



LAW OFFICE OF TAMMY A. BOTTELLA, P.C.
255 QUAKER LANE, SUITE 600
WEST WARWICK, RHODE ISLAND 02893

TAMMY A. BOTTELLA*

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May 8, 2023

City of Cranston
Department of Building Inspection
ATTN: Stanley Pikul, Zoning Board of Review
35 Sockanosset Crossroad, Suite 600
Cranston RI, 02920

Re: Zoning Board of Review Application
Owner: Louise Bottella formerly shareholder of First Realty Holding Company f/n/a
First Realty & Loan Company
Proposed Purchaser: Milton Kalashian
Property Location: 1030 Oaklawn Avenue, Cranston, RI 02920
Tenant: Salon LiSandra (currently located at 1766 Cranston St., Cranston, RI)

Dear Mr. Pikul:

This office represents Louise Bottella, formerly shareholder of First Realty Holding Company f/n/a First Realty & Loan Company ("Current Owner") of the property located at 1030 Oaklawn Avenue, Cranston, RI 02920, and Milton Kalashian ("Proposed Purchaser") who is purchasing the property located at 1030 Oaklawn Avenue, Cranston, RI 02920, subject to Zoning Approval of a hair salon versus the current approved use as a Commercial Professional Office Mortgage Company ("Premises"). As you know, the Premises is currently zoned as a professional office space Zone A8, however, my client is applying with the City of Cranston Zoning Board of Review to have it approved for use as a hair salon. The Premises will not change nor will the dimensions or frame of the current sign, they will both remain as they currently stand with just the new tenant's name on the sign and the use being a hair salon. Enclosed for your review, please find the following documents in conjunction with this application:

1. City of Cranston Zoning Board of Review Application with both the Current Owner, Louise Bottella, current owner & former shareholder of First Realty Holding Company f/n/a First Realty & Loan and the Proposed Purchaser, Milton Kalashian;
2. Nine (9) 400' radius maps, drawn to scale, with Legal Map Disclaimer - obtained from the City of Cranston Assessor's Office;
3. Two (2) typed Abutters Lists - obtained from the City of Cranston Assessor's Office;
4. Two (2) sets of stick-on mailing labels for abutter notices - obtained from the City of Cranston Assessor's Office;
5. Three (3) photographs of the property taken at various angles;
6. Nine (9) sets of Floor Plans;
7. Nine (9) site plans prepared by Ocean State Planners, Inc.; and

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8. Proposed street sign with measurements (picture of the current sign in front of the property included); and
9. Copy of previous Deed into Louise Bottella as Shareholder of First Realty Holding Company and a copy of the current recorded Deed in the name of Louise Bottella individually.

Kindly place this application on the docket for your June 14, 2023 hearing at 6:30 p.m. or as soon as possible. If you have any questions, please do not hesitate to call my cell phone number at (401) 864-7557.

Thank you for your assistance in this matter.

Very truly yours

Jammy A Bottella

TAB: smb
Enclosures:

**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: 5/8/2023

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: Louise Bottella

ADDRESS: 70 Ellison Street, Cranston, RI ZIP CODE: 02920

APPLICANT: Louise Bottella, Owner & former Shareholder of First Realty Holding Company f/n/a First Realty & Loan Company together with Proposed Purchaser Milton Kalashian

ADDRESS: 70 Ellison Street, Cranston, Rhode Island ZIP CODE: 02920

LESSEE: Salon Lisandra

ADDRESS: 1766 Cranston Street, Cranston, RI ZIP CODE: Cranston Rhode Island 02920

1. ADDRESS OF PROPERTY: 1030 Oaklawn Avenue, Cranston, RI

2. ASSESSOR'S PLAT #: 18/4 BLOCK #: _____ ASSESSOR'S LOT #: 1285 WARD: _____

3. LOT FRONTAGE: 100 Feet LOT DEPTH: 132 Feet LOT AREA: 13,202 sqft plus or minus

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A8 30% 35 Feet
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 20 Feet PROPOSED: Same

6. LOT COVERAGE, PRESENT: 1,490 sqft (11%) of PROPOSED: Same
13,202 square foot total
lot plus or minus

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Seven Years

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes

9. GIVE SIZE OF EXISTING BUILDING(S): 1,929 square feet

10. GIVE SIZE OF PROPOSED BUILDING(S): 1,929,00 square feet - no change

11. WHAT IS THE PRESENT USE? Professional Office and Mortgage Company

12. WHAT IS THE PROPOSED USE? Hair Salon

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 0

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: None. Just want a salon instead of a professional office use. The site plan by Ocean State Planners, Inc. revised October 18, 2005, and approved by City of Cranston Office of the Zoning Board of Review on December 14, 2005 (date of notice of decision) will not change-tenant will be Salon versus Mortgage Company Office and current sign will remain in same dimensions and position, just with name of new tenant.
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? Yes
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.
Section 17.20.010 Variances; Section 17.20.030 Schedule of Uses; Section 17.72.010 Signs; All Other Applicable Sections of the Cranston Zoning Ordinances
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant proposes to convert existing Professional Office use to a hair salon use of the existing building. 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 APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

<u>Louise Bottella</u> (OWNER SIGNATURE) Louise Bottella - Current Owner & former Shareholder of First Realty and Holding Company f/k/a First Realty & Loan Company	<u>(401) 864-4770</u> (PHONE NUMBER)
<u>Cyril Kalashian</u> (OWNER SIGNATURE) Proposed Purchaser Milton Kalashian	<u>(401) 641-4571</u> (PHONE NUMBER)
<u>Milton Kalashian</u> (APPLICANT SIGNATURE) Milton Kalashian	<u>(401) 641-4571</u> (PHONE NUMBER)
<u>Sandra Kalashian</u> (LESSEE SIGNATURE) Salon LiSandra, by Sandra Kalashian	<u>(401) 641-1120</u> (PHONE NUMBER)
<u>Tammy A. Bottella</u> (ATTORNEY SIGNATURE) Attorney Tammy A. Bottella	<u>(401) 864-7557</u> (PHONE NUMBER)
<u>(ATTORNEY NAME-PLEASE PRINT)</u>	

ATTORNEY ADDRESS: 255 Quaker Lane, Suite 600, West Warwick, RI 02893

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

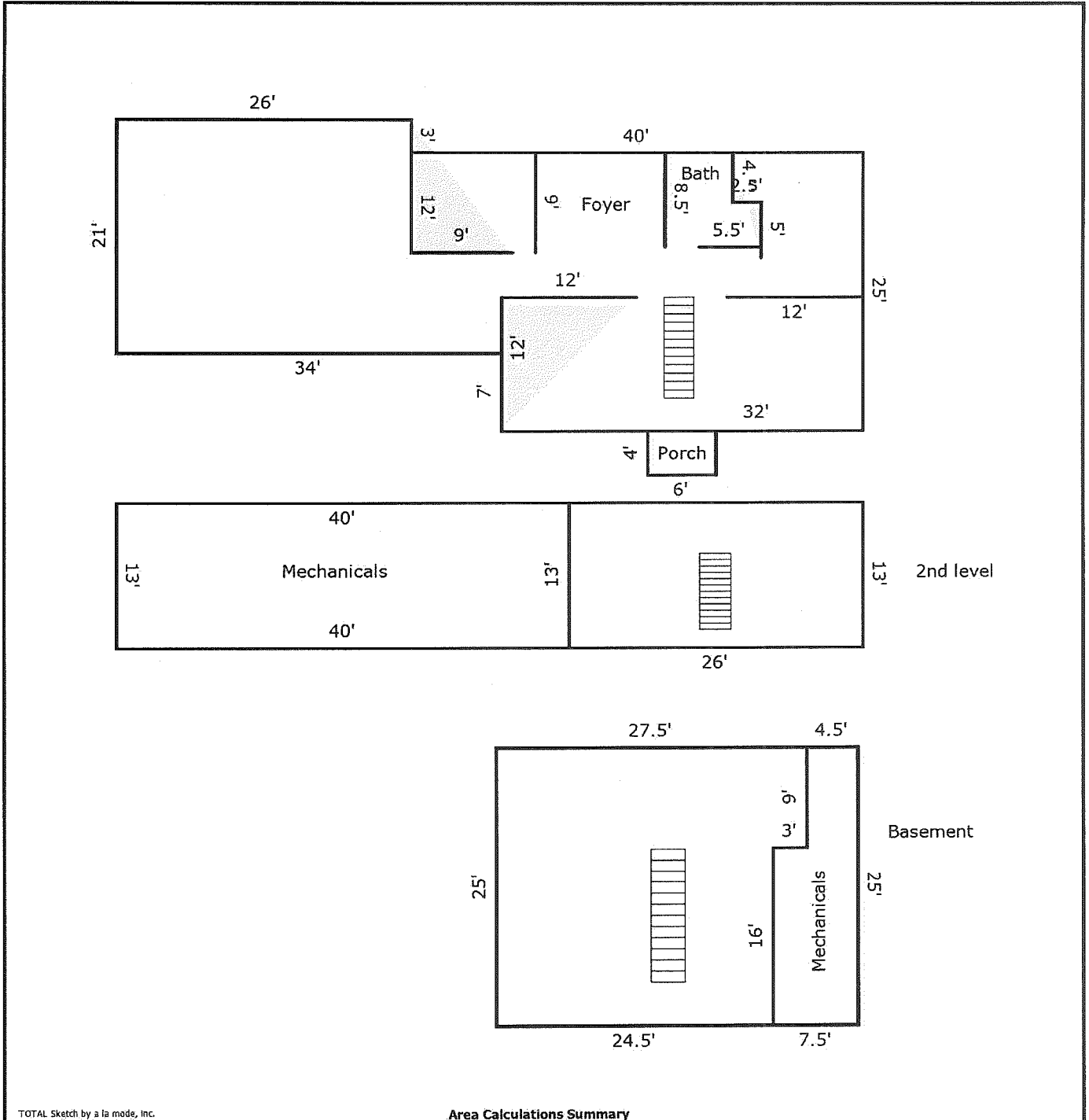






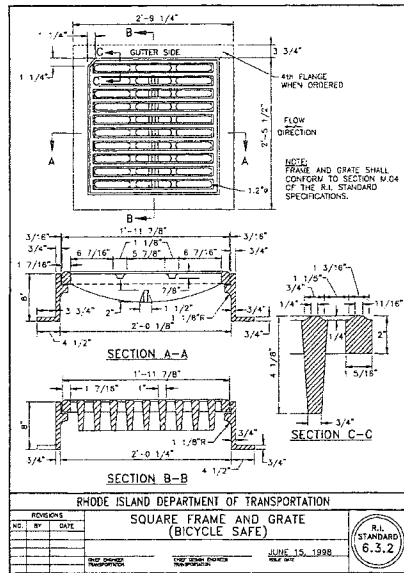
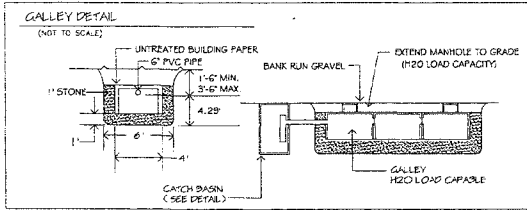
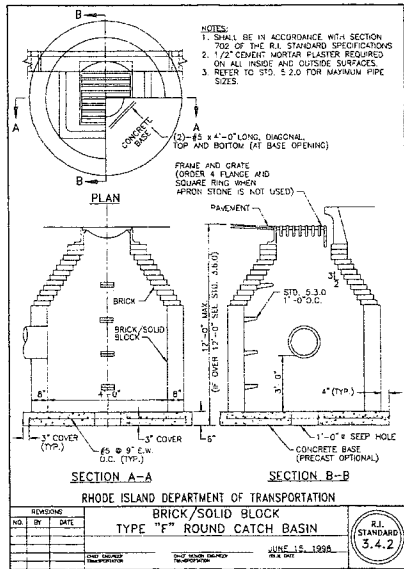
1030 OAKLAWN AVENUE- BUILDING FLOOR PLAN

Owner	Louise Bottella (shareholder and formerly First Realty Holding Company f/n/a First Realty & Loan Company)		
Property Address	1030 Oaklawn Ave		
City	Cranston	County Providence	State RI Zip Code 02920
Owner	Louise Bottella (shareholder formerly First Realty Holding Company f/n/a First Realty & Loan Company)		



Area Calculations Summary

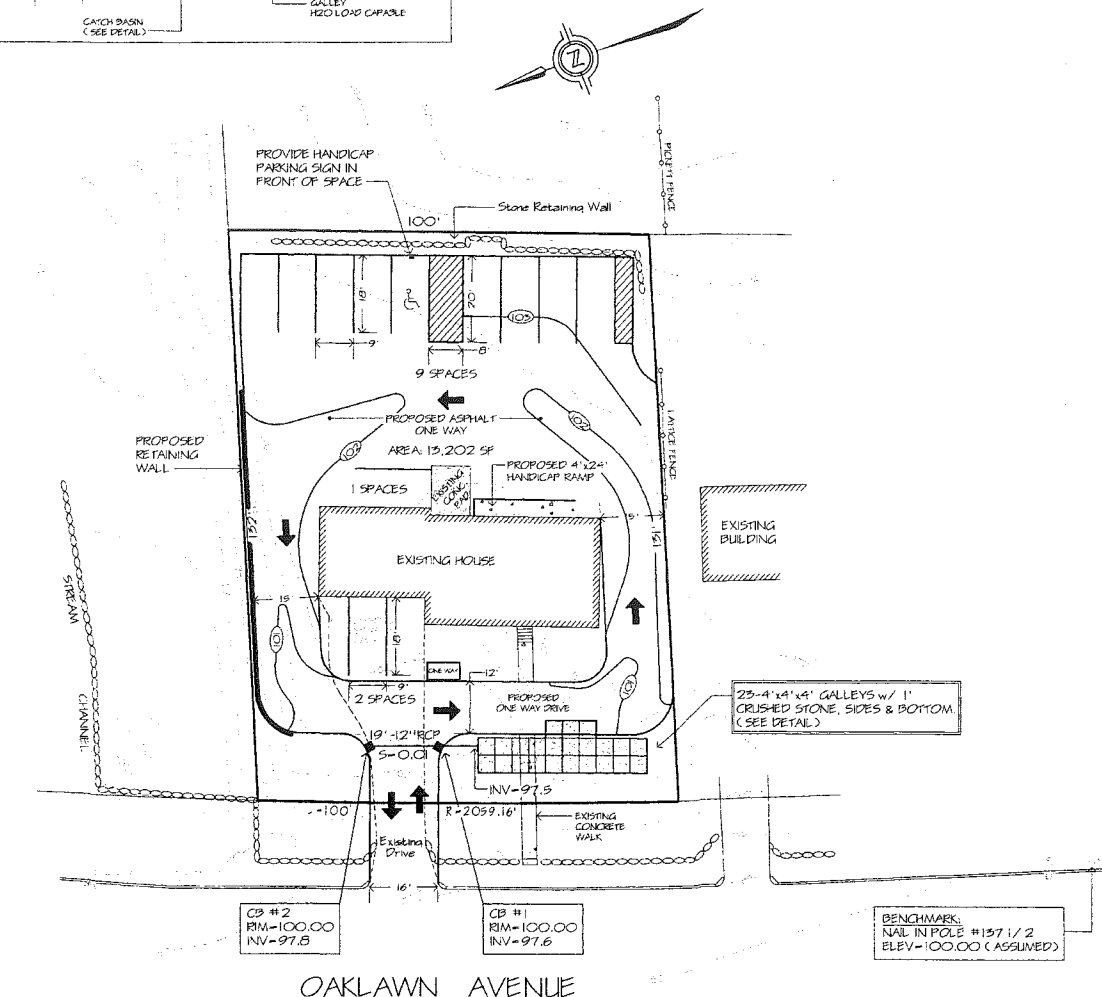
Living Area	Calculation Details	
First Floor	1490 Sq ft	21 x 26 = 546 25 x 32 = 800 8 x 18 = 144
Second Floor	338 Sq ft	13 x 26 = 338
Total Living Area (Rounded):	1828 Sq ft	
Non-living Area		
Open Porch	24 Sq ft	4 x 6 = 24
Basement	639.5 Sq ft	25 x 24.5 = 612.5 9 x 3 = 27
2 Car Attached	160.5 Sq ft	4.5 x 9 = 40.5 16 x 7.5 = 120
Concrete Patio	520 Sq ft	13 x 40 = 520



SURVEY CLASSIFICATION
 "THIS SURVEY AND PLAN CONFORM TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS."

BY: *[Signature]*
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: Oct 18, 2005



SITE PLAN
 ASSESSOR'S PLAT 18-4 LOT 1285
 CRANSTON, RHODE ISLAND
 Prepared for
 DOMENIC APOSTOLICO

Ocean State Planners, Inc.
 SURVEYORS • ENGINEERS • DESIGNERS

1255 OAKLAWN AVENUE CRANSTON RHODE ISLAND
 PHOENIX (401) 463-9656 FAX (401) 463-9239

REVISION:
 OCTOBER 18, 2005

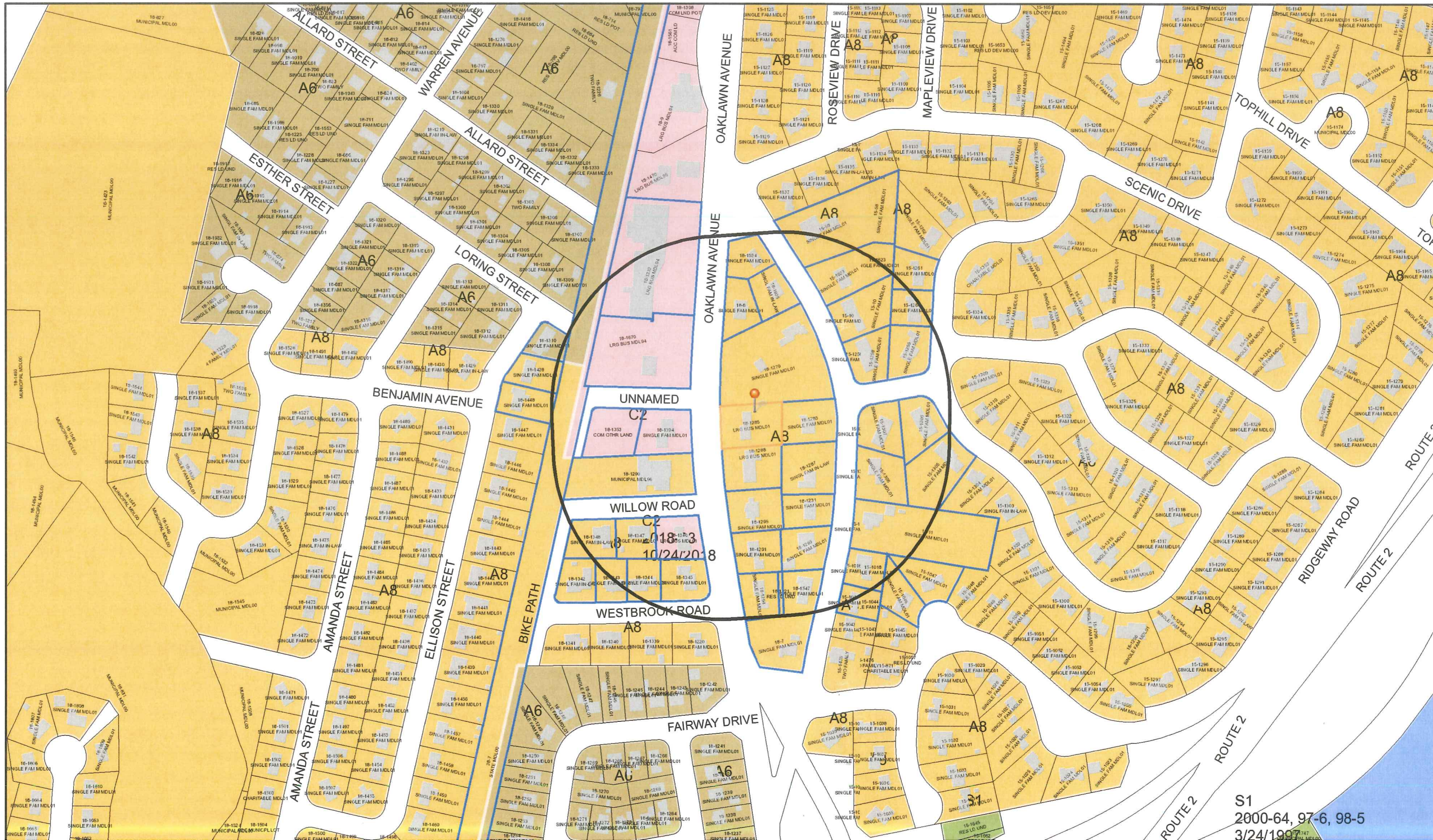
DATE: JAN. 31, 2005
 DRAWN BY: RAD
 SCALE: 1" = 20'

GRAPHIC SCALE
 0 10 20 30

SHEET
 OF 1 SHEETS
 JOB NO. 6094
 DWG. NO. 6094

PROPERTY NOW OWNED BY LOUISE BOTTELLA SINCE PURCHASE FROM DOMENIC APOSTOLICO BOTH INDIVIDUALLY AND AS SHAREHOLDER OF FIRST REALTY HOLDING COMPANY FINIA FIRST REALTY & LOAN COMPANY. NO CHANGES TO SITE PLAN BEING MADE FOR CHANGE TO HAIR SALON FROM CURRENT APPROVED USE OF MORTGAGE COMPANY.

1030 Oaklawn Ave 400' Radius Plat 18 Lot 1285



S1
2000-64, 97-6, 98-5
3/24/1987