



**City of Cranston**  
**Zoning Board of Review**  
*August 9, 2023*

**Chairman of the Board**  
Christopher E. Buonanno

**Members**

Joy Montanaro (Vice-Chair)  
Paula McFarland  
Dean Perdikakis  
Carlos Zambrano

Craig Norcliffe (1<sup>st</sup> Alternate)  
Vacant (2<sup>nd</sup> Alternate)  
Frank Corrao III (3<sup>rd</sup> Alternate)  
Vacant (4<sup>th</sup> Alternate)

► **Ward 3**

► **PAPILLON HOME SOLUTIONS, LLC. (OWN/APP)** has filed an application to alter an existing multi-family dwelling on an undersized lot, reducing it to a two-family house and to allow an adjacent lot considered merged to be removed from the specific requirements at **592 Dyer Avenue**, A.P. 8, lot 1385, area 5,000 s.f, zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations and 17.20.090 (A)- Specific Requirements; 17.88.100- Substandard lots of record.

► Application filed 7/13/2023. Robert D. Murray, Esq.

► **Ward 3**

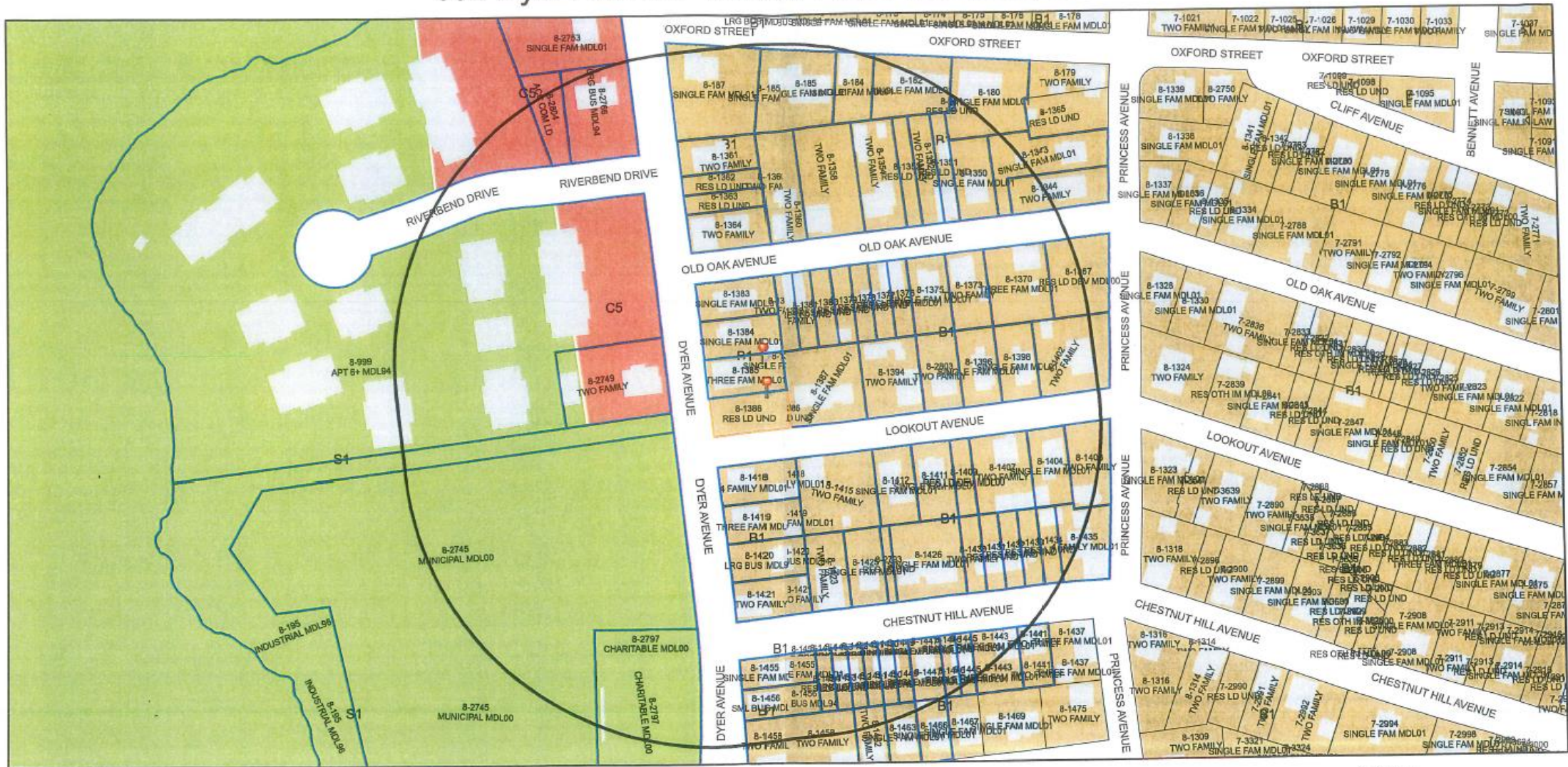
► **PAPILLON HOME SOLUTIONS, LLC. (OWN/APP)** has filed an application to construct a new single-family dwelling on an undersized lot previously considered to be merged with an adjacent lot at **0 Dyer Avenue**, A.P. 8, lot 1386, area 5,000 s.f, zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations; 17.88.100- Substandard lots of record.

► Application filed 7/13/2023. Robert D. Murray, Esq.





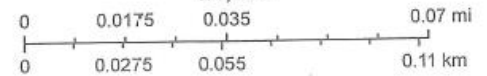
# 592 Dyer Ave 400' Radius Plat 8 Lot 1385, 1386



6/20/2023, 8:14:34 AM

UserSelectedParcels	Parcels	A80	B2	M1
vParcels_Buffer	Buildings	A20	C1	M2
ParcelsInBufferOutput	Zoning Dimensions	A12	C2	EI
Parcel ID Labels	Historic Overlay District	A8	C3	MPD
Streets Names	<b>Zoning</b>	A6	C4	S1
Cranston Boundary	none	B1	C5	Other

1:1,500



City of Cranston



**REFERENCE:**

1. DEED BK. 6253 PG. 228
2. LOTS 545 AND 546 ON "CHESTNUT HILL, ARLINGTON, R.I. BY J.A. LATHAM, MARCH 1902" WHICH IS RECORDED ON PLAT CARD 112
3. AN UNRECORDED SURVEY ENTITLED "BOUNDARY STAKEOUT SURVEY AP 8-3 LOT 1351, 1352, AND 1353 87 OLD OAK AVENUE, CRANSTON PREPARED BY OCEAN STATE PLANNERS, INC. JOB # 9814"

IRON PIPE FOUND

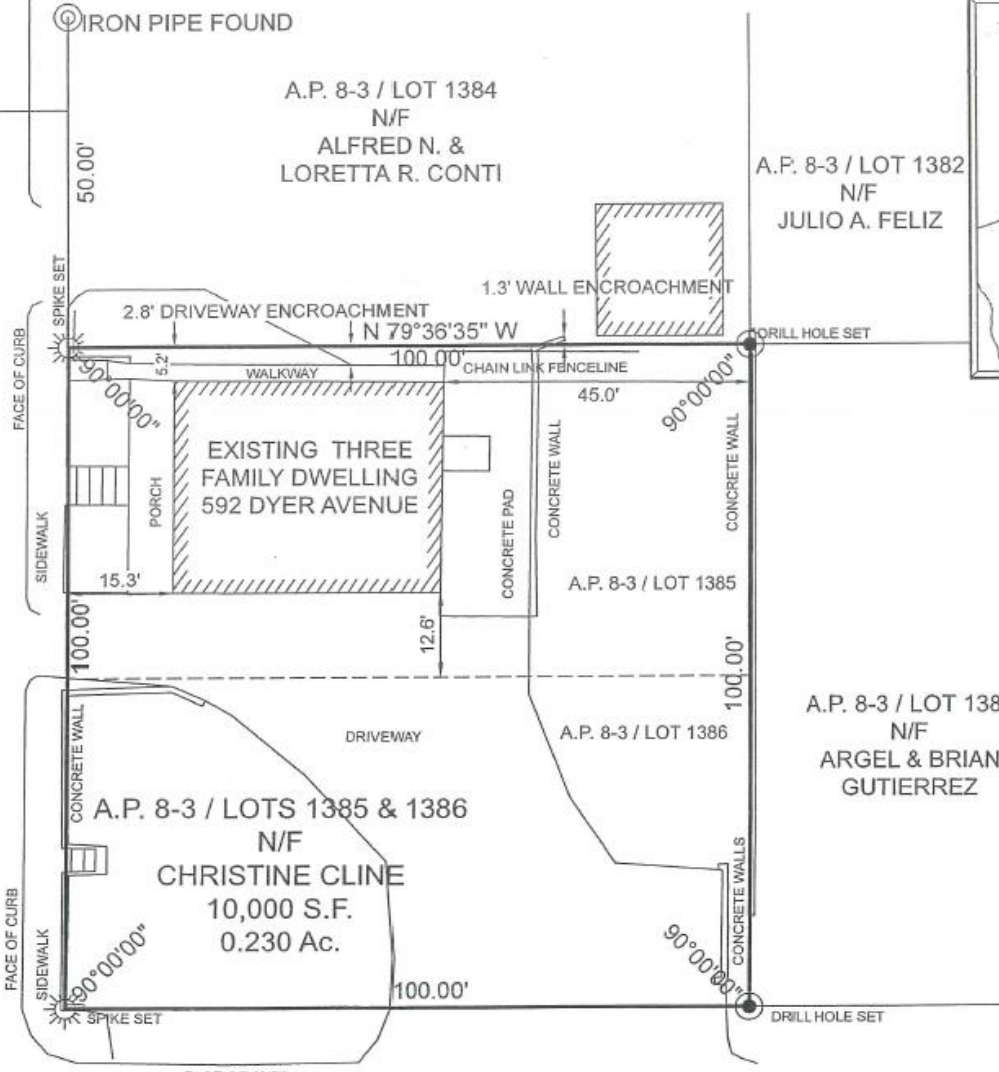
DRILL HOLE FOUND



**DYER AVENUE**  
(50' PUBLIC)

A.P. 8-3 / LOT 1384  
N/F  
ALFRED N. &  
LORETTA R. CONTI

A.P. 8-3 / LOT 1382  
N/F  
JULIO A. FELIZ



LOCUS MAP  
NOT TO SCALE

ZONING DISTRICT B-1 / B-2  
MULTIFAMILY

- MINIMUM LOT AREA: \*\*\*
- MINIMUM LOT FRONTAGE: 60 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.
- SIDE: 8 FT.
- REAR: 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MAXIMUM LOT COVERAGE: 50%
- \*\*\*SEE FORMULA SECTION 30-14(a)

**BOUNDARY STAKE-OUT SURVEY**

A.P. 8-3 / LOT 1385 & 1386  
592 DYER AVENUE  
CRANSTON  
SCALE: 1"=20' DATE: JUNE 29, 2023

PREPARED FOR:

**PAPILLON HOME SOLUTIONS LLC.**

PREPARED BY:

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

JOB NO. 10585 / DWG. NO. 10585 - C1 - (BMB)

GRAPHIC SCALE: 1" = 20'



**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:  
LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:  
CLASS I

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

BY: *Richard T. Bzdura* DATE: 7/05/23  
RICHARD T. BZDYRA, PLS; LICENSE #1766; 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.

**REFERENCE:**

- 1. DEED BK. 6853 PG. 129
- 2. LOTS 545 AND 546 ON "CHESTNUT HILL, ARLINGTON, R.I. BY J.A. LATHAM, MARCH 1902" WHICH IS RECORDED ON PLAT CARD 112
- 3. AN UNRECORDED SURVEY ENTITLED "BOUNDARY STAKEOUT SURVEY AP 8-3 LOT 1351, 1352, AND 1353 87 OLD OAK AVENUE, CRANSTON PREPARED BY OCEAN STATE PLANNERS, INC. JOB # 9814"

**NOTE:**

PARCEL IS IN A B-1 ZONE, FOR WHICH NO MULTI-FAMILY USE IS PROVIDED. B-2 ZONE BEGINS 8 BLOCKS (~1300') AWAY

**ZONING DISTRICT B-2**

THREE FAMILY

- MINIMUM LOT AREA: 14,000 S.F.\*\*\*
- MINIMUM LOT FRONTAGE: 60 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.
- SIDE: 8 FT.
- REAR: 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MAXIMUM LOT COVERAGE: 50%
- \*\*\*SEE FORMULA SECTION 17.20.090(a)

SINGLE FAMILY

- MINIMUM LOT AREA: 6,000 S.F.
- MINIMUM LOT FRONTAGE: 60 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.
- SIDE: 8 FT.
- REAR: 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MAXIMUM LOT COVERAGE: 35%

**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:

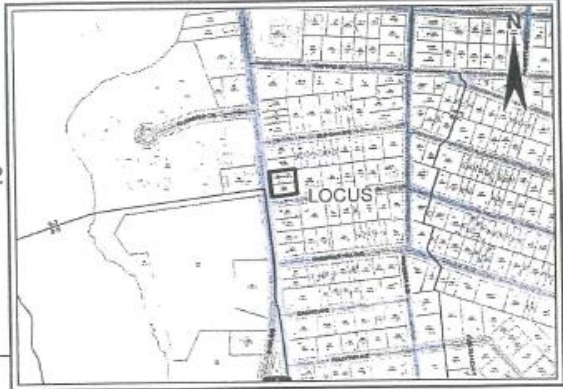
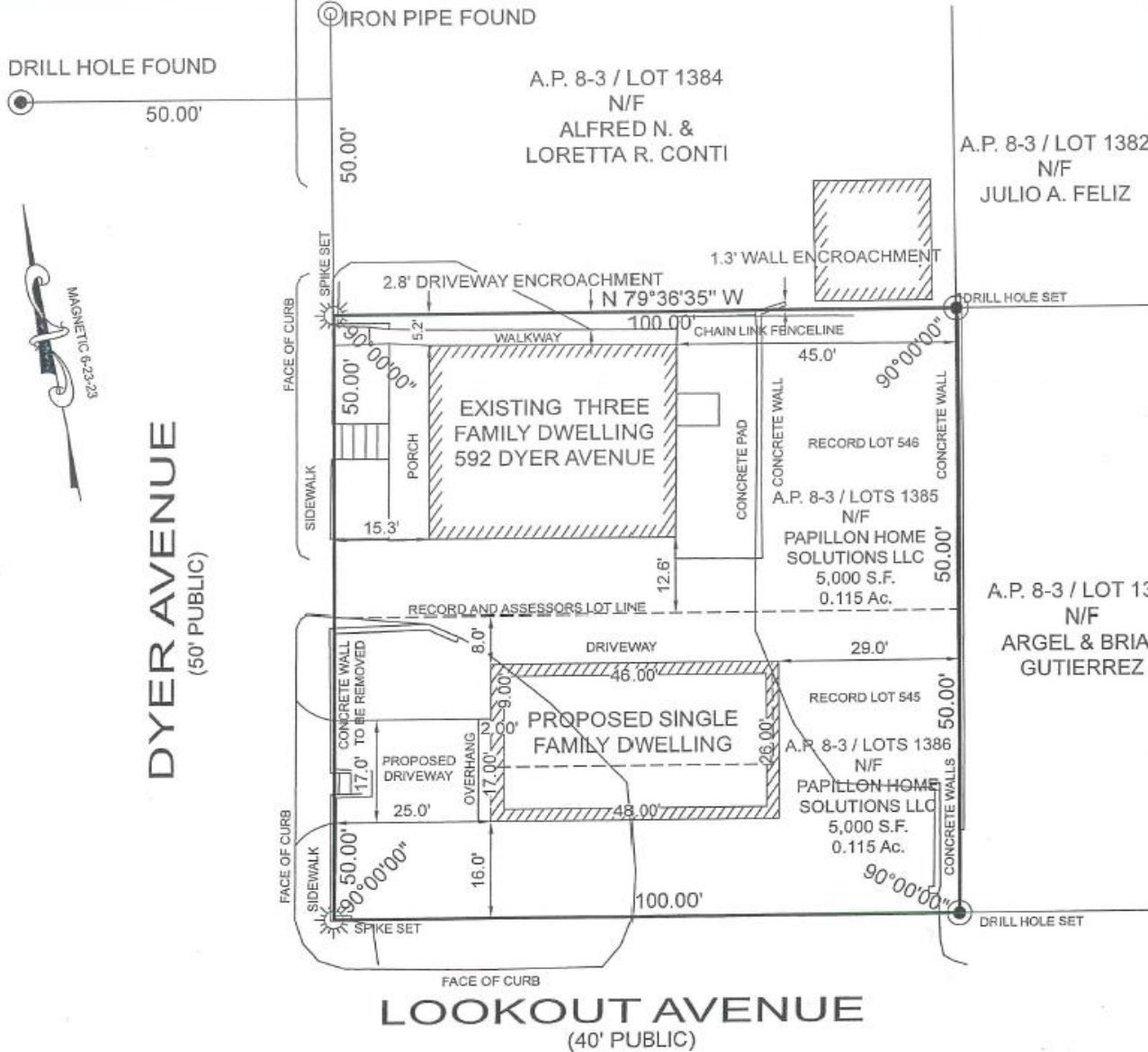
**TYPE OF BOUNDARY SURVEY:**  
LIMITED CONTENT BOUNDARY SURVEY

**MEASUREMENT SPECIFICATION:**  
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: *[Signature]* DATE: 7/12/23  
RICHARD T. BZDYRA, PLS. LICENSE #1786; 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 RELAT TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



*[Signature]*  
7/12/23  
RICHARD T. BZDYRA  
PLS. LICENSE #1786  
COA # LS-A60

**DIMENSIONAL CONFORMANCE SURVEY**

A.P. 8-3 / LOT 1385 & 1386  
592 DYER AVENUE  
CRANSTON  
SCALE: 1"=20' DATE: JULY 5, 2023

PREPARED FOR:  
**PAPILLON HOME SOLUTIONS LLC.**  
300 CENTREVILLE ROAD WARWICK, RI 02886  
SUMMIT EAST SUITE 320  
401-243-3590

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

JOB NO. 10585 / DWG. NO. 10585 - C1 - (BMB)

GRAPHIC SCALE: 1" = 20'









