

## 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: 14 July 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: Richard F & ElizabethA Ruggiero

ADDRESS: 106 Hopkins Ave., Johnston, RI ZIP CODE: 02919

APPLICANT: Carmin Aquino

ADDRESS: 664 Dyer Ave., Cranston, RI ZIP CODE: 02920

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

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

1. ADDRESS OF PROPERTY: 132 Gansett Avenue

2. ASSESSOR'S PLAT #: 6 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 2449 WARD: \_\_\_\_\_

3. LOT FRONTAGE: 80' LOT DEPTH: 80' LOT AREA: 6,400sf

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C2 6,000sf 30'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 12' PROPOSED: 12'

6. LOT COVERAGE, PRESENT: 2,076sf PROPOSED: 2,076sf

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): 2,076sf

10. GIVE SIZE OF PROPOSED BUILDING(S): 2,076sf

11. WHAT IS THE PRESENT USE? Mercantile

12. WHAT IS THE PROPOSED USE? Place of Religious Worship

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: n/a

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Interior renovation to change the use from mercantile to a place of religious worship.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? No

16. WERE YOU REFUSED A PERMIT? No

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

17.64.010 - Off Street Parking. The property does not have sufficient space for the minimum off street parking.

The parcel in question is in a C-2 district, 1 space per 10 seats is required. The church has 44 seats requiring 5 spaces. The site has room for 3 spaces leaving a deficit of 2 spaces.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: The property is to small to provide the required parking. Parking is available in a public parking lot across the street.

The parking lot is owned by " Cranston City of City Buildings" the parking lot is for the baseball fields.

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

RESPECTFULLY SUBMITTED,

DocuSigned by:  
Richard Ruggiero  
(OWNER SIGNATURE)

401573041  
(PHONE NUMBER)

DocuSigned by:  
Elizabeth Ruggiero  
(OWNER SIGNATURE)

4015730421  
(PHONE NUMBER)

Carmen Aquino  
(APPLICANT SIGNATURE)

dotloop verified  
07/20/22 2:48 PM EDT  
MQJI-KZYD-WHNA-U5QB

917-715-8749  
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS:

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

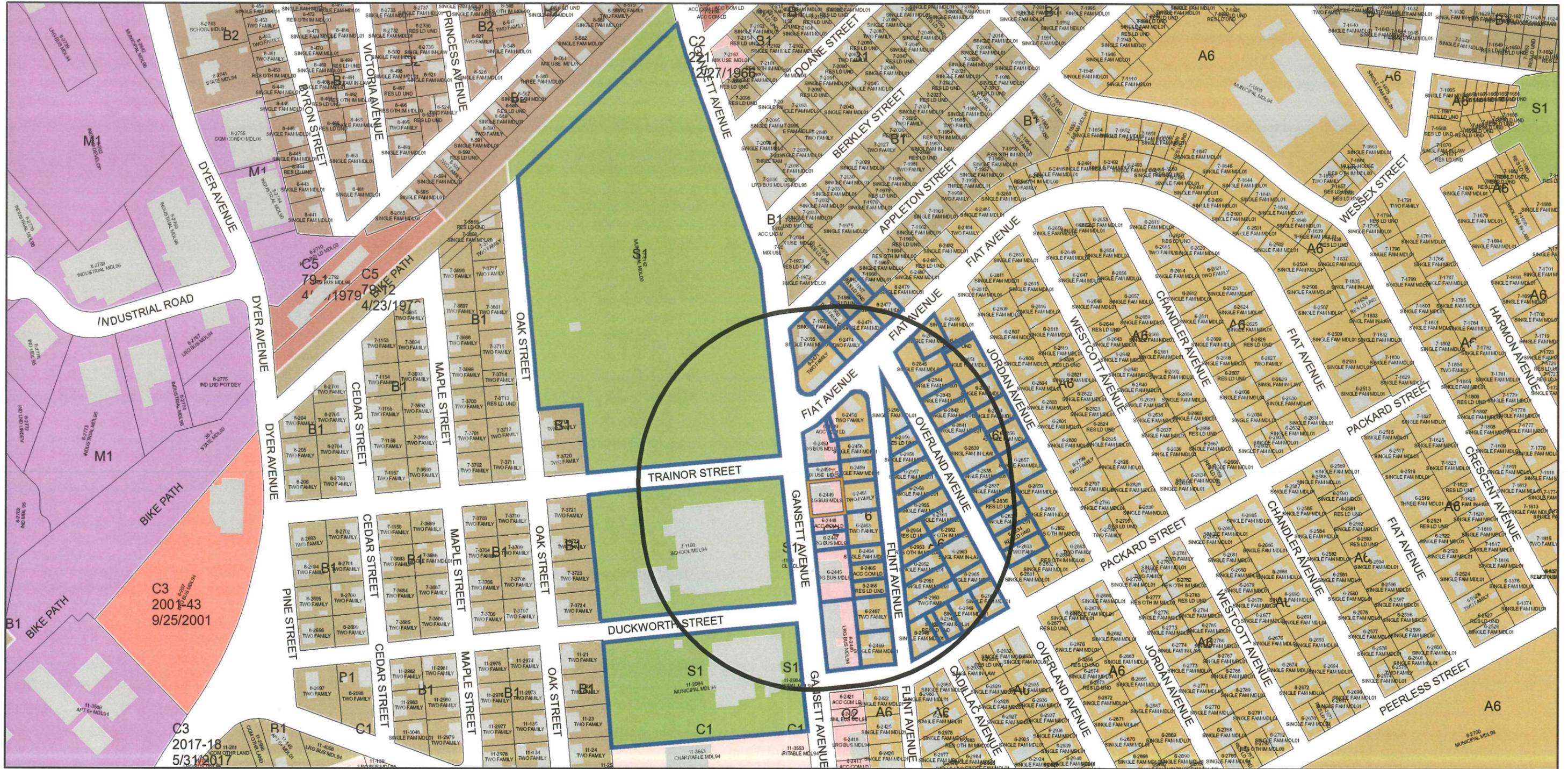
(DATE)







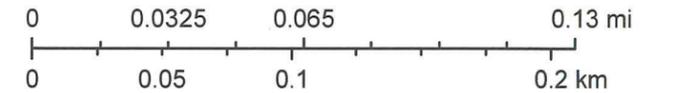
# 132 Gansett Ave 400' Radius Plat 6 Lot 2449



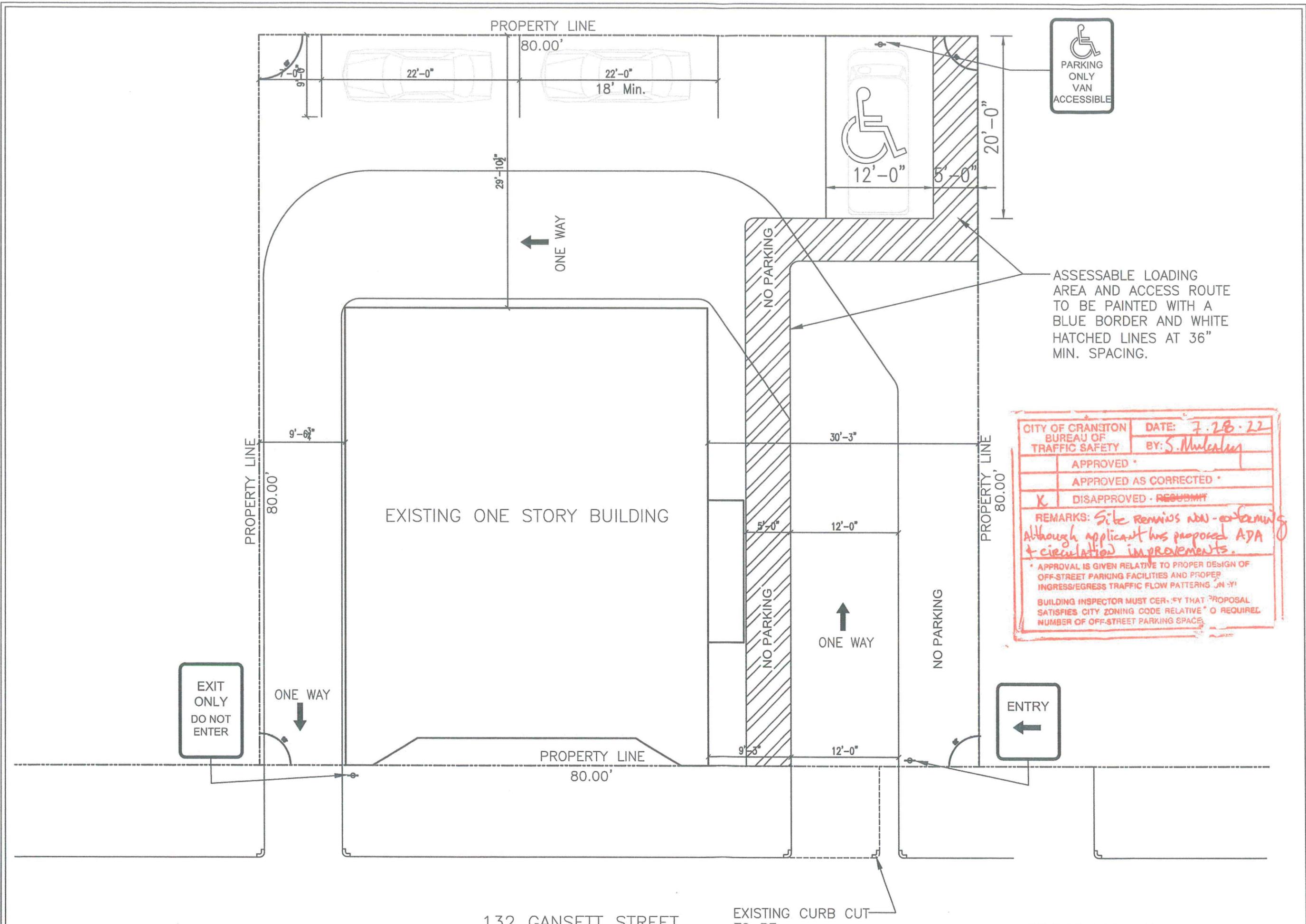
9/1/2022, 10:25:22 AM

1:2,743

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	

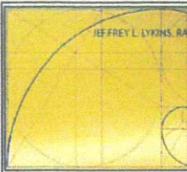


City of Cranston



ASSESSABLE LOADING AREA AND ACCESS ROUTE TO BE PAINTED WITH A BLUE BORDER AND WHITE HATCHED LINES AT 36" MIN. SPACING.

CITY OF CRANSTON BUREAU OF TRAFFIC SAFETY	DATE: 7.28.22 BY: S. Mulealey
APPROVED *	
APPROVED AS CORRECTED *	
X DISAPPROVED - RESUBMIT	
REMARKS: Site remains non-conforming. Although applicant has proposed ADA + circulation improvements.	
* APPROVAL IS GIVEN RELATIVE TO PROPER DESIGN OF OFF-STREET PARKING FACILITIES AND PROPER INGRESS/EGRESS TRAFFIC FLOW PATTERNS IN CITY	
BUILDING INSPECTOR MUST CERTIFY THAT PROPOSAL SATISFIES CITY ZONING CODE RELATIVE TO REQUIRED NUMBER OF OFF-STREET PARKING SPACE.	



132 GANSETT CRANSTON, RI  
GARAGE

OWNERS / CLIENTS

OWNERS / CLIENTS

CARMEN AQUINO  
664 DYER AVENUE  
CRANSTON, RI 02920

PARCEL ID: 6-2449-0  
DISTRICT: C-2  
LEGAL USE: "RETAIL"  
PROPOSED USE: "CHURCH"

REVISION DATE: -

JEFFREY LYKINS  
ARCHITECT

110-1/2 SOUTH KILLIN  
FOSTER, RI 02826  
401-474-9900  
jeffreylykins.architect@



21 DECEMBER 2022

DRAWN BY: ji SCALE:  
PROJECT No: 22-014 DATE:

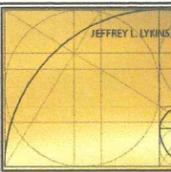
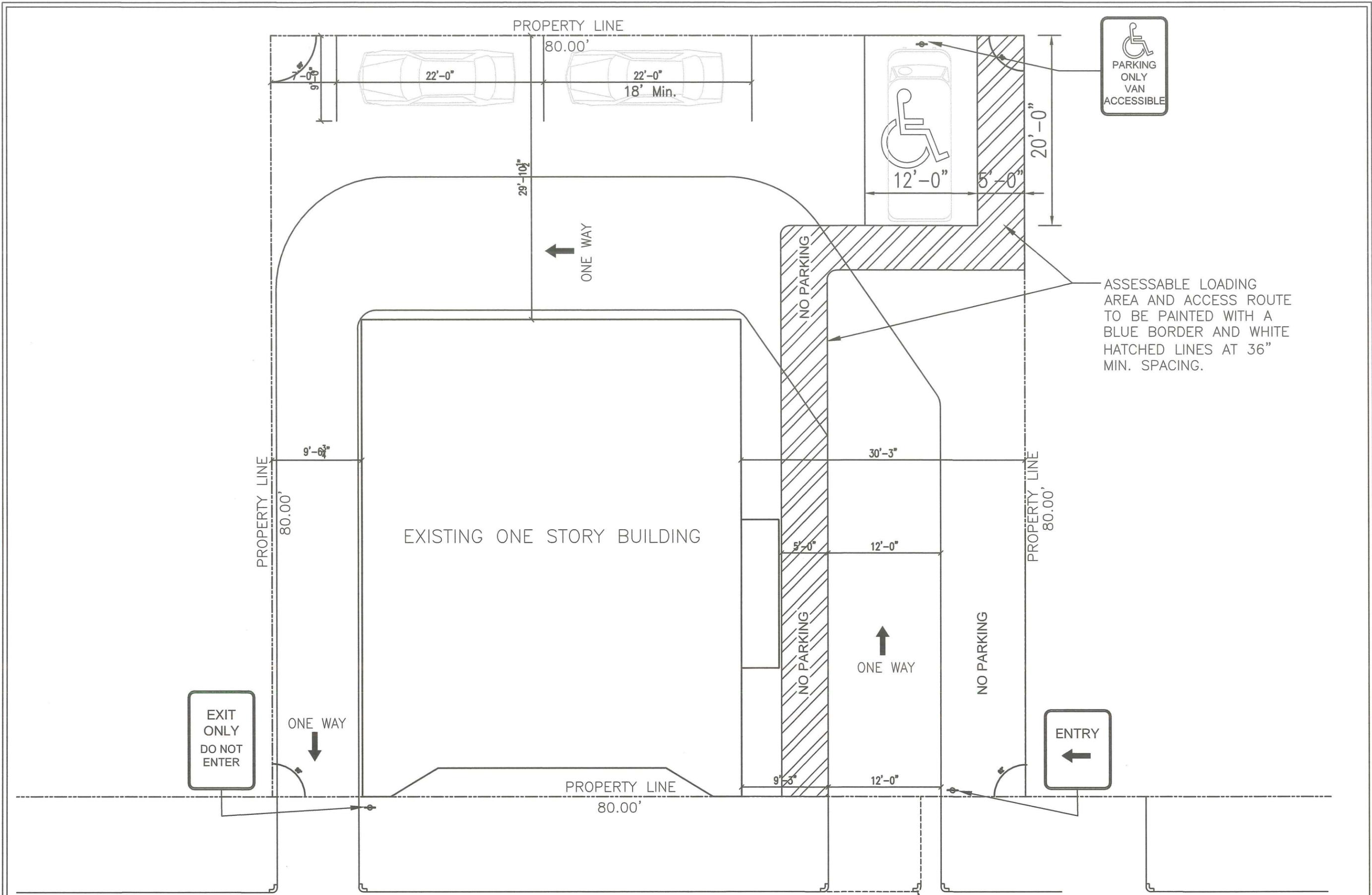
SHEET NAME:  
SITE PLAN

SHEET No.

C1.1

132 GANSETT STREET

EXISTING CURB CUT TO BE



132 GANSETT STREET  
CRANSTON, RI  
GARAGE

OWNERS / CLIENT:

OWNERS / CLIENT:

CARMEN AQUINO  
664 DYER AVENUE  
CRANSTON, RI 02910

PARCEL ID: 6-2449-0  
DISTRICT: C-2  
LEGAL USE: "RET"  
PROPOSED USE: "CR"

REVISION DATE: -

JEFFREY L. LYKINS  
ARCHITECT

110-1/2 SOUTH KILLBUCK  
FOSTER, RI 02826  
401-474-9999  
jeffreilykins.architect@gmail.com



21 DECEMBER

DRAWN BY: jll  
PROJECT No.: 22-014  
DATE:

SHEET NAME:  
SITE PLAN

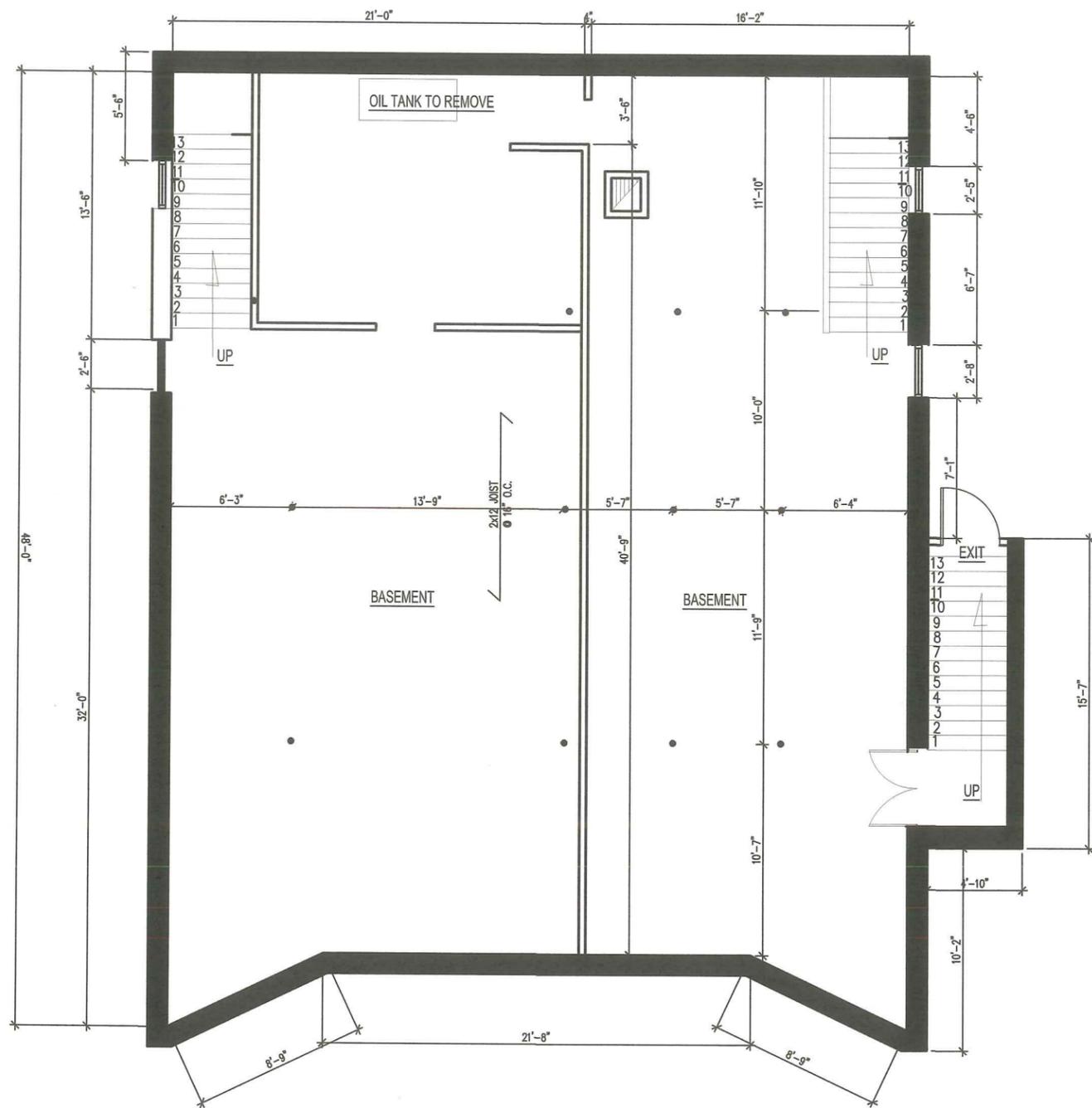
SHEET No.:

C1.1

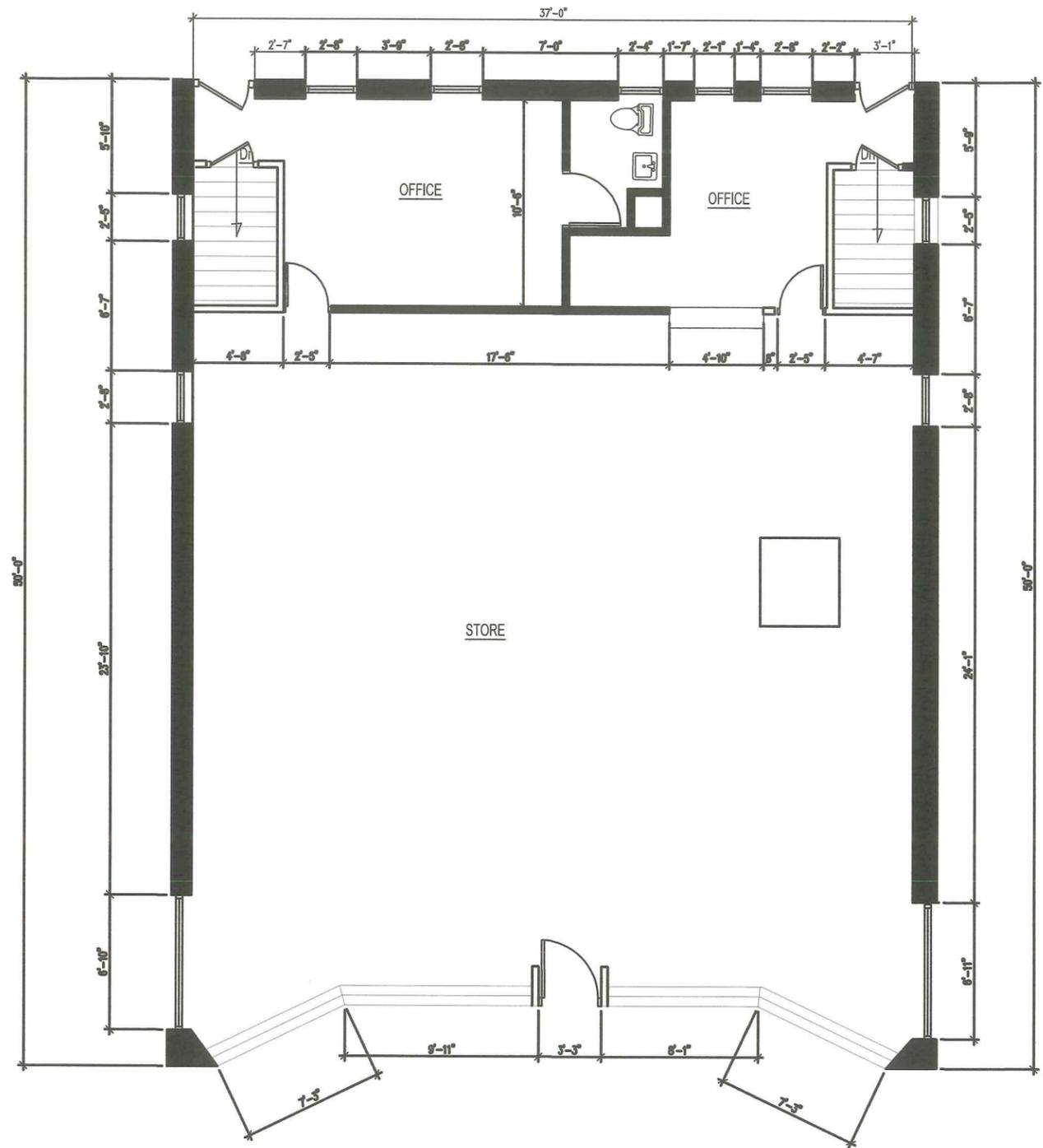
132 GANSETT STREET

EXISTING CURB CUT TO BE

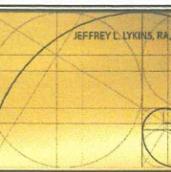
SITE PLAN



1 BASEMENT PLAN  
A1.0 Scale: 1/8"=1'-0"



1 FIRST FLOOR PLAN  
A1.0 Scale: 1/8"=1'-0"



132 GANSETT  
CRANSTON, RI  
GARAGE

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PROPOSED USE: "CHURCH"

REVISION DATE: -

JEFFREY LYKINS  
ARCHITECT

110-1/2 SOUTH KILLING  
FOSTER, RI 02886  
401-474-9901  
jeffreylykins.architect@gmail.com



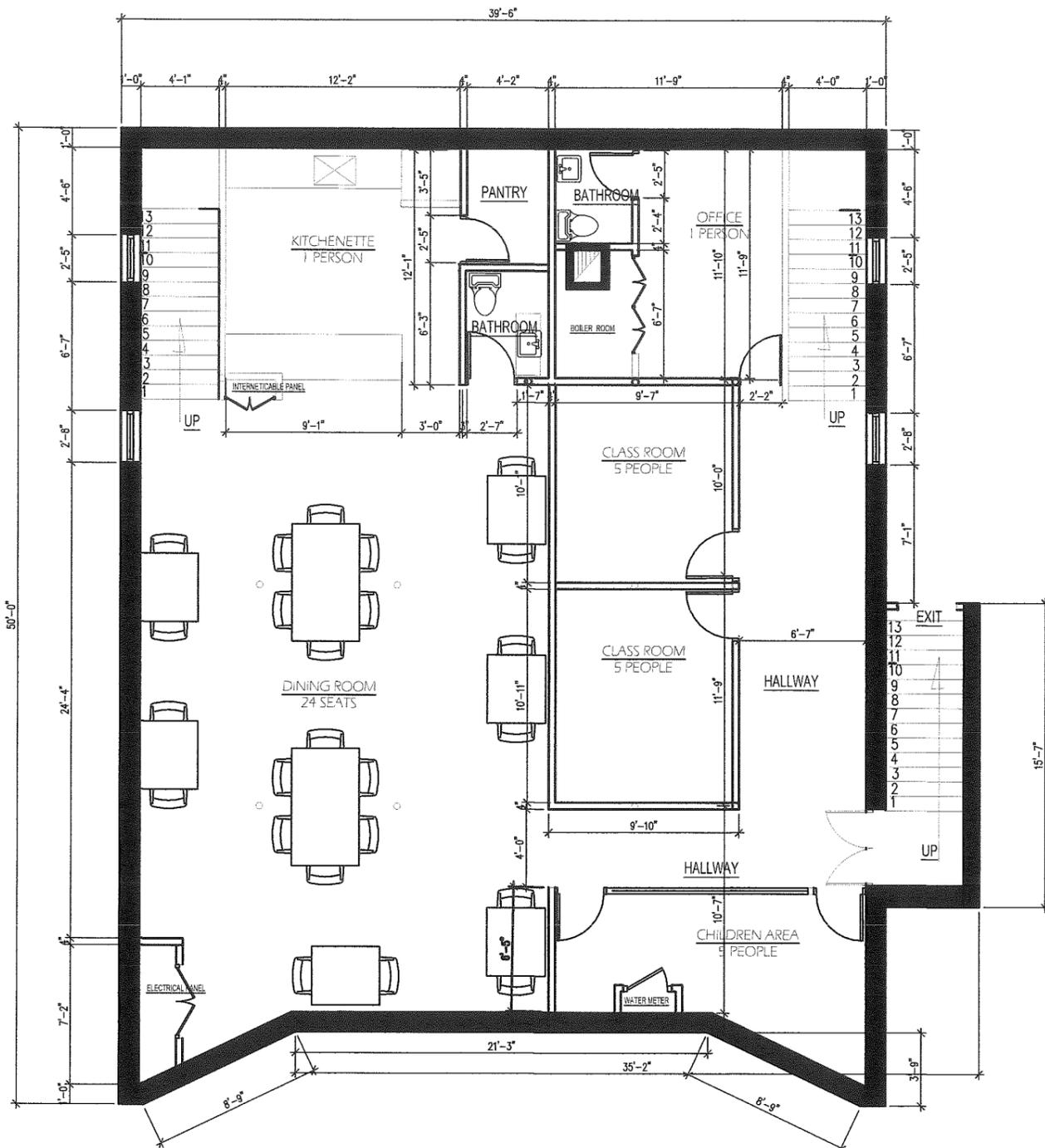
21 DECEMBER 2014

DRAWN BY: jll SCALE: A  
PROJECT No.: 22-014 DATE: 07/14

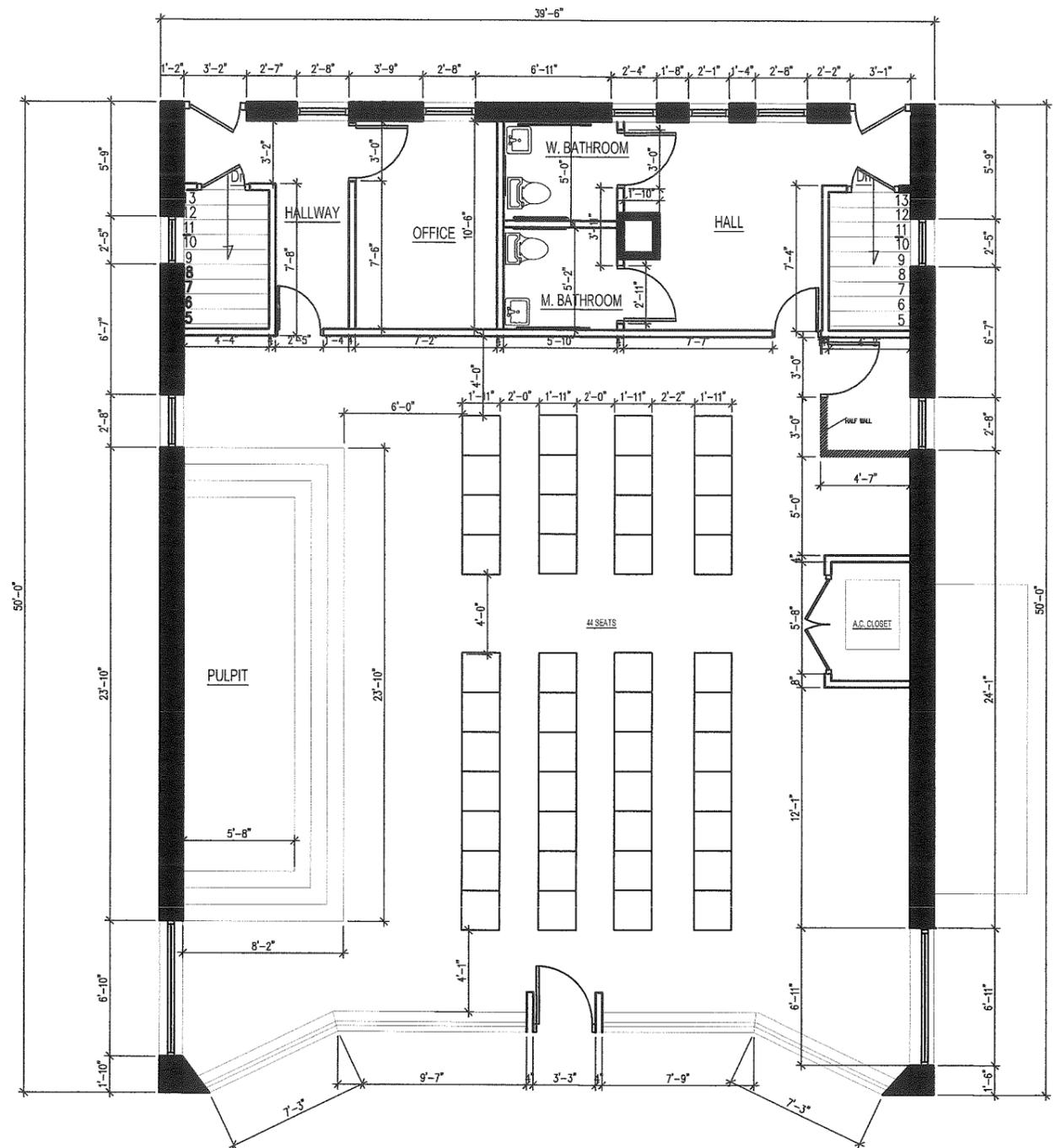
SHEET NAME:  
EXISTING  
CONDITION

SHEET No.

A1-0



1 BASEMENT PLAN  
A1.0 Scale: 1/8"=1'-0"



1 FIRST FLOOR PLAN  
A1.0 Scale: 1/8"=1'-0"

132 GA  
CRANST

OWNERS /

OWNERS /  
CARMEN A  
664 DYER  
CRANSTON

PARCEL ID:  
DISTRICT: C  
LEGAL USE:  
PROPOSED U

REVISION DATE:

JEFFREY  
AR  
110-1/2 SOU  
FOST  
401  
jeffrelykins.s



DRAWN BY: JI

PROJECT No.: 22-0

SHEET NAME:

PRO  
P

SHEET No.

A

Date & Time: Jul 28, 2