

**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: 11/5/24

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: Alexandria Realty LLC

ADDRESS: 87 Centre of New England Blvd ^{COVENTRY, RI} ZIP CODE: 02816

APPLICANT: Benjamin Viti

ADDRESS: 12 Deer Run Hope, RI 02831 ZIP CODE: 02831

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 1728-1730 Cranston St Cranston, RI 02920

2. ASSESSOR'S PLAT #: 11 BLOCK #: 2 ASSESSOR'S LOT #: 3364 WARD: 5

3. LOT FRONTAGE: 41 LOT DEPTH: 85 LOT AREA: 3528

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: CS 33'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 21 PROPOSED: —

6. LOT COVERAGE, PRESENT: 3528 sqft PROPOSED: —

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 2 years

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes

9. GIVE SIZE OF EXISTING BUILDING(S): 3105 sqft

10. GIVE SIZE OF PROPOSED BUILDING(S): —

11. WHAT IS THE PRESENT USE? Multi Use

12. WHAT IS THE PROPOSED USE? Multi Use

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 2 family + 1 commercial unit

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: The Property is currently
Zone C5, Existing Property has Residential Above commercial
below, want to change to mixed use 1st Floor.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? NO

16. WERE YOU REFUSED A PERMIT? NO

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:

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

RESPECTFULLY SUBMITTED,

[Signature]
(OWNER SIGNATURE)

401-640-7878
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

(APPLICANT SIGNATURE)

(PHONE NUMBER)

[Signature]
(LESSEE SIGNATURE)

(PHONE NUMBER)

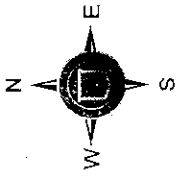
[Signature]
(ATTORNEY SIGNATURE)

401/952-0856
(PHONE NUMBER)

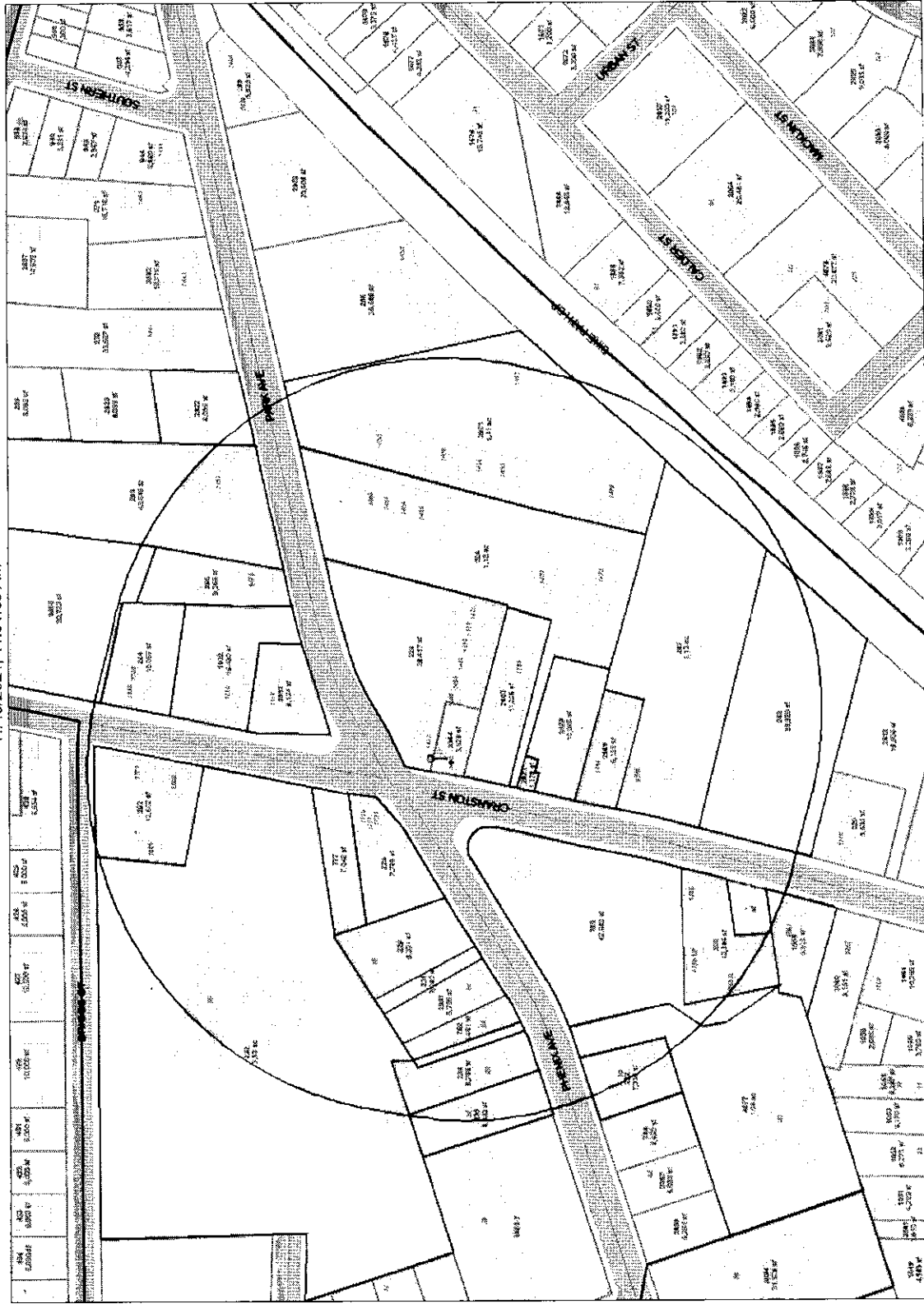
MARC B. GERTSACOV, Esq / GERTSACOV LAW OFFICES, LLC
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 469 Angell St #202 Providence RI 02906

PRE-ZONING APPLICATION MEETING: _____ (PLANNING DEPT. SIGNATURE) _____ (DATE)



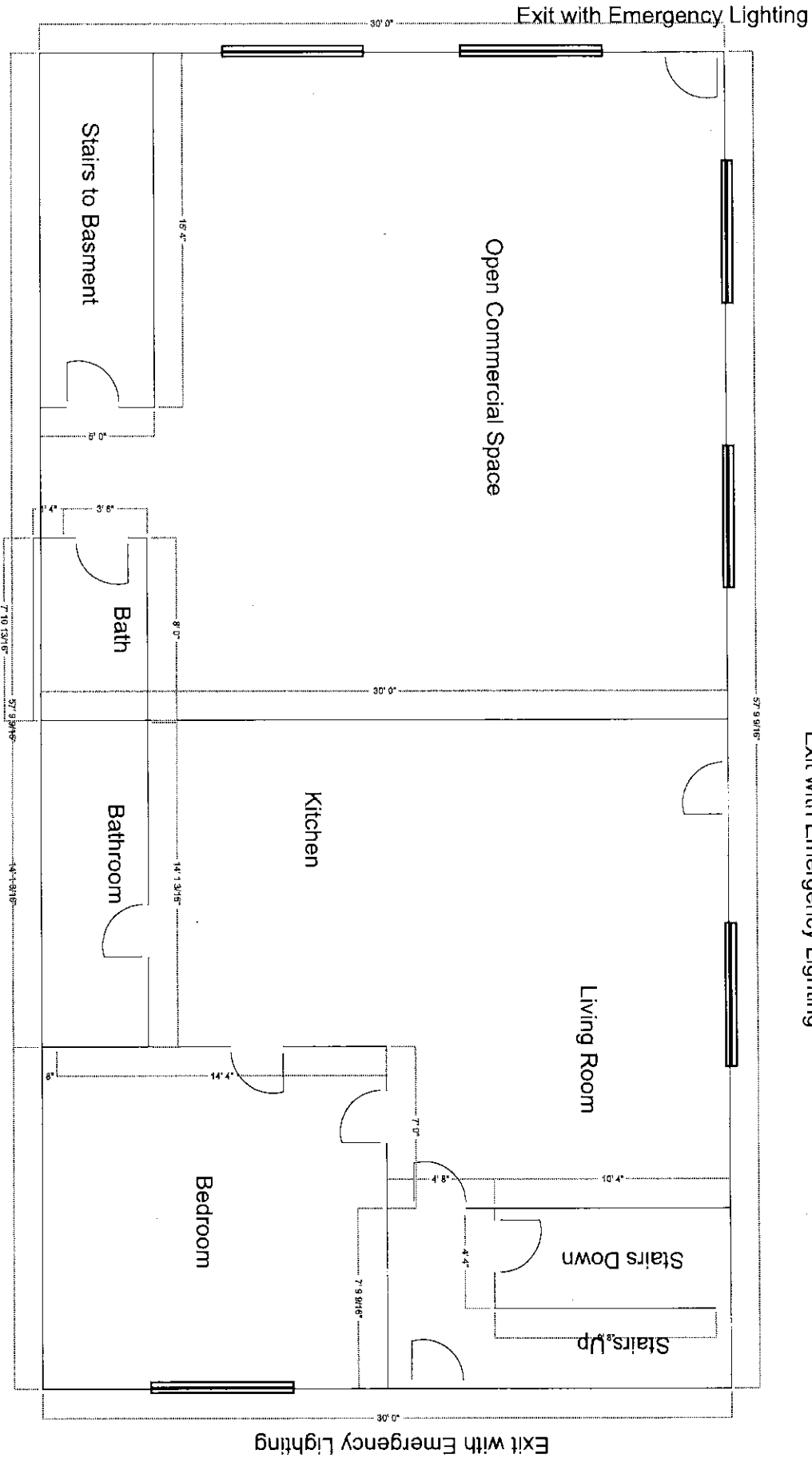
- Selected Parcels
- Parcels In Buffer
- Parcel Buffer
- Floodway
- Flood Zones - 1% Annual Chance (100-Year)
- T.A (No Base Flood Elev. Determined)
- T.AE (Base Flood Elev. Determined)
- T.AH (1.3 ft. Ponding)
- T.AO (1-3ft. Sheet Flow on Slipping Terrain)
- T.VE (Coastal Zone/Velocity Hazard)
- Flood Zones - .2% Annual Chance (500-Year)
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Street Names
- City
- State
- Parcels Complex
- Private
- Paper
- Highway
- Outside City
- Railroad
- Pit/Bound
- Parcel ID Labels
- Parcels
- Hydro Lines 2001
- Hydro Poly 2001
- Stream Water Body
- Stream Water Body
- Swamp
- Buildings
- Edge Of Pavement
- Cemeteries



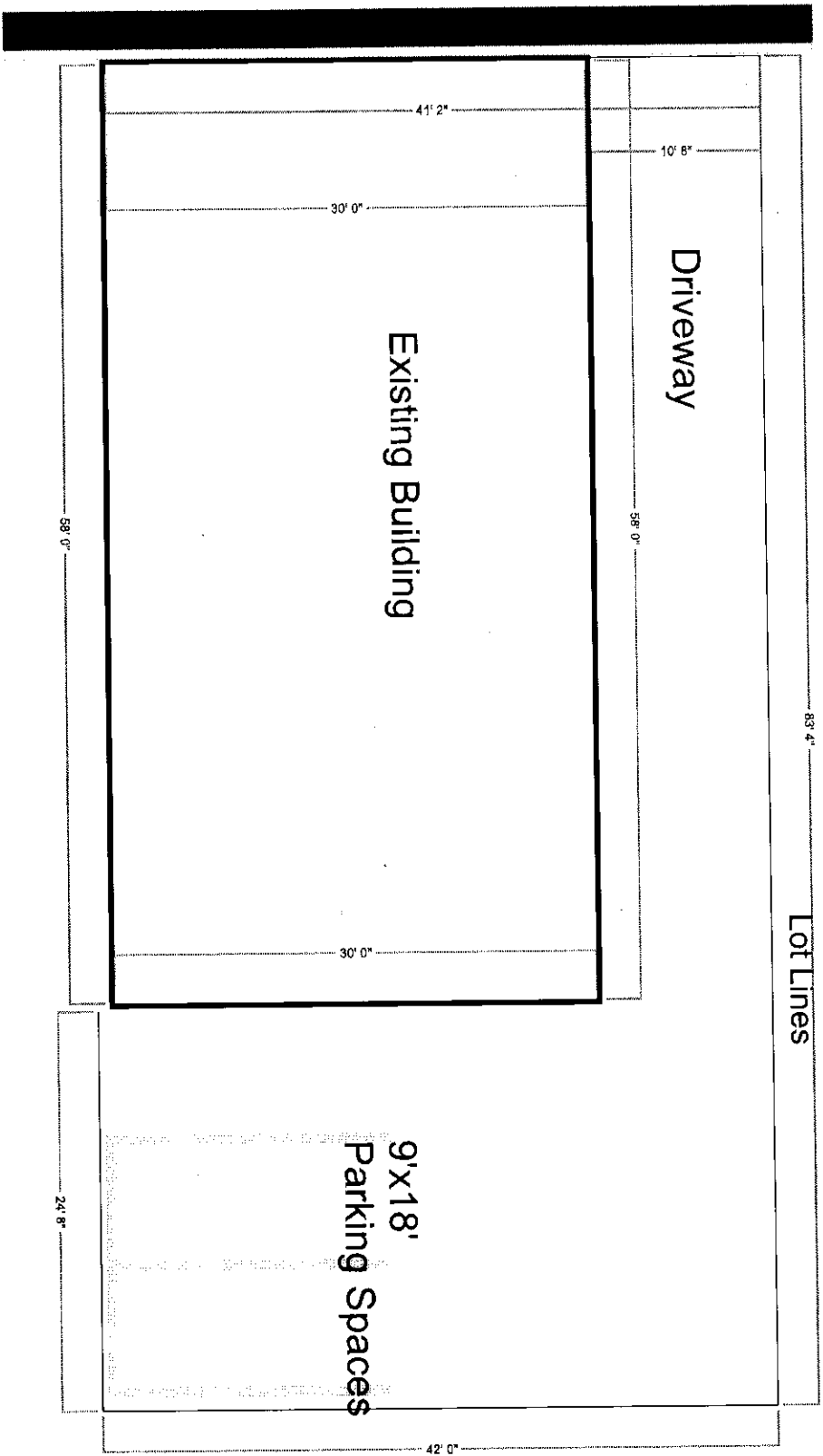
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1728 Cranston St Existing Floor plan

Exit with Emergency Lighting



1728 Cranston St Existing Site Plan and Parking



1728 Cranston St Existing Floor plan

Exit with Emergency Lighting

