

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 02910

Date: ~~June 18, 2020~~
MAY 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: ROBIN A. Letterle

ADDRESS: 97 AMANDA STREET CRANSTON ZIP CODE: 02920

APPLICANT: ROBIN A. Letterle + GREGORY J. DiZogno

ADDRESS: 97 AMANDA STREET CRANSTON ZIP CODE: 02920

LESSEE: NONE

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 97 AMANDA STREET CRANSTON RI 02920

2. ASSESSOR'S PLAT #: 18 BLOCK #: 1501 ASSESSOR'S LOT #: _____ WARD: 04

3. LOT FRONTAGE: 80' LOT DEPTH: 100' LOT AREA: 8,000 SQ. FT.

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

5. BUILDING HEIGHT, PRESENT: 9' PROPOSED: 9'

6. LOT COVERAGE, PRESENT: 17.1% PROPOSED: 24.6%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 14 years 2006 purchase

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? SHED + HOME

9. GIVE SIZE OF EXISTING BUILDING(S): House 24x50 SHED 14x12

10. GIVE SIZE OF PROPOSED BUILDING(S): 40 x 15 GARAGE

11. WHAT IS THE PRESENT USE? GRASS

12. WHAT IS THE PROPOSED USE? GARAGE FOR CARS

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: ADDITIONAL GARAGE
+ STORAGE FOR EXISTING HOUSE

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

16. WERE YOU REFUSED A PERMIT? I WAS TOLD I HAD TO GET ZONE APPROVAL

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

See attached Supplement

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

See attached Supplement

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

RESPECTFULLY SUBMITTED,

x Robin Lettelle
(OWNER SIGNATURE)

401-529-3983
(PHONE NUMBER)

401-529-1119
(PHONE NUMBER)

(OWNER SIGNATURE)

x Robin Lettelle 
(APPLICANT SIGNATURE)

(PHONE NUMBER)

(LESSEE SIGNATURE)


(ATTORNEY SIGNATURE)

(PHONE NUMBER)

401-232-4000
(PHONE NUMBER)

DAVIN A. LIAS, II
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 7 Waterman Ave N. Providence RI 02911

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

**CRANSTON ZONING BOARD OF REVIEW
APPLICATION SUPPLEMENT
RE: 97 AMANDA STREET
PLAT 18 LOT 1501 WARD 4 ZONE A-8
OWNER/ APPLICANT: ROBIN LETTERLE
Request: Proposed 2 car garage**

17. Provision or regulation of the zoning ordinance or state enabling act under which application for exception or variance is made.

**Zoning Ordinance Section 17.20.120 (Schedule of Intensity Regulations Table)
Zone A-6 Front Yard Set Back (requesting a variance of 15.5 feet from the 25 foot front set back requirement to 9.5 feet)**

**Zoning Ordinance Section 17.60.010(B)(5)
Zone A-6 Side Yard setback for Residential Accessory Building
(requesting a .5 foot (6 inch) variance from the 5 foot side yard set back requirement.**

**Zoning Ordinance Section 17.60.010(B)
Requirement of Front Yard for Residential Accessory Building
(requesting a portion of the residential accessory building be placed in the front yard)**

18. State the grounds for exception or variance in this case.

1. That 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 rear of the property is abutted by the Meshanticut Brook. Placing the residential accessory building in its current location avoids any need to be near the brook or the tree line area and avoids any chance that there could be disturbance or a structure closer to the brook or the tree line area as compared to the existing structure. The overall width of the buildable area remaining on the property based on the existing structure is limited as to where a garage could be constructed.

2. That 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 applicant did not cause the brook abutting the rear of the property. The current size of the property with the existing structure constrains the areas where a garage could be placed. The brook and existing structure both are not the applicant's actions.

This applicant purchased the property as an existing structure. The area to the left side of the home (facing from the street) does not provide sufficient distance to attempt to locate a garage with proper setbacks. Building a garage in the rear would cause extending the driveway, issues with attaching it, or issues with accommodating it being detached, along with aesthetics. This would also cause additional expenses that would make it possibly infeasible.

Like some owners, the applicant desires to have a two car garage to store vehicles and/or some personal garden equipment. The area where such could be placed while trying to remain as far away from the rear of the yard does not allow for a proper 2 car wide garage. As a result, the structure cannot avoid being partially in the front yard.

The proposed design allows for two cars but with one in front of the other. The applicant chose to avoid moving the structure further to the rear which would make it closer to the brook. The applicant is attempting to keep the rear of the structure at the same distance as the existing structure. This assists to keep consistency with the distance the structure is to the rear where a brook is located.

3. That 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 home, residential accessory building and overall property will remain consistent with other homes in the area including some surrounding properties that have similar structures close to the property lines. The design of the proposed structure will blend with the existing structure.

4. That the relief to be granted is the least relief necessary;

The applicant has attempted to limit any intrusion towards the rear of the property. The applicant has attempted to keep the rear of the existing structure and this structure consistent in terms of distance to the brook. The applicant has attempted to limit the width of the garage yet, try to accommodate sufficient width for a vehicle and space to move around the vehicle or store some items. The applicant has proposed the structure in a manner to have two vehicles yet keep the setbacks limited.

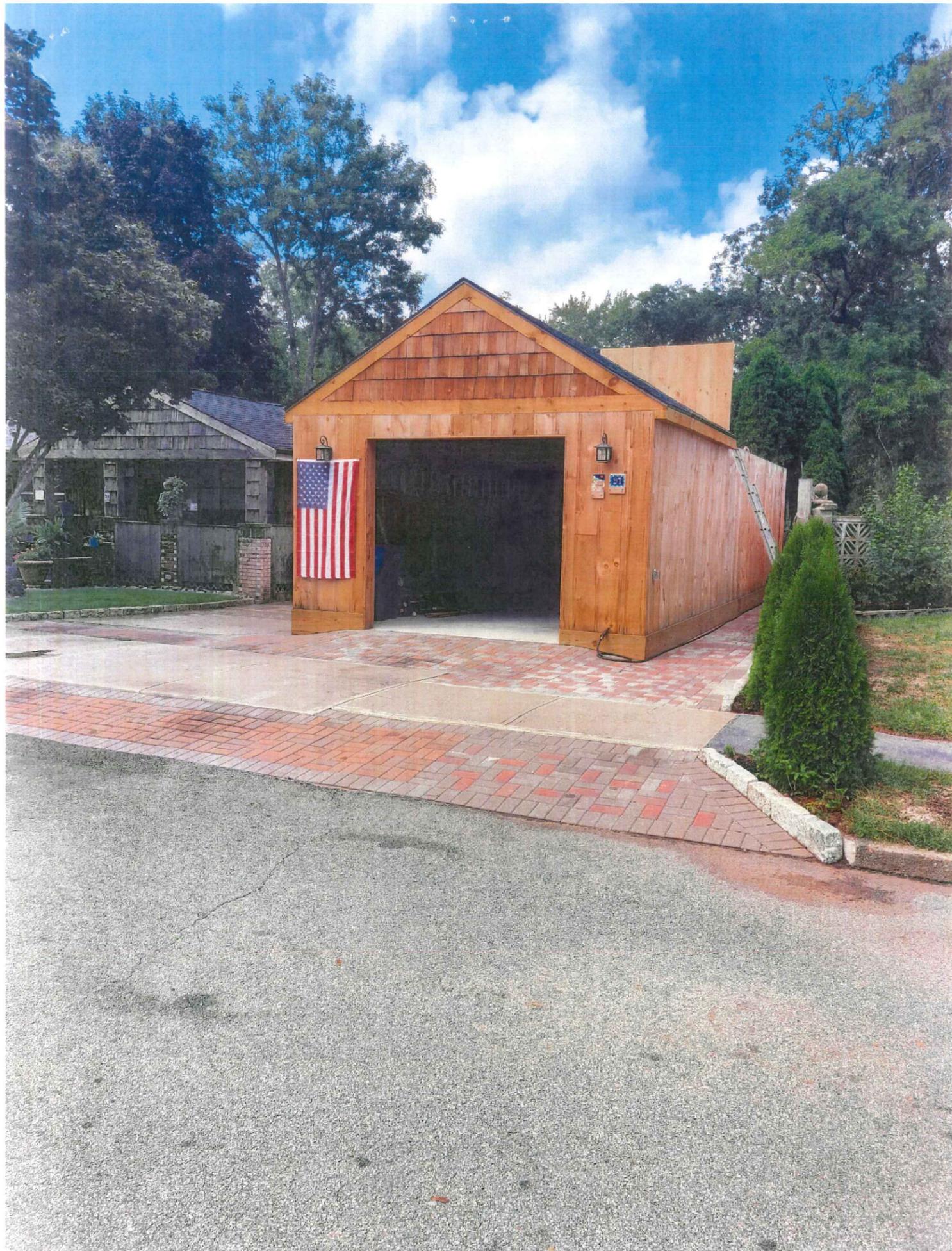
The zoning board of review shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:

5. In granting a dimensional variance, 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, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property. The fact that a use may be more valuable after the relief is granted shall not be grounds for relief.

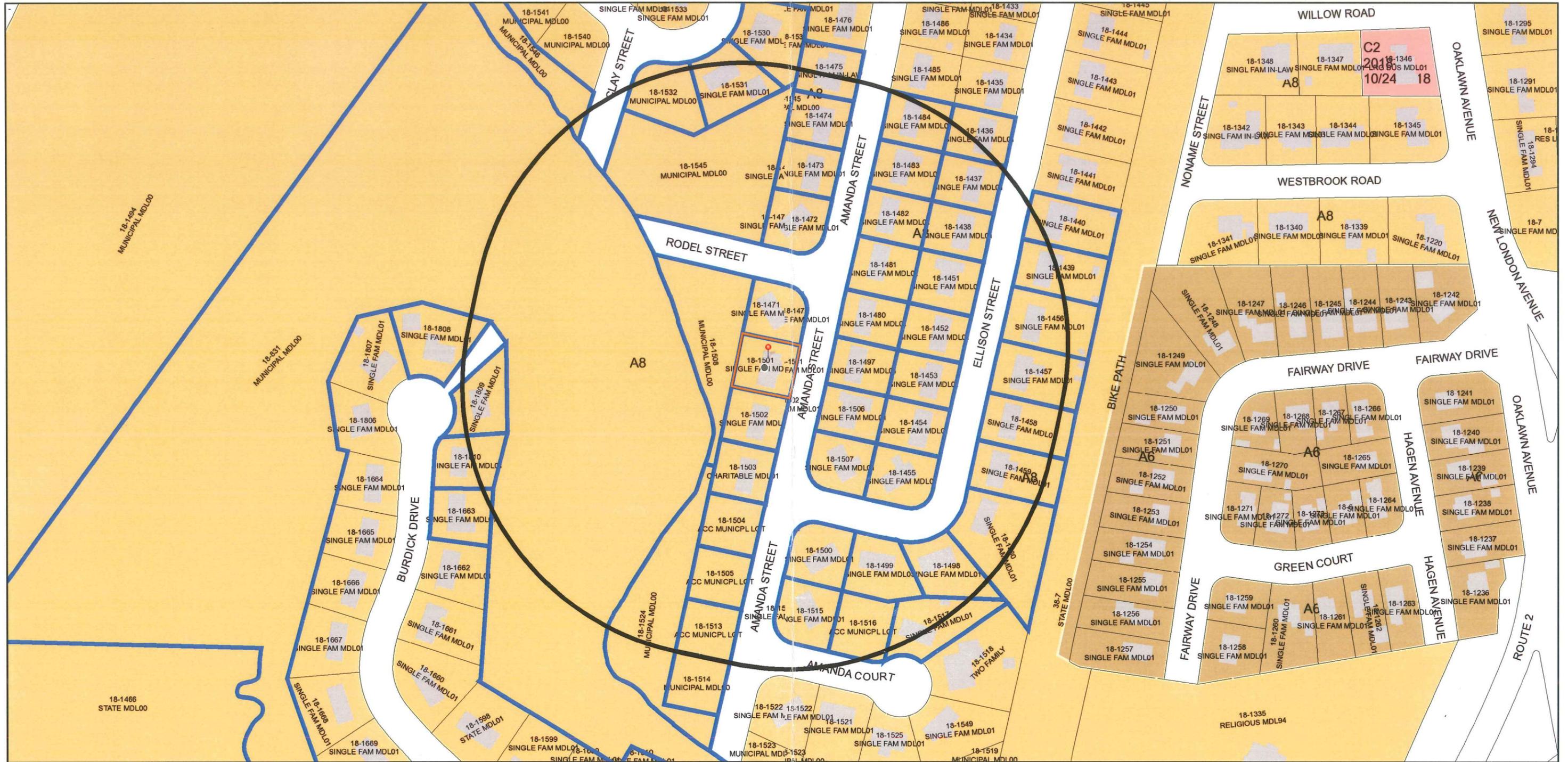
An attached garage with reasonable space for both a vehicle and movement of people with some storage would not be feasible under the current requirements. Many homes have two car garages and this property would be limited from ever having that which is a reasonable request for many homeowners.







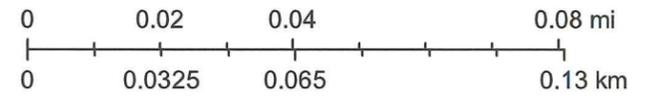
97 Amanda St 400' Plat 18 Lot 1501



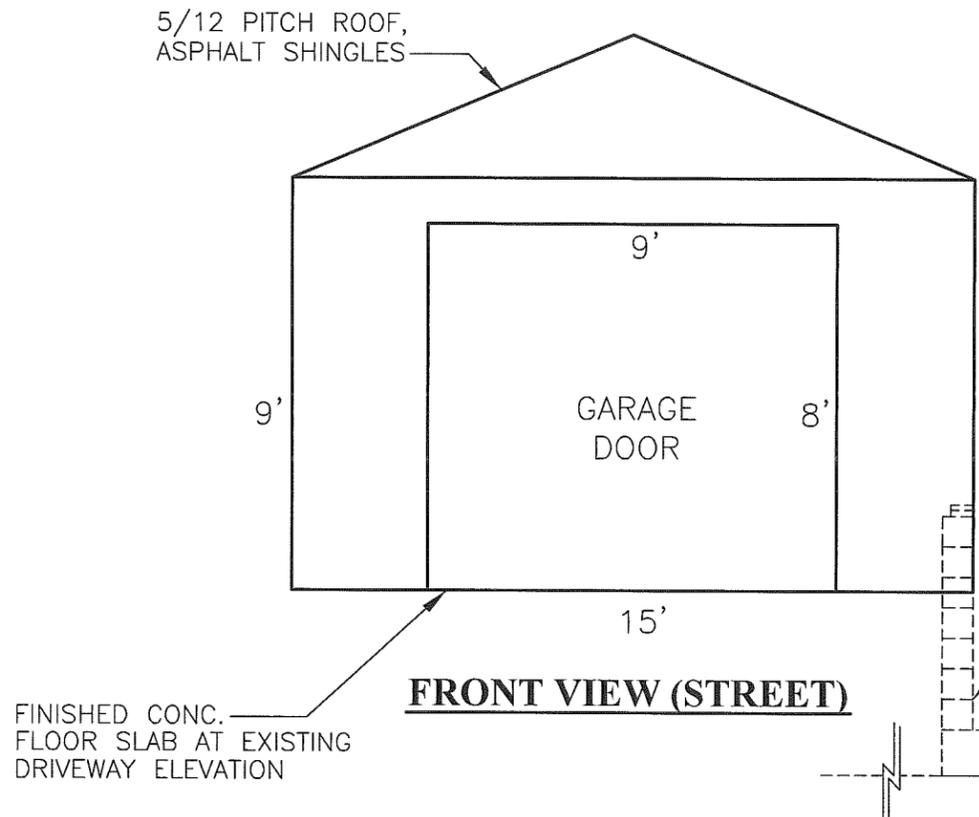
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|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
| | Parcel Outlines | | Buildings | | A20 | | C1 | | M2 |
| | Plat Boundaries | | Zoning Dimensions | | A12 | | C2 | | EI |
| | Parcel ID Labels | | Historic Overlay District | | A8 | | C3 | | MPD |
| | Streets Names | Zoning | | | A6 | | C4 | | S1 |
| | Cranston Boundary | none | | | B1 | | C5 | | Other |
| | Parcels | A80 | | | B2 | | M1 | | |

1:1,736

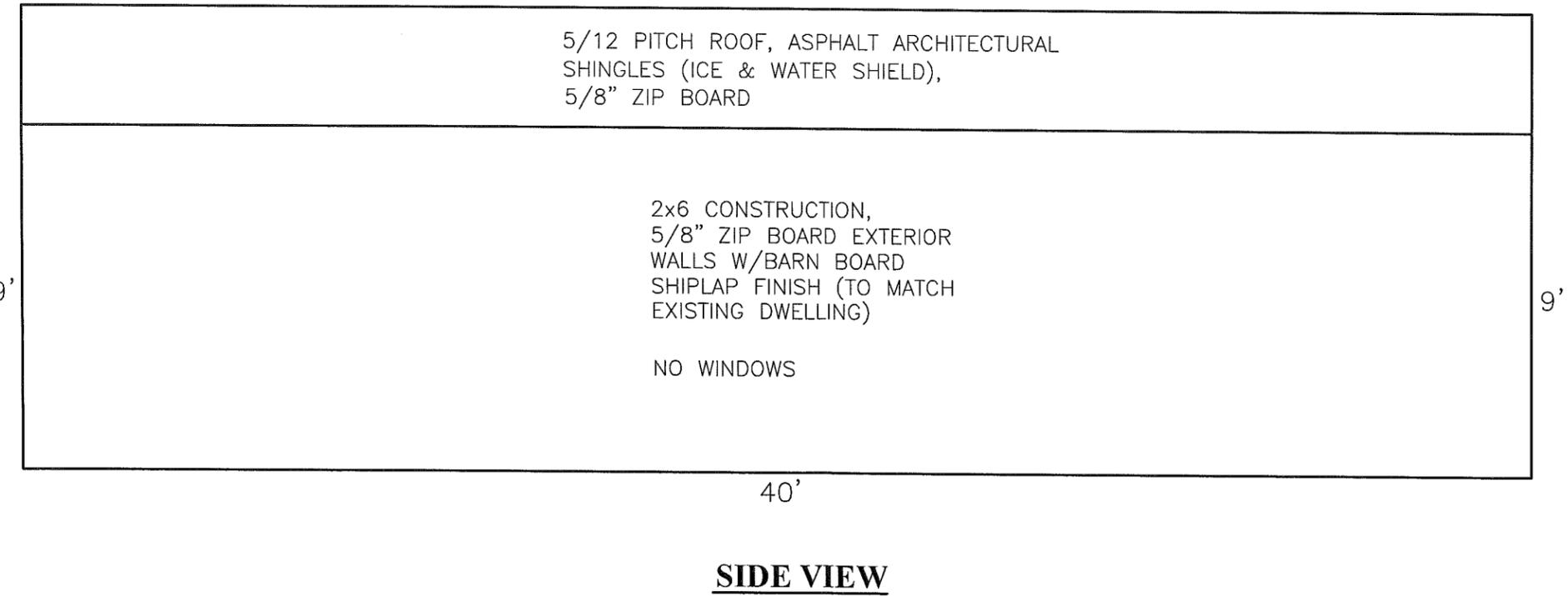
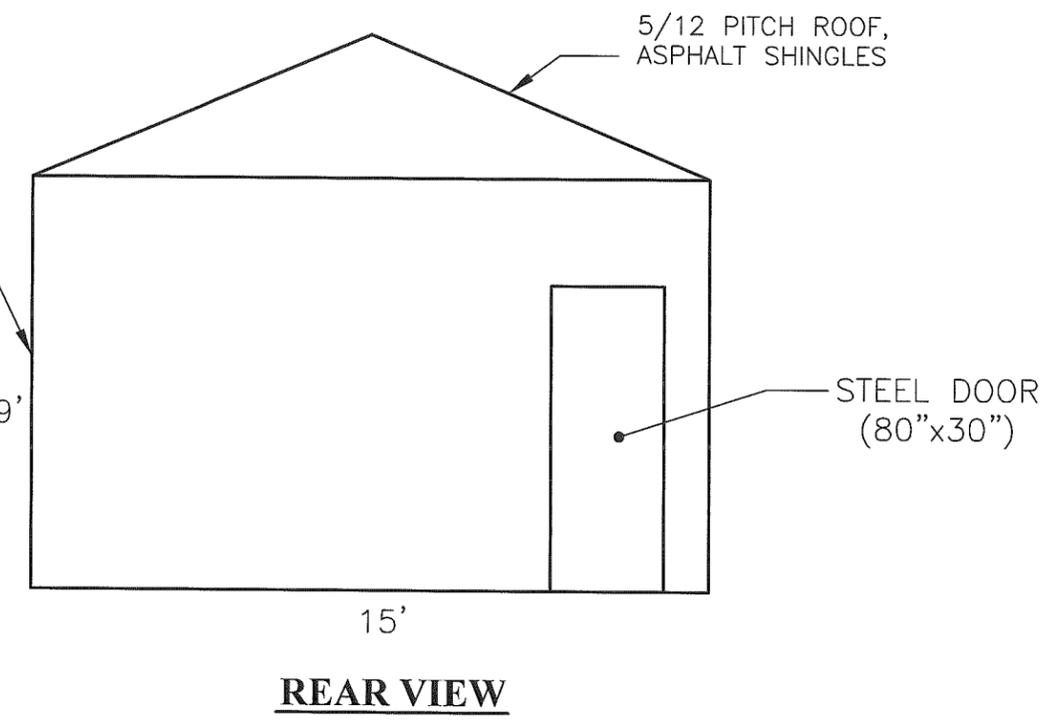


City of Cranston



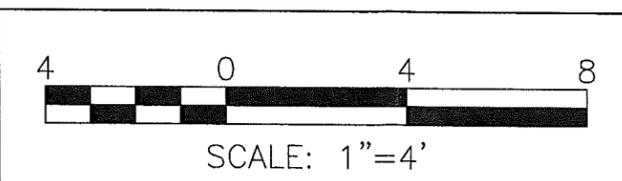
2x6 CONSTRUCTION, 5/8" ZIP BOARD EXTERIOR WALLS W/BARN BOARD SHIPLAP FINISH (TO MATCH EXISTING DWELLING)

FOUNDATION:
1'X1' CONCRETE FOOTING W/STEEL RODS (3500 PSI) AT 48" BELOW GRADE.
7 COURSES OF 8"x8"x12" CINDER BLOCK WITH DOUBLE PRESSURE TREATED SILL



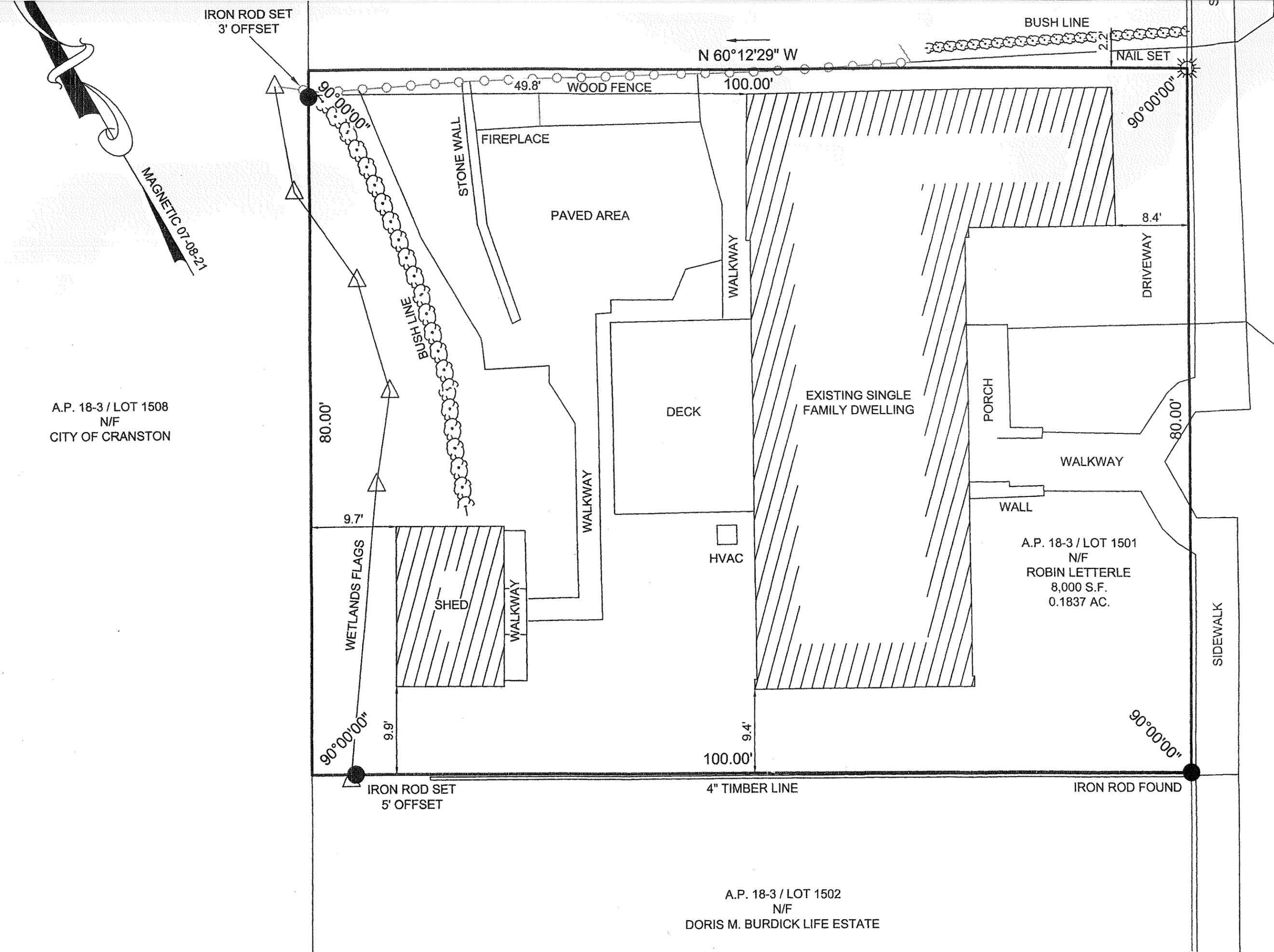
NOTES:

- 1.) FINISHED GARAGE FLOOR GRADE MATCHES EXISTING DRIVEWAY ELEVATION.
- 2.) GARAGE FLOOR SLAB PITCHED 1/8" PER FOOT TOWARDS FRONT OPENING.



Site Plan for Garage Addition 97 Amanda Street Cranston, Rhode Island 02920 Assessor's Plat 18 / Lot 1501	Owner: Gregory J. DiZoglio & Robin Letterle <small>97 Amanda Street, Cranston, RI 02920 401-529-3983</small>	Garage Details Sheet 2 of 2
	Prepared by: G.D. Date: June 15, 2020	

A.P. 18-3 / LOT 1508
N/F
CITY OF CRANSTON



A.P. 18-3 / LOT 1502
N/F
DORIS M. BURDICK LIFE ESTATE

A.P. 18-3 / LOT 1501
N/F
ROBIN LETTERLE
8,000 S.F.
0.1837 AC.