

City of Cranston Zoning Board of Review

June 8, 2022

Chairman of the Board
Christopher E. Buonanno

Members

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

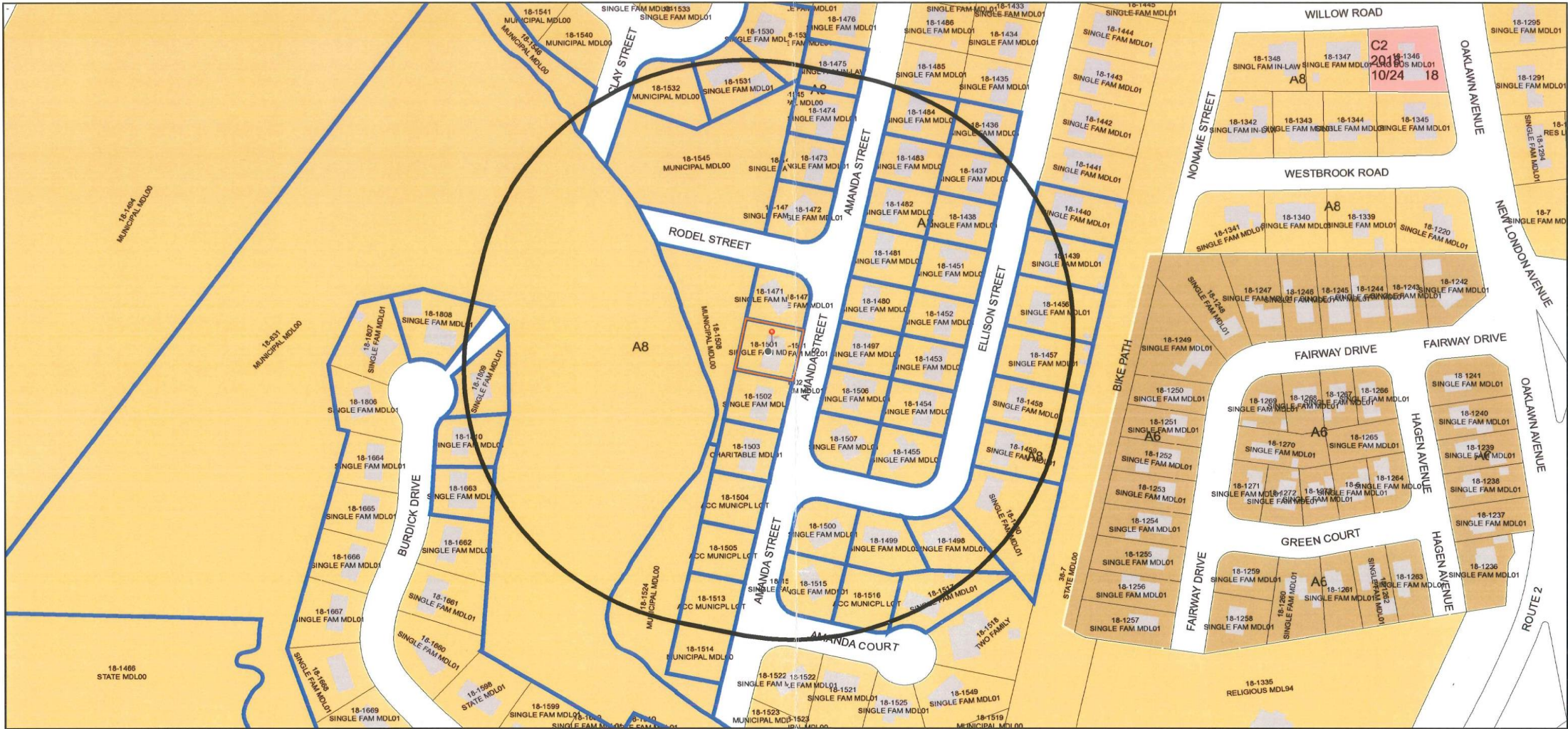
Craig Norcliffe (1st Alternate)
Vacant (2nd Alternate)
Vacant (3rd Alternate)
Jason Jodoin (4th Alternate)

▶ **Ward 4**

▶ **ROBIN A. LETTERLE (OWN) and GREGORY J. DiZOGGIO (APP)** have filed an application to allow a garage addition built without benefit of permit and cited for violations encroaching into front and side yard setbacks at **97 Amanda Street**, A.P. 18, lot 1501; area 8,000 s.f; zoned A8. Applicants seek relief per Section 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

▶ Application filed 5/4/2022. David A. Ursillo, Esq.

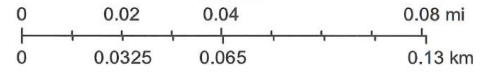
97 Amanda St 400' Plat 18 Lot 1501



5/28/2020, 10:13:31 AM

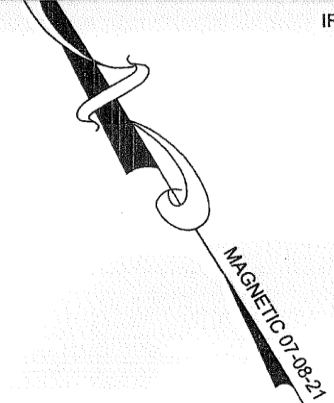
- | | | | | |
|--|---------------|--|--|--|
| | | | | |
| | | | | |
| | | | | |
| | Zoning | | | |
| | none | | | |
| | A80 | | | |

1:1,736



City of Cranston

A.P. 18-3 / LOT 1508
N/F
CITY OF CRANSTON



IRON ROD SET
3' OFFSET

90°00'00"

80.00'

9.7'

9.9'

90°00'00"

IRON ROD SET
5' OFFSET

WETLANDS FLAGS

SHED

STONE WALL

BUSH LINE

FIREPLACE

PAVED AREA

DECK

HVAC

WOOD FENCE

N 60°12'29" W

100.00'

100.00'

4" TIMBER LINE

A.P. 18-3 / LOT 1502
N/F
DORIS M. BURDICK LIFE ESTATE

EXISTING SINGLE
FAMILY DWELLING

PORCH

WALL

WALKWAY

DRIVEWAY

SIDEWALK

BUSH LINE

NAIL SET

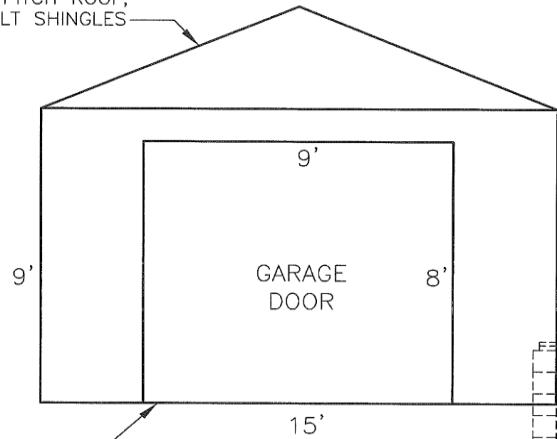
90°00'00"

80.00'

90°00'00"

A.P. 18-3 / LOT 1501
N/F
ROBIN LETTERLE
8,000 S.F.
0.1837 AC.

5/12 PITCH ROOF,
ASPHALT SHINGLES



FRONT VIEW (STREET)

FINISHED CONC.
FLOOR SLAB AT EXISTING
DRIVEWAY ELEVATION

2x6 CONSTRUCTION,
5/8" ZIP BOARD EXTERIOR
WALLS W/BARN BOARD
SHIPLAP FINISH (TO MATCH
EXISTING DWELLING)

(TYP.)

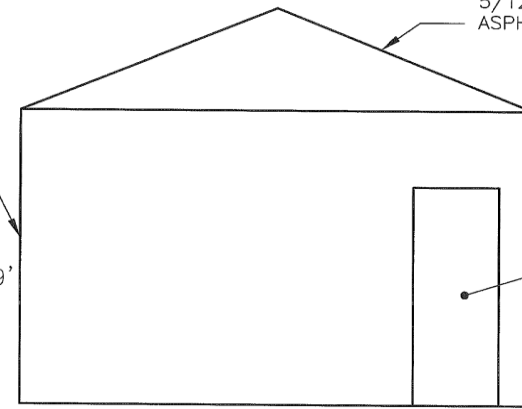
FOUNDATION:

1'X1' CONCRETE FOOTING
W/STEEL RODS (3500 PSI)
AT 48" BELOW GRADE.

7 COURSES OF 8"x8"x12"
CINDER BLOCK WITH DOUBLE
PRESSURE TREATED SILL

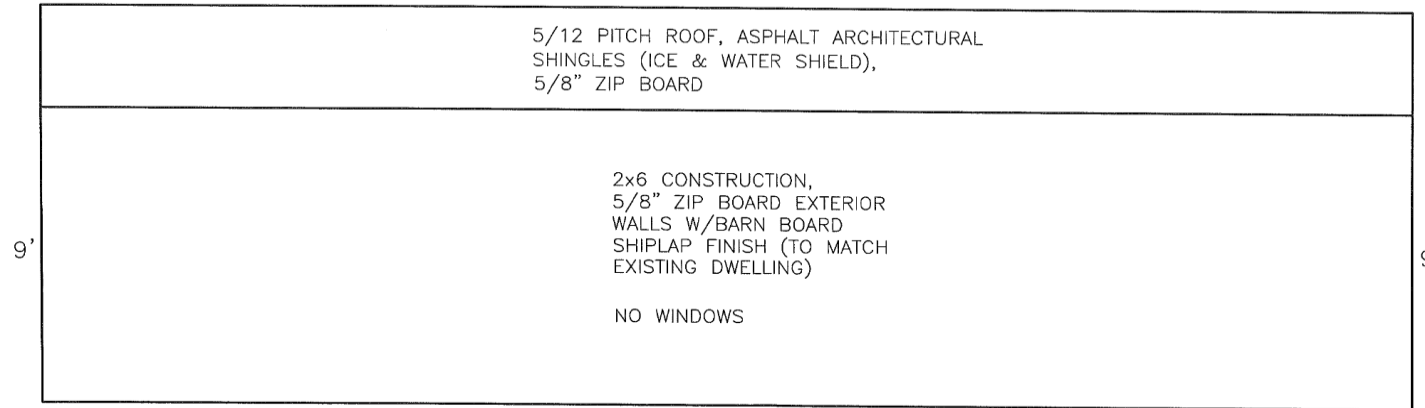
(TYP.)

5/12 PITCH ROOF,
ASPHALT SHINGLES



REAR VIEW

STEEL DOOR
(80"x30")

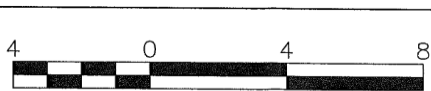


40'

SIDE VIEW

NOTES:

- 1.) FINISHED GARAGE FLOOR GRADE MATCHES EXISTING DRIVEWAY ELEVATION.
- 2.) GARAGE FLOOR SLAB PITCHED 1/8" PER FOOT TOWARDS FRONT OPENING.



SCALE: 1"=4'

Site Plan for Garage Addition

97 Amanda Street
Cranston, Rhode Island 02920

Assessor's Plat 18 / Lot 1501

Owner:

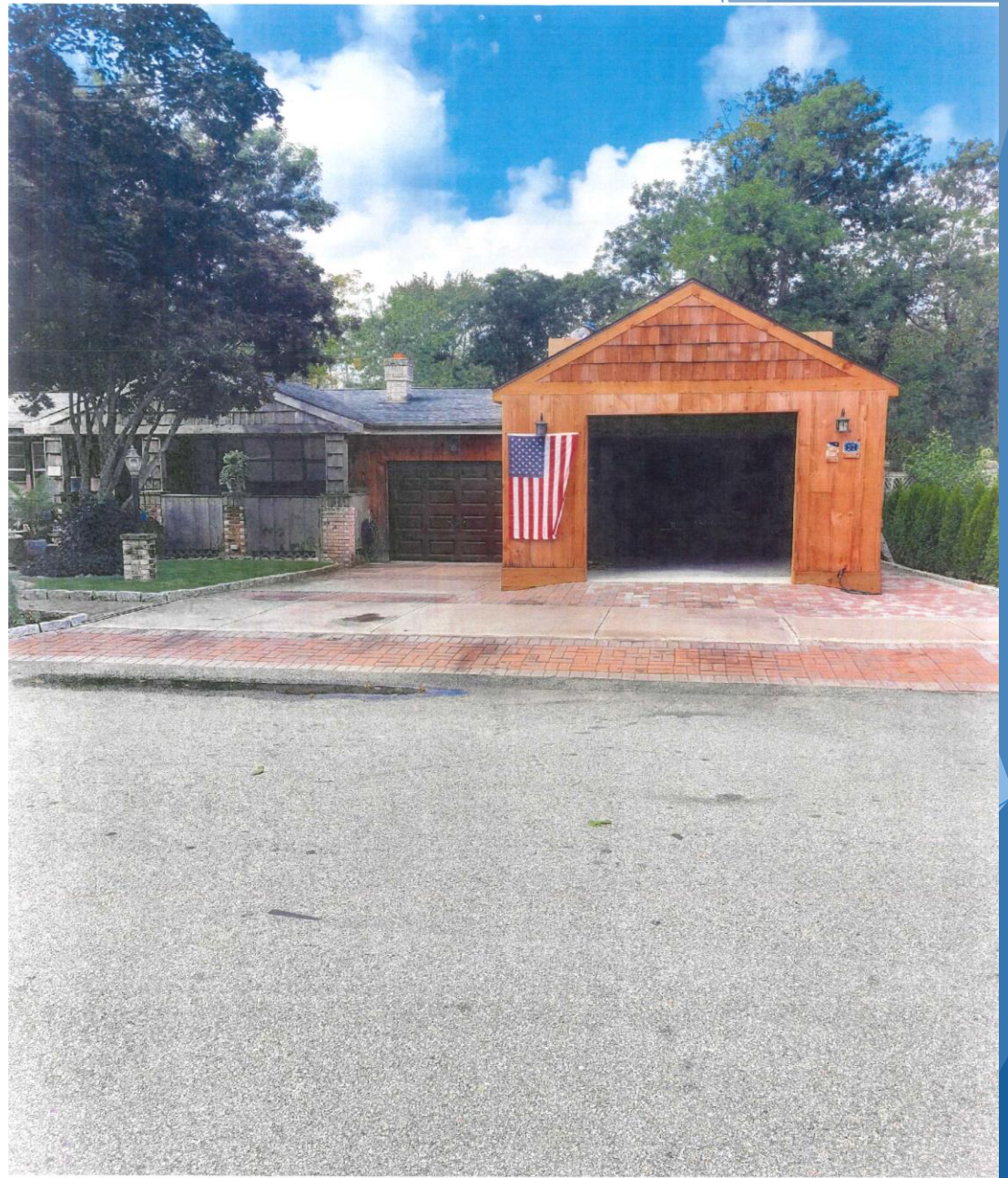
Gregory J. DiZoglio
& Robin Letterle

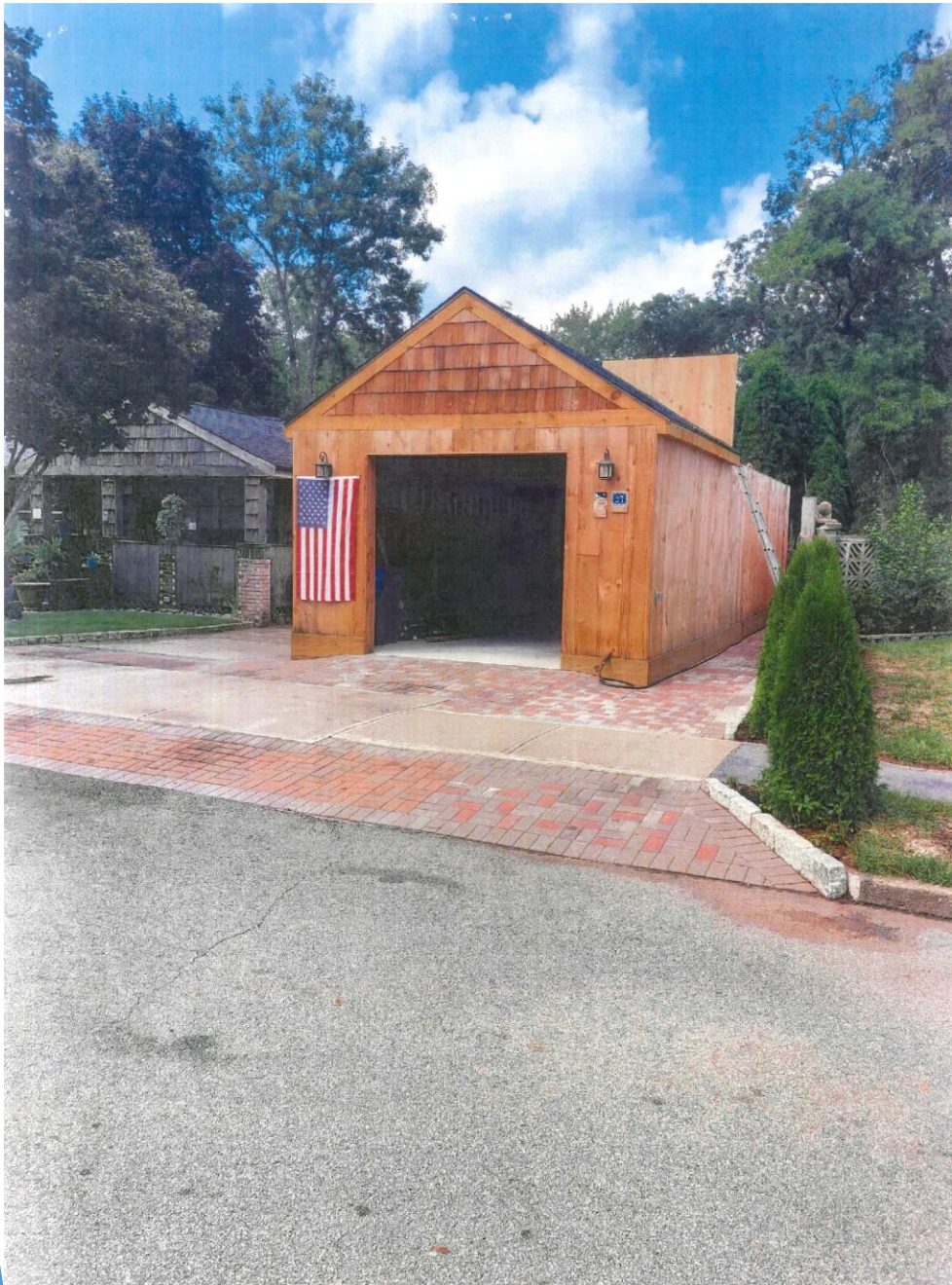
97 Amanda Street, Cranston, RI 02920
401-529-3983

Garage Details

Sheet 2 of 2

Prepared by: G.D.
Date: June 15, 2020





▶ **Ward 5**

▶ **MIN NAING (OWN/APP)** has applied to the Board allow a new single-family dwelling to be constructed on an under-sized lot merged by zoning at **0 Randall Street**, A.P. 12, lot 38; area 5,000 s.f.; zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.

▶ Application filed 5/5/2022. Robert D. Murray, Esq.

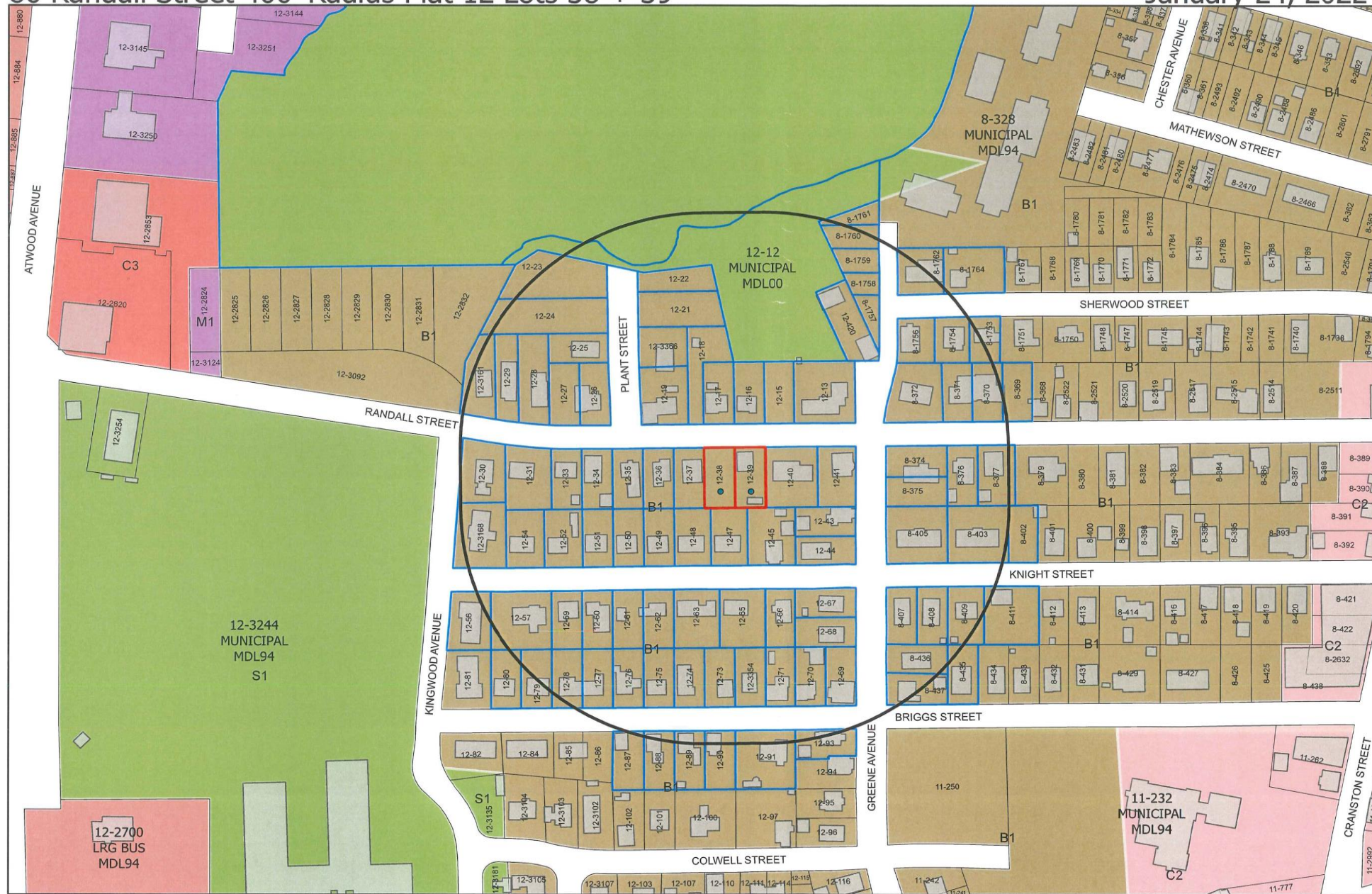
▶ **Ward 5**

▶ **MIN NAING (OWN/APP)** has filed an application to grant relief on an existing single family dwelling encroaching into the side setback on an under-sized lot merged by zoning at **86 Randall Street**, A.P. 12, lot 39; area 5,000 s.f.; zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.

▶ Application filed 5/5/2022. Robert D. Murray, Esq.

86 Randall Street 400' Radius Plat 12 Lots 38 + 39

January 24, 2022



Legend

- Buildings
- Cranston Boundary
- Cranston Parcels

Zoning

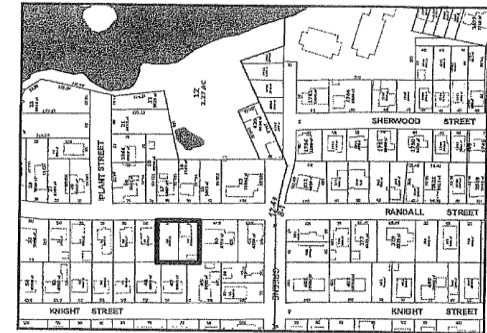
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- EI
- MPD
- S1
- Other

Historic Overlay District

- Parcel Set Point
- Parcels in Radius
- Lots 38 + 39
- 400' Radius

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 warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.





LOCUS MAP

ZONING DISTRICT B-1 / B-2

- 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%

REFERENCE:

- DEED BK. 6430 / PG. 93 DESIGNATED AS LOTS 169 & 170 ON THAT PLAT ENTITLED: "KNIGHTSVILLE PLAT, CRANSTON, R.I. A.A. WHITE, BY J.A. LATHAM FEB. 1873
- 2. "RE-PLAT OF KNIGHTSVILLE PLAT LOTS 150-153 A.P. 12-4 / LOTS 45-48 CRANSTON, R.I. FOR ANTHONY IALONGO, BY OCEAN STATE PLANNERS, INC. DEC. 20, 2000" PC 669
- 3. "THE ALTIERI PLAT REPLAT OF LOTS 171 & 173 ADMINISTRATIVE SUBDIVISION PLAN A.P. 12 / LOTS 40 & 41 CRANSTON, R.I. FOR FRANK & LOUISE ALTIERI BY SEVEN TWENTY ONE ASSOCIATES 04-05-01" PC 669 / MAP 374

DIMENSIONAL CONFORMANCE SURVEY

A.P. 12 / LOTS 38 & 39
86 RANDALL STREET
CRANSTON, R.I.

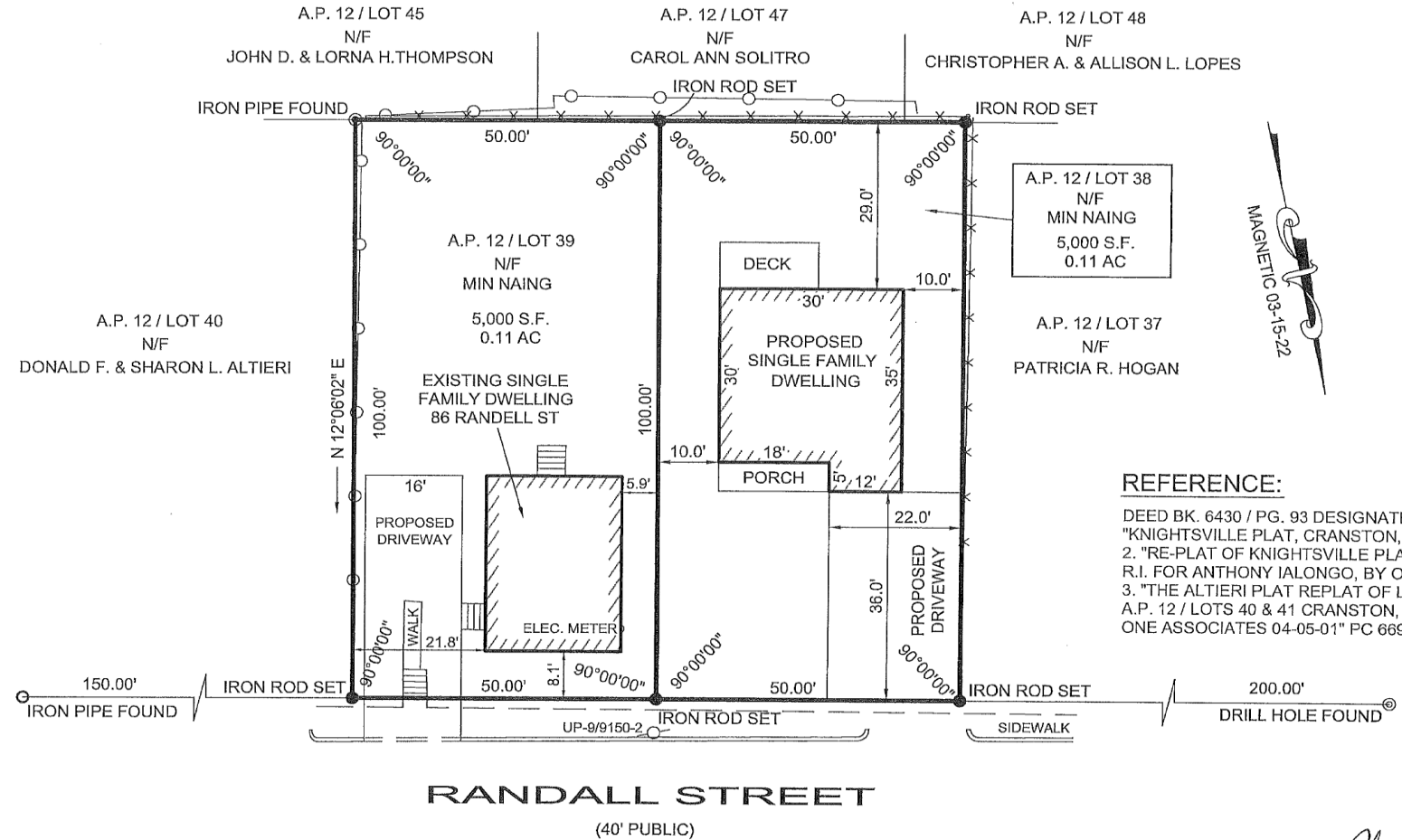
SCALE: 1"=20' DATE: MARCH 28, 2022

PREPARED FOR:
MIN NAING
86 RANDALL STREET
CRANSTON, R.I.

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9896 info@osplanners.com

JOB NO. 10209 / DWG. NO. 10209 - (JNP)

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: 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 AND FOR A PROPOSED SINGLE FAMILY DWELLING.

BY: *[Signature]* DATE: 3/31/22

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

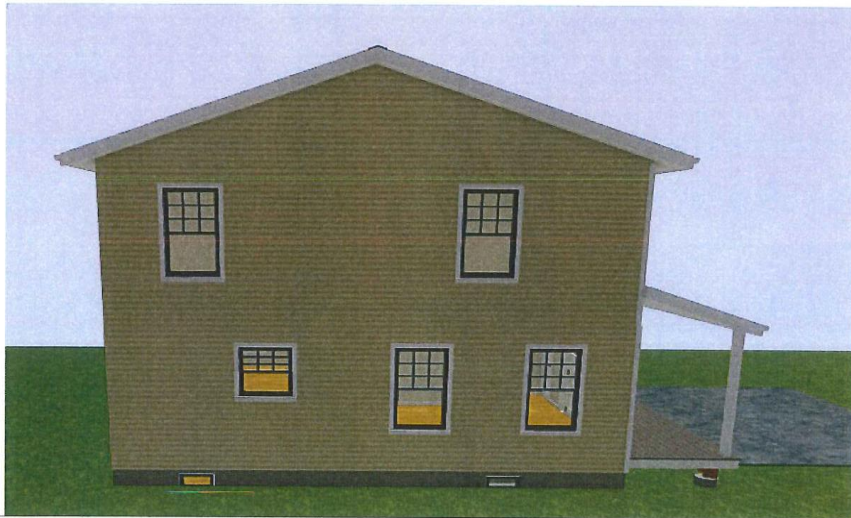
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED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

[Signature]
3/31/22

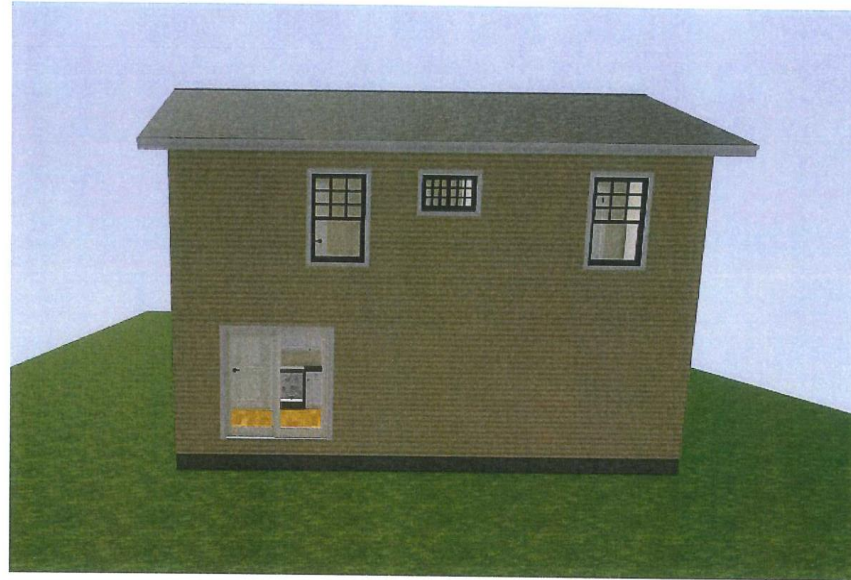
FRONT ELEVATION FACING
RANDALL STREET



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:

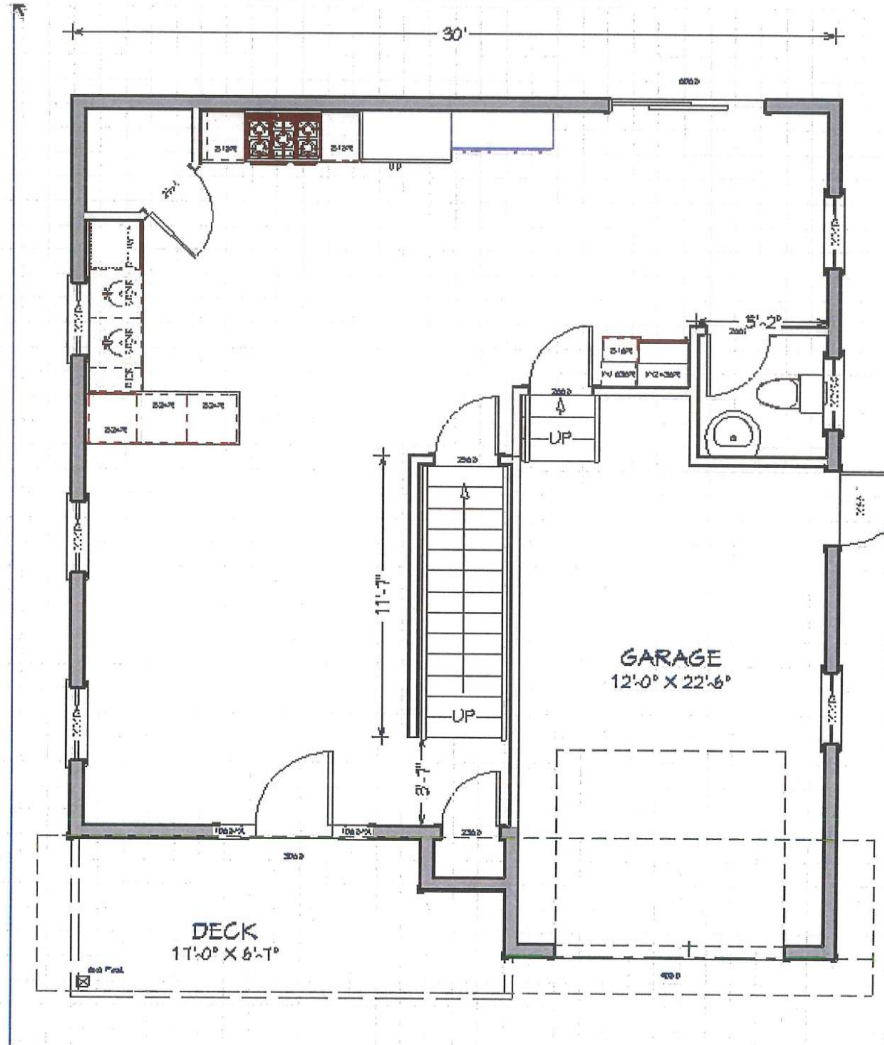
DATE:

4/19/22

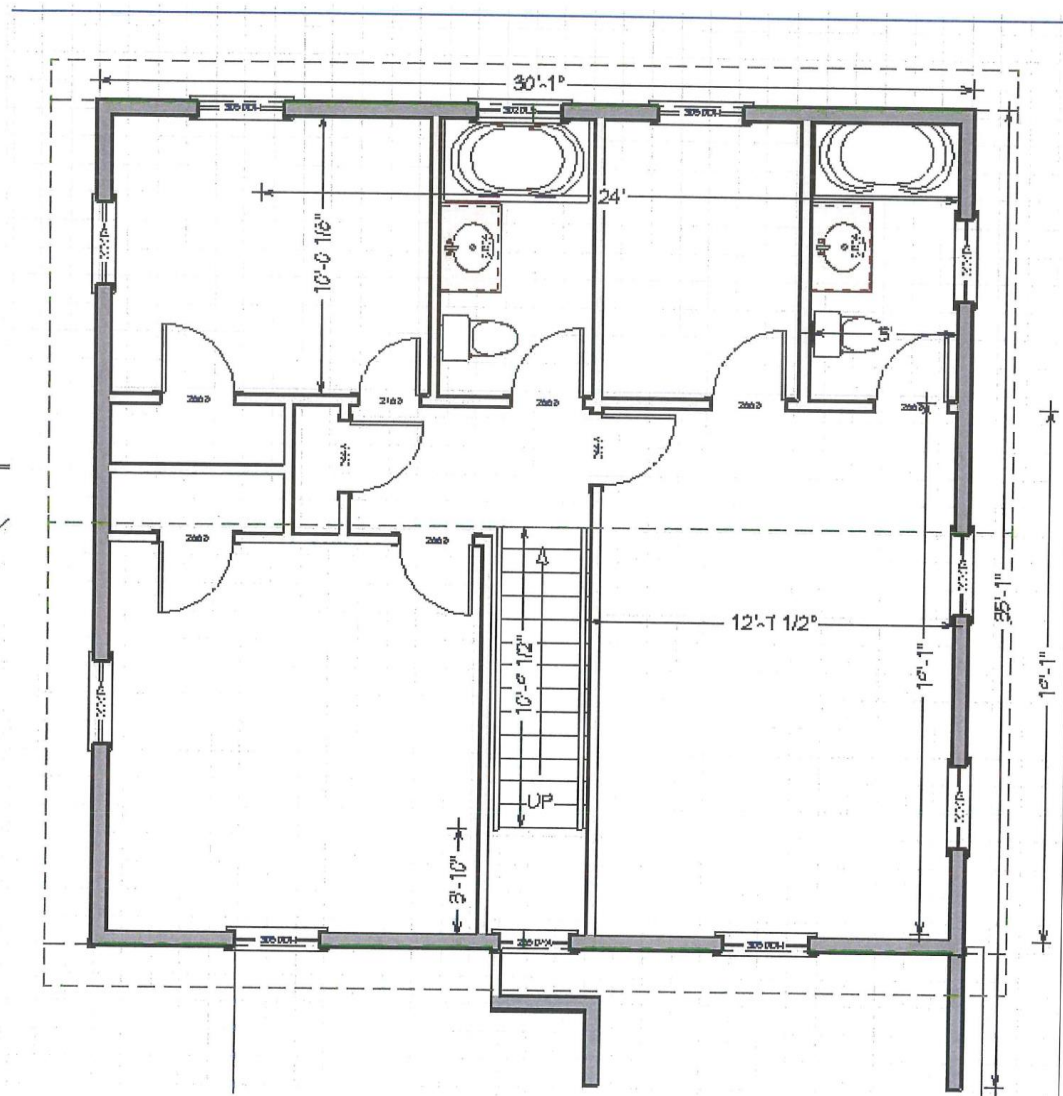
SCALE:

SHEET:

PROPOSED 1ST FLOOR ON TOP OF BASEMENT



PROPOSED 2ND FLOOR



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:

DATE:
4/19/22

SCALE:

SHEET:

