

A photograph of the City of Cranston City Hall, a large white classical building with a pediment and a clock tower. The building is surrounded by greenery and a paved walkway. The image is partially obscured by a blue geometric overlay on the right side.

City of Cranston
Zoning Board of Review
February 14, 2024

Chairman of the Board
Christopher E. Buonanno

Members

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

Vacant (1st Alternate)

Vacant (2nd Alternate)

Frank Corrao III (3rd Alternate)

Vacant (4th Alternate)

► **Ward 1**

► **FORT PROPERTIES, LLC (OWN/APP)** has applied to the Board to sub-divide a property with two existing non-conforming multi-family structures, separating each on to its own lot, resulting in non-conforming area, frontage, and setbacks at **0 First Avenue, A.P. 4, lot 222**

► (A.K.A. Parcel A), area 8,010 s.f., zoned C-5. Applicant seeks relief per 17.92.010 Variances, Sections 17.20.030- Schedule of Uses, 17.20.120- Schedule of Intensity Regulations.

► Application filed 1/2/2024. David M. Dolbashian, Esq.

► **Ward 1**

► **FORT PROPERTIES, LLC (OWN/APP)** has applied to the Board to sub-divide a property with two existing non-conforming multi-family structures, separating each on to its own lot, resulting in non-conforming area, frontage, and setbacks at **1581 Elmwood Avenue, A.P. 4, lot 221 (A.K.A. Parcel B)**, area 8,737 s.f., zoned C-5. Applicant seeks relief per 17.92.010 Variances, Sections 17.20.030- Schedule of Uses, 17.20.120- Schedule of Intensity Regulations.

► Application filed 1/2/2024. David M. Dolbashian, Esq.

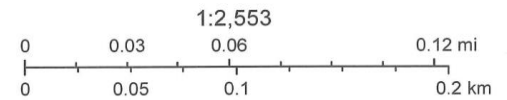


1579 & 1581 Elmwood Ave 400' Radius Plat 4 Lots 221, 222



11/30/2023, 8:21:46 AM

- | | | | | |
|----------------------------|-----------------------------|-----|----|-------|
| Selected Parcels in Buffer | □ Parcels | A80 | B2 | M1 |
| Selected Parcels | ■ Buildings | A20 | C1 | M2 |
| Parcels In Buffer | ▭ Zoning Dimensions | A12 | C2 | EI |
| Parcel ID Labels | ⚡ Historic Overlay District | A8 | C3 | MPD |
| Streets Names | Zoning | A6 | C4 | S1 |
| — Cranston Boundary | none | B1 | C5 | Other |

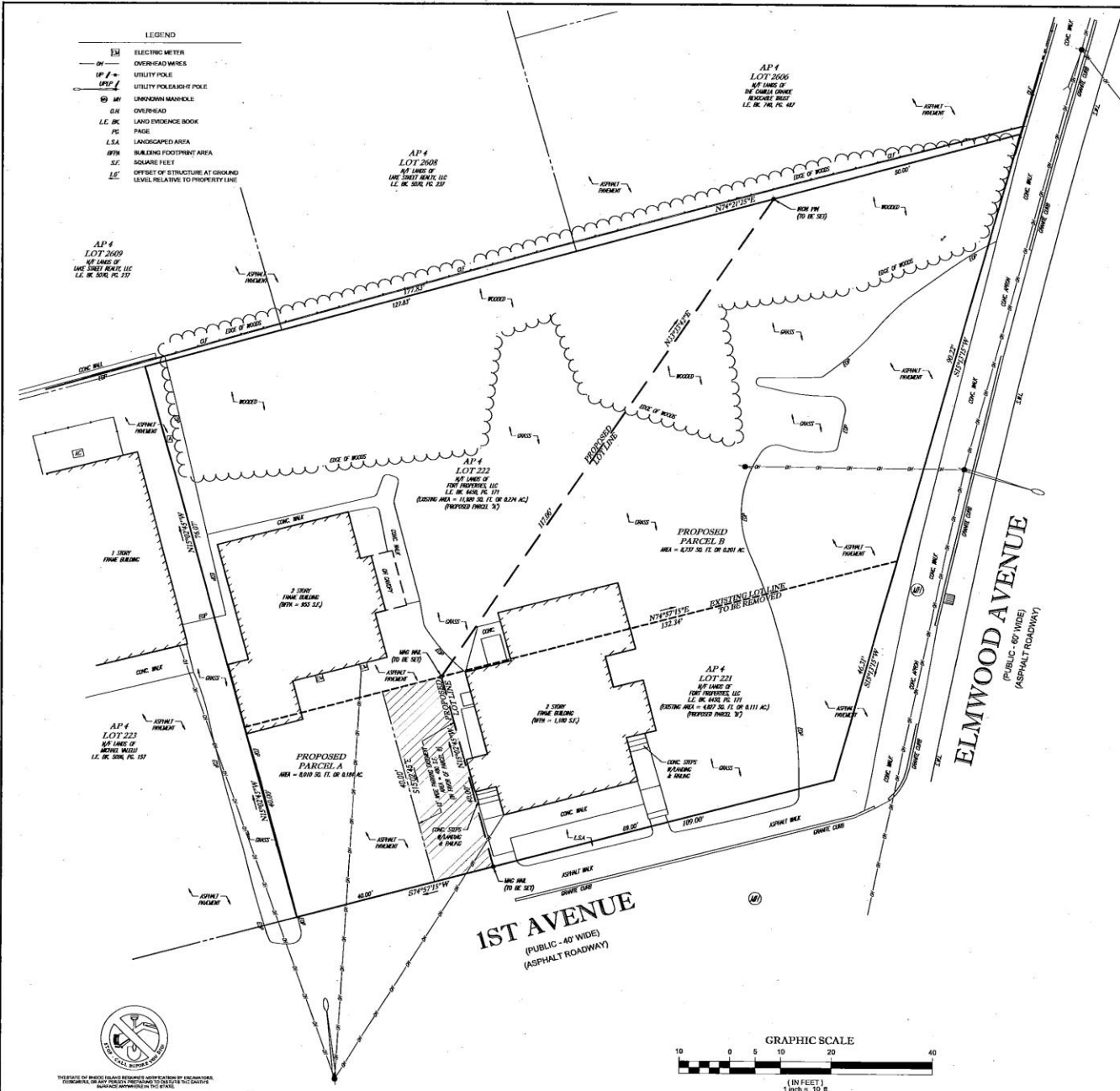


City of Cranston

- LEGEND**
- ELECTRIC METER
 - OVERHEAD WIRES
 - UTILITY POLE
 - UTILITY POLE/SIGN POLE
 - UNKNOWN MANHOLE
 - OVERHEAD
 - LAND EVIDENCE BOOK
 - PAGE
 - LANDSCAPED AREA
 - BUILDING FOOTPRINT AREA
 - SQUARE FEET
 - OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE



LOCUS MAP
© 2013 EBART WHEELER STREET MAPS



- NOTES:**
- PROPERTY KNOWN AS LOTS 221 AND 222 ON THE CITY OF GRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND TAX ASSESSORS MAP NO. 4.
 - AREA - AS SHOWN.
 - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF RECORD DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED BY THE FIRM OF SARDELLI SURVEY, LLC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND AGREEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X. GREAT DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (PLAIN) PER REF. #2.
 - ELEVATIONS HAVE NOT BEEN SHOWN, PER CONTRACTUAL AGREEMENT WITH CLIENT.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, FISHWAY, ADDITION, ETC.
 - EACH SITE IS A SINGLE FAMILY RESIDENTIAL. SOME ENCROACHMENTS WERE OBSERVED AND NOTED. APPARENT LIMITS OF OCCUPATION ARE AS SHOWN.
 - SITE WAS FLOWN ON SEPTEMBER 16, 2013 BY SARDELLI SURVEY, LLC USING A DJI MATRICE 300 WITH GLIDECRUIZER AT APPROXIMATELY 200' ALTITUDE.



ADMINISTRATIVE SUBDIVISION PLAN APPROVAL

I DO HEREBY CERTIFY THAT THE LOTS SHOWN ON THIS SUBDIVISION PLAN MEET THE SUBSTANTIAL REQUIREMENTS OF THE REVISIONS OF THE SUBDIVISION ACT OF THE CITY OF GRANSTON.

ADMINISTRATIVE OFFICER _____ DATE _____

- REFERENCES:**
- THE TAX ASSESSORS MAP OF THE CITY OF GRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, SERIES 14.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 318," MAP NUMBER 44020104, EFFECTIVE DATE: OCTOBER 3, 2015.
 - MAP ENTITLED "BEDDON PLAT, GRANSTON, R.I.," PREPARED BY H. CHAPPEL, DATED JULY 1945, FILED IN THE CITY OF GRANSTON AS PLAT #202.
 - MAP ENTITLED "MAP OF SOUTH ELMWOOD, DIVISION NO. 17," PREPARED BY S.M. KEITH, DATED JUNE 1874, FILED IN THE CITY OF GRANSTON.

ZONING INFORMATION
CITY OF GRANSTON DISTRICT
SOURCE: CITY OF GRANSTON

ITEM	REQUIRED
SETBACK AREA	50.00 FT.
SETBACK FRONTAGE	80'
MIN FRONT YARD	5'
MIN REAR YARD	5'
MIN SIDE YARD	5'
MAX BUILDING HEIGHT	35'
MAX BUILDING COVERAGE	80%

NOTE: ZONING COVERAGE CRITERIA IDENTIFIED
HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIALS AND LEGAL COUNSEL TO DETERMINE VALIDITY.

TABLE OF APPARENT ENCROACHMENTS

PAVEMENT ALONG WESTERLY LINE.

STREET TABLE
1) ELMWOOD AVENUE
2) 1ST AVENUE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING SITE FEATURES RELATIVE TO THE PROPOSED PROPERTY BOUNDARY LINES.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 45R-S0000-00-9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 28, 2015.

COMPREHENSIVE BOUNDARY SURVEY
HORIZONTAL ACCURACY CLASS 1 (1:50,000)
VERTICAL ACCURACY: NONE (SEE NOTE #3)

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL.

JAMIE L. SARDELLI
No. 2505
PROFESSIONAL LAND SURVEYOR

ADMINISTRATIVE SUBDIVISION
KARLEY CARTO
1578 & 1581 ELMWOOD AVENUE
A.P. 4, LOT 221 & 222
CITY OF GRANSTON, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

Sardelli Survey, LLC
www.sardellisurvey.com
MAILING: P.O. BOX 1017
CHARLESTOWN, RI 02883
& Environmental Services OFFICE = (401)837-1384

JAMIE L. SARDELLI
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #2506, CDA #710

9-22-23 DATE

REVISIONS: J.L.S. 9-22-23 SCALE: 1"=10'

FILE NO: SS23071 DWG NO: 1 OF 1



SARDELLI SURVEY, LOCAL OFFICE RESERVED. THIS SURVEY IS THE PROPERTY OF SARDELLI SURVEY, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SARDELLI SURVEY, LLC.

THESE ARE THE ONLY SURVEY DATA TO BE USED TO DETERMINE THE CAUSAL RELATIONSHIP BETWEEN THE SURVEY AND THE CAUSALITY THEREOF.

