative is offered in connection with applications of Roberto Piccolino as owner and as applicant for permission to unmerge two lots on Randall Street in order to build a single-family home on the vacant lot.

The applicant lives in one-family dwelling at 85 Randall Street Street that includes Lot Nos. 15 and 16 on Cranston Assessor’s Plat No. 12. The lots are in a B-1 residential zone with a minimum lot size of 6,000 square feet for a single-family dwelling. Lot No. 15 contains 5,053 square feet and Lot No. 16 with the dwelling contains 5,060 square feet.

As proposed, the one family dwelling would remain on 5,060 square feet, A new 30 foot by 35-foot single family home would be built on Lot No. 15.

Dimensional variances will be sought to allow the existing one-family house on an undersized lot where 6,000 square feet is required. Likewise, the new house would also be on an undersized lot. Both lots would have less than the required 60 feet of frontage along Randall Street.

The existing home encroaches on the front and side setbacks but that is an existing condition.

The proposed house if constructed as proposed would be on an undersized lot that meets all intensity regulations for setbacks.

The following dimensional variances are sought from the Zoning Board of Review

17.20.120 (Schedule of intensity regulations)

A. The existing one family house will contain 5,060 square feet and the B-1 zone requires 6,000 square feet for a one-family dwelling.

B. The existing house encroaches on the required front and side setbacks.

C. The proposed single-family house would be constructed on 5,053 square feet instead of 6,000 square feet.

17.88.010 Substandard lots of record

Permission is ought to unmerge Lot Nos. 15 and 16 on Assessor’s Plat No.12.

17.92.010 Variance for dimensional relief

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;

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;

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 codified in this title or the comprehensive plan upon which the ordinance is based; and

The relief to be granted is the least relief necessary.

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.

**ROBERTO PICCOLINO (“APPLICANT AND OWNER”)**

**85 Randall Street  
Cranston, RI 02920**

**NEIGHBORHOOD ANALYSIS**

This analysis is compiled to review the land uses and lot sizes within the 400’ radius of the subject application for the property at 85 Randall Street designated as Lot Nos. 15 and 16 on Assessor’s Plat No. 12.

Please note that the zoning designation is B-1 for the subject properties.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS</u>
SINGLE FAMILY	44
SINGLE FAMILY IN LAW	2
TWO FAMILY	17
MULTI HOUSE	1
RESIDENTIAL CONDO	3
RESIDENTIAL OTHER	2
RESIDENTIAL UNDEVELOPED	8
STATE	1
MUNICIPAL	<u>10</u>
	88

**The average size of the forty-six (46) “single family” residential lots within 400’ radius is 5,850 +/- square feet.**

**Of the forty-four (46) single family residential lots, twenty (20) of them contain 5,000 square feet or less.**

Please note that this analysis does not include the acreage for the surrounding property owned by the State or City of Cranston (eleven lots). Those parcels total 291,605 +/- square feet.

The proposed lot to be built on is 5,053 square feet which is slightly smaller than the average lot sizes in the 400’ radius and neighborhood. The existing house at 85 Randall Street would remain on a 5,060 square feet lot.

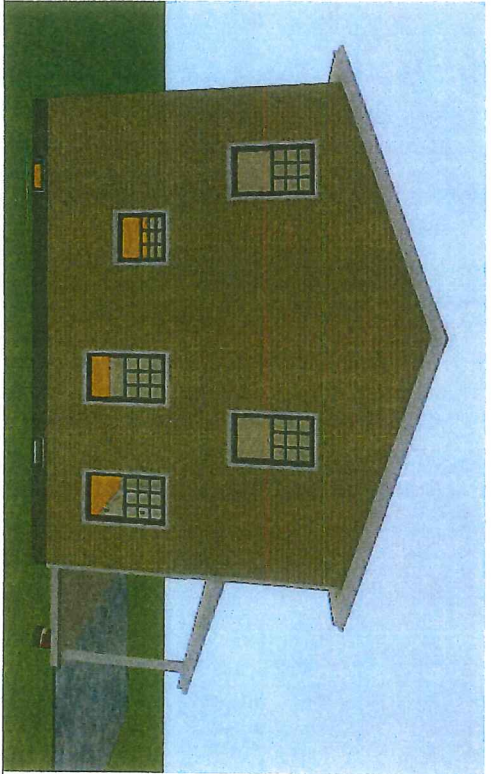
Prepared by:  
Robert D. Murray, Esq.  
Taft & McSally LLP  
21 Garden City Drive  
Cranston, RI 02920  
(401) 946-3800 (O)  
[rdmurray@taftmcsally.com](mailto:rdmurray@taftmcsally.com)

Dated: 9-7-22

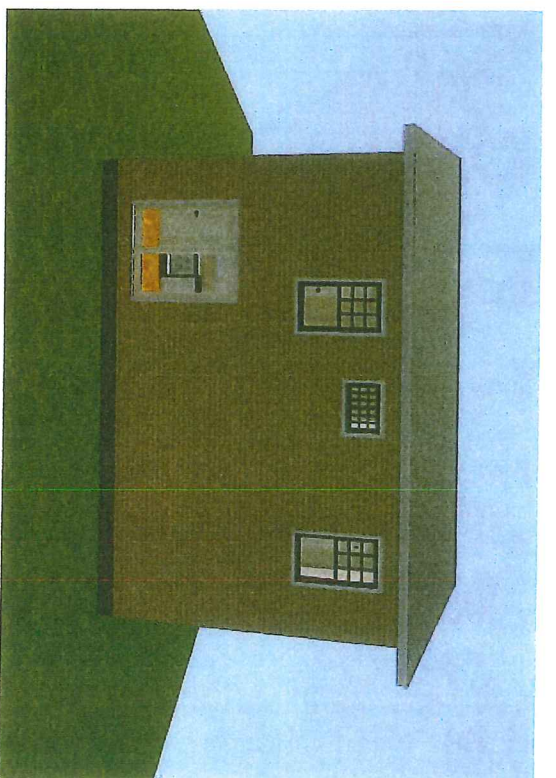
FRONT ELEVATION FACING  
RANDALL STREET



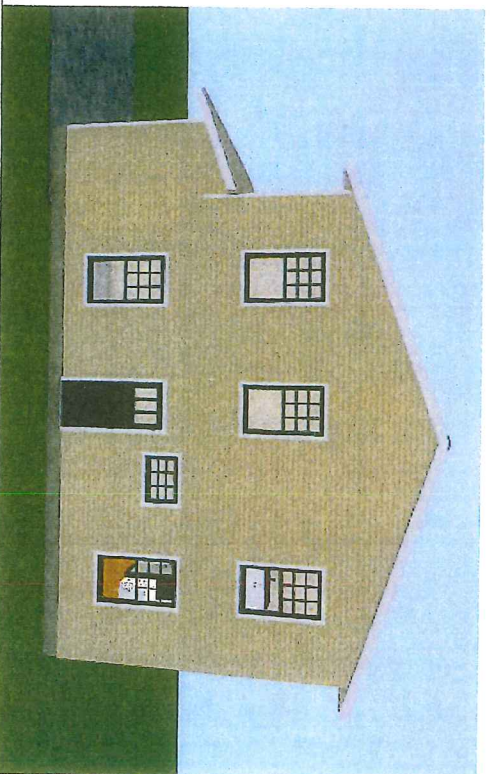
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



REVISION TABLE		
NUMBER	DATE	REVISIONS BY / DESCRIPTION

DRAWINGS PROVIDED BY:

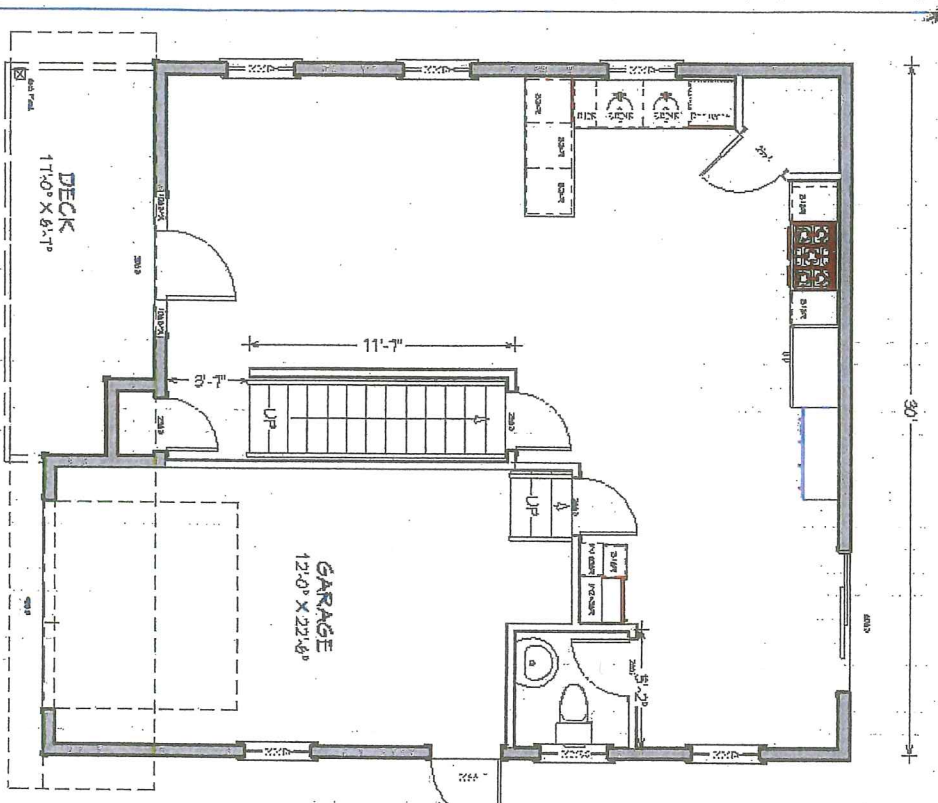
DATE:

4/19/22

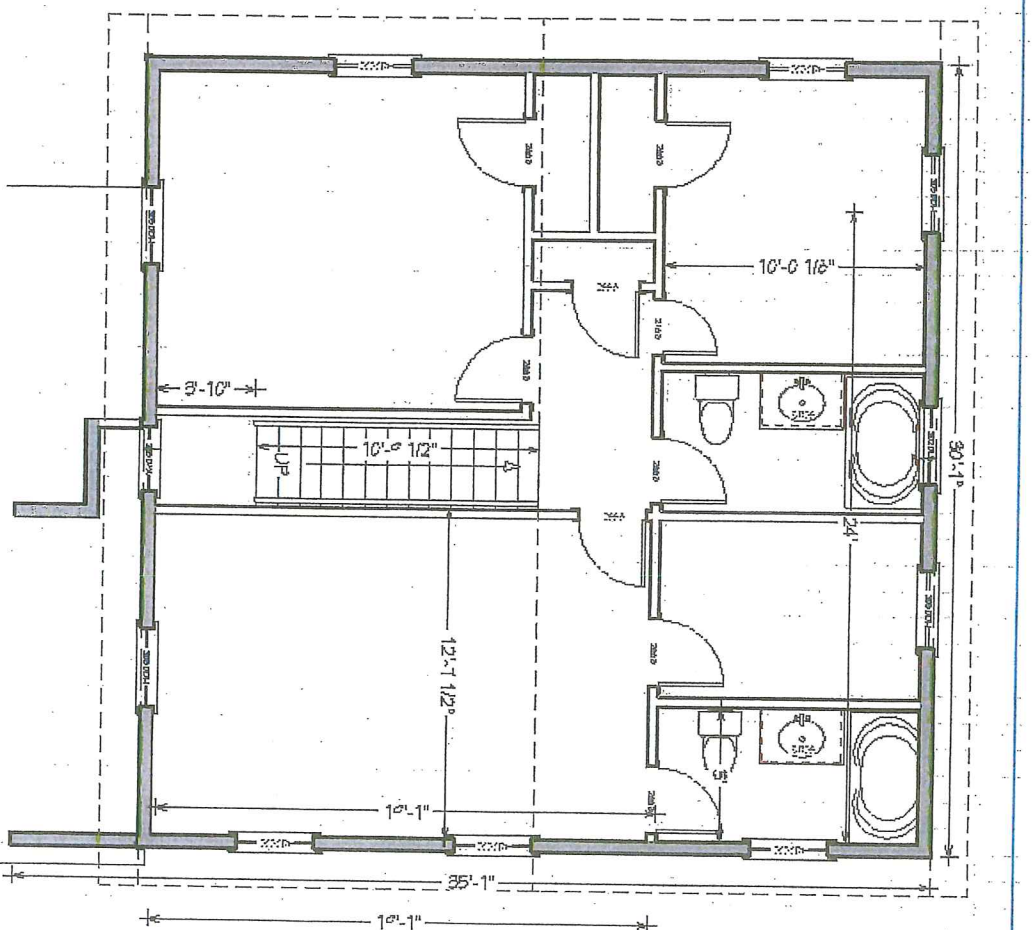
SCALE:

SHEET:

**PROPOSED 1ST FLOOR ON  
TOP OF BASEMENT**



**PROPOSED 2ND FLOOR**



REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED BY:

DATE:  
4/19/22

SCALE:

SHEET:











**REFERENCE:**

1. DEED BK.4531 / PG.350  
 2. LOTS 204-205 ON PC.5  
 ENTITLED, "KNIGHTSVILLE PLAT  
 CRANSTON, R.I. BELONGING TO  
 A.A. WHITE SURVEYED & PLATTED  
 BY J.A. LATHEM FEB. 1873."

A.P. 12-4 / LOT 18  
 N/F  
 PATRICIA A. MARINARO

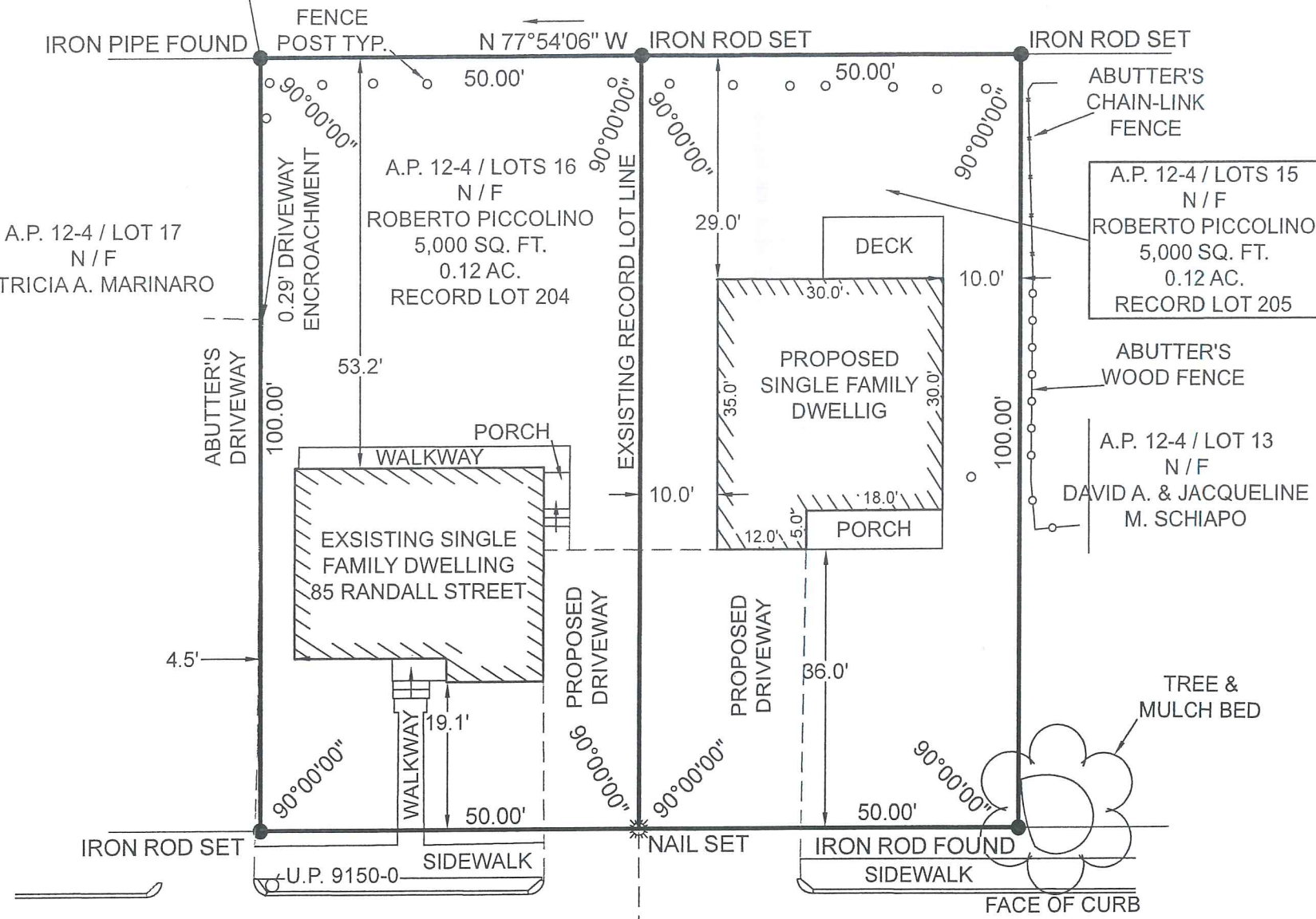
A.P. 12-4 / LOT 12  
 N/F  
 CITY OF CRANSTON

A.P. 12-4 / LOT 17  
 N/F  
 PATRICIA A. MARINARO

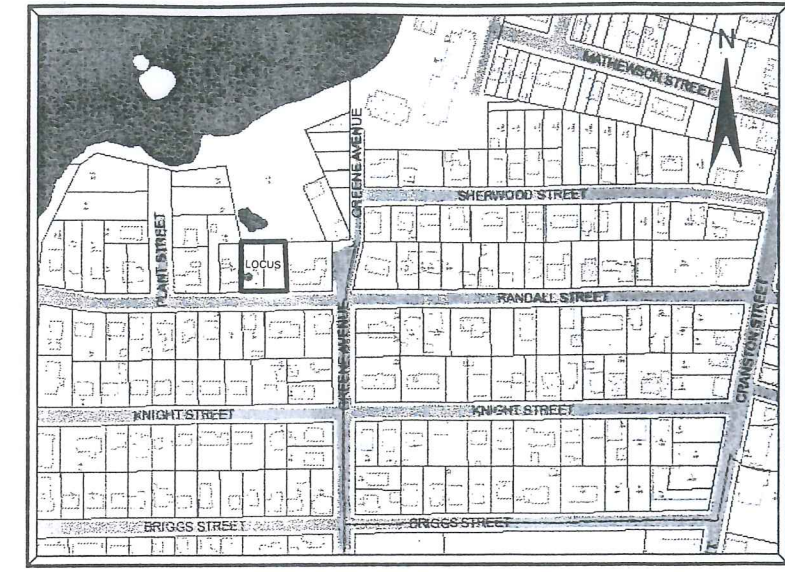
A.P. 12-4 / LOTS 16  
 N/F  
 ROBERTO PICCOLINO  
 5,000 SQ. FT.  
 0.12 AC.  
 RECORD LOT 204

A.P. 12-4 / LOTS 15  
 N/F  
 ROBERTO PICCOLINO  
 5,000 SQ. FT.  
 0.12 AC.  
 RECORD LOT 205

A.P. 12-4 / LOT 13  
 N/F  
 DAVID A. & JACQUELINE  
 M. SCHIAPO



**RANDALL STREET**  
 (40' PUBLIC)



**LOCUS MAP**  
 NOT TO SCALE

**ZONING DISTRICT B-1**  
 SINGLE FAMILY

- 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: 35%

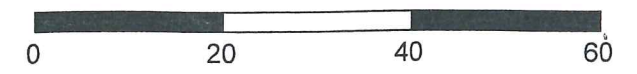
**DIMENSIONAL CONFORMANCE SURVEY**

A.P. 12-4 / LOTS 15 & 16  
 85 RANDALL STREET  
 CRANSTON, R.I. 02920  
 SCALE: 1"=20' DATE: OCTOBER 24, 2022

PREPARED FOR:  
**ROBERTO PICCOLINO**  
 85 RANDALL STREET  
 CRANSTON, R.I. 02920  
 PHONE: (401) 261-3600

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10392 / DWG. NO. 10392 - (ZTDS)  
 GRAPHIC SCALE: 1" = 20'




**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

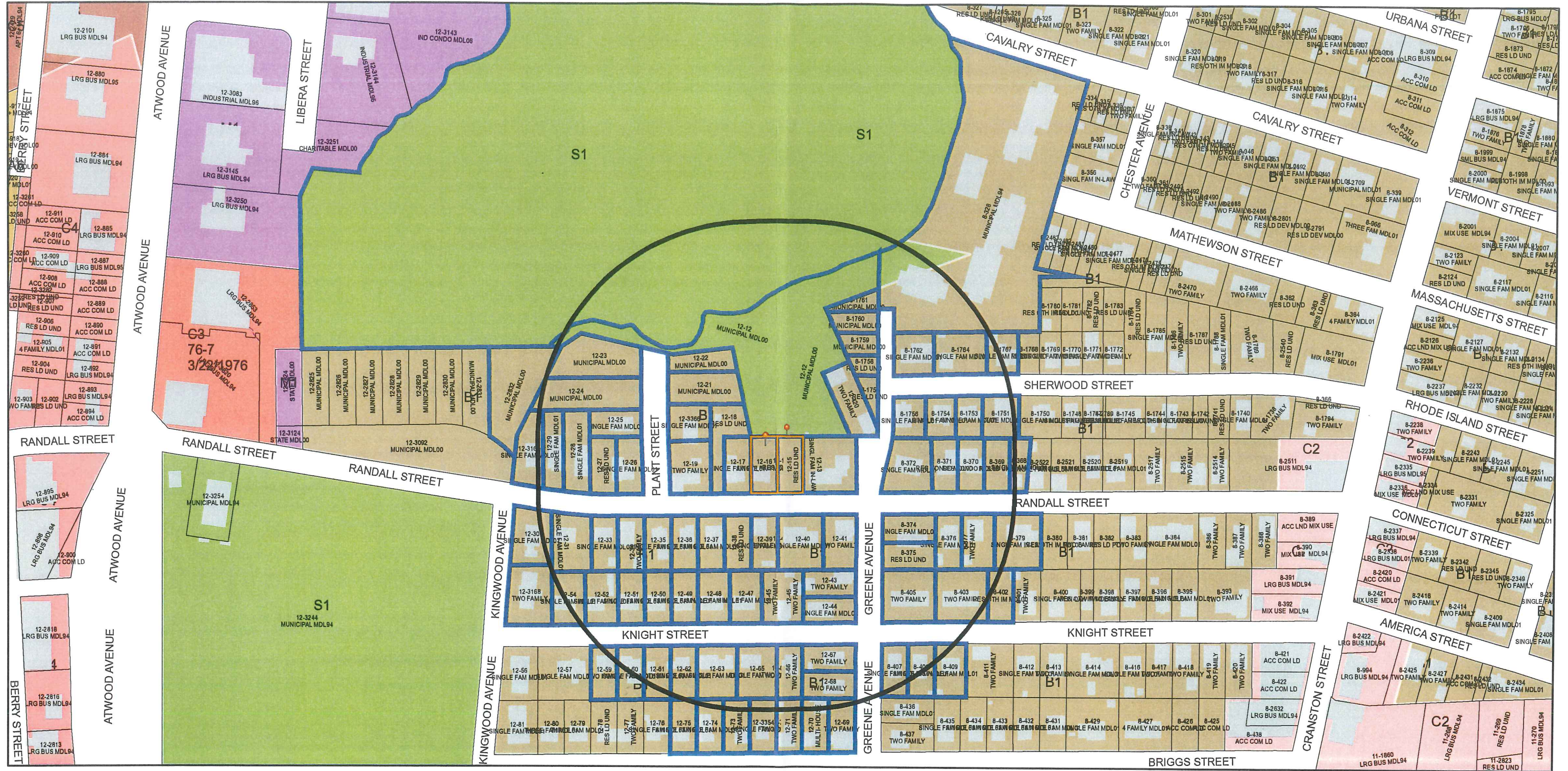
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY:  DATE: 10/25/22  
 RICHARD T. BZDYRA, PLS; LICENSE #1786, COA # LS-A60

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.



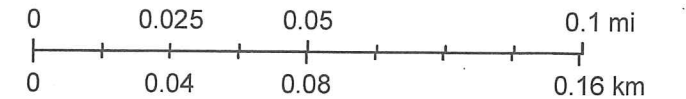
# 85 Randall St 400' Radius Plat 12 Lots 15 & 16



9/2/2022, 9:18:26 AM

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

1:2,188



City of Cranston