

**Record No: ZBR-26-46****Zoning Board of Review Application**

Status: Active

Submitted On: 9/10/2026

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*

Eric Cox

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*

Physical Address

Address*

26 Herod St

City/Town*

cranston

Type of Application

Application Type*

Dimensional Variance

Proposed*

Other (Lot coverage, Parking, etc.)

Propose Other Detail*

8 foot fence

Total Square Footage*

8000

Width in Feet*

80

Length in Feet*

100

Height Above Grade*

8

Number of Stories*

1

Setbacks:

Indicate the amount of Dimensional Relief being sought from the property boundaries (if none please indicate 0)

Front Yard in Feet*

0

Rear Yard in Feet*

0

Side Yard in Feet*

0

Corner Side Yard in Feet*

0

Height in Feet*

2

Provision(s) of the Zoning Ordinance (if known)

17.92.010 – Variance

17.124.010 – Fences and walls.

Describe the extent of the proposed alterations and the reasons for the requesting relief*

The 12 foot tall by 8 ft wide arborvitaes have been planted by former owners back in the mid to late 1960s. The arborvitaes have reached end of cycled life of 60 years. They are encroaching of neighbors yards of 3 feet. If trimmed back to property line there will a few things that will happen. The trees will get diseased and attract more termites from dying limbs and stumps. The intent is to put up 8ft high fence in place of the 12 foot arborvitaes and keep the same privacy that have been at this location for 60 years.

Note: placement of proposed fence – from front corners of house to side property lines – follow side property lines back and along rear property line to enclose back yard.

Existing Lot Specifications

Current Use of Premises*	Lot Area*
Residential	12000
Lot Frontage*	Lot Depth*
100	0

Applicant Sign off

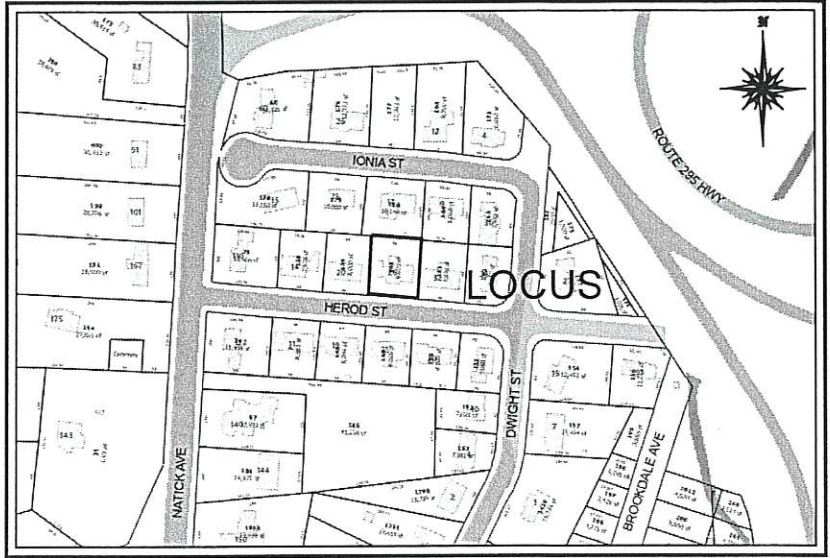
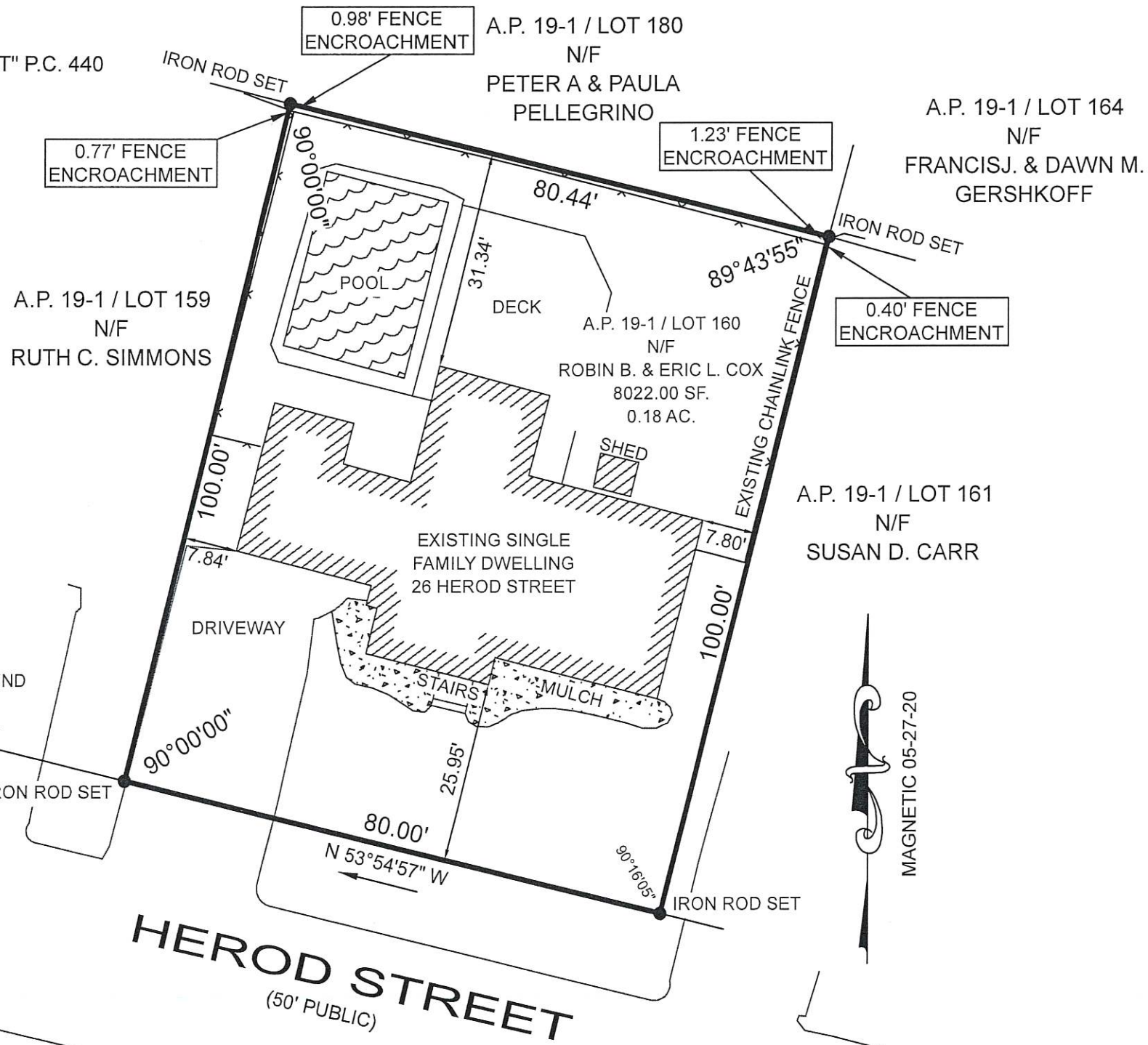
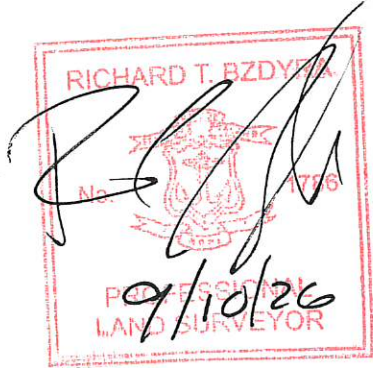
I , the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*

 eric cox
Sep 10, 2026

REFERENCE:

1. DEED BK. 4231 PG. 162
2. REC. LOT 14 "MEADOW BROOK PLAT" P.C. 440



LOCUS MAP

ZONING DISTRICT A-12

MINIMUM LOT AREA	12,000 S.F.
MINIMUM LOT FRONTAGE	100 FT.
MINIMUM SETBACKS: FRONT	25 FT.
SIDE	10 FT.
REAR	20 FT.
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	30%

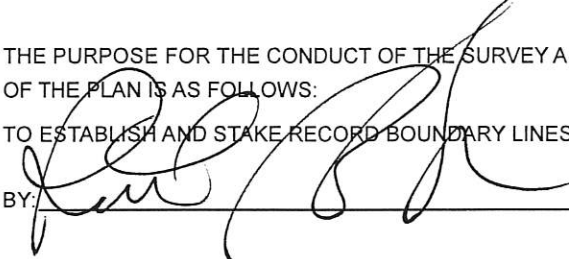
BOUNDARY STAKE-OUT SURVEY

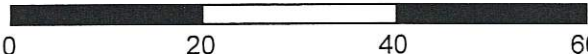
A.P. 19-1 / LOT 160
26 HEROD STREET
CRANSTON, R.I. 02920
SCALE: 1"=20' DATE: JUNE 1, 2020
REVISION DATE: AUGUST 4, 2026 (FENCE DISTANCE)
PREPARED FOR:
ROBIN B. & ERIC L. COX

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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: MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY CLASS I

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:  DATE: 9/10/26
BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9694 / DWG. NO. 9694 - (AJB)
GRAPHIC SCALE / 1" = 20'


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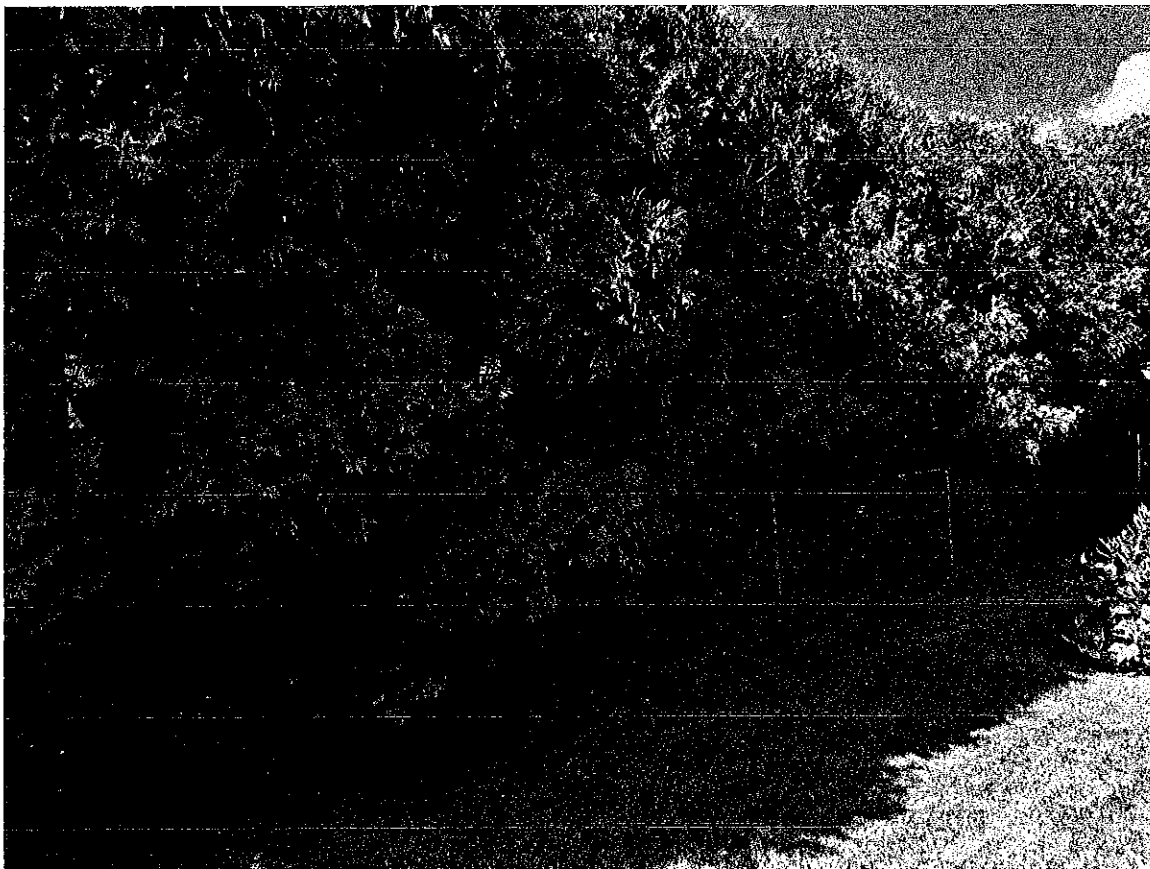
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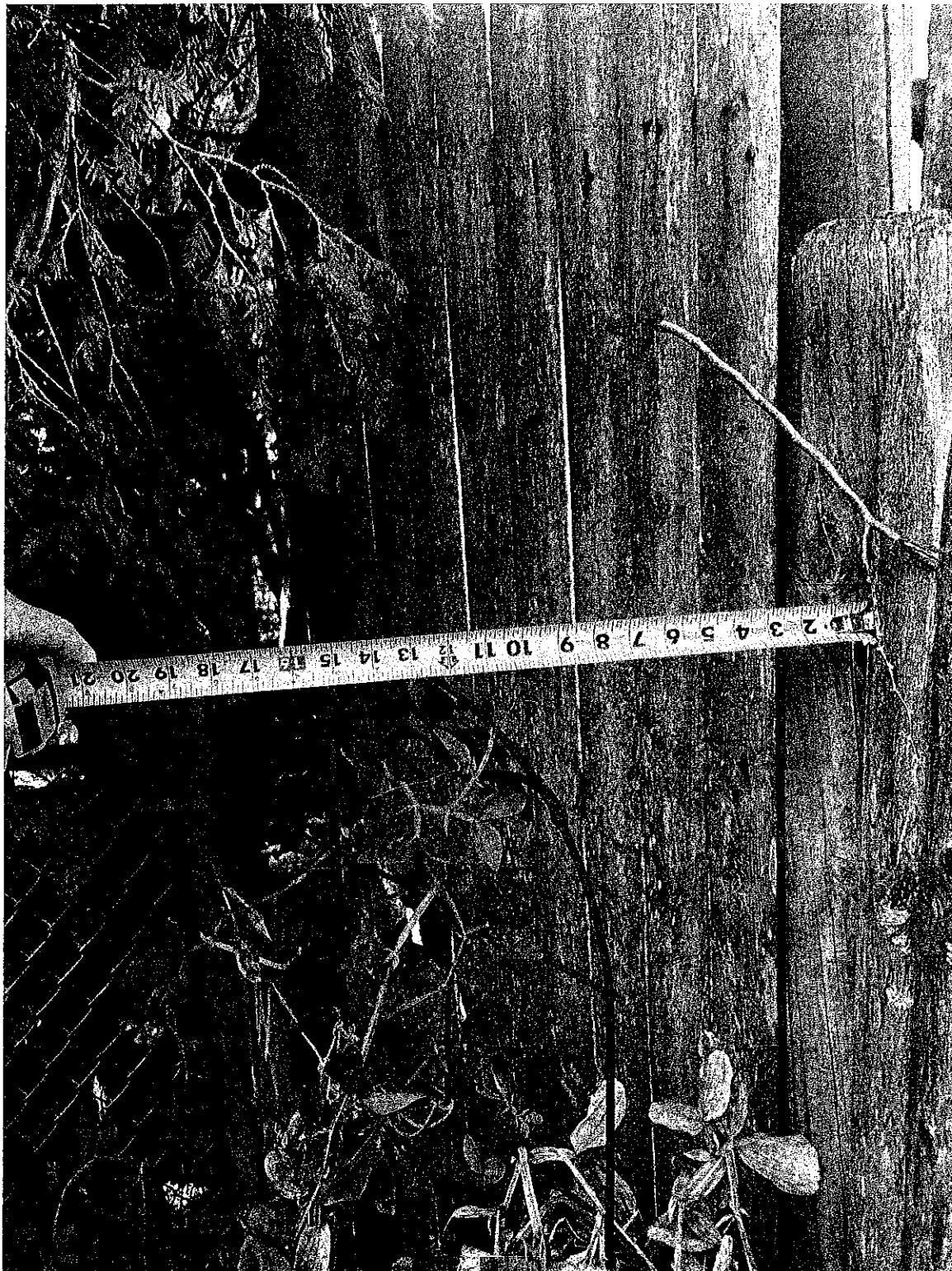
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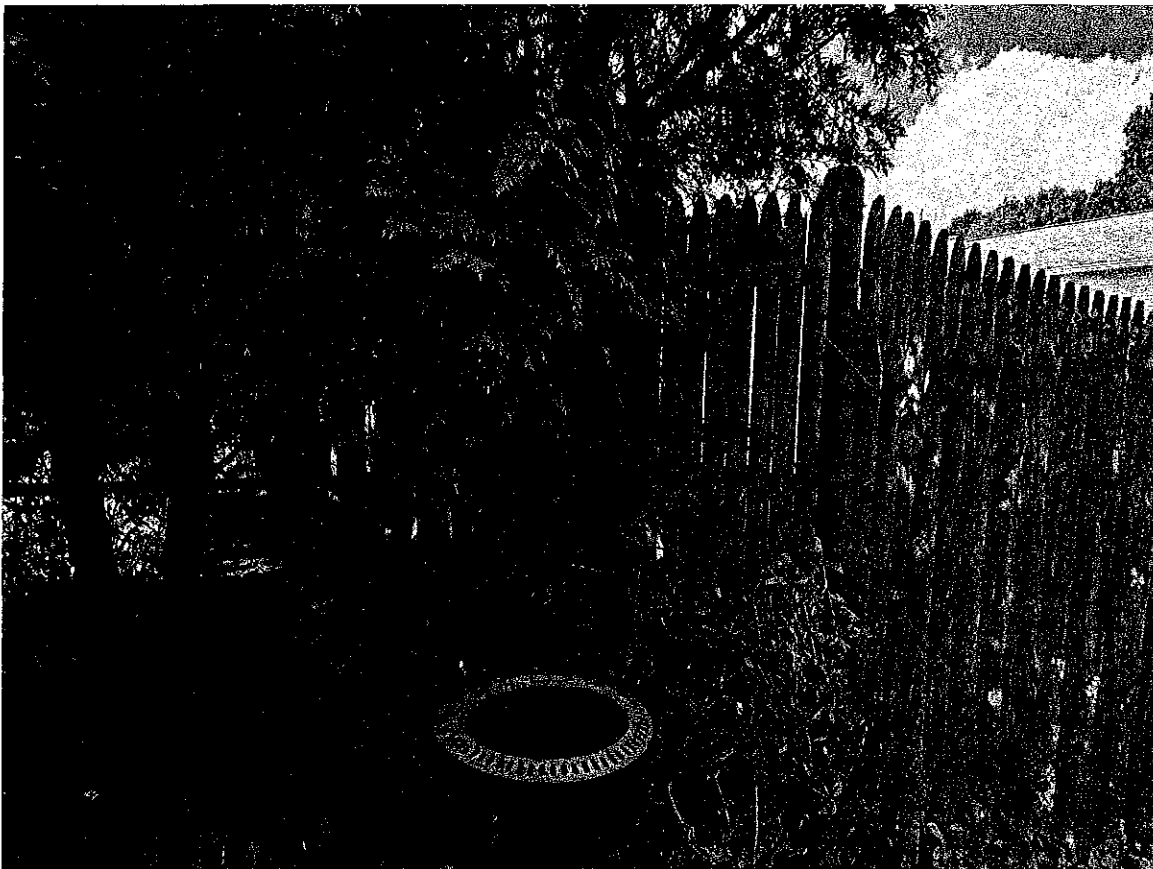
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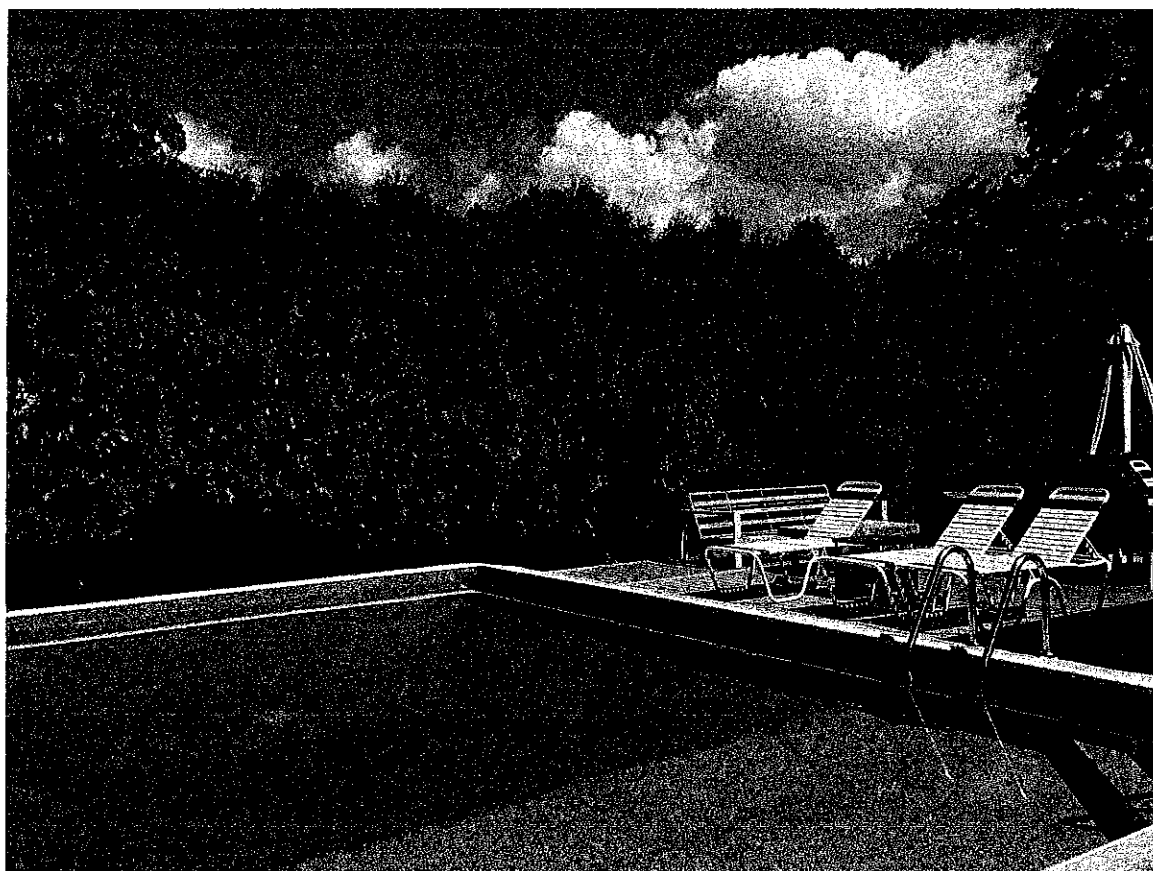
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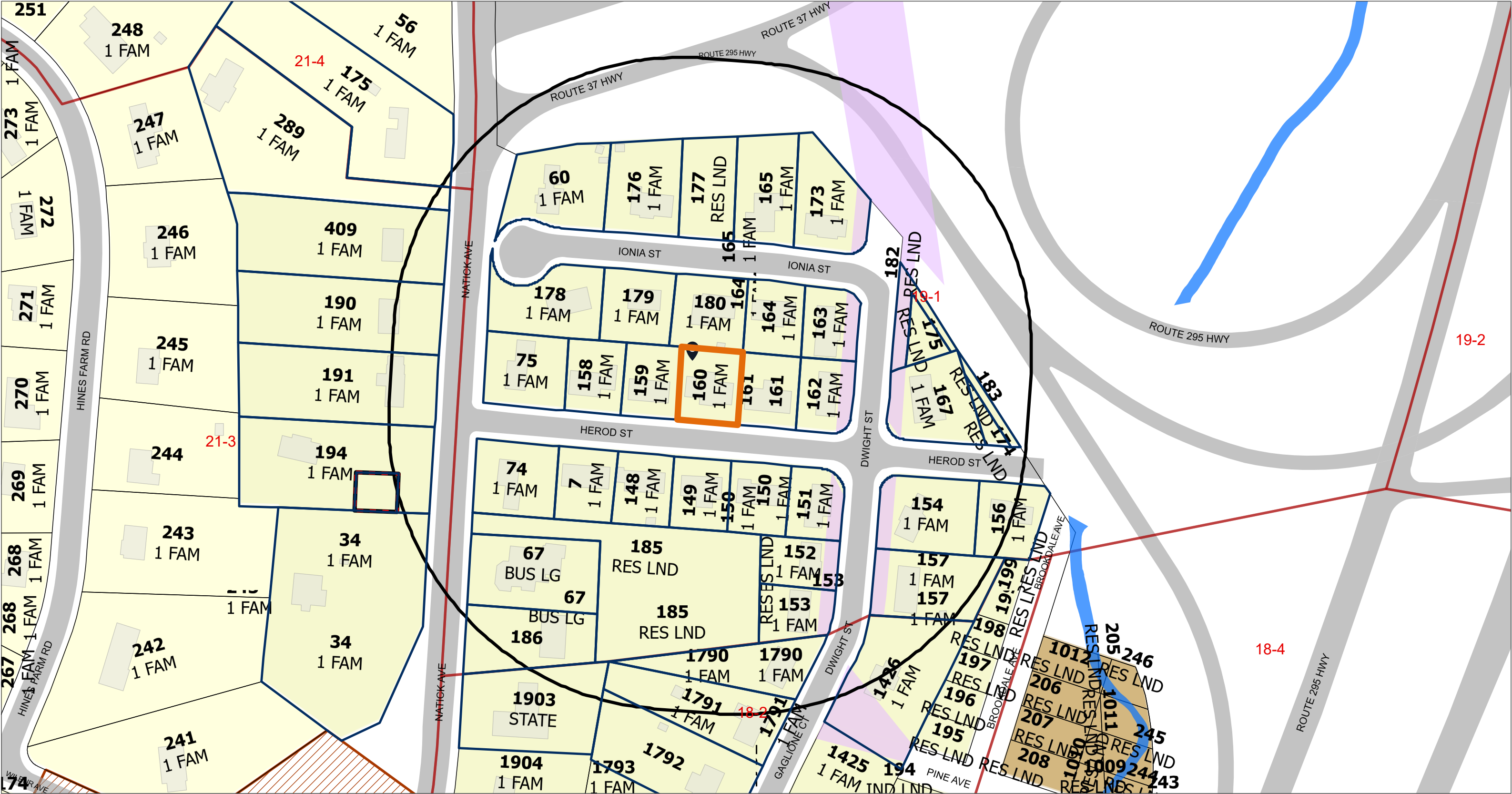


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26 Herod St 400' Radius Plat 19 Lot 160



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

- SelectedParcels
- ParcelsInBuffer
- SelectedParcelsBuffer
- Labels_Radius Maps_Lot and LU v2
- Streets Names
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Plat Bounds
- 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

Map Scale: 1:2,037



Map created by Web Application on 9/3/2026 2:38 PM

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