

**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: 3/28/2024

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: Craig Sroka

ADDRESS: 580 Natick Ave ZIP CODE: 02921

APPLICANT: Craig Sroka

ADDRESS: 580 Natick Ave ZIP CODE: 02921

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 580 Natick Ave

2. ASSESSOR'S PLAT #: 18/1 BLOCK #: _____ ASSESSOR'S LOT #: 1020 WARD: 4

3. LOT FRONTAGE: 80' min LOT DEPTH: 133.50 LOT AREA: 17,767 S.F.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-8 8,000 S.F. 35' MAX
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 35' MAX PROPOSED: 35' MAX

6. LOT COVERAGE, PRESENT: 17,767 S.F. PROPOSED: 780 S.F.

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 9.5 years

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes, our original home

9. GIVE SIZE OF EXISTING BUILDING(S): 1,839 S.F.

10. GIVE SIZE OF PROPOSED BUILDING(S): 780 S.F.

11. WHAT IS THE PRESENT USE? Home, single family

12. WHAT IS THE PROPOSED USE? 2 car garage with a bonus play room for kids

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: We would like a two car garage with a room upstairs for the kids a family to hang out in.

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

16. WERE YOU REFUSED A PERMIT? No, we are asked to provide a ZBR.

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

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: We live on a corner lot. We do not have any other option. We have had these plans since 2020 (Covid). We are only a few feet and needed to file for the variances.

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

RESPECTFULLY SUBMITTED,

Craig D. Lanka
(OWNER SIGNATURE)

401-256-3048
(PHONE NUMBER)

Dana A. Lanka
(OWNER SIGNATURE)

401-559-9530
(PHONE NUMBER)

Craig D. Lanka
(APPLICANT SIGNATURE)

401-256-3048
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS:

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)