

**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: January 22, 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: Lombardi Family LLC

ADDRESS: 69 Burlingame Road, Cranston, RI ZIP CODE: 02921

APPLICANT: Cranston Country Club

ADDRESS: 69 Burlingame Road, Cranston, RI ZIP CODE: 02921

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

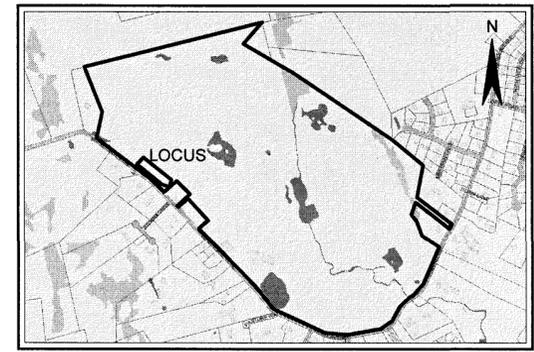
1. ADDRESS OF PROPERTY: 69 Burlingame Road
2. ASSESSOR'S PLAT #: 24 BLOCK #: _____ ASSESSOR'S LOT #: 1 WARD: 4
3. LOT FRONTAGE: _____ LOT DEPTH: _____ LOT AREA: 177.5 acres +/-
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-80 80,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: NA PROPOSED: NA
6. LOT COVERAGE, PRESENT: NA PROPOSED: NA
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 12/30/98
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? yes
9. GIVE SIZE OF EXISTING BUILDING(S): NA
10. GIVE SIZE OF PROPOSED BUILDING(S): NA
11. WHAT IS THE PRESENT USE? Golf course and banquet family
12. WHAT IS THE PROPOSED USE? Same with addition of minor accessory solar energy system
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: none

REFERENCE:

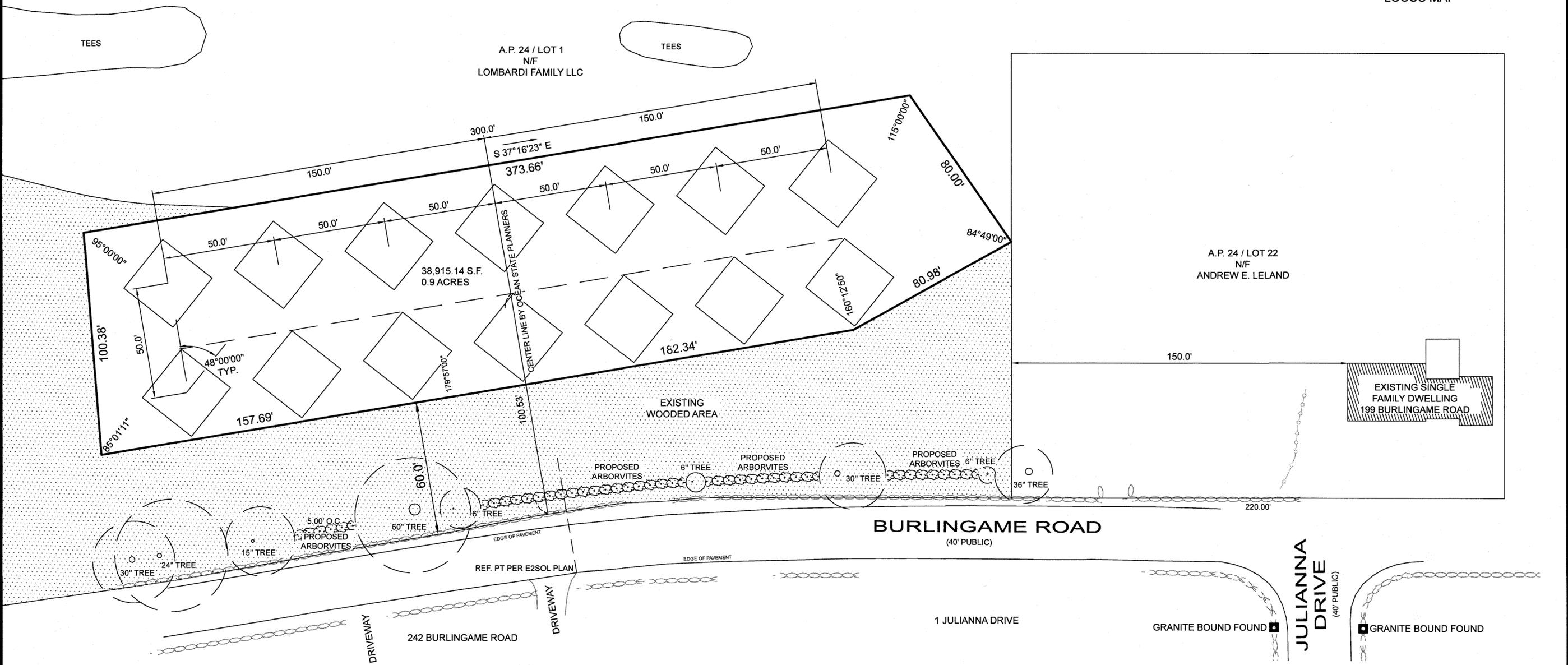
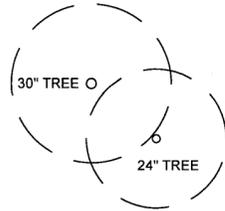
1. DEED BK. 1063 PG. 1057 "PT. 2 SUB-DIV. OF LAND ON BURLINGAM & PHENIX RD."

ZONING DISTRICT A-20

| | |
|-------------------------|-------------|
| MINIMUM LOT AREA | 20,000 S.F. |
| MINIMUM LOT FRONTAGE | 125 FT. |
| MINIMUM SETBACKS: | |
| FRONT | 30 FT. |
| SIDE | 15 FT. |
| REAR | 30 FT. |
| MAXIMUM BUILDING HEIGHT | 35' |
| MAXIMUM LOT COVERAGE | 20% |



LOCUS MAP



DIMENSIONAL CONFORMANCE SURVEY

A.P. 24 / LOT 1
 69 BURLINGAME ROAD
 CRANSTON, R.I. 02921
 SCALE: 1"=30' DATE: JULY 30, 2020
 REVISION: SEPTEMBER 28, 2020 (AJB)
 PREPARED FOR:
ANTHONY BARO / E2SOL LLC
 10 DORRANCE STREET SUITE 700, PROVIDENCE R.I. 02903
 PHONE: (401) 489-2273

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

JOB NO. 9757 / DWG. NO. 9757 - (AJB)
 GRAPHIC SCALE / 1" = 30'



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: *[Signature]* DATE: *Nov 17, 2020*

BY: RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60

[Signature]