

**Record No: ZBR-26-44**

Zoning Board of Review Application

Status: Active

Submitted On: 8/11/2026

Applicant

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

Name of Applicant*

Daravicheth Chey

Who is Submitting this Application?*

Owner

PLEASE NOTE THAT IF THE OWNER OF SUBJECT PROPERTY IS AN LLC OR CORPORATION YOU WILL BE REQUIRED TO HAVE ATTORNEY REPRESENTATION.

Location for Application

Please Note - The Address and/or Plat/ lot is required to continue with this application

Property Location Type*

Both

Address*

88 Gansett Ave

City/Town*	Plat*
Cranston	7
Lot(s)* 	
2034 & 2035	

Type of Application

Application Type*
Use Variance
Provision(s) of the Zoning Ordinance (if known)
Describe the extent of the proposed alterations and the reasons for the requesting relief*
request to change 1st floor (unit 1) into a salon from residential

Existing Lot Specifications

Current Use of Premises*	Lot Area*
Residential	6950
Lot Frontage*	Lot Depth*
87.36	100.51

Existing Buildings & Structures

Type of Building or Structure	Square Footage
Primary Residence	1366
Building /Structure Detail if Other	

Applicant Sign off

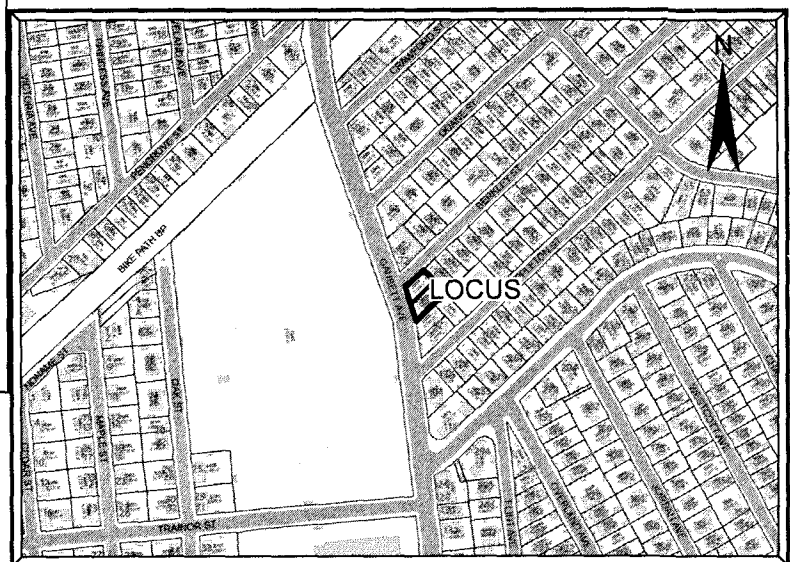
I , the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*

✓ Daravicheth Chey
Aug 11, 2026

REFERENCE:

- LOCUS LOTS 2034 & 2035 DEED - LAND EVIDENCE BK. 5563 PG. 127
- PLAT ENTITLED: "WEST ARLINGTON PLAT BELONGING TO WOOD, HARMON & CO. BY J.A. LATHAM, MARCH, 1894. PROVIDENCE, R.I." PLAT CARD 25 IN PLAT BK. 5 PG. 52.
- UNRECORDED SURVEY #9974 BY OCEAN STATE PLANNERS, INC. IN 05/05/2021, A.P. 7-5, LOT 2036.



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT B-1 / B-2 TWO FAMILY

MINIMUM LOT AREA: 8,000 S.F.
MINIMUM LOT FRONTAGE: 60 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM LOT COVERAGE: 35%
MAXIMUM STRUCTURE HEIGHT: 35 FT.

ZONING DISTRICT B-1 / B-2 MULTIFAMILY

MINIMUM LOT AREA: SEE FORMULA SECTION 30-14(a)
MINIMUM LOT FRONTAGE: SEE FORMULA SECTION 30-14(a)
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM LOT COVERAGE: 50%
MAXIMUM STRUCTURE HEIGHT: 35 FT.

PROPOSED PARKING PLAN

88 GANSETT AVENUE
TYPICAL SALON PARKING SPACE = 9.0' X 18.0'
TYPICAL RESIDENTIAL PARKING SPACE = 10.0' X 18.0'
PROPOSED:
SALON PARKING SPACES: 5
RESIDENTIAL PARKING SPACES: 2
TOTAL PROPOSED PARKING SPACES: 7

REGULATION CALCULATIONS

PER CRANSTON, R.I., CODE OF ORDINANCES § 17.64.010(1)(16) (2016)
RETAIL BUSINESS:
1 SPACE PER 300 S.Q. FEET OF GROSS FLOOR AREA OF BUILDINGS WITH AREAS OF 5,000 S.Q. FEET OR LESS
EXISTING MIXED USE DWELLING:
882.40 S.Q. FEET
CALCULATIONS:
 $882.40 / 300 = 2.94 \approx 3$
CONCLUSION:
AT LEAST 3 SPACES REQUIRED
5 SALON SPACES > 3 SALON SPACES = ACCEPTABLE

BOUNDARY STAKE-OUT SURVEY & PARKING PLAN

A.P. 7-5 / LOTS 2034 & 2035
88 GANSETT AVENUE
CRANSTON, RI 02910
SCALE: 1" = 20' DATE: JUNE 16, 2026

PREPARED FOR:
DARAVICHET CHEY
88 GANSETT AVENUE
CRANSTON, RI 02910
PHONE: (401) 743-0220

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 11334 / DWG. NO. 11334 - (GDM)

GRAPHIC SCALE: 1" = 20'

0 20 40 60

SURVEY CLASSIFICATION:

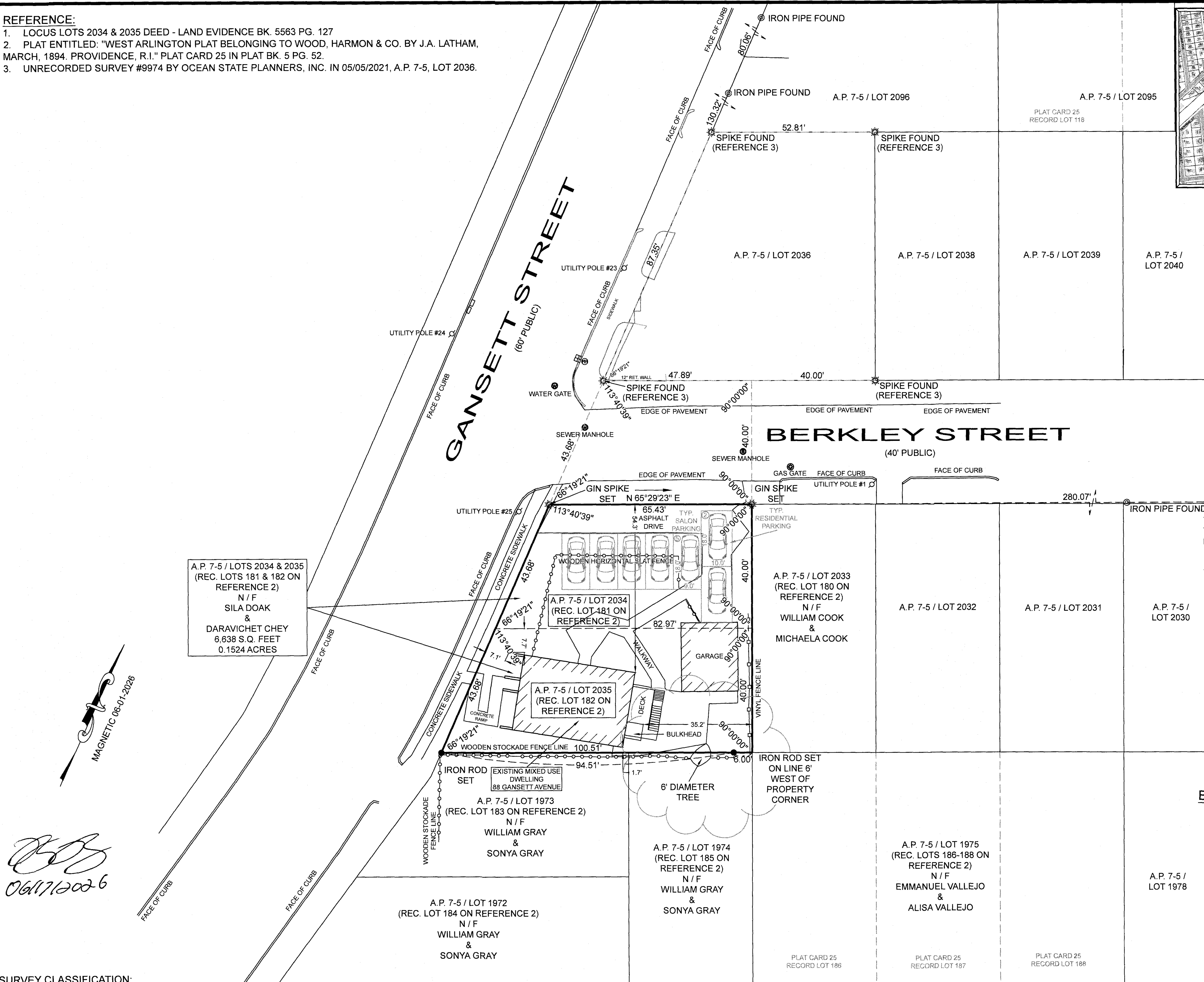
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

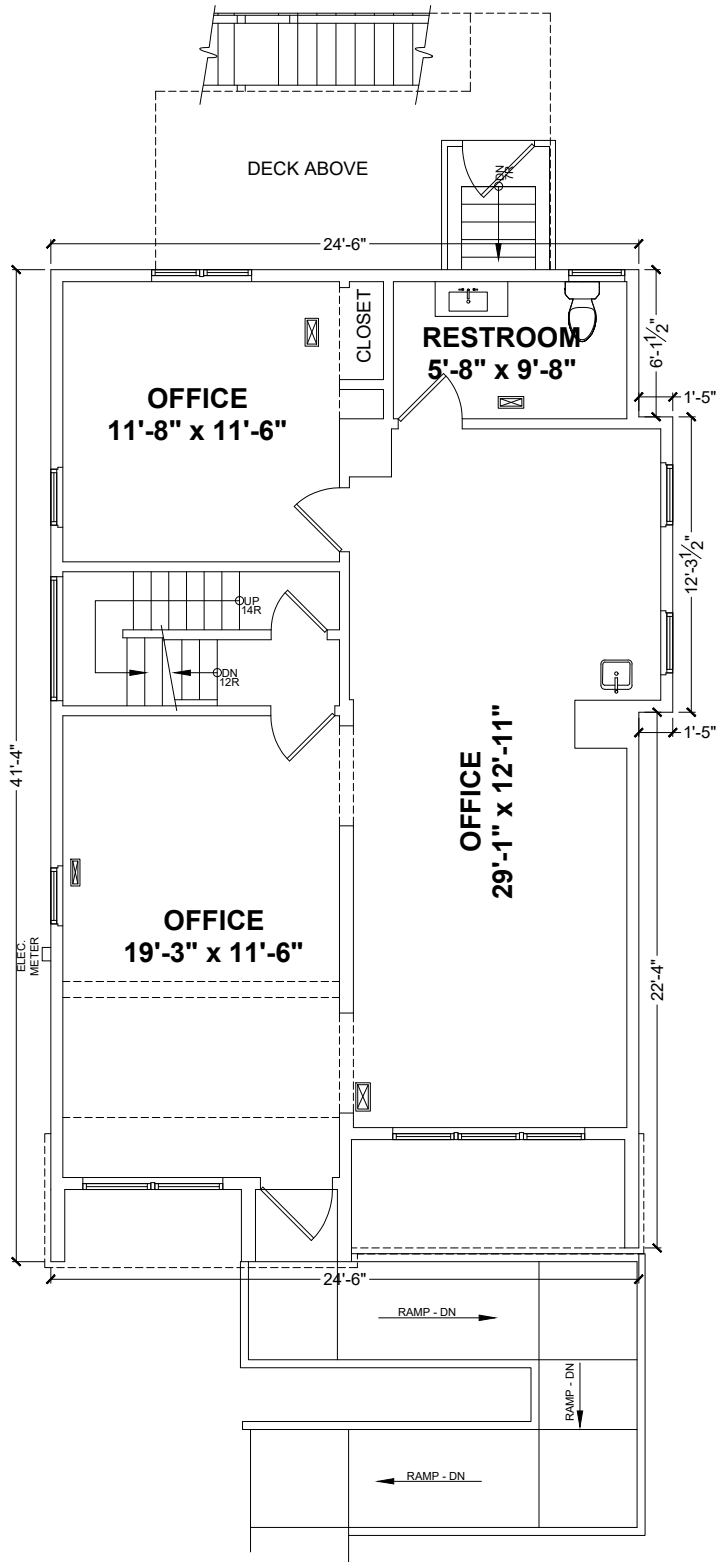
BY: *Bradley M. Bzdyra* DATE: 06/17/2026
BRADLEY MITCHELL BZDYRA, PLS. LICENSE #2556; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



BB
06/17/2026

MAGNETIC 08-01-2026



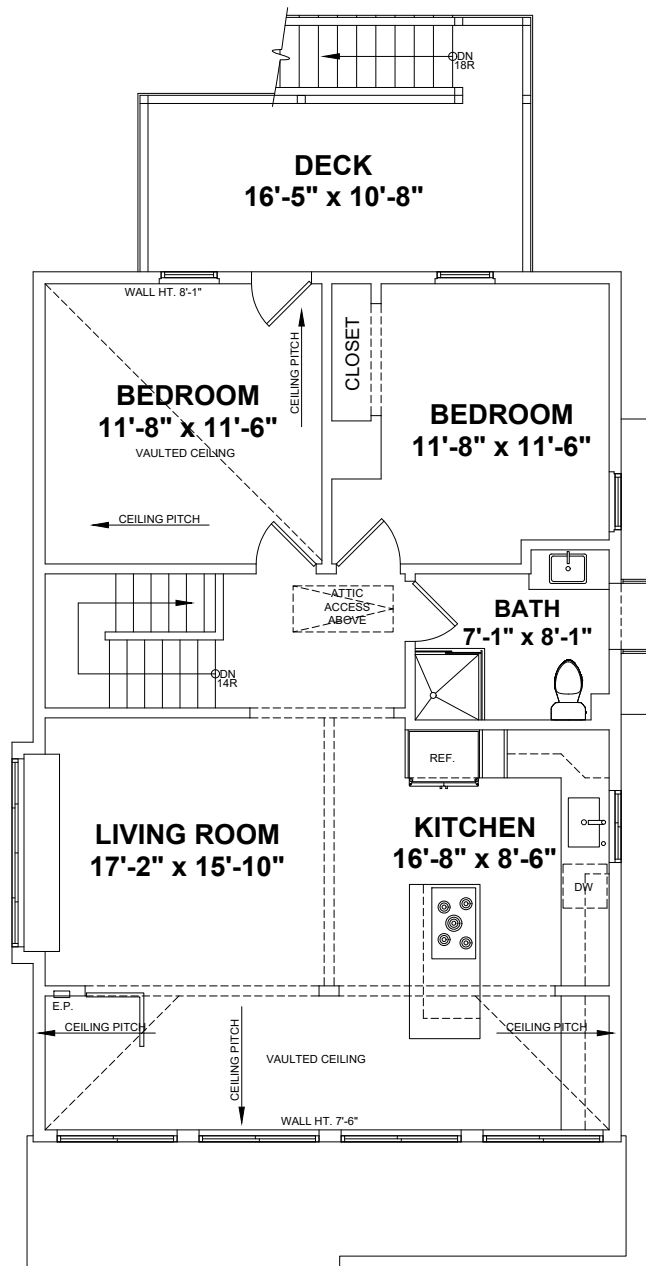
FIRST FLOOR PLAN

Ceiling Height = 8'-1"

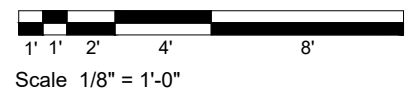


Scale 1/8" = 1'-0"

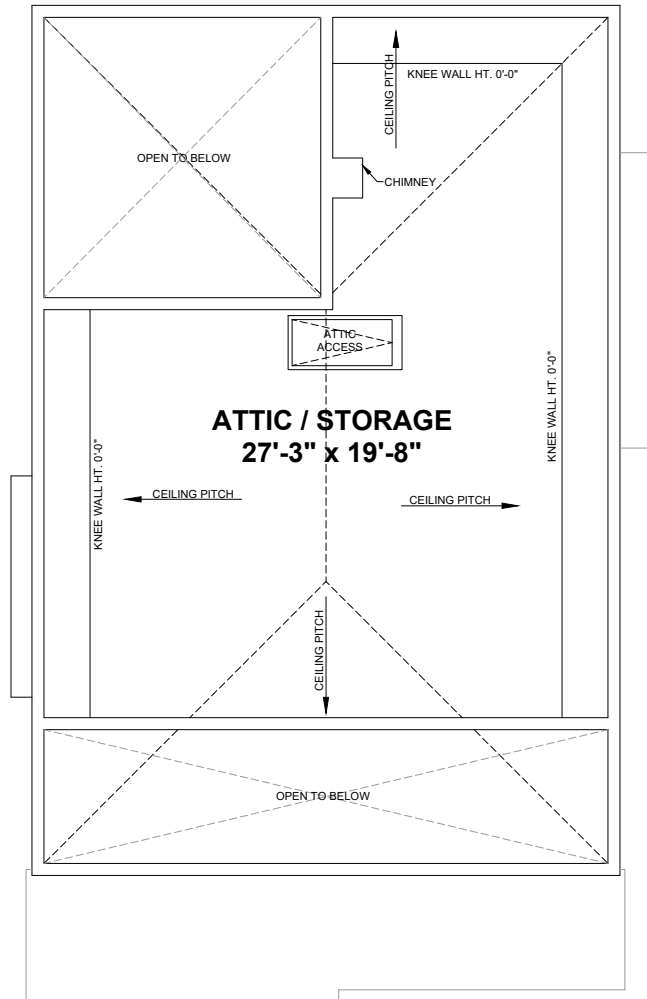
EXISTING CONDITIONS PLANS			1
JOB NO.	DATE: AUGUST 2026	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS		88 GANSETT AVENUE	
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		CRANSTON, RI	



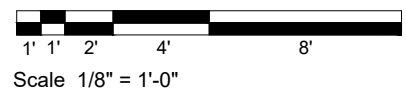
SECOND FLOOR PLAN
Ceiling Height = 8'-2"



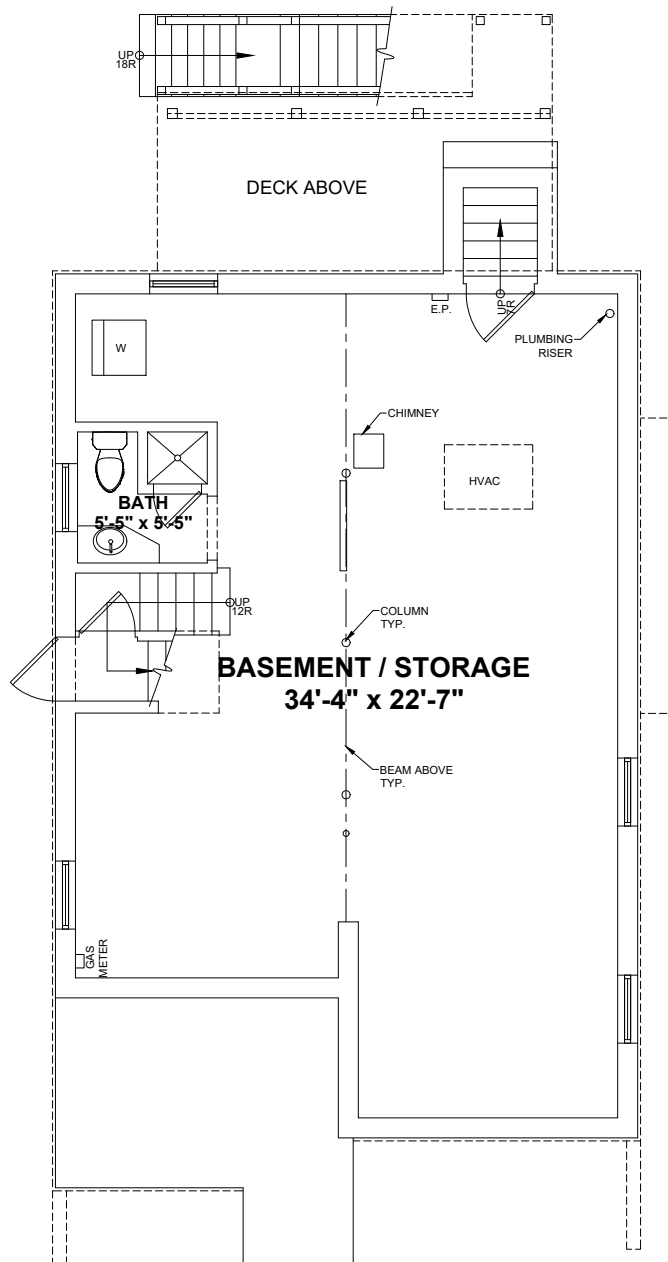
EXISTING CONDITIONS PLANS			2
JOB NO.	DATE: AUGUST 2026	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS		88 GANSETT AVENUE	
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		CRANSTON, RI	



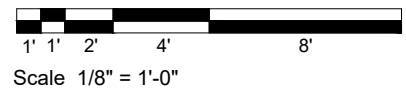
THIRD FLOOR PLAN
Ceiling Height = 6'-10"



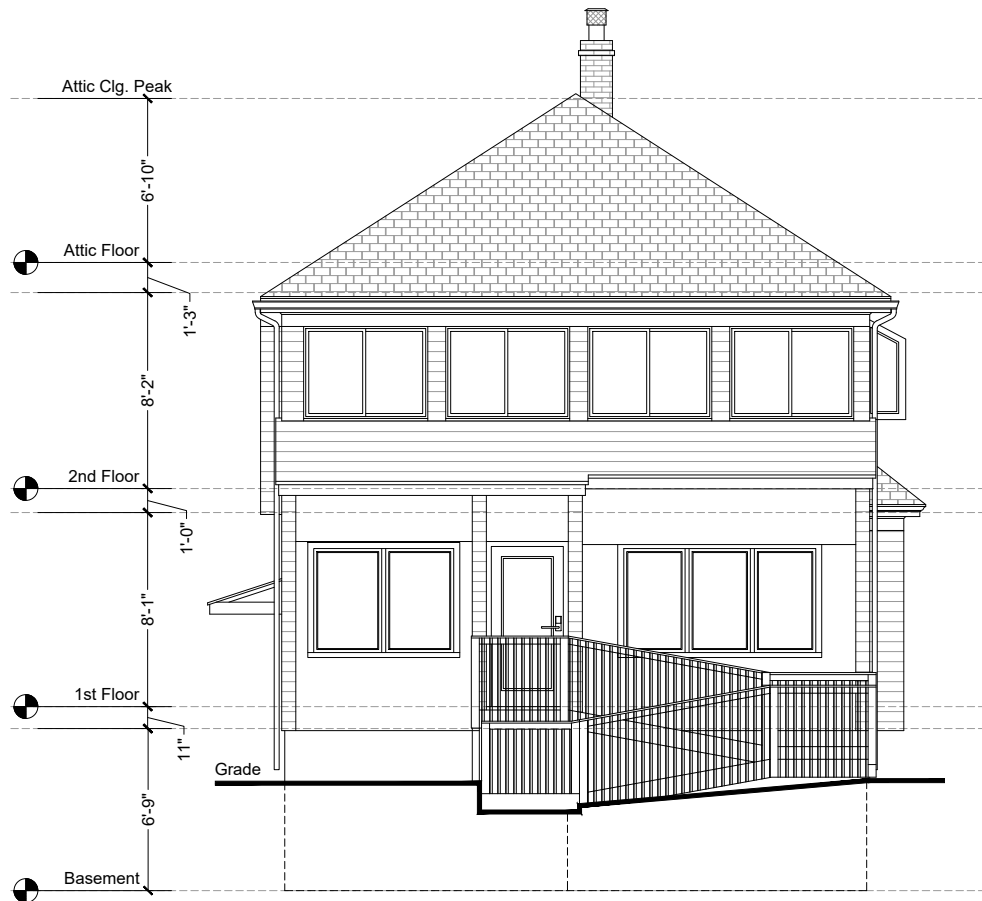
EXISTING CONDITIONS PLANS			3
JOB NO.	DATE: AUGUST 2026	SCALE: 1/8" = 1'-0"	
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398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		CRANSTON, RI	



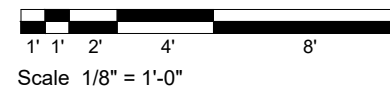
BASEMENT PLAN
Ceiling Height = 6'-9"



EXISTING CONDITIONS PLANS			4
JOB NO.	DATE: AUGUST 2026	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS		88 GANSETT AVENUE	
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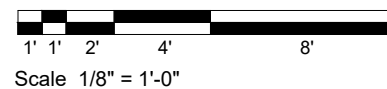
FRONT ELEVATION



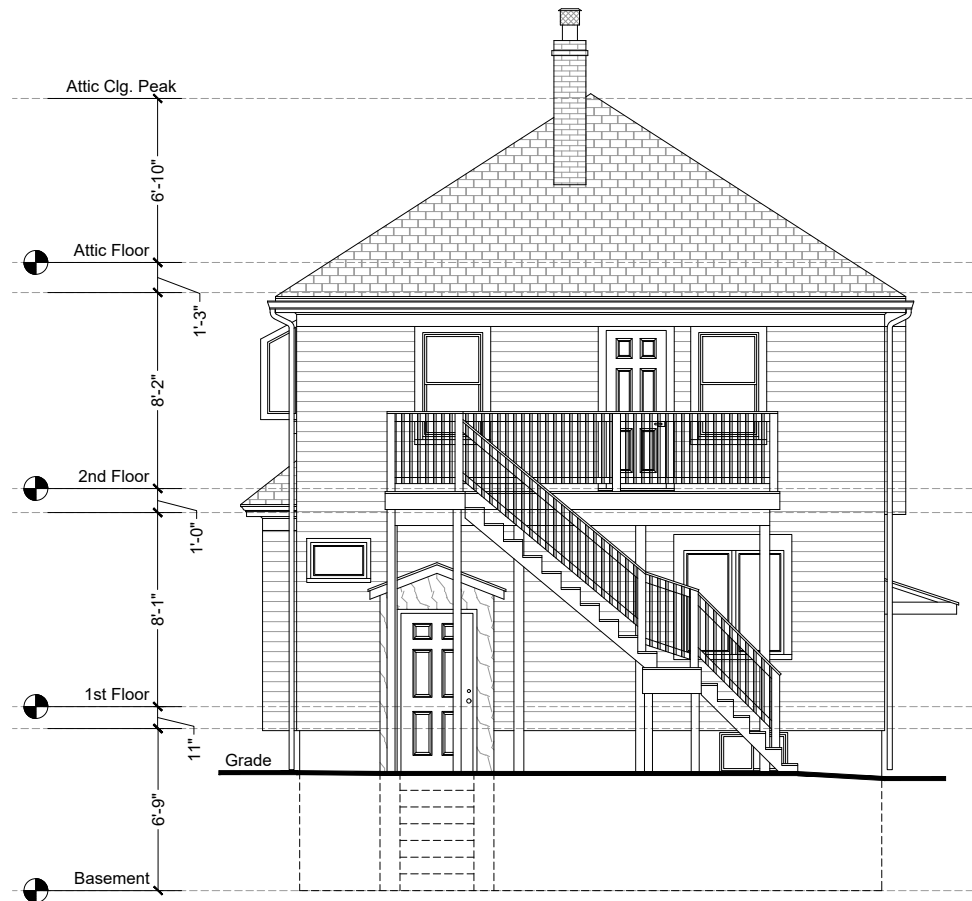
EXISTING CONDITIONS PLANS			5
JOB NO.	DATE: AUGUST 2026	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		88 GANSETT AVENUE CRANSTON, RI	



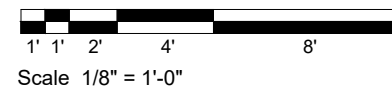
RIGHT ELEVATION



EXISTING CONDITIONS PLANS			6
JOB NO.	DATE: AUGUST 2026	SCALE: 1/8" = 1'-0"	
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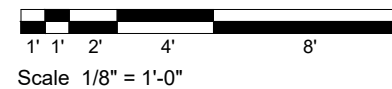
REAR ELEVATION



EXISTING CONDITIONS PLANS			7
JOB NO.	DATE: AUGUST 2026	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		88 GANSETT AVENUE CRANSTON, RI	



LEFT ELEVATION



EXISTING CONDITIONS PLANS			8
JOB NO.	DATE: AUGUST 2026	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		88 GANSETT AVENUE CRANSTON, RI	







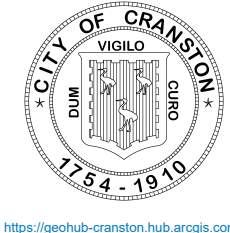
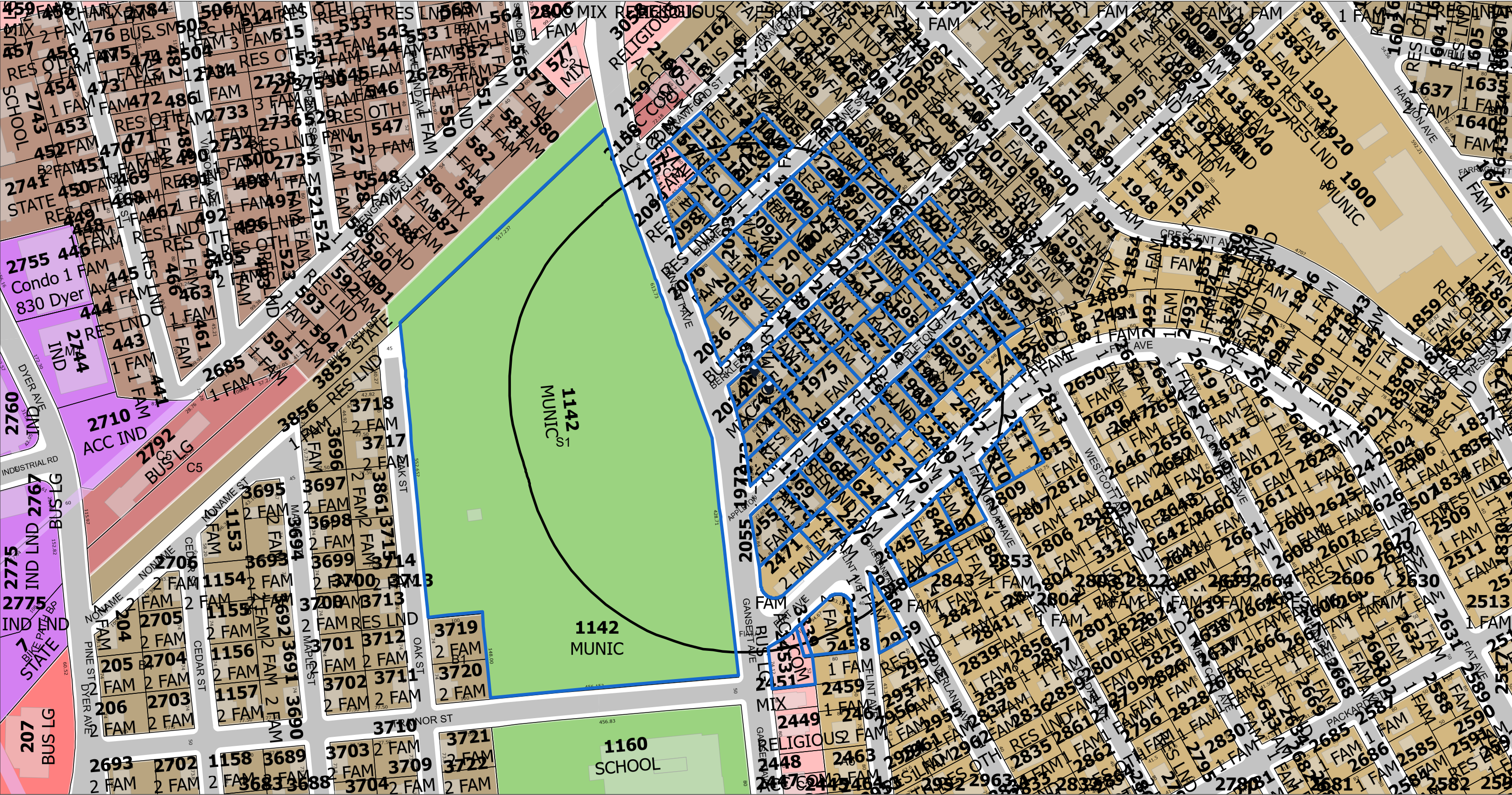




27



88 Gansett Ave 400' Radius Plat 7 Lot 2034, 2035



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

- ParcelsInBuffer
- SelectedParcelsBuffer
- SelectedParcels
- Labels_Radius Maps_Lot and LU v2
- Streets Names
- West Warwick Parcels-Reference Only

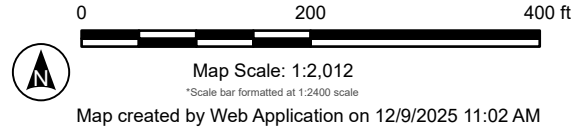
- Hydro Poly 2001
- Stream/Water Body
 - Swamp
 - Buildings
 - Cranston Boundary
 - Easements partial
 - Parcels

- Cemeteries
- Cranston Boundary
 - Roads
 - Historic Overlay District
- Zoning
- none
 - A80

- A20
- A12
- A8
- A6
- B1
- B2

- C1
- C2
- C3
- C4
- C5
- M1

- M2
- EI
- MPD
- S1
- Other



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.