

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
1090 CRANSTON STREET
CRANSTON, RI 02920

DATE: June 8, 2020

MEMBERS:
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: Albert Baccari and Virginia A. Baccari
ADDRESS: 51 Crocus Drive, Cranston, RI ZIP CODE: 02920
APPLICANT: Albert Baccari and Virginia A. Baccari
ADDRESS: 51 Crocus Drive, Cranston, RI ZIP CODE: 02920
LESSEE:
ADDRESS ZIP CODE:
1. ADDRESS OF PROPERTY: 880 Park Avenue, Cranston, RI ZIP CODE: 02905
2. Assessor's PLAT 9 LOT #: 169 WARD
3. LOT FRONTAGE: 187 FEET LOT DEPTH: 100 FEET LOT AREA: 21,015 SQUARE FEET
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-3 6,000 SQUARE FEET 35 ' FEET
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: within height restriction PROPOSED: same
6. LOT COVERAGE, PRESENT: 13 % PROPOSED LOT: 19 %
7. HOW LONG HAVE YOU OWNED ABOVE PREMISES? 25 years
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes
9. GIVE SIZE OF EXISTING BUILDING(S): 2,764 square feet
10. GIVE SIZE OF PROPOSED BUILDING(S) 4,164 sq
11. WHAT IS THE PRESENT USE? Auto Repair
12. WHAT IS THE PROPOSED USE? Auto Repair
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 0
14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Addition of 1,400 square foot masonry building
to be added to existing building.

OVER

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING INSPECTOR? 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 VARIATION IS MADE: Section 17.92.010 Variances; Section 17.92.020 Special Use Permit; Section 17.20.120 Schedule of Intensity Regulations Minimum Rear Yard Requirement 17.88.030 (A) EXTENSION

All other applicable Sections of the Cranston Zoning Ordinance.
18. STATE GROUNDS FOR EXCEPTION OR VARIATION IN THIS CASE: Applicants propose to construct an addition to an existing building, which requires the granting of a Special Use Permit.

The granting of this application will cause no injury to the public health, public safety or welfare. It will not alter the essential character of the neighborhood nor substantially injure the appropriate use of neighboring properties.

SIGNATURE OF OWNER, APPLICANT, LESSEE AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

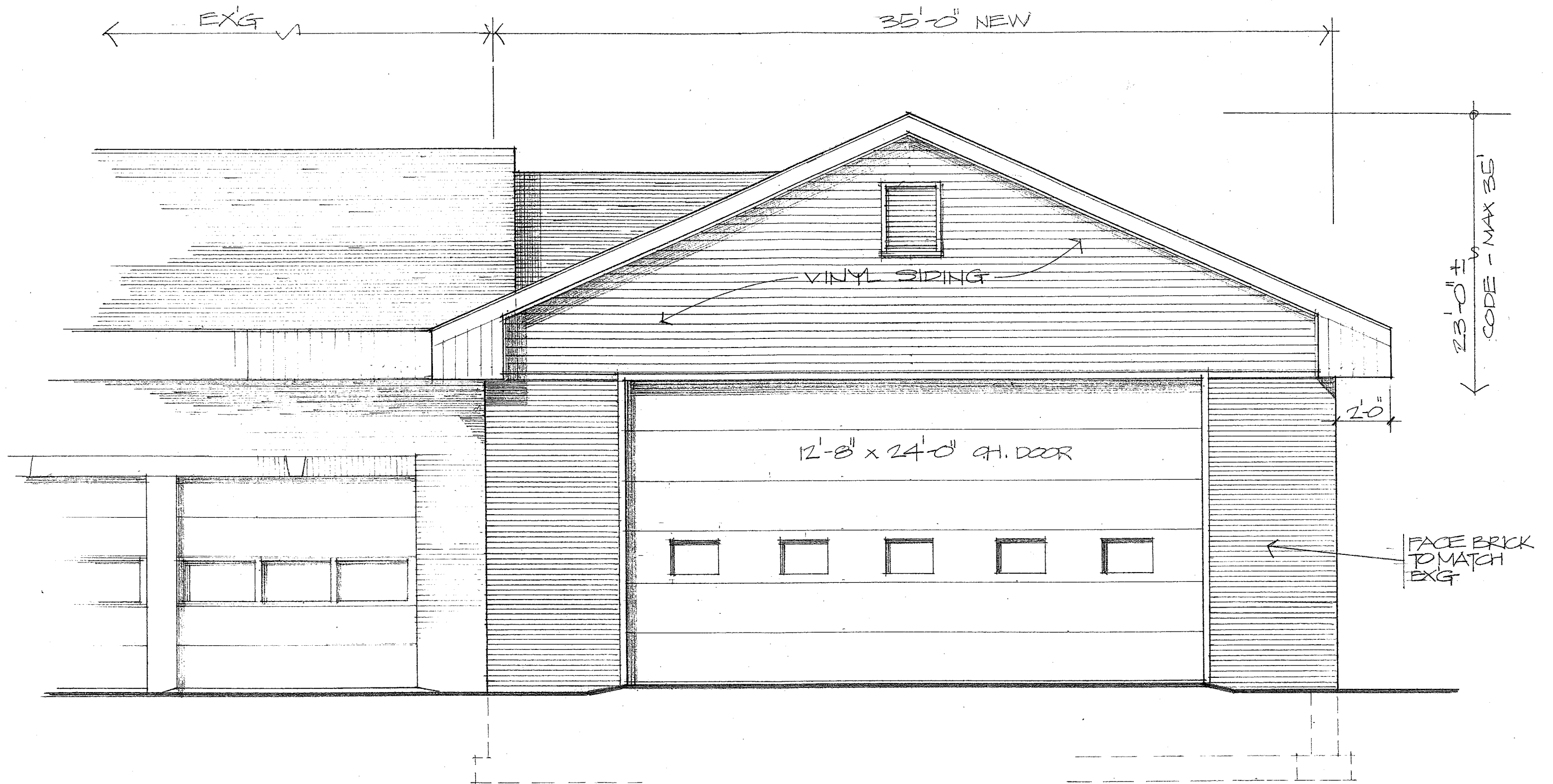
Owner:

By: Albert Baccari 401-952-7893
Virginia A. Baccari (PHONE NUMBER)
Virginia A. Baccari

Applicant:

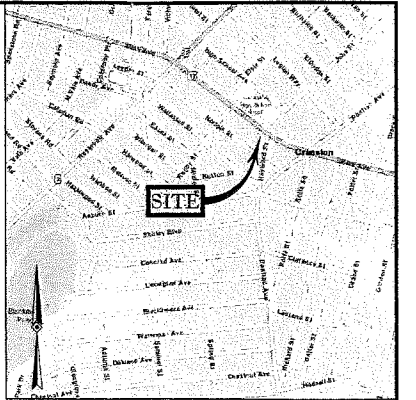
By: Albert Baccari 401-952-7893
Virginia A. Baccari (PHONE NUMBER)
Virginia A. Baccari
John S. DiBona, Attorney 401-943-6655
481 Atwood Avenue, Cranston, RI 02920 (PHONE NUMBER)

PRE-ZONING APPLICATION MEETING : (Planning Dept. Signature) (Date)



FRONT ELEVATION
1/4" = 1'-0"

PROPOSED ADDITION TO
880 PARK AV. CRANSTON, RI
WAGNER DESIGN-ARCHITECT
5/15/20 737-1100



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS

HAYWARD STREET
(PUBLIC - 40' SIDE)
(ASPHALT ROADWAY)

PARK AVENUE
(PUBLIC - 53' WIDE)
(ASPHALT ROADWAY)

NOTES:

1. PROPERTY KNOWN AS LOT 169 ON THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND TAX ASSESSORS MAP NO. 9.
2. AREA = 21,014 SQUARE FEET OR 0.482 ACRES.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY SARDELLI SURVEY, LLC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. ELEVATIONS HAVE NOT BEEN SHOWN. PER CONTRACTUAL AGREEMENT WITH CLIENT.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, SHEET #79.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, (FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS)," MAP NUMBERS 440070314H AND 440070318H, EFFECTIVE DATE: OCTOBER 2, 2015.
3. MAP ENTITLED "AUBURN PLATEAU, BELONGING TO WOOD, HARMON & CO., PREPARED BY J.A. LATHAM, DATED DECEMBER 1894, FILED IN THE TOWN OF CRANSTON.

ZONING INFORMATION
C3 (COMMERCIAL) DISTRICT
SOURCE: CITY OF CRANSTON

ITEMS	REQUIRED
MIN LOT AREA	6,000 S.F.
MIN FRONTAGE	60'
MIN FRONT YARD	0'
MIN SIDE YARD	0'
MIN REAR YARD	20'
MAX BUILDING HEIGHT	35'
MAX BUILDING COVERAGE	100%

NOTE: ZONING/COVERAGE CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

STREET INDEX:
1) PARK AVENUE
2) HAYWARD STREET

THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING SITE FEATURES RELATIVE TO THE PROPERTY BOUNDARY LINES.

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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015.

COMPREHENSIVE BOUNDARY SURVEY
HORIZONTAL ACCURACY: CLASS 1 (1:10,000)
VERTICAL ACCURACY: NONE (SEE NOTE #7)

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL

JAMIE L. SARDELLI
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #2505, CDA #710

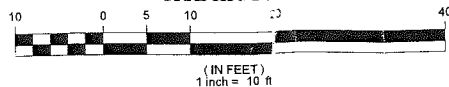
DATE

1	REVISED PROPOSED BUILDING LAYOUT	N/A	J.L.S.	J.L.S.	3-8-19
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	12-8-18	SITE PLAN			
FIELD BOOK NO.	-	ALBERT BACCARI			
FIELD BOOK PG.	-	880 PARK AVENUE			
FIELD CREW	J.L.S.	A.P. 9, LOT 169			
DRAWN	J.L.S.	CITY OF CRANSTON, PROVIDENCE COUNTY			
REVIEWED	J.L.S.	STATE OF RHODE ISLAND			
APPROVED	J.L.S.	WWW.SARDELLISURVEY.COM			
DATE	3-1-19	MAILING: P.O. BOX 1017			
SCALE	1"=10'	PHYSICAL: 122 HARRLOW LANE			
FILE NO.	SS18159B	CHARLESTOWN, RI 02813			
DWG. NO.	1	OFFICE - (401)817-3364			
		1 OF 1			

LEGEND

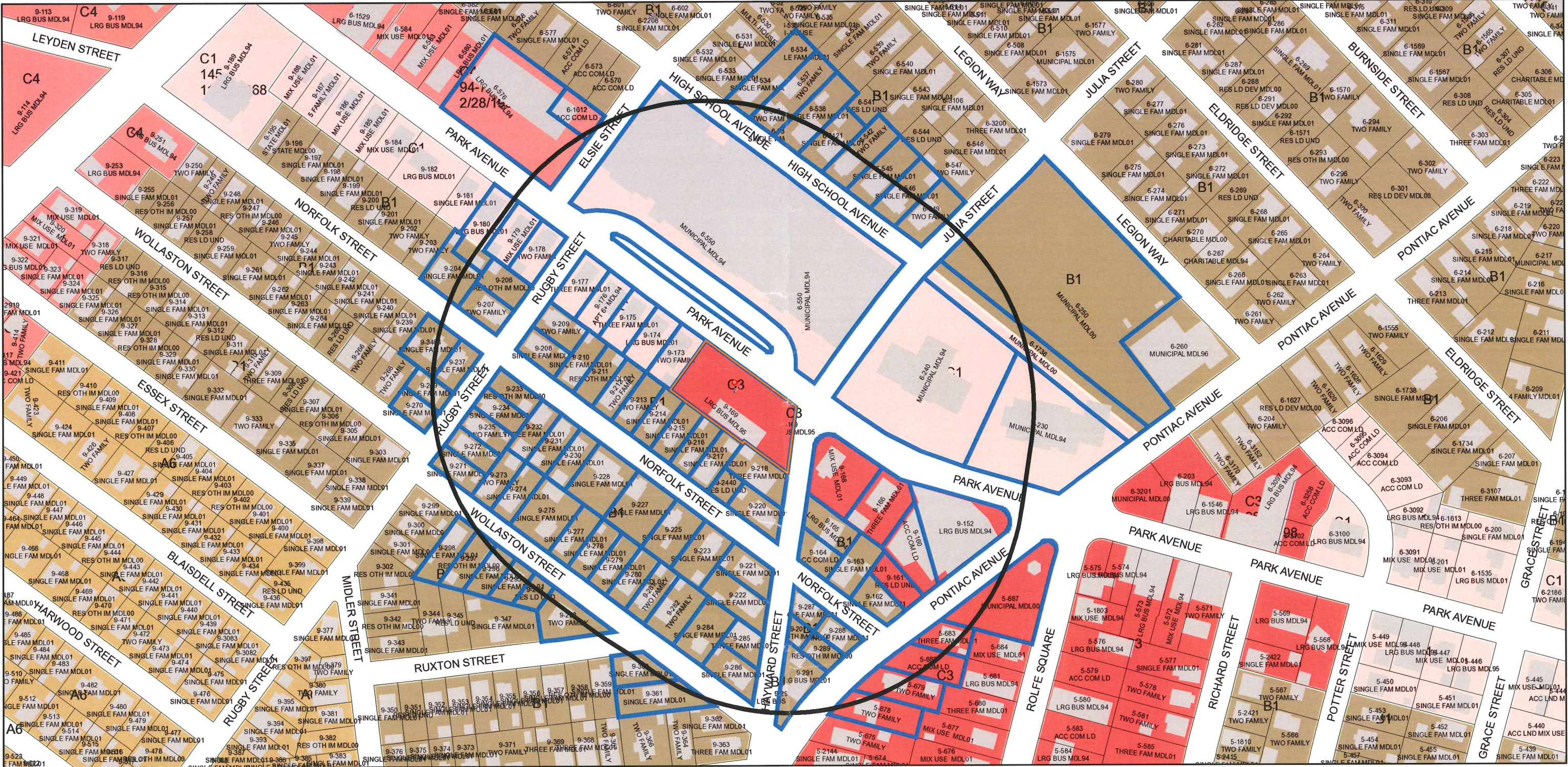
- ELECTRIC METER
- OVERHEAD WIRES
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- UNKNOWN MANHOLE
- OVERHEAD
- LAND EVIDENCE BOOK
- PAGE
- LANDSCAPED AREA
- BUILDING FOOTPRINT AREA
- SQUARE FEET
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

GRAPHIC SCALE



THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

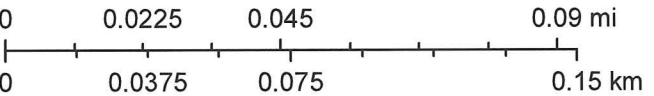
880 Park Ave 400' Radius Plat 9 Lot 169



4/23/2020, 9:48:21 AM

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

1:1,971



City of Cranston
City of Providence, Department of Planning and Development