

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: 04/14/2024

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: Tyler Corsi  
ADDRESS: 94 Woodmont Drive Cranston R.I. ZIP CODE: 02920  
APPLICANT: Tyler Corsi  
ADDRESS: 94 Woodmont Drive Cranston R.I. ZIP CODE: 02920  
LESSEE: N/A  
ADDRESS: N/A ZIP CODE: N/A

1. ADDRESS OF PROPERTY: 94 Woodmont Drive Cranston R.I. 02920
2. ASSESSOR'S PLAT #: 15 BLOCK #: 4 ASSESSOR'S LOT #: 1202 WARD: 06
3. LOT FRONTAGE: 29.58' LOT DEPTH: 124.37' LOT AREA: 9,013 S.F.
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-8 11,999 S.F. 35FT  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: 16 FT PROPOSED: 19 FT
6. LOT COVERAGE, PRESENT: 34% PROPOSED: 37%
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 8 years
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes
9. GIVE SIZE OF EXISTING BUILDING(S): 1,150 S.F.
10. GIVE SIZE OF PROPOSED BUILDING(S): 1,766 S.F.
11. WHAT IS THE PRESENT USE? Single family housing
12. WHAT IS THE PROPOSED USE? Single family housing
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: We're planning to construct an extension to the existing structure which will expand the current kitchen and add a primary bedroom/bathroom.

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

16. WERE YOU REFUSED A PERMIT? Yes

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

The property is in an A8 zone the minimum side yard setback is 10FT. The proposed addition does not meet the side yard setback.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: The current house does not comply with the minimum side yard setback regulations. The proposed addition will maintain the current side yard setback without further encroaching, as the addition will only further extend the existing house.

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

RESPECTFULLY SUBMITTED,

  
(OWNER SIGNATURE)

401-440-3473  
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

  
(APPLICANT SIGNATURE)

401-440-3473  
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: \_\_\_\_\_

PRE-ZONING APPLICATION MEETING:

\_\_\_\_\_  
(PLANNING DEPT. SIGNATURE)

\_\_\_\_\_  
(DATE)