

ANGELA McDONNELL AND KYLE McDONNELL
("APPLICANTS")

AP No. 16 Lot No. 169
32 Hoffman Avenue
Cranston, RI 02920

PROJECT NARRATIVE

This project narrative is offered in connection with the application of Angela McDonnell and Kyle McDonnell ("Applicants") for a minor subdivision of land to establish one (1) additional lot under the subdivision regulations for the property at 32 Hoffman Avenue. This application is submitted under the Unified Development Review regulations.

The McDonnells have a one-half interest with Michael Bert and Sandra Bert who also own a one-half interest in the parcel.

The subject property contains an existing one family home that will be razed and is designated as Lot No. 169 on Assessor's Plat No. 16. The lot has frontage on Hoffman Avenue and Melody Lane.

The lot is in an A-8 residential zone requiring a minimum lot size area of 8,000 square feet and a minimum street frontage of at least 80 feet. The proposed subdivision meets the area requirement for both lots but does not meet the frontage requirements for the A-8 zone.

If approved, the lots will have this configuration:

Parcel A	Hoffman Avenue	8,000 sq ft	75 feet of frontage (short 5 feet)
Parcel B	Melody Lane	8,120 sq ft	75.12 feet of frontage (short 4.88 feet)

The existing house fronting on Hoffman Avenue is serviced by public water and sewer. The lot that will front on Melody Lane will be serviced by both utilities. There is an existing 8 inch sewer line in Melody Lane that will be extended to the newly created lot.

The subdivision will require the Planning Commission to grant a dimensional variance for the pre-existing frontage of both lots that are less than the required eighty (80) feet.

A waiver for sidewalks is also requested.

The applicable sections of the Zoning Code are:

17.20.120 Schedule of Intensity Regulations

Relief from the street frontage and width requirement for the A-8 zone is requested as detailed above.

17.86.010 Authorization

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The hardship is not the result of any prior action of the applicant and;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based.

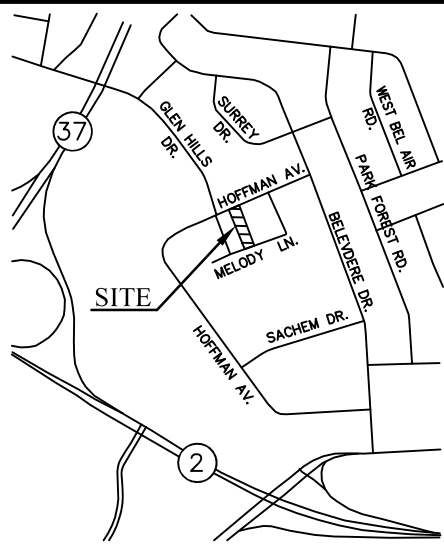
That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted.

SUMMARY

The dimensional relief sought is minimal, reasonable in nature and will allow two lots for new single family dwelling units to be created for needed housing purposes.

Prepared by:
Robert D. Murray, Esq.
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401) 946-3800 (O)
rdmurray@taftmcsally.com

Dated:8-26-26



LOCUS MAP
NOT TO SCALE

ZONING A-8

SINGLE FAMILY
AREA 8,000 S.F.
FRONTAGE 80'
SETBACKS:
FRONT 25'
SIDE 8'10"
REAR 20'
MAXIMUM:
LOT COVERAGE 30%
BUILDING HIEGHT 35'

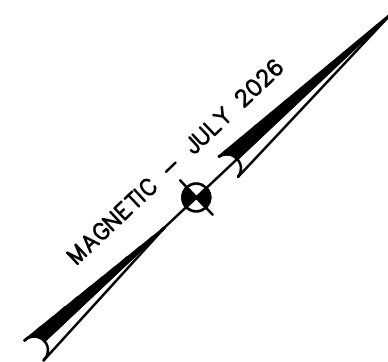
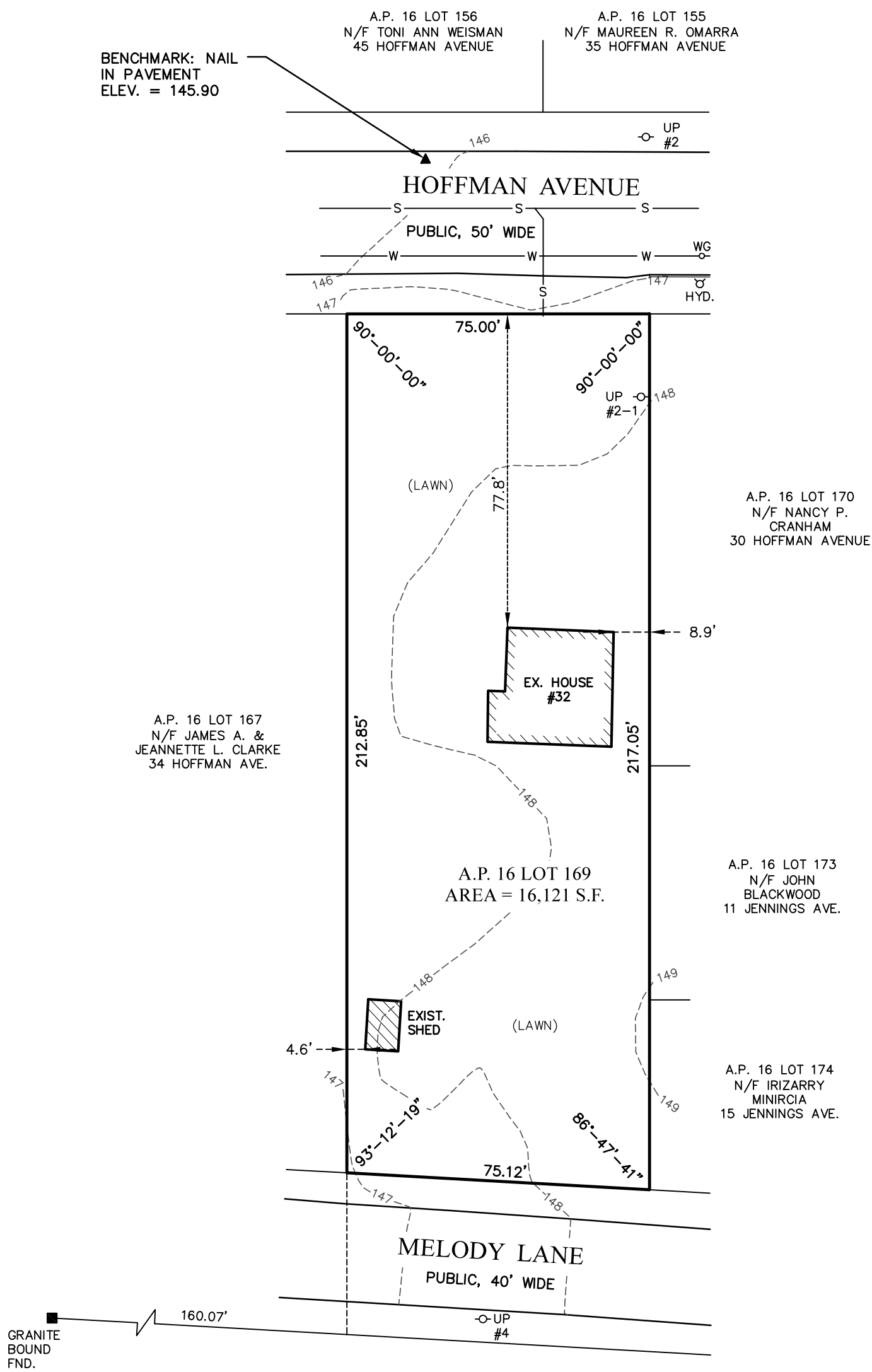
LEGEND

EXISTING HYDRANT
EXISTING WATER GATE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING UTILITY POLE

HYD.
WG
W
S
UP

REFERENCE

PLAN ENTITLED: "THE CRANSTON PARK PLAT OF THE TURNER LAND LYING BETWEEN THE OAK-LAWN STATION AND CITY RESERVOIR CRANSTON, R.I.", DATED APRIL 1874, PREPARED BY A.R. SWEET AND FILED ON PLAT CARD #663.



NOTES

- OWNER: A.P. 16 LOT 169
ANGELA & KYLE McDONNELL
MICHAEL & SANDRA BERT
110 SWEETBRIAR DIVE
CRANSTON, RI 02920
- THE SUBJECT PARCELS DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS SHOWN IN ZONE X , AREAS OF MINIMAL FLOODING, ON FEMA FLOOD INSURNACE RATE MAP COMMUNITY PANEL NO. 44007C0314H, DATED 10/2/2015.
- THERE ARE NO KNOWN WETLAND OR WATERCOURSES ON THE SUBJECT PARCEL.
- THERE ARE NO KNOWN UNIQUE/HISTORIC FEATURES, RIGHTS OF WAY OR CEMETERIES ON THE SUBJECT PARCEL, STONE WALLS ARE SHOWN HEREON.
- THE SUBJECT PARCEL DOES NOT LIE WITHIN ANY OF THE FOLLOWING PER RIDEM'S ENVIRONMENTAL RESOURCES MAP:
 - NATURAL HERTAGE AREA
 - 200' COASTAL BUFFER/ SPECIAL MANAGEMANT PLAN OF RI CRMC
 - GROUNDWATER PROTECTION AREA
 - WELLHEAD PROTECTION AREA
 - GROUNDWATER RECHARGE AREA
 - AREA WITHIN A TMDL WATERSHED
 - AN OWTS CRITICAL RESOURCE AREA
 - DRINKING WATER SUPPLY WATERSHED
 - NATIONAL REGISTER OF HISTORIC PLACES
 - CRANSTON HISTORIC DISTRICT
- SOIL TYPE DESIGNATION PER SOIL SURVEY OF RHODE ISLAND:
PD - URBAN LAND COMPLEX - WELL DRAINED SOIL
- THERE ARE EXISTING WATER, SEWER AND GAS LINES IN HOFFMAN AVENUE & MELODY LANE, LOCATIONS TO BE DETERMINED.
- VARIANCE REQUESTS:
DIMENSIONAL VARIANCE REQUEST FROM SECTION 17.20.120, SCHEDULE OF INTENSITY REGULATIONS, FOR MINIMUM LOT WIDTH AND FRONTAGE.

STREET INDEX

HOFFMAN AVENUE
MELODY LANE



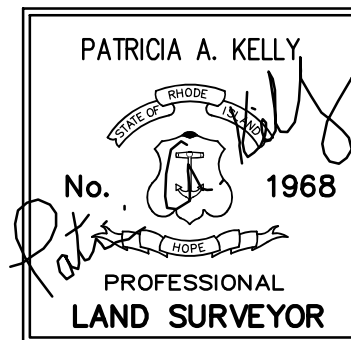
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 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
VERTICAL CONTROL STANDARD: V-3
TOPOGRAPHIC SURVEY ACCURACY: T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
MINOR SUBDIVISION

BY: Patricia A. Kelly 08/24/26
PATRICIA A. KELLY, PLS #1968 COA #A734 DATE



NO.	REVISION	DATE	BY
1	ADDED NOTE #8	08/26/26	
PRELIMINARY - MINOR SUBDIVISION EXISTING CONDITIONS PLAN "McDONNELL PROPERTY"			
ANGELA & KYLE McDONNELL HOFFMAN AVENUE & MELODY LANE CRANSTON, RI A.P. 16 LOT 169			
KELLY LAND SERVICES, INC. kellylandservices@gmail.com LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS			
97 BUCKS WAY TIVERTON, RI 02878 401-293-0535		DATE: 08/24/26 SCALE: 1"=30'	
GREENVILLE, RI 02828 401-232-2620		SHEET NO: 1 OF 3 PROJ. NO: 260702-EX	

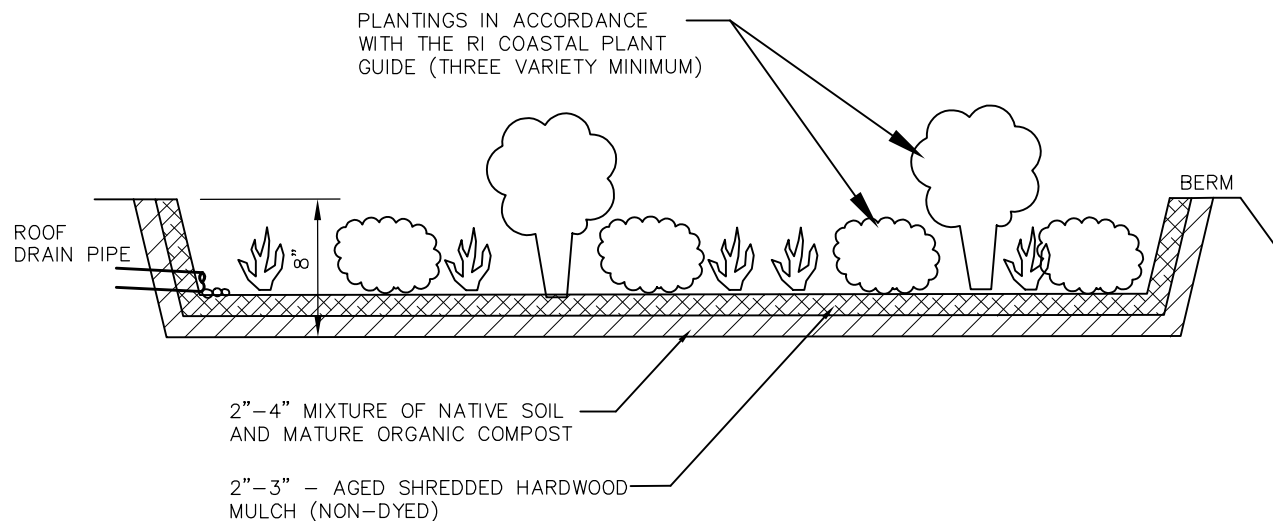
ZONING A-8

SINGLE FAMILY
AREA 8,000 S.F.
FRONTAGE 80'
SETBACKS:
FRONT 25'
SIDE 8'10'
REAR 20'
MAXIMUM:
LOT COVERAGE 30%
BUILDING HIEGHT 35'

LEGEND

EXISTING CONTOUR ----- 148
ZONING SETBACK LIMIT -----
LIMIT
EXISTING HYDRANT ○ HYD.
EXISTING WATER GATE ○ WG
EXISTING WATER LINE ----- W -----
EXISTING SEWER LINE ----- S -----
EXISTING UTILITY POLE ○-UP
PROPOSED SILT FENCE ---|---|---|---

- FINAL PLANTINGS TO BE CHOSEN AND INSTALLED BY OWNER OR OWNER REPRESENTATIVE. REFERENCE THE RHODE ISLAND COASTAL PLANT GUIDE AT www.uri.edu/cels/ceoc/coastalPlants/CoastalPlantGuide.



RAIN GARDEN DETAIL

INSTALL 2 - 6'x11' RAIN GARDENS
1600 S.F. ROOF = 128 S.F. RAIN GARDEN

SEE THE RI STORMWATER MANAGEMENT GUIDANCE
FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL
LOT DEVELOPMENT

THE SOIL SURVEY OF
RHODE ISLAND CATALOG
LISTS THIS AREAS PD
-URBAN LAND COMPLEX,
A SOIL EVALUATION HAS
NOT BEEN CONDUCTED

BENCHMARK: NAIL
IN PAVEMENT
ELEV. = 145.90

INSTALL 2 - 6'x11' RAIN
GARDENS TO COLLECT
ROOF RUN-OFF
BOTTOM ELEV. = 146.8

A.P. 16 LOT 167
N/F JAMES A. &
JEANNETTE L. CLARKE
34 HOFFMAN AVE.

INSTALL 2 - 6'x11' RAIN
GARDENS TO COLLECT
ROOF RUN-OFF
BOTTOM ELEV. = 146.8

HOFFMAN AVENUE

PARCEL A IS TO UTILIZE
THE EXISTING UTILITY
CONNECTION IN PLACE
FOR THE FORMER HOUSE

A.P. 16 LOT 170
N/F NANCY P.
CRANHAM
30 HOFFMAN AVENUE

PROPOSED SILT FENCE
OR SILT SOCK EROSION
CONTROL - TYP.

A.P. 16 LOT 173
N/F JOHN
BLACKWOOD
11 JENNINGS AVE.

A.P. 16 LOT 174
N/F IRIZARRY
MINIRCIA
15 JENNINGS AVE.

MELODY LANE

PARCEL B UTILITY
CONNECTION ARE TO BE
COORDINATED WITH THE
APPROPRIATE DEPARTMENTS

NOTES

- OWNER: A.P. 16 LOT 169
ANGELA & KYLE McDONNELL
MICHAEL & SANDRA BERT
110 SWEETBRIAR DIVE
CRANSTON, RI 02920
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MELODY LANE



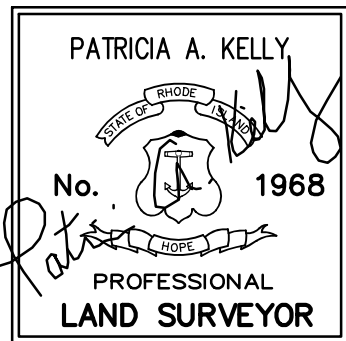
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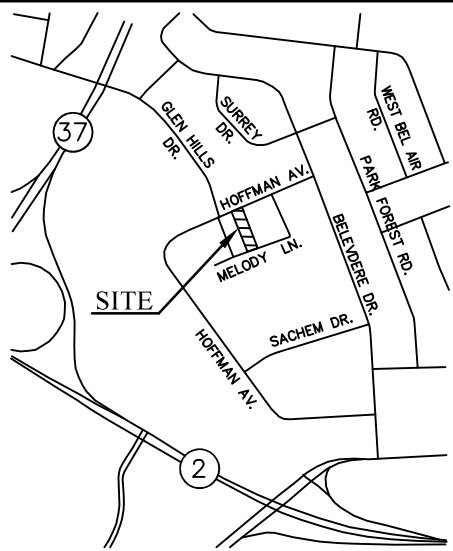
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MINOR SUBDIVISION

BY: *Patricia A. Kelly* 08/26/26
PATRICIA A. KELLY, PLS #1968 COA #A734 DATE



NO.	REVISION	DATE	BY
1	ADDED NOTE #8	08/26/26	
PRELIMINARY - MINOR SUBDIVISION PROPOSED SITE PLAN "McDONNELL PROPERTY"			
ANGELA & KYLE McDONNELL HOFFMAN AVENUE & MELODY LANE CRANSTON, RI A.P. 16 LOT 169			
KELLY LAND SERVICES, INC. kellylandservices@gmail.com			
LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS			
97 BUCKS WAY TIVERTON, RI 02878 401-293-0535		DATE: 08/26/26 SCALE: 1"=30'	
GREENVILLE, RI 02828 401-232-2620		SHEET NO: 3 OF 3 PROJ. NO: 260702-SP	

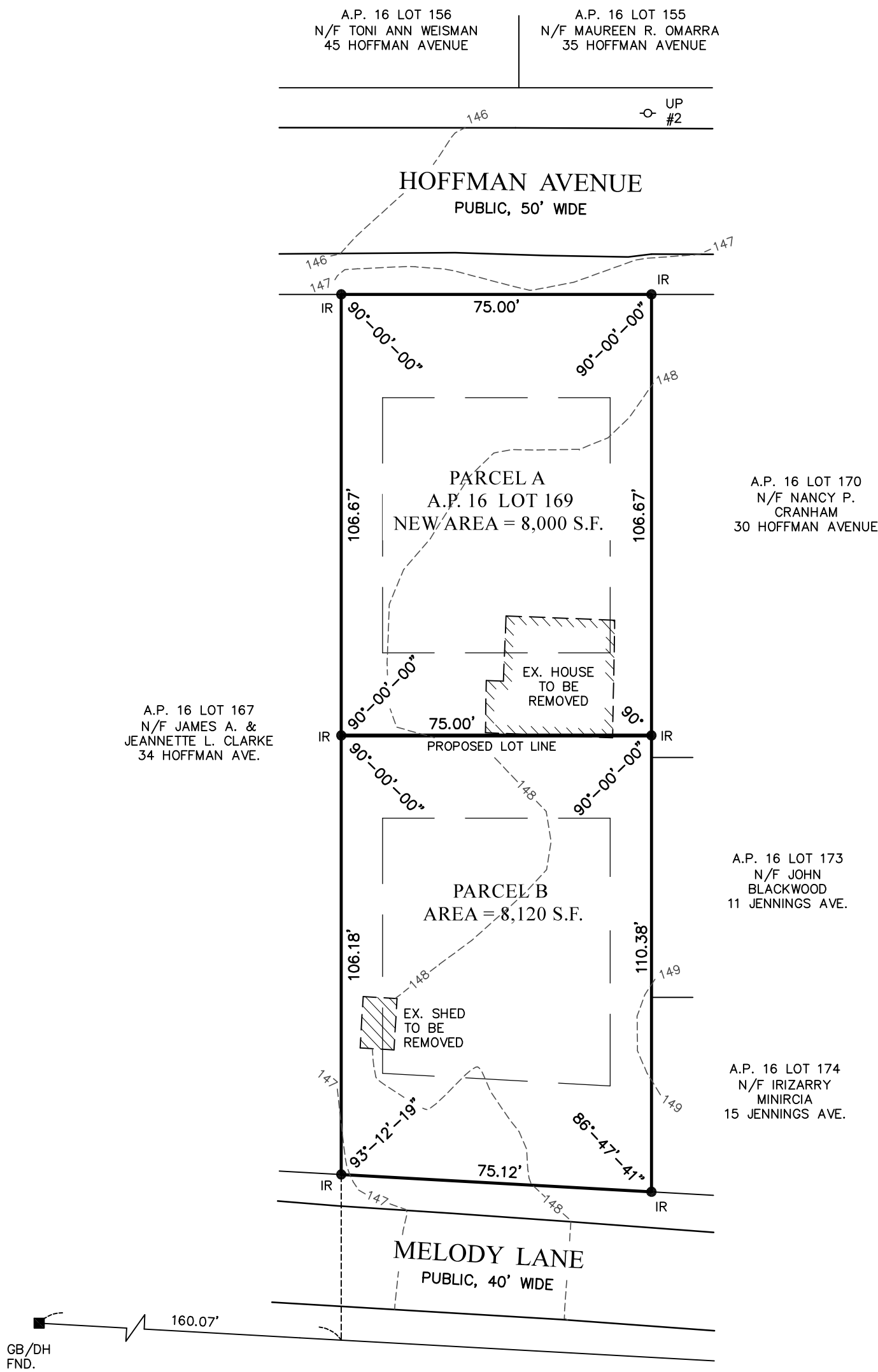


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NOT TO SCALE

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SINGLE FAMILY
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SETBACKS:
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REAR 20'
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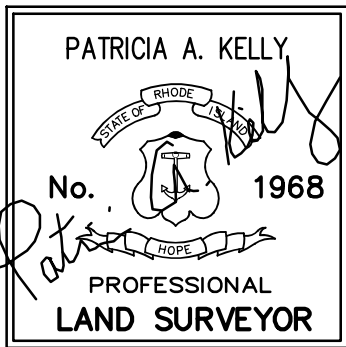
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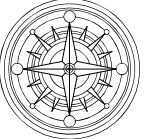
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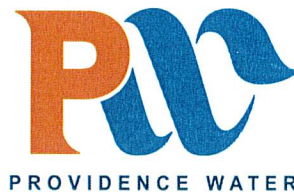
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HOFFMAN AVENUE
MELODY LANE



NO.	REVISION	DATE	BY
1	ADDED NOTE #8	08/29/26	
PRELIMINARY - MINOR SUBDIVISION LOT LAYOUT RECORD PLAN "McDONNELL PROPERTY"			
ANGELA & KYLE McDONNELL HOFFMAN AVENUE & MELODY LANE CRANSTON, RI A.P. 16 LOT 169			
KELLY LAND SERVICES, INC. kellylandservices@gmail.com			
LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS			
97 BUCKS WAY TIVERTON, RI 02878 401-293-0535		DATE: 08/24/26 SCALE: 1"=30'	
GREENVILLE, RI 02828 401-232-2620		SHEET NO: 2 OF 3 PROJ. NO: 260702-MN	



August 3, 2026

Angela McDonnell
922 Oaklawn Ave
Cranston, RI 02920

Re: 0 Melody Lane, Cranston, RI (Plat 16 Lot 169)
Water Availability

To Whom It May Concern:

In response to your request July 29, 2026, regarding water availability at the above referenced location, please be advised that Providence Water currently owns and maintains an 8-inch ductile iron water main running along Melody Lane having a static pressure of approximately 66 psi. A new water service installation is required for this location.

Presently, there are sufficient reserves in the Providence Water system for this residential subdivision. Please be advised that before the water service connection can be made to the Providence Water system, an evaluation of demand must be performed to correctly size the diameter of the domestic service line and water meter size. The costs associated with installing the water service and water meter are the responsibility of the applicant.

The applicant must complete and submit a Water Service Application for Domestic Service and Backflow Installation for review and approval. Please include a Site Utility Plan when submitting your application.

Should there be any questions regarding this information, please contact the Providence Water T&D Department at (401) 521-6300 extension 7102 for assistance.

Respectfully,
PROVIDENCE WATER SUPPLY BOARD

Federico St. Sauveur
Personnel Assistant, Engineering

CC: File



VEOLIA WATER NORTH AMERICA
140 Pettaconsett Avenue
Cranston, RI 02920

Tel : 401-467-7210
Fax : 401-781-5260
www.veoliawaterma.com

September 16, 2026

Mr. Frank Corrao
Director of Public Works
City of Cranston
869 Park Avenue
Cranston, Rhode Island 02910

**Re: Availability of Sewer Service Letter
32 Hoffman Avenue, Cranston
Assessor's Plat 16 Lot 169**

Dear Mr. Corrao,

Veolia Water, Cranston, Rhode Island (VW) has received a correspondence from Kyle McDonnell from mantisdevelopment on September 14, 2026 requesting an availability of sewer service for the above referenced address. The proposed site is located at 32 Hoffman Avenue, Cranston A.P. 16, Lot 169 which is identified on the as-built as Meshanticut Valley Part 1 Sheet 8. The lot will be split into two to build a second newly proposed single family dwelling on the eastern portion of the property facing Melody Lane. On Melody Lane, there is an available 8" sewer main but requires a main extension.

The property owner is requesting to install approximately 92 ft of 8" PVC from sewer manhole SMH8381 to the proposed site location. In addition, they are proposing to install a terminal flushing manhole with a 8" stub at the back of the manhole for a future connection. A road opening permit is required and there is a moratorium (2022) on Melody Lane which will require approval of the Director of Public Work with restoration requirements that are in accordance with the City of Cranston standards. In addition, the installation will need to conform to annex A and the City of Cranston. The proposed connection to the manhole SMH8381 will have to be core drilled with a Kor-N-Seal boot and sealed if needed. On the interior of the manhole where the LPFM enters the structure, it should be installed with a smooth transition to the invert.

At this time, sewer is available within Melody Lane which is an 8" PVC sewer main..

Please note that this is not an approval of a sewer service connection. Any new connection requirement shall be through the City of Cranston approval process. A design review fee of \$500 will be required for this review and an estimated inspection cost is included for your reference. If the new installation includes the main sewer line, manhole, and lateral for 32 Hoffman Avenue the inspection cost are included. If the lateral is installed at a later time, a new sewer lateral tie-in connection form will be required to be filled out and a fee of \$380 payable to Veolia Water will have to be submitted prior to scheduling of work.

At the end of this project, an approved as-built conforming to Annex A will be required for project closeout.

If you have any questions, you can reach me at (401) 824-0064.

Sincerely,
Veolia Water

A handwritten signature in blue ink that reads 'John C. Arruda Jr.'.

John C. Arruda Jr.
Civil Engineer - Underground Asset Manager

xc: Earl Salisbury, Veolia Project Manager
James Thomas, Veolia Collections Systems Supervisor



DEPARTMENT OF PUBLIC WORKS
CITY HALL, ROOM 109
869 PARK AVENUE
CRANSTON, RHODE ISLAND 02910

Sewer Availability Authorization Memorandum

Date: 9/18/2026

Property Address or Project Name: 32 Hoffman Avenue, Cranston

Assessor's Plat/Lot(s): Plat 16 / Lot 169

Applicant/Owner: Kyle McDonnell

Veolia Water Reviewer: John Arruda

Recommendation:

The attached Sewer Availability Determination Letter has been prepared by Veolia Water following review of available records and applicable sewer system capacity. Based upon that review, the attached determination is submitted for authorization by the Director of Public Works (or designee) in accordance with City procedures.

- ☐ Approve the attached Sewer Availability Determination as written.
- ☒ Approve with Comments/Conditions (see below).
- ☐ Return for Revision / Additional Information.

Director's Comments / Conditions

See attached comments on availability letter.

THE SEWER EXTENSION WILL REQUIRE
CURB TO CURB PAVEMENT RESTORATION.

Authorization

By signing below, I authorize issuance of the attached Sewer Availability Determination Letter, subject to any comments or conditions noted above.

Director of Public Works (Designee)

Signature: Frank Corrao

Printed Name: Frank Corrao, P.E.

Title: Director of Public Works

Date: 9/18/26

New Plat Review / Inspection Fee**32 Hoffman Avenue, Cranston**

	For Sewers	< 8 ft \$/lf	> 8 ft 0.16
Design Review	\$	0.19	\$ 0.19
Sewer Inspection	\$	5.21	\$ 5.78
Flow Test	\$	<u>0.39</u>	\$ <u>0.39</u>
Total	\$	5.79	\$ 6.36

Hourly Rates

Design Review	\$	101.28
Inspection/Flow Test	\$	136.25

Hours per Manhole
Inspection

<8 ft	>8 ft
4	5

32 Hoffman Avenue, Cranston

Preliminary Estimate Based On 9-8-26 Plans

Depth	< 8 ft	
Footage	92	Quantities From Design Plan 8-12-26
Manholes	1	Quantities From Design Plan 8-12-26

Not to Exceed	Hours	Cost	
Design Review	0.2	\$ 17.48	(\$500 Min. Plan Review)
Sewer Inspection	3.5	\$ 479.32	
Pressure Test	0.3	\$ 35.88	
Manhole Inspections	4.00	\$ 545.00	
Total	7.8	\$ 1,060.20	

Note(s): Estimate based on Veolia current rate of construction and is subject to change based on contractors installation rate. The contractor is responsible for providing 48 hours notice prior to construction and will provide a construction schedule and notification of work throughout duration of project. Quantity taken from design plan. All other inspections (i.e. bypass pumping) are not considered as part of this fee.

32 Hoffman Ave 400' Radius Plat 16 Lot 169





<https://geohub-cranston.hub.arcgis.com/>

Legend

- ParcelsInBuffer
- SelectedParcelsBuffer
- SelectedParcels
- Labels_Radius Maps_Lot and LU v2
- Streets Names

Hydro Poly 2001

- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Plat Bounds
- Easements partial

Zoning

- none

Parcels

- Cemeteries
- Cranston Boundary
- Roads
- Historic Overlay District

Zoning

- none

Legend

- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other

Map Scale: 1:3,038

Map created by Web Application on 8/19/2026 10:09 AM

Disclaimer: This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warrantee, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.