



**City of Cranston**  
**Zoning Board of Review**  
*May 10, 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**

► **GARFIELD AVE FOODS, LLC. (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP)** have filed an application for special permit to modify an existing double-sided billboard to an electronic double-sided billboard at **110 Garfield Avenue**, A.P. 7, lots 2561-62, 2593-97, and 3768, area 29,091 sf. zoned M2. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 (7) Signs. 17.92.020 Special Permit; 17.20.120 Schedule of Intensity Regulations;

► Application filed 2/8/2023. Dylan Conley, Esq.

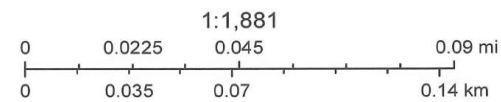


# 110 Garfield Ave 400' Radius Plat 7 Lot 2596 etc



11/1/2022, 8:49:27 AM

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



City of Cranston

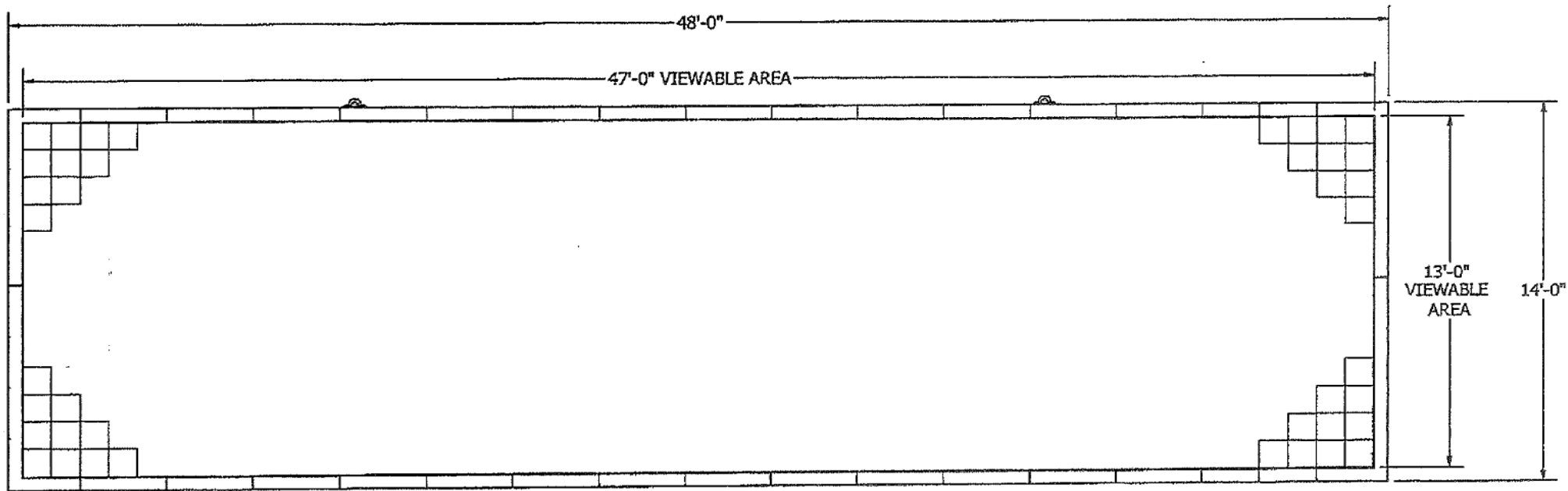


Garfield Ave

Garfield Ave

10

10



REVISION	SHEET	LINEAR TOLERANCES	ANGULAR TOLERANCES	THIRD ANGLE PROJECTION	CRISS REF.	DESCRIPTION
1	1 OF 5	XX..... = ± 1/16" XX..... = ± .0450" XXX..... = ± .0300" XXXX..... = ± .0150" XXXXX..... = ± .0050"	X°..... = ± 3° XX°..... = ± 1° XXX°..... = ± .5°		LAMAR REV 4	VIEWING AREA, 14' x 48', REAR SERVICE
		<small>ALL DIMENSIONS ARE U.S. DIMENSIONAL UNITS, UNLESS OTHERWISE SPECIFIED. STANDARD TOLERANCES APPLY TO ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED. TOLERANCES DO NOT APPLY TO EDGEWELD DIMENSIONS.</small>			DATE CREATED 7/28/2014	DRAWN T. Cates
					MATERIAL PART NUMBER 990-0002 - A	<small>VAULT LOCATION: Design\2 Dwg Part Numbers\990-0002.dwg</small>



► **Ward 6**

► **HASSAN HASABA (OWN/APP)** has applied for permission to subdivide a lot, leaving an existing single-family dwelling with reduced side and rear setbacks at **189 Kearney Street, Parcel B**, A.P. 10, lots 316 and 317, area 8,091 s.f., zoned A8. Applicant seeks relief per 17.92.010-Variances; Section 17.20.120- Schedule of Intensity Regulations.

► Application filed 1/24/23. Robert D. Murray, Esq.

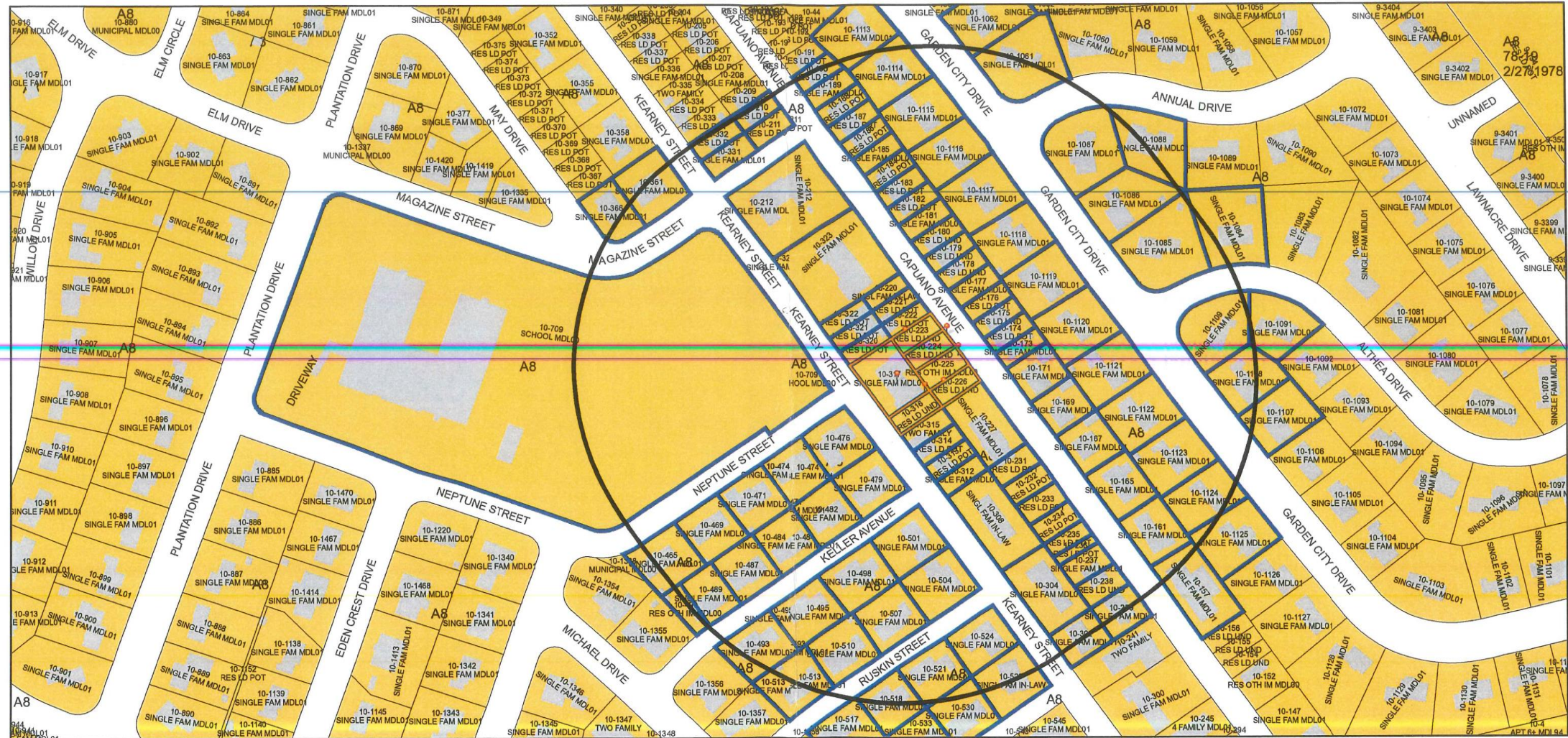
► **Ward 6**

► **HASSAN HASABA (OWN/APP)** has applied for permission to subdivide a lot, and to build a new single-family dwelling on an under-sized lot at **0 Capuano Avenue, Parcel A**, A.P. 10, lots 223, 224, 225, and 226, area 7,869 s.f., zoned A8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

► Application filed 1/24/23. Robert D. Murray, Esq.



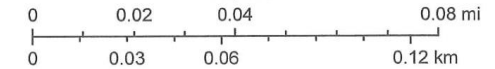
# 189 Kearney St 400' Radius Plat 10 Lots 223-226, 316-317



1/20/2023, 11:48:09 AM

1:1,693

Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
—		Cranston Boundary	none			C5		Other
⋮		Parcels	A80			M1		
—		Buildings	A20			M2		
—		Zoning Dimensions	A12			EI		



City of Cranston

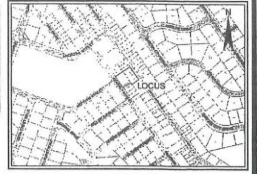


**REFERENCE:**  
 1. DEED BK 5571 PG 7  
 2. DEED BK 4380 PG 330  
 3. DEED BK 1287 PG 56  
 4. RECORD LOTS 105, 106, 107, 108, 198, 200 & 201 ON "EDEN CREST" CRANSTON, R.I. OWNED BY J.W. WILBUR MARCH 2, 1902, A.L. ELIOT SURVEYOR, BOSTON, MASS. P.C. 320  
 5. ZONING VARIANCE APPLICATION RECORD ID: 1281568  
 6. ZONING VARIANCE APPLICATION RECORD ID: 1282053

**NOTE:**  
 1. FEMA ZONE X / MAP 44097C0314H / DATED: 10-02-2015  
 2. LOT 316 PREVIOUSLY WAS MERGED WITH LOT 317  
 3. ALL ABUTTERS ARE LOCATED ON THE "EDEN CREST" PLAT (SEE REF. #3)  
 4. ALL LOTS ARE COMPRISED OF ENTIRELY BUILDABLE UPLAND  
 5. NO PROPOSED EASEMENTS ON SITE  
 6. NO KNOWN CEMETARIES OR NOR ABUTTING SITE  
 7. SITE IS NOT WITHIN A NATURAL HERITAGE AREA  
 8. NO KNOWN ENVIRONMENTAL HAZARDS ON SITE

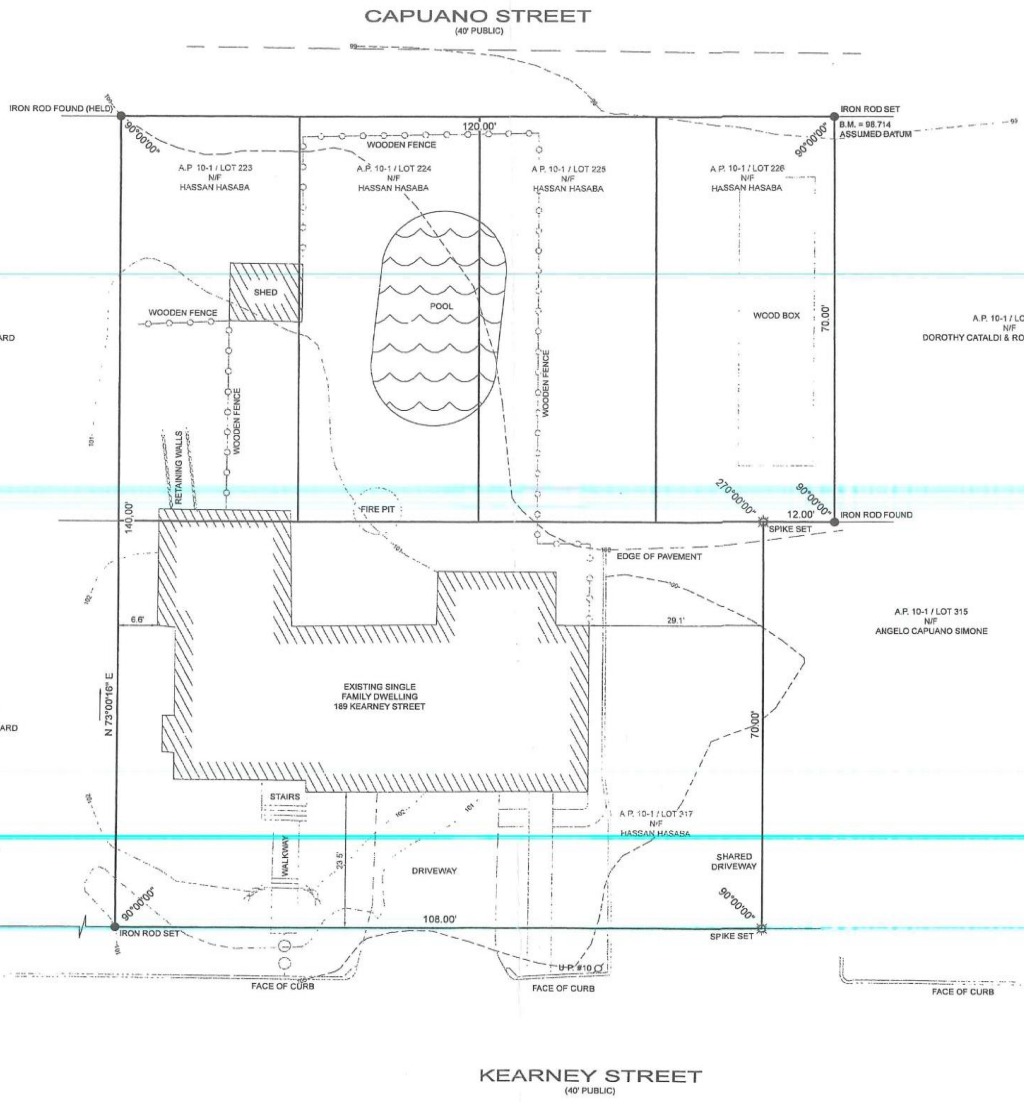
**AVERAGE ALIGNMENT (PARCELA)**  
 LOT 226-227: 16.70 FT.  
 LOT 227: 16.90 FT.  
 LOT 223: 21.72 FT.  
 AVERAGE: 18.44 FT

A.P. 10-1 / LOT	OLD AREA	NEW AREA
LOT 223	2,100 S.F. (0.05 AC.)	0 S.F. (0 AC.)
LOT 224	2,100 S.F. (0.05 AC.)	0 S.F. (0 AC.)
LOT 225	2,100 S.F. (0.05 AC.)	0 S.F. (0 AC.)
LOT 226	2,100 S.F. (0.05 AC.)	0 S.F. (0 AC.)
LOT 317	7,860 S.F. (0.17 AC.)	0 S.F. (0 AC.)
PARCELA	0 S.F. (0 AC.)	7,860 S.F. (0.18 AC.)
PARCELA B	0 S.F. (0 AC.)	8,091 S.F. (0.19 AC.)
AREA TO BE CONVEYED = 15,960 S.F. (0.37 AC.)		
TOTAL AREA = 15,960 S.F. (0.37 AC.)		



**LOCUS MAP**  
 NOT TO SCALE  
**ZONING DISTRICT A-8**  
 MINIMUM LOT AREA: 8,000 S.F.  
 MINIMUM LOT FRONTAGE: 60 FT.  
 MINIMUM SETBACKS: FRONT: 25 FT.  
 SIDE: 10 FT.  
 REAR: 20 FT.  
 MAXIMUM STRUCTURE HEIGHT: 35 FT.  
 MAXIMUM LOT COVERAGE: 30%

**LEGEND**  
 AP ASSESSOR'S PLAT  
 N/F NOW OR FORMERLY  
 ● IRON ROD  
 ⊙ DRILL HOLE  
 ⊛ GIN SPIKE / MAG NAIL  
 ⊞ GRANITE BOUND  
 ⊕ UTILITY POLE

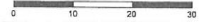


**SURVEY CLASSIFICATION:**  
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE PRINCIPAL STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:  
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
 CLASS I  
 MEASUREMENT SPECIFICATION: CLASS I  
 PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO ESTABLISH AND DEMONSTRATE BOUNDARY LINES AND TO MOVE PROPERTY LINE BETWEEN LOTS 317 AND 315  
 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 CORRELATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

**CAPUANO STREET**  
**KEARNEY STREET**  
 STREET INDEX

**EXISTING CONDITIONS**  
 REPLAT OF LOTS 105, 106, 107, 108, 198, 199, 200 & 201 ON "EDEN CREST" PLAT  
 MINOR LAND SUBDIVISION  
 PRELIMINARY PLAN  
 A.P. 10-1 / LOT 223, 224, 225, 226 & 317  
 189 KEARNEY STREET  
 CRANSTON, R.I. 02920  
 SCALE: 1"=10' DATE: DECEMBER 28, 2022  
 PREPARED FOR:  
 HASSAN HASABA  
 189 KEARNEY STREET  
 CRANSTON, R.I. 02920  
 PREPARED BY:  
 OCEAN STATE PLANNERS, INC.  
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
 PHONE: (401) 483-9696 info@osplanners.com

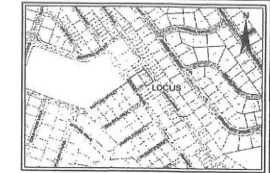
JOB NO. 10394 / DWG. NO. 10394 - Prelim. - (AJB)  
 SHEET 1 OF 5  
 GRAPHIC SCALE: 1"=10'



- REFERENCE:
- DEED BK 6571 PG 7
  - DEED BK 4230 PG 330
  - DEED BK 1287 PG 58
  - RECORD LOTS 105, 106, 107, 108, 198, 199, 200 & 201 ON "EDEN CREST" CRANSTON, R.I. OWNED BY J.W. WILBUR MARCH 2, 1902. A.L. ELIOT SURVEYOR, BOSTON, MASS." P.G. 320
  - ZONING VARIANCE APPLICATION RECORD ID: 1281588
  - ZONING VARIANCE APPLICATION RECORD ID: 1282053

- NOTE:
- FEMA ZONE X / MAP 44027C0314H / DATED: 10-02-2015
  - LOT 316 PREVIOUSLY WAS MERGED WITH LOT 317
  - ALL ABUTTERS ARE LOCATED ON THE "EDEN CREST" PLAT (SEE REF. #3).
  - ALL LOTS ARE COMPRISED OF ENTIRELY BUILDABLE UPLAND
  - NO PROPOSED EASEMENTS ON SITE
  - NO KNOWN CEMETARIES OR NOR ABUTTING SITE
  - SITE IS NOT WITHIN A NATURAL HERITAGE AREA
  - NO KNOWN ENVIRONMENTAL HAZARDS ON SITE

AVERAGE ALIGNMENT:  
(PARCEL A)  
LOT 220-222: 19.70 FT  
LOT 227: 16.50 FT  
LOT 223: 21.72 FT  
AVERAGE: 19.44 FT

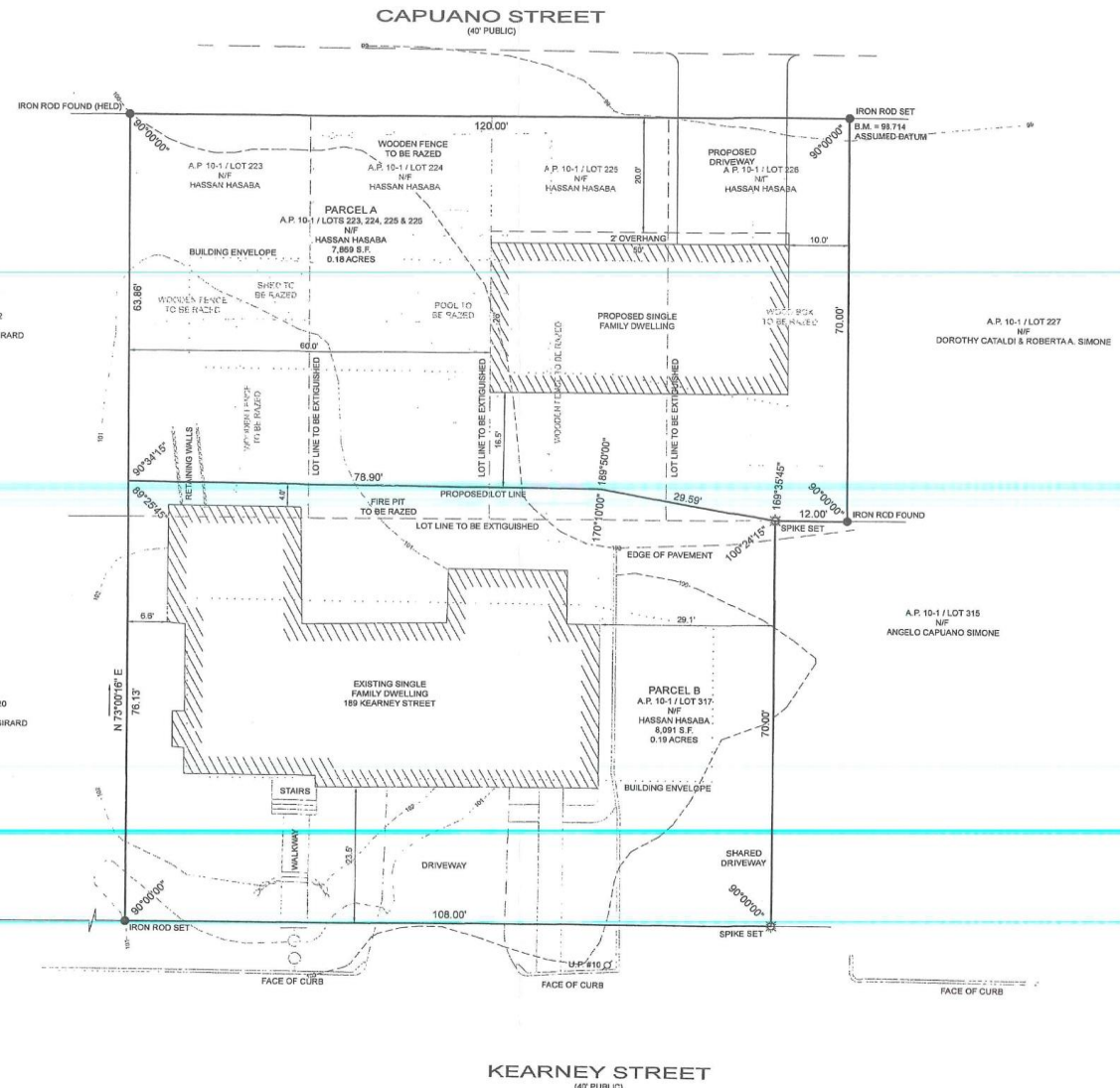


LOCUS MAP  
NOT TO SCALE

ZONING DISTRICT A-8

MINIMUM LOT AREA: 8,000 S.F.  
MINIMUM LOT FRONTAGE: 90 FT.  
MINIMUM SETBACKS: FRONT: 25 FT.  
SIDE: 10 FT.  
REAR: 20 FT.  
MAXIMUM STRUCTURE HEIGHT: 35 FT.  
MAXIMUM LOT COVERAGE: 30%

- LEGEND
- AP ASSESSOR'S PLAT
  - NF NOW OR FORMERLY
  - IRON ROD
  - ⊙ DRILL HOLE
  - ⊛ GIN SPIKE / MAG NAIL
  - GRANITE BOUND
  - ⊘ UTILITY POLE



**SURVEY CLASSIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 507 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2012 AS FOLLOWS:

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 TO SHOW PROPERTY LINE BETWEEN LOTS 223 AND 315

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 COMPARISON OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

DATE: 10/9/23

RICHARD T. BZDYRA, P.L.S., LICENSE #1768, COA # L2-660

CAPUANO STREET  
KEARNEY STREET  
STREET INDEX

**PROPOSED PLAN**  
REPLAT OF LOTS 105, 106, 107, 108, 198, 199, 200 & 201 ON "EDEN CREST" PLAT  
MINOR SUBDIVISION  
PRELIMINARY PLAN

A.P. 10-1 / LOT 223, 224, 225, 226 & 317  
189 KEARNEY STREET  
CRANSTON, R.I. 02920  
SCALE: 1"=10' DATE: DECEMBER 28, 2022

PREPARED FOR:  
HASSAN HASABA  
189 KEARNEY STREET  
CRANSTON, R.I. 02920

PREPARED BY:  
OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
PHONE: (401) 483-9086 info@osplanners.com

JOB NO. 10394 / DWG. NO. 10394 - Prelim - (A,B)  
SHEET: 2 OF 2  
GRAPHIC SCALE: 1" = 10'



► **Ward 1**

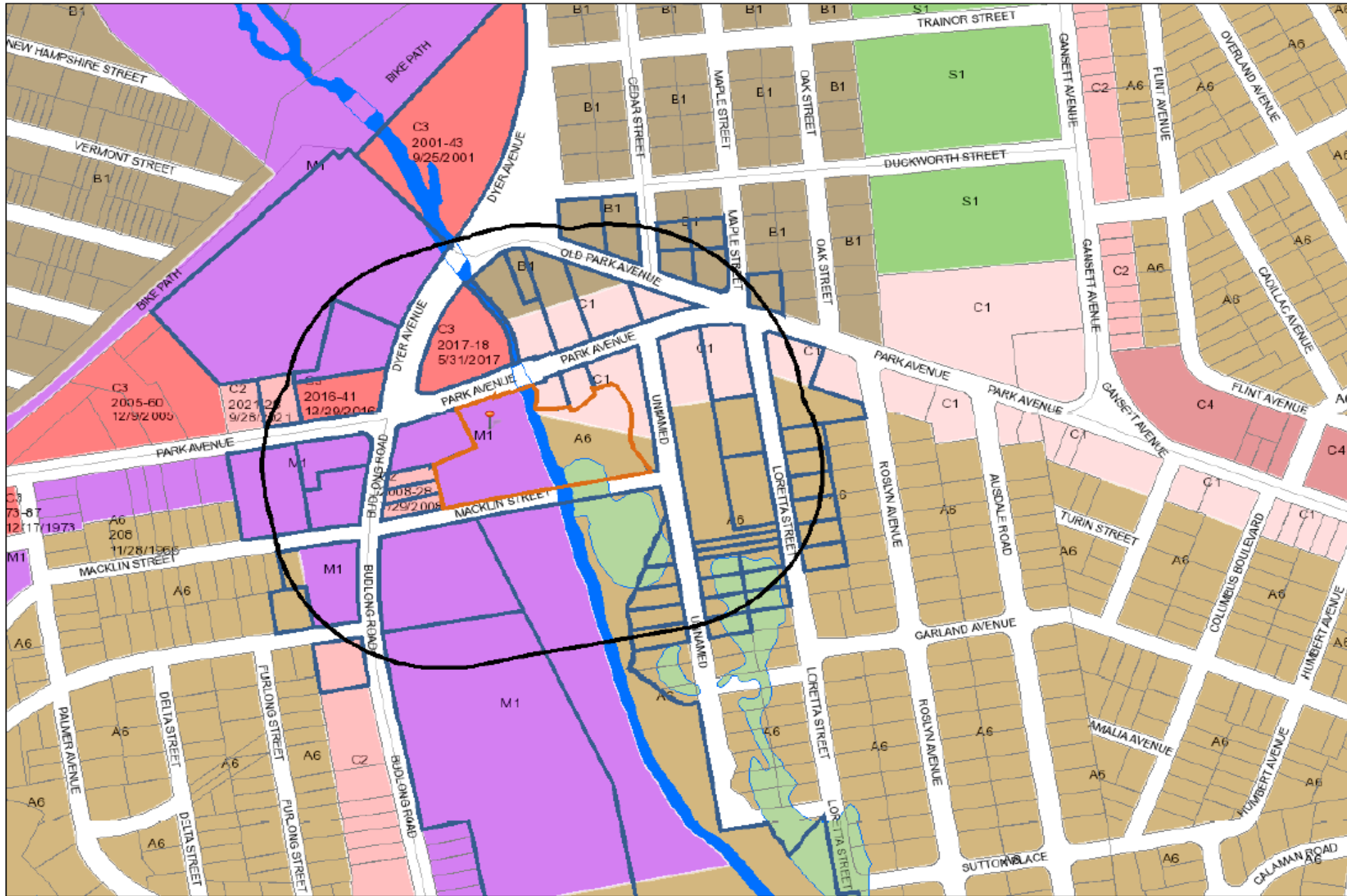
► **OLDCASTLE APG NORTHEAST INC (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP)** has applied to convert an existing electronic billboard sign to an equal-sized standard vinyl billboard at **0 Park Avenue, A.P. 11, lot 1870**; area 2.04 ac, zoned M1. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 (7) Signs. 17.92.020 Special Permit; 17.20.120 Schedule of Intensity Regulations;

► Application filed 2/27/2023. Dylan Conley, Esq.



# ArcGIS Web Map

1/27/2023, 11:16:43 AM

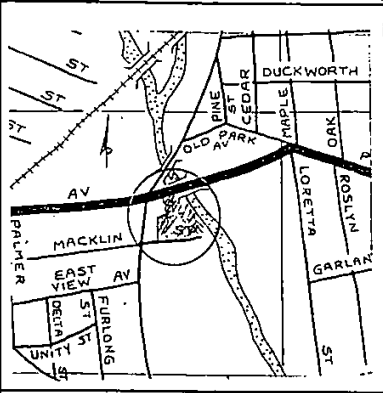


- vParcels\_Buffer
- UserSelectedParcels
- Parcel sin Buffer Output
- Parcels
- Streets Names
- Cranston\_Boundary
- Hydro Lines 2001
- Hydro Poly 2001
  - Stream/Water Body
  - Swamp
  - Zoning Dimensions
  - Historic Overlay District
- Zoning
  - none
  - A80
  - A20
  - A12
  - A8
  - A6
  - B1
  - B2
  - C1
  - C2
  - C3
  - C4
  - C6
  - M1
  - M2
  - E1
  - MPD
  - S1
  - Other
  - Plat Bounds

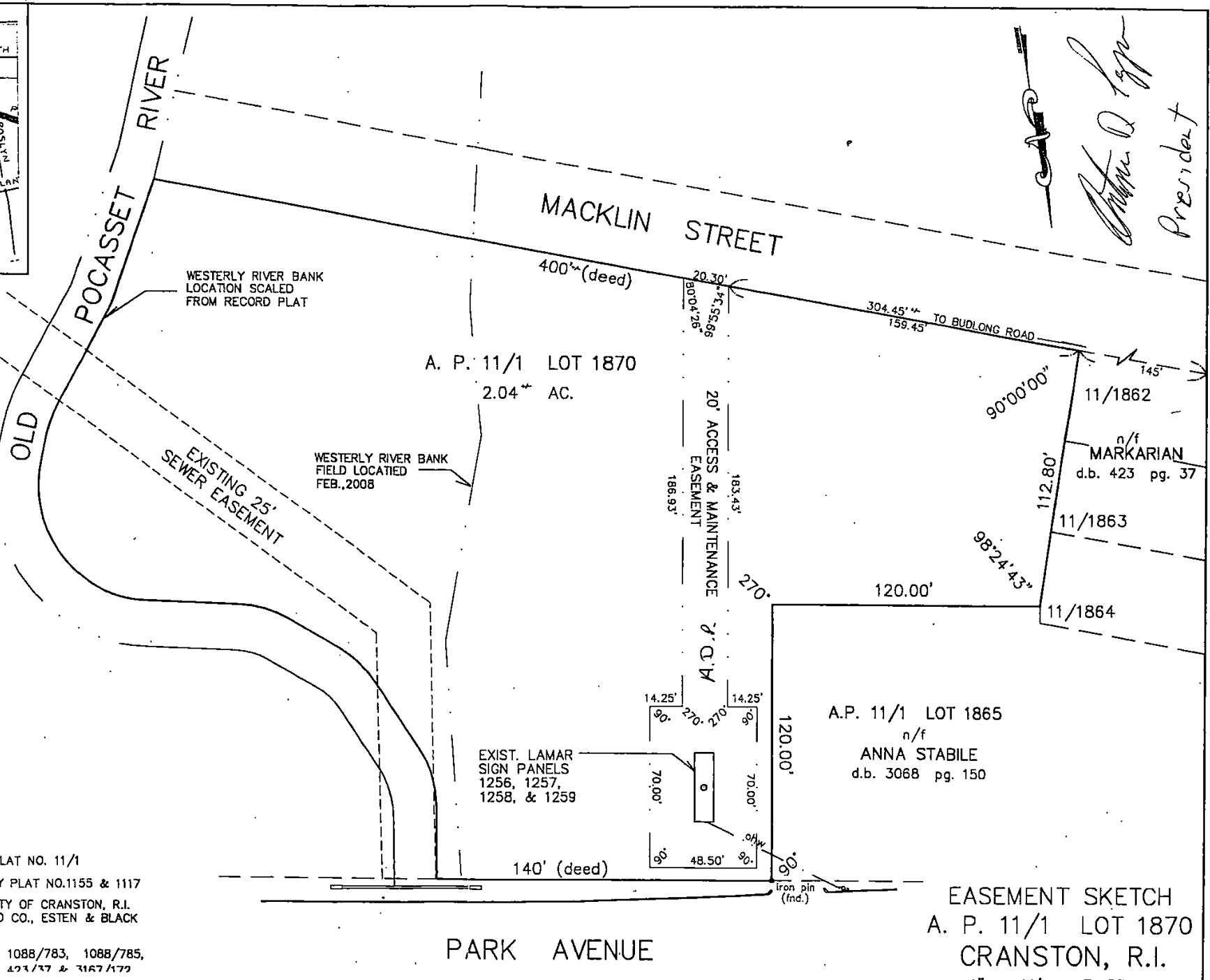
This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the 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.

0 0.065 0.13 0.195 mi

City of Cranston



LOCATION MAP  
nts



*Arthur Q. Lynn*  
 President

REFERENCES:

- 1.) CITY OF CRANSTON ASSESSORS PLAT NO. 11/1
- 2.) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 1155 & 1117
- 3.) MAP OF "BUDLONG EXTENSION, CITY OF CRANSTON, R.I. BELONGING TO THE BODWELL LAND CO., ESTEN & BLACK ENGRS. , AUGUST 1917
- 4.) DEED BOOKS & PAGES 317/380, 1088/783, 1088/785, 3068/150, 423/37 & 3167/172

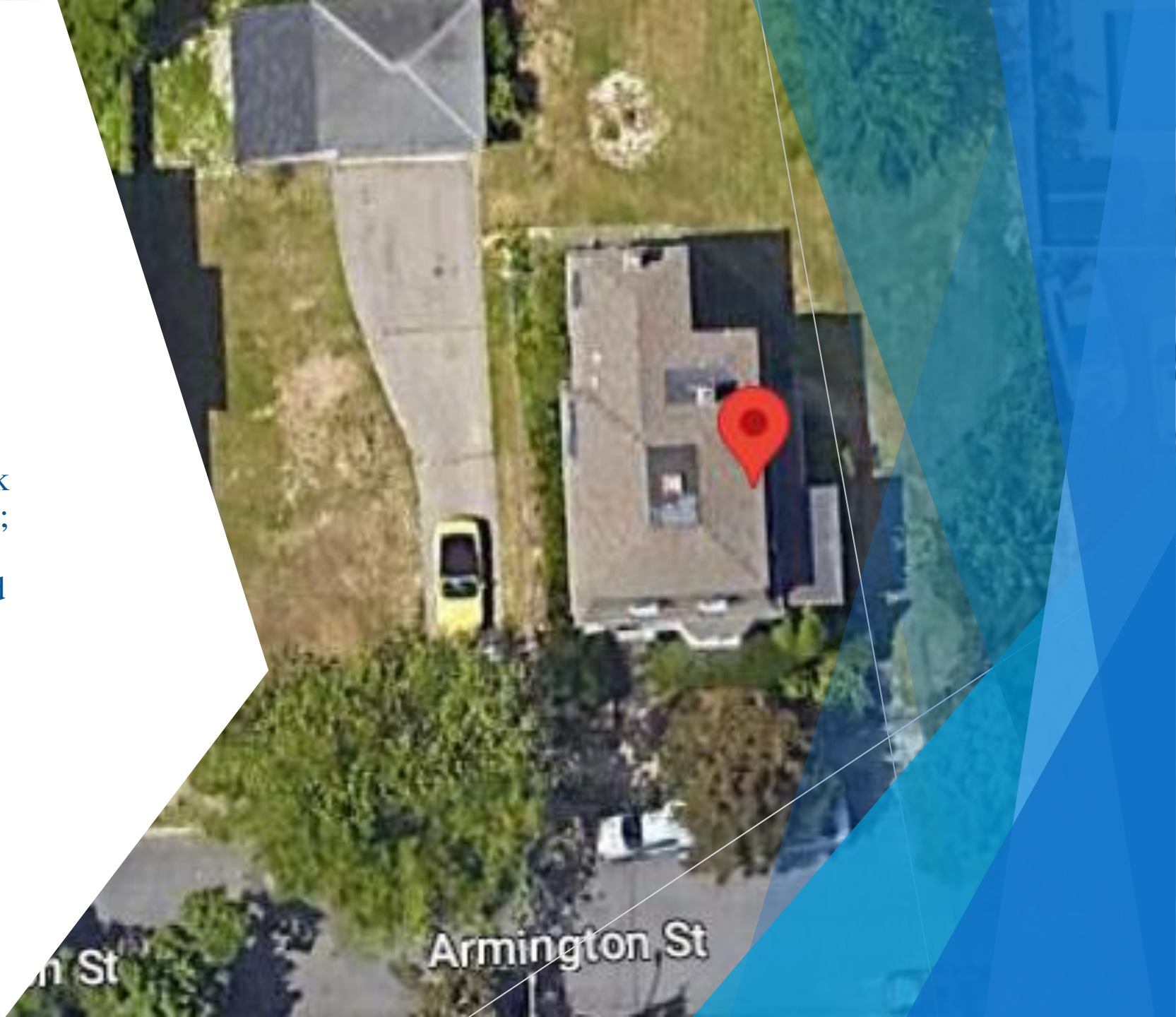
EASEMENT SKETCH  
 A. P. 11/1 LOT 1870  
 CRANSTON, R.I.



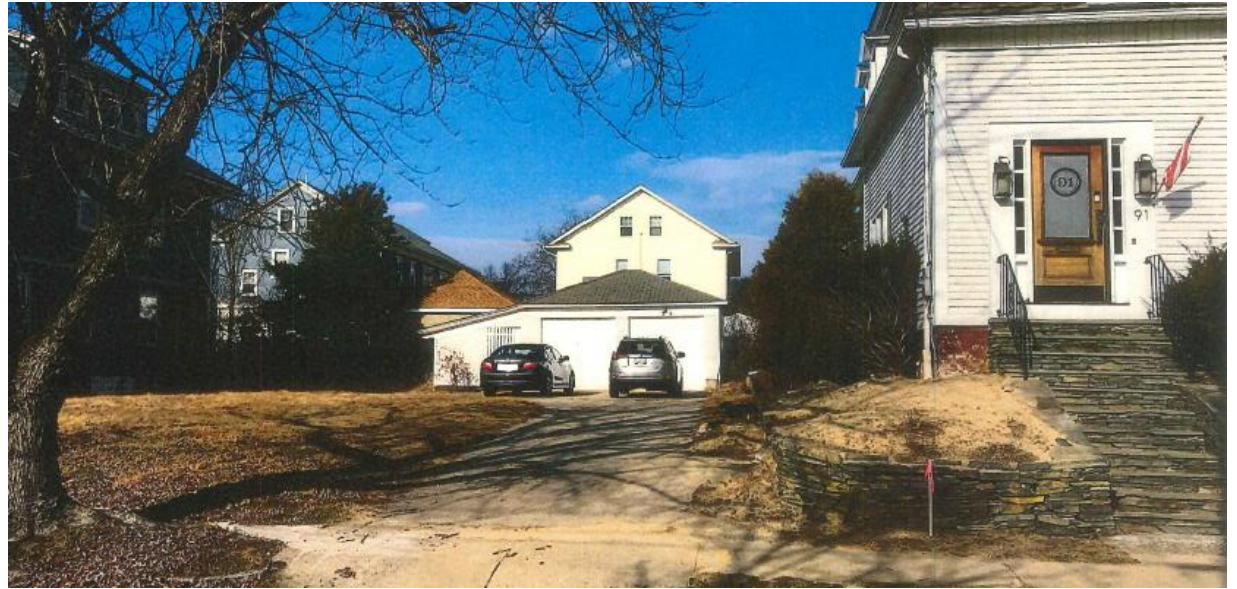
► **Ward 1**

► **JOSEPH DECRISTOFARO (OWN/APP)** has applied to the Board to construct a new single-family dwelling on an under-sized lot at **0 Armington Street, A.P. 2, lot 3268**; area 5,500 sf; zoned B2. Applicant seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, Application filed 02/09/2023.

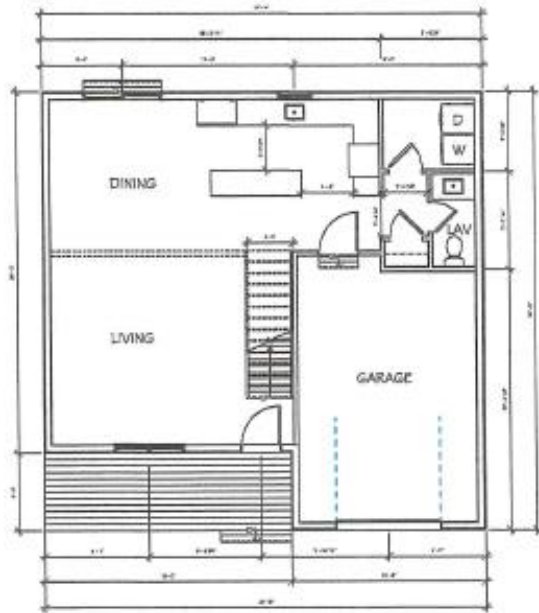
► **Robert D. Murray, Esq.**



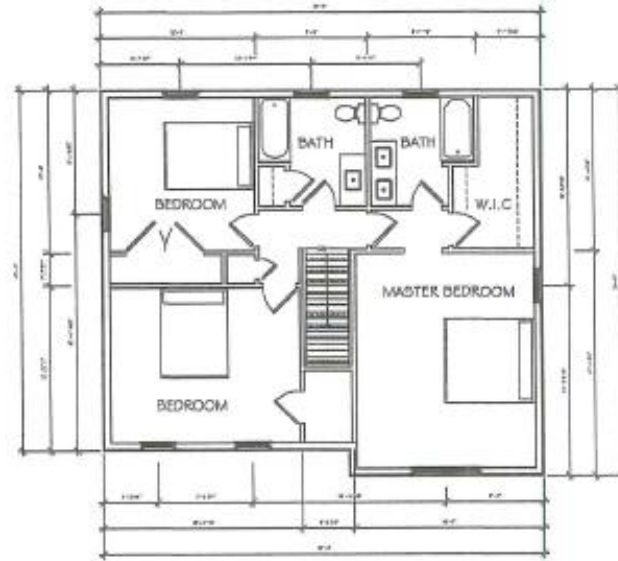








① Ground Floor

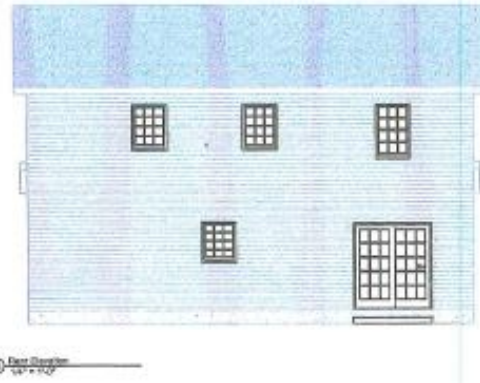
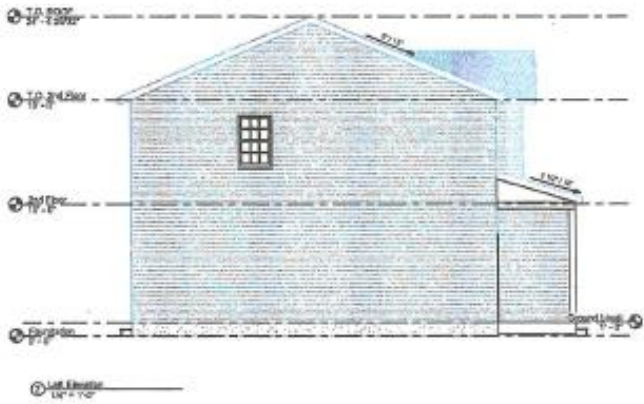


② 1st Floor

NO.	REVISION	DATE
1		
2		
3		
4		
5		

Floor Plan

A101



DATE	3/10/21
DESIGNED BY	EMMA 10' x 10'
CHECKED BY	
A	B
C	D
E	F
G	H

Elevations

A102

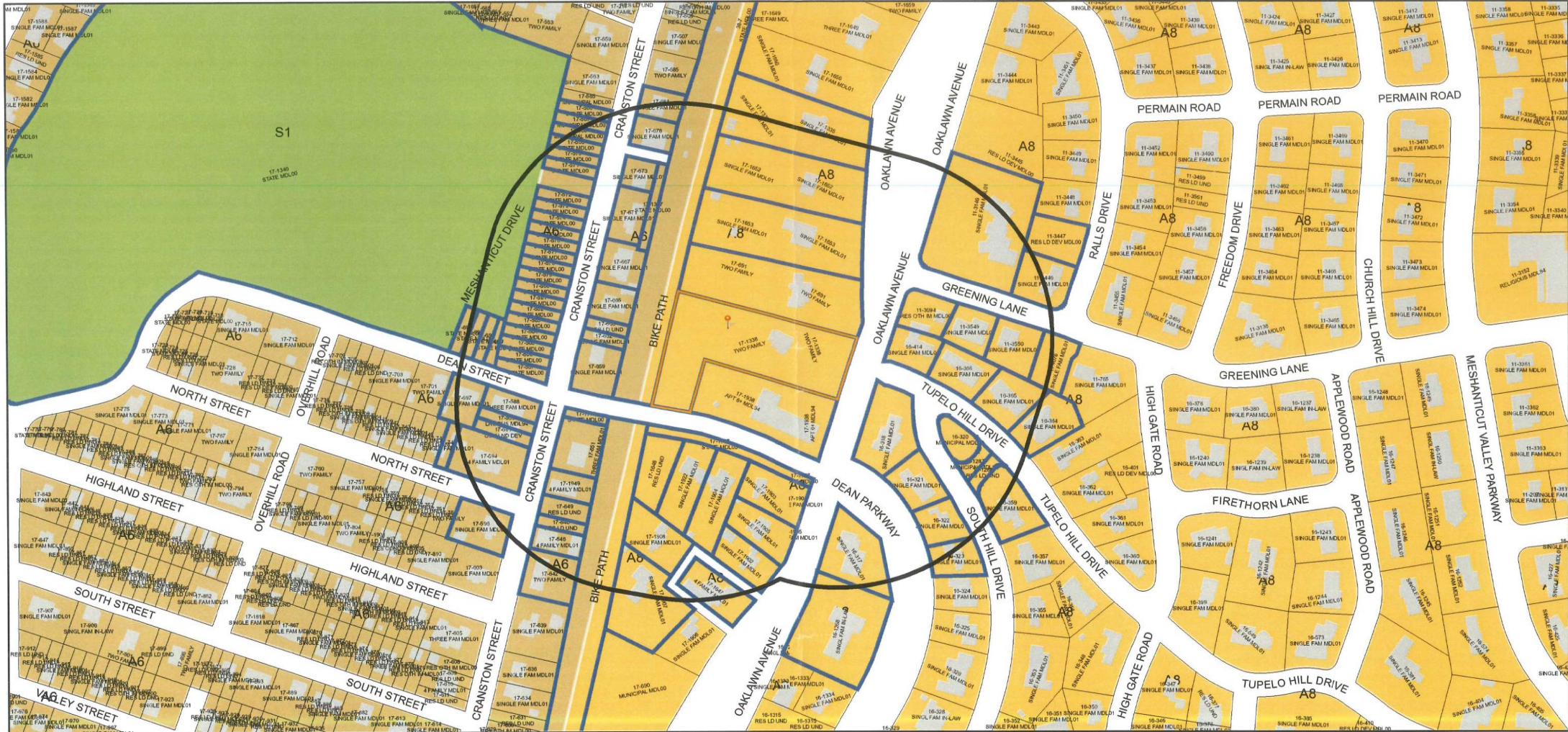
► **Ward 5**

► **SCW18, LLC (OWN/APP)** ) has filed an application to subdivide an existing lot into two parcels allowing three existing accessory structures (not to be used for residential dwellings) to remain on lot 2 with reduced frontage, side and rear setbacks at **295 Oaklawn Avenue / 0 Dean Street**, A.P. 17, lot 1338, Parcel 2. Applicant seek relief per Section 17.92.010- Variances; Sections 17.60.010(A), - Accessory Uses; 17.20.120- Schedule of Intensity Regulations,.

► Application filed 03/08/2023. Mary B. Shekarchi, Esq.

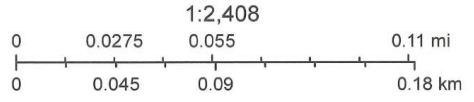


# 295 Oaklawn Ave 400' Radius Plat 17 Lot 1338



7/7/2022, 8:48:08 AM

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



City of Cranston





View of Front of Property standing at end of driveway on Oaklawn Avenue.



View of Garage located South/East



► Ward 1

► **RSR INVESTMENTS & CONSTRUCTION, LLC (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 **64 Westwood Avenue**, A.P. 2, lot 1386; area 4,000 sf.; zoned A6. 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 2/15/2023. Jake V. D'Amico, Esq.

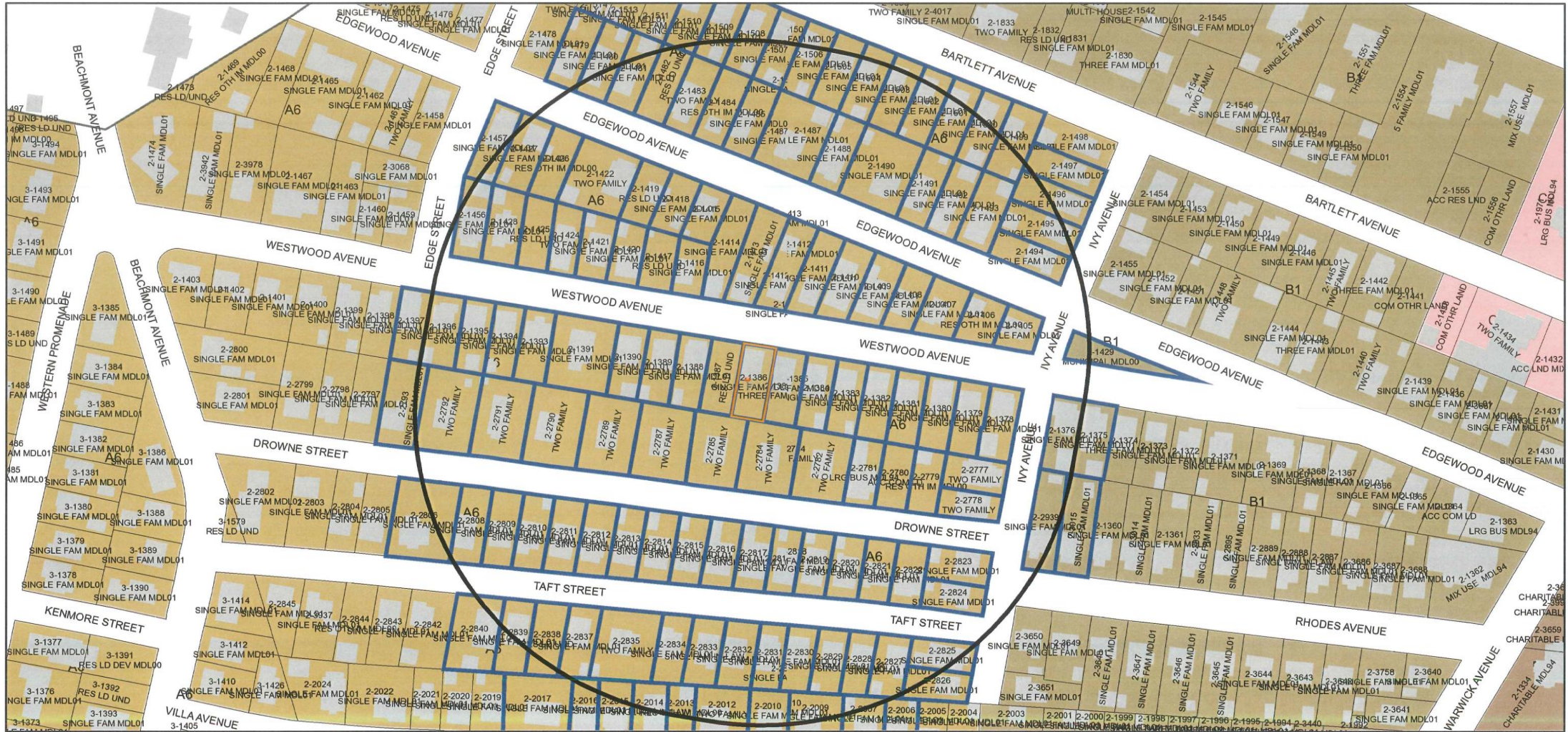
► Ward 1

► **RSR INVESTMENTS & CONSTRUCTION, LLC (OWN/APP)** has applied to the Board to allow a new single-family dwelling to be constructed on an undersized lot merged by zoning at **0 Westwood Ave**, A.P. 2, lot 1387; area 4,000 sf.; zoned A6. 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 2/15/2023. Jake V. D'Amico, Esq.



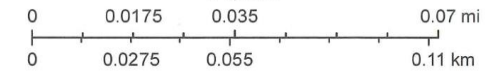
# 64 Westwood Ave 400' Radius Plat 2 Lot 1386



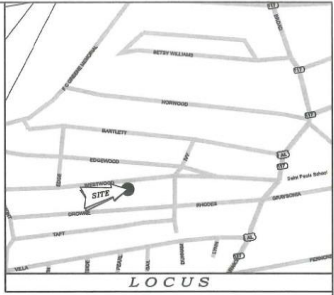
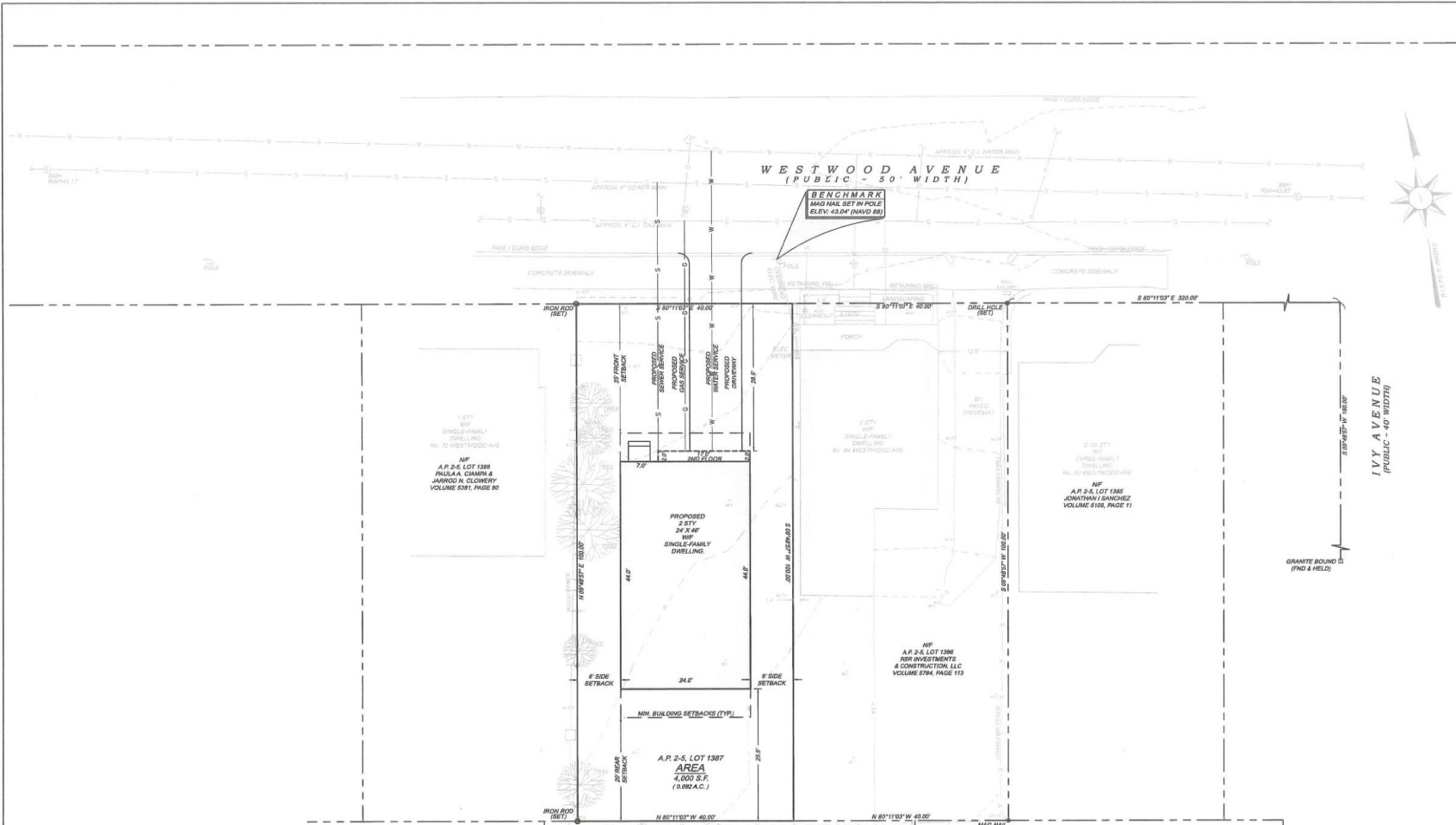
3/9/2023, 8:56:32 AM

Parcel ID Labels	Historic Overlay District	A8	C3	MPD
Streets Names	<b>Zoning</b>	A6	C4	S1
— Cranston Boundary	none	B1	C5	Other
⋮ Parcels	A80	B2	M1	
▬ Buildings	A20	C1	M2	
Zoning Dimensions	A12	C2	E1	

1:1,486



City of Cranston



**NOTES / REFERENCES**

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
  - PLAN ENTITLED "THE JOHN H. BARTLETT FLAT IN CRANSTON, R.I. SURVEYED AND DRAWN AUG. 1881 BY J. C. THAYER."
  - PLAN ENTITLED "PART OF THE JOHN H. BARTLETT LAND EDGEWOOD, R.I. LAYED OUT NOVEMBER 1881, SCALE 100 FT. PER INCH."
  - PLAN ENTITLED "EDGEWOOD TERRACE, CRANSTON, R.I. OWNED BY M.C. MEAGNER AND CO. SURVEYED BY J. LATHAM MARCH, 1903, SCALE = 80 FT. PER INCH."
  - PLAN ENTITLED "AMENDED PLAT OF THE LOCKWOOD LOT, CRANSTON, R.I. BELONGING TO THE H. WARD, JR. & CO. SURVEYED BY J.A. LATHAM, MARCH, 1903, SCALE = 80 FT. PER INCH."
  - PLAN ENTITLED "PART OF LOTS 284, 285, 286 & 288 ON REPEAT OF THE JOHN H. BARTLETT LAND, EDGEWOOD, R.I. NOV. 1881 AND OF LOTS 284 & 288 ON AMENDED PLAT OF THE LOCKWOOD LOT, CRANSTON, R.I. NOV. 1881 BELONGING TO FRANK A. OPPE, JAN. 18, 1944, U.V. 5876, BOOK 38, SCALE = 80 FT. PER INCH."
  - PLAN ENTITLED "PART OF THE LOTS ON THE AMENDED PLAT OF THE LOCKWOOD LOT, CRANSTON, R.I. BELONGING TO KELLY'S PICNIC, INC. BY H. CHAFFY ENG. NOVEMBER 1984, SCALE: 80 FT. PER INCH."
  - PLAN ENTITLED "PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLES TO THE PREMISES SURVEYED:
  - A.P. 2-5, LOT 1387 - RSR INVESTMENTS & CONSTRUCTION, LLC - VOLUME 578, PAGE 113
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
  - NONE FOUND RECORDED
- THESE PREMISES ARE SITUATED IN AN A-6 ZONE:
 

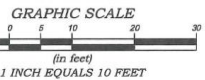
**DIMENSIONAL REQUIREMENTS**

  - MIN. LOT AREA = 6,000 SQ. FT.
  - MIN. FRONTAGE WIDTH = 60 FT.
  - MIN. SB FRONT YARD = 25 FT.
  - MIN. SB REAR YARD = 20 FT.
  - MIN. SB SIDE YARD = 8 FT.
  - MAX. STRUCTURE HEIGHT = 35 FT.
  - MAX. LOT COVERAGE = 35%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- THESE PREMISES ARE SITUATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AND AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) MAP 119 OF 01 CITY OF CRANSTON MAP NUMBER 440703181, MAP REVISED: OCTOBER 2, 2016, FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-585-5689 OR ALL LOCAL UTILITY COMPANIES.
- THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DIMENSIONS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTING RECEIVED FROM THE LOCAL BRANTLEY NORTH AMERICA RTN NETWORK VIA CELLULAR BROADCAST GNSS ANTENNAS / RECEIVERS.
- PER CITY OF CRANSTON ZONING ORDINANCE 11.88 §10 (B), THIS BLOCK THAT IS SEVENTY-FIVE (75) PERCENT OR MORE DEVELOPED IN A-B, B-1, AND B-2 ZONES, LOTS HAVING AN AREA AT LEAST FOUR THOUSAND (4,000) SQUARE FEET AND HAVING AN AREA AND FRONTAGE EQUAL TO OR GREATER THAN THE AVERAGE OF THOSE DEVELOPED PARCELS WITHIN TWO HUNDRED (200) FEET OF THE LOT WHICH ARE ON THE SAME SIDE OF THE STREET NEED NOT BE SO CORNERED.

**LEGEND & ABBREVIATIONS**

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	---	- FENCE
WF	- WOOD FRAMED	---	- SEWER LINE
SNP	- STATE HIGHWAY PLAT	---	- CROWN LINE
RET.	- RETAINING WALL	---	- WATER LINE
FED.	- FEDESTRIAN	---	- GAS LINE
FOUND.	- FOUND	---	- ELECTRIC LINE
RSB	- RI HIGHWAY BOUND	---	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	---	- CATCH BASIN
PL	- PLANNED END	---	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	---	- WATER GATE
CLF	- CHAIN LINK FENCE	---	- GAS VALVE
INV.	- INVERT	---	- ELECTRIC MANHOLE
± 10.00	- EXISTING SPOT GRADE	---	- GRANITE BOUND
± 0.00	- NEW SPOT GRADE	---	- DRILL HOLE
		---	- IRON PIPE



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 THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEERING FIRM AND HAVE BEEN PREPARED FOR THE OWNER. FOR THIS PROJECT AT THIS SITE AND FOR THE CITY OF CRANSTON, RHODE ISLAND. NO PART OF THESE DRAWINGS OR ANY OTHER PORTION HEREON IS 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 THE ENGINEER OR ONE OF HIS DIRECTORS.

**\*\* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN**

**CERTIFICATION**

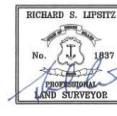
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 415-RH00-01.13 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYS ON APRIL 28, 2016, AS FOLLOWS:

**TITLE OF SURVEY:** SITE PLAN FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY.  
**MEASUREMENT/ACCURACY SPECIFICATION:**

**OTHER TYPE OF SURVEY:** DATA ACQUISITION / TOPOGRAPHIC SURVEY

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BY: *Richard S. Lipsitz*  
 RICHARD S. LIPSITZ, P.L.S. REG. NO. 08032020  
 WATERMAN ENGINEERING COMPANY (C/OA No. LS.006482) DATE



NO.		DATE		REVISION		CHECKED BY	
<b>SITE PLAN</b> A.P. 2-5, LOT 1387 WESTWOOD AVENUE CRANSTON, RHODE ISLAND							
RSR INVESTMENTS & CONSTRUCTION, LLC P.O. BOX 25243 PROVIDENCE, RHODE ISLAND 02905							
PROJECT NO.		SCALE		DATE		DRAWN BY	
19-101		1" = 10'		11/13/19		MSJ/BLT	
PREPARED BY		CHECKED BY		DATE		SCALE	
RSR		MSJ/BLT		11/13/19		1/4" = 1" SHOTS	
DRAWN BY		DATE		SCALE		PROJECT NO.	
MSJ/BLT		11/13/19		1/4" = 1" SHOTS		C-1	







► **Ward 5**

► **CARPIONATO PROPERTIES, INC; ALFRED CARPIONATO c/o CAROL DEANGELIS; WEST BAY, LLC (OWN) and WEST BAY, LLC (APP)** have filed an application to construct a multi-structure residential complex with 90 apartment units, a club house, and pool facility; allowing the club house and pool facility as accessory to the residential development and to allow the structures to exceed the allowable heights at **320 Scituate Ave. A.P. 20 Lots 2112, 2116;** area 30,4747 sf zoned A20; **0 Scituate Ave. A.P.20 Lot 2117;** area 345,430 sf, zoned B2. Applicant seeks relief per 17.92.010-Variances, sections 17.20.030- Schedule of Permitted Uses, 17.20.120- Schedule of Intensity Regulations.

► Application filed 4/3/2023. Moses Ryan, Ltd.





SCITUATE AVENUE (Route 12, Variable Width)

N/F  
ALESSIO  
CARRONATO  
ATTILIO CAROL  
DEANGELO S

20/2  
2112

N/F  
CARRONATO  
PROPERTIES INC

20/2  
2116

20/4  
2114

N/F  
CONDO  
MULTIPLE  
OWNERS

20/4  
2117

N/F  
WEST  
BAY LLC

20/2  
2170

N/F  
SCITUATE VISTA  
ASSOCIATES C/O  
NATIONAL  
INVESTMENTS LTD

20/4  
2128

N/F  
WEST BAY LLC  
DEED BK. 963, PG. 1

20/2  
2122

N/F  
OF PROVIDENCE  
EVIDENCE WATER  
BK. 390, PG. 69  
CITUATE AVENUE

200'

37/4  
7

N/F  
RHODE ISLAND  
SCOUTS

12  
31

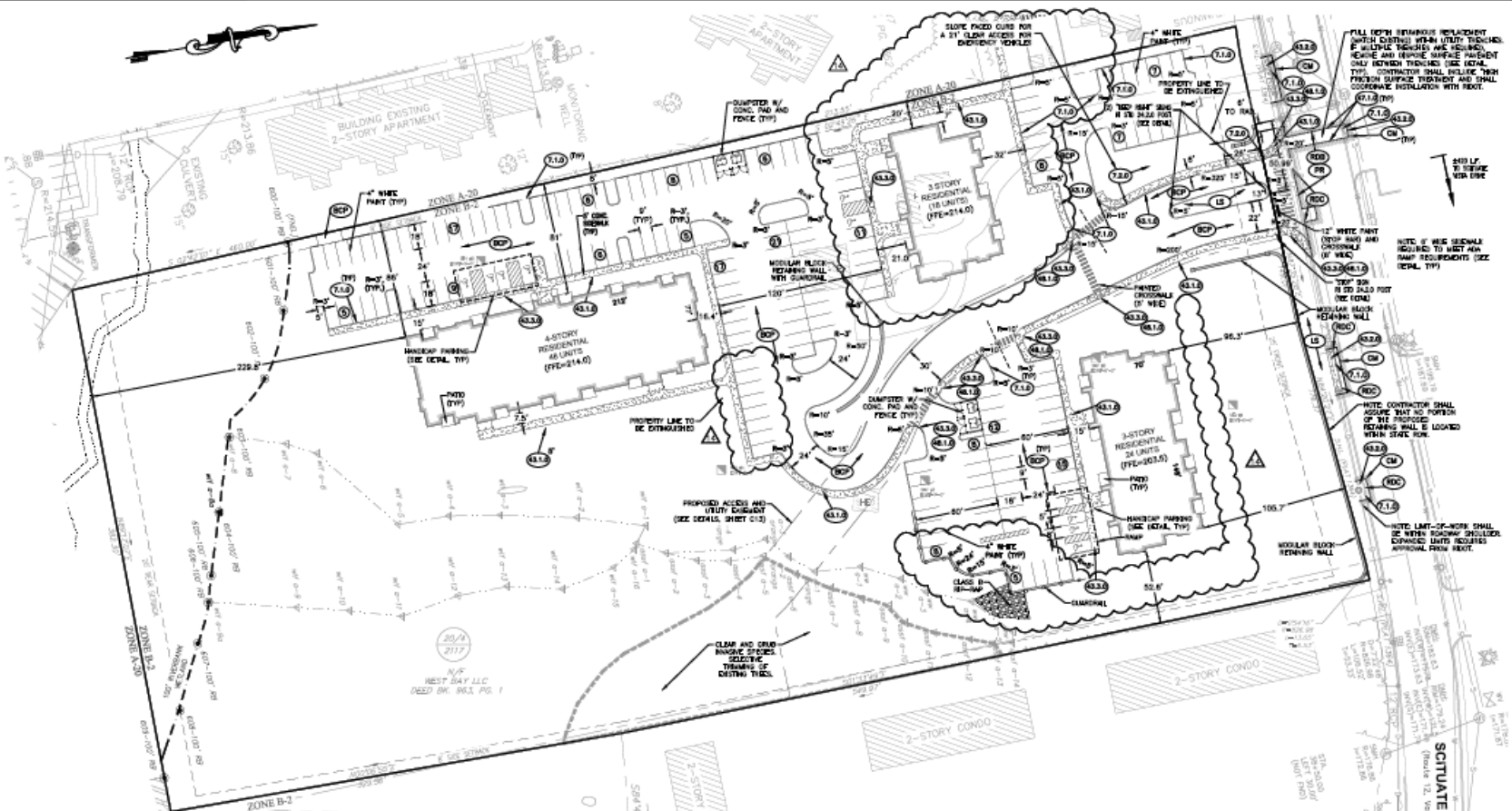
N/  
WEST B  
DEED BK.

20  
21

N/  
EXTREM  
DEVELOP  
DEED BK. 64







DEVELOPMENT SUMMARY		
ASSESSOR'S PLAT 204, LOT 2117		
ZONING: (B-2) BUSINESS DISTRICT		
ZONING DESCRIPTION	(B-2) BUSINESS DISTRICT	REQUIRED
ZONING DESCRIPTION	PROPOSED	
SITE DATA		
TOTAL LOT AREA	345,449 S.F. (7.92 AC.)	
LAND USE	MULTIFAMILY	
MAX. BUILDING HEIGHT	35'	63'
LOT COVERAGE	50%	±11.4%
DIMENSIONAL REQUIREMENTS		
FRONT YARD	25'	96.3'
SIDE YARD	8'	20'
REAR YARD	20'	229.8'
PARKING REQUIREMENTS		
RESIDENTIAL	180	180
2 SPACES/DWELL UNIT		

UNIT DENSITY REQUIREMENTS				
LAND AREA	AVAILABLE		REQUIRED	
	328,447 S.F. (7.54 AC.)	(1)	258,000 (2)	(2)
ALLOWED		PROPOSED		
No. DWELLING UNITS	91.8 (3)	90		

- NOTE:
- TOTAL SUITABLE LAND AREA = 17,000 S.F. (NETLAND) = 328,447 S.F. (7.54 AC.)
  - DENSITY OF CONSTRUCTION: ZONING ORDINANCE SECTION 17.03.030, IN ADDITION TO TOTAL RANGE OF PROPOSED DWELLING UNITS:  
 UNIT 1: 1 UNIT = 6,000 S.F./UNIT = 3,000 S.F./UNIT  
 UNIT 2-8: 8 UNITS = 4,000 S.F./UNIT = 32,000 S.F.  
 UNIT 10-20: 80 UNITS = 3,500 S.F./UNIT = 280,000 S.F.  
 TOTAL PROPOSED LOT AREA (78 UNITS) = 280,000 S.F.
  - BASED ON TOTAL (AVAILABLE) SUITABLE LAND AREA (REFER TO NOTE 1)

**SITE LAYOUT PLAN**  
SCALE 1"=40'

**GENERAL SITE PLAN NOTES**

- THE CONTRACTOR IS REQUIRED TO CONTACT ONE-SAFE PRIOR TO COMMENCING ANY SITE CONSTRUCTION. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELocate ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL WORK WITHIN THE STATE'S ROW SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION (RIDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2013, WITH ALL RELEVANT STANDARD DETAILS FOR WORK WITHIN THE STATE'S ROW AND THE RHODE ISLAND STANDARD DETAILS, 1988 EDITION, WITH ALL REVISIONS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, WITH ALL REVISIONS.
- NO BASEMENTS ARE PROPOSED FOR THE DESIGNED STRUCTURES. REFER TO DETAIL SHEETS FOR ADDITIONAL NOTES.



**SITE LAYOUT PLAN**  
**MULTI-FAMILY DEVELOPMENT**  
FOR  
**CHAMPLIN HILLS**  
SITuated ON  
A.P. 204, LOT 2117  
**SCITUATE AVENUE**  
CRANSTON, RI  
PREPARED FOR  
**WEST BAY LLC.**

NO.	REVISION	BY	DATE
1	ISSUE FOR PERMIT	SM	6/1/24
2	ORANGE WOODS ROW	SM	3/8/25
3	ORANGE WOODS ROW	SM	2/23/25
4	REPLY TO PLAN REVIEW	SM	4/23/25
5	REPLY TO PLAN REVIEW	SM	5/7/25
6	ADD LANDSCAPE PLAN	SM	6/12/25
7	ADD WOODS PARCEL	SM	7/8/25
8	ADD WOODS PARCEL	SM	7/25/25
9	ADD WOODS PARCEL	SM	8/7/25
10	REVISIONS	SM	8/23/24
11	FINAL PLAN SUBMISSION	SM	8/29/25
12	ISSUE FOR CONSTRUCTION	SM	10/7/25
14	REVISIONS	SM	1/23/26

**GAROFALO**  
GAROFALO & ASSOCIATES, INC.  
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

86 CORLISS STREET  
P.O. BOX 6145  
PRINCEDOME, RI 02940  
TEL: 401-273-0000

SM, PE, LE, SE, PLS  
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JOB NO. 6856-00	DRAWN BY R.J.B.
DWG. NO. 6856-00-01-01	CHECKED BY S.B.C.
SCALE: 1" = 40'	APPROVED BY S.B.C.
	DATE: MAY, 2014

SHEET  
**C4**  
OF 15 SHEETS

OWNER/APPLICANT  
A.P. 204, LOT 2117  
WEST BAY LLC  
1414 ATMWOOD AVE  
JOHNSTON, RI 02919



FRONT ELEVATION  
24 UNIT BUILDING

# CHAMPLIN HILLS

CRANSTON, RHODE ISLAND  
WEST BAY, LLC



100' HIGH  
FABRICATED IN THE  
UNIT STATES OF AMERICA





24 FLOOR PLAN  
24 UNIT BUILDING

# CHAMPLIN HILLS

CRANSTON, RHODE ISLAND  
WEST BAY, LLC



100' X 100'  
FLOORPLAN 14 UNIT  
WEST BAY, LLC ADMINISTRATION USE





2ND FLOOR PLAN  
24 UNIT BUILDING

---

## CHAMPLIN HILLS

CRANSTON, RHODE ISLAND  
WEST BAY, LLC



100' x 100'  
APPROXIMATE TO 100'  
WEST BAY, LLC ADMINISTRATION USE

**GATE**  
architecture  
25 Green Street  
Providence, Rhode Island 02903  
602.493.2001



**UNIT A - STUDIO**

145 SQUARE FEET  
 1000 SQUARE FEET  
 4000 SQUARE FEET



**UNIT B - 1 BEDROOM**

145 SQUARE FEET  
 1000 SQUARE FEET  
 4000 SQUARE FEET



**UNIT C - 1 BEDROOM**

145 SQUARE FEET  
 1000 SQUARE FEET  
 4000 SQUARE FEET

**CHAMPLIN HILLS**

CRANSTON, RHODE ISLAND  
 WEST BAY, LLC



1000 SQUARE FEET  
 4000 SQUARE FEET





**UNIT D-1 2 BEDROOM**

1284 SQ FT  
 1284 SQ FT  
 1284 SQ FT



**UNIT B-1 2 BEDROOM**

1284 SQ FT  
 1284 SQ FT  
 1284 SQ FT

# CHAMPLIN HILLS

CRANSTON, RHODE ISLAND  
 WEST BAY, LLC





FRONT ELEVATION  
48 UNIT BUILDING

## CHAMPLIN HILLS

CRANSTON, RHODE ISLAND  
WEST BAY, LLC



100' X 100'  
PERMITTED TO BE  
BUILT - GATE 7 - ARCHITECTURE L.P.

BY  
**GATE**  
architects  
25 Green Street  
Hoboken, New Jersey 07030  
TEL: 201.333.3300



3rd FLOOR PLAN  
3RD UNIT BUILDING

## CHAMPLIN HILLS

CRANSTON, RHODE ISLAND  
WEST BAY, LLC







2ND-FLOOR FLOOR PLANS  
48 UNIT BUILDING

## CHAMPLIN HILLS

CRANSTON, RHODE ISLAND

WEST BAY, LLC



100 WEST  
BAYVIEW BLVD  
WEST BAY, RHODE ISLAND 02918

## GATE

architecture

25 Green Street  
Providence, Rhode Island 02903  
(401) 455-1000



**UNIT G - 1 BEDROOM**

1450 SQ. FT.  
10'0" x 12'0" x 12'0"  
8'0" x 10'0" x 10'0"



**UNIT H - 2 BEDROOM**

1850 SQ. FT.  
12'0" x 12'0" x 12'0"  
10'0" x 10'0" x 10'0"



**UNIT J - 1 BEDROOM**

1450 SQ. FT.  
10'0" x 12'0" x 12'0"  
8'0" x 10'0" x 10'0"

# CHAMPLIN HILLS

CRANSTON, RHODE ISLAND  
WEST BAY, LLC



100 STATE STREET  
CRANSTON, RHODE ISLAND 02909





**UNIT K - 1 BEDROOM**  
 12'0" X 10'0" HALL BY  
 12'0" X 10'0" HALL BY  
 4'10" X 6'0" HALL BY



**UNIT L - 1 BEDROOM**  
 12'0" X 10'0" HALL BY  
 12'0" X 10'0" HALL BY  
 4'10" X 6'0" HALL BY



**UNIT M - 1 BEDROOM**  
 12'0" X 10'0" HALL BY  
 12'0" X 10'0" HALL BY  
 4'10" X 6'0" HALL BY

**CHAMPLIN HILLS**  
 CRANSTON, RHODE ISLAND  
 WEST BAY, LLC



12'0" X 10'0" HALL BY  
 12'0" X 10'0" HALL BY  
 4'10" X 6'0" HALL BY  
**GATE**  
 architecture  
 25 Green Street  
 Providence, Rhode Island 02903  
 401.421.2000

► **Ward 6**

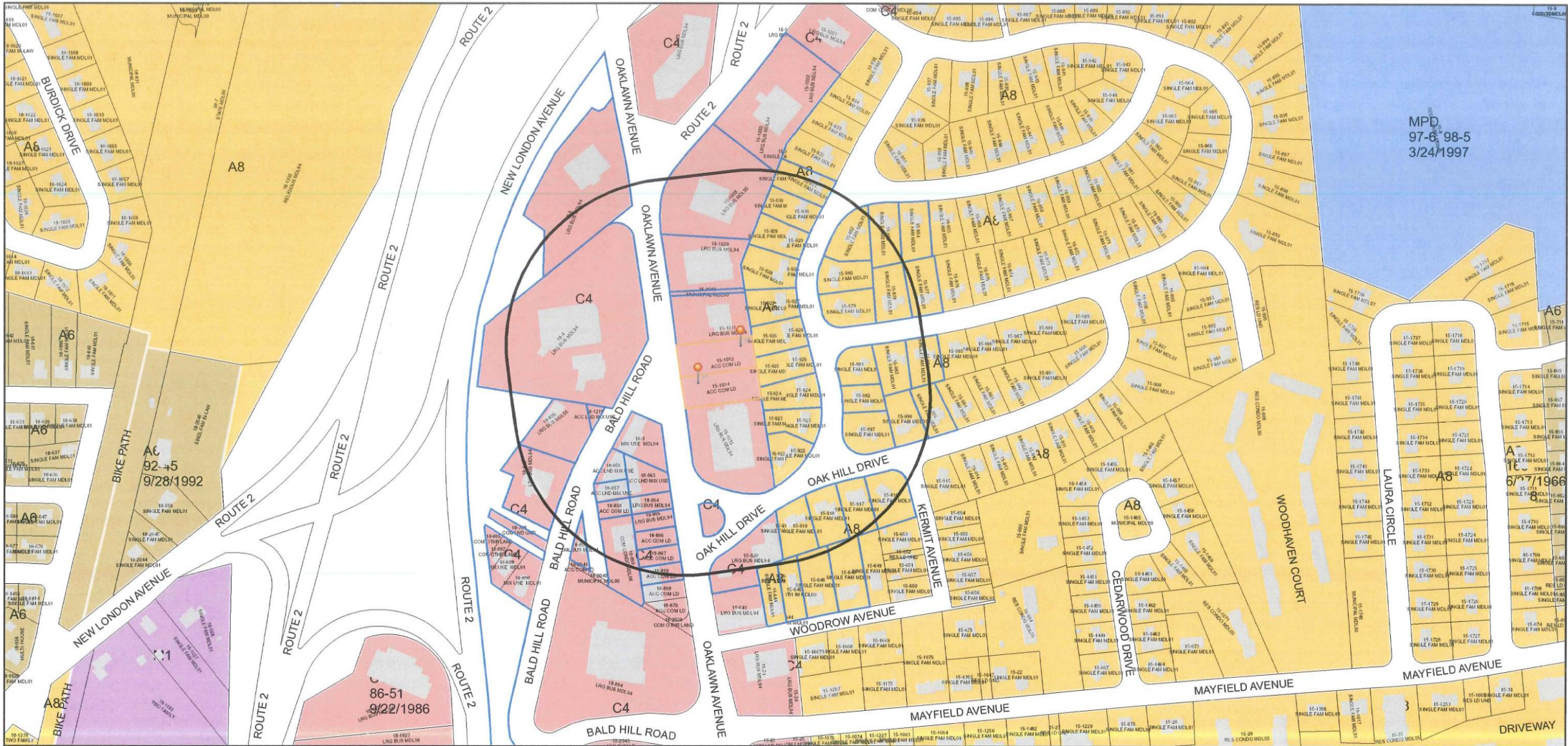
► **RICA REALTY LLC (OWN) and  
CRANSTON MUNICIPAL  
EMPLOYEES CREDIT UNION (APP)**

have applied to construct a financial institution with drive- thru with non-compliant driveway openings and proposed audio devices within the required setback from abutting residential properties at **1224 Oaklawn Avenue, A.P. 15**, lots 1012 and 1014; area 24,750 sf., zoned C4. Applicants seek relief per Sections 17.92.010 Variance; 17.28.010 (B) (4)- Driveway Openings, and 17.28.010 (B) (10)-Noise Abatement;

► Application filed 4/27/2023. Daniel P. Meyer, Esq.

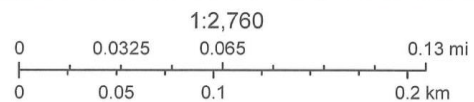


# 1224 Oaklawn Ave Plat 15 Lots 1012, 1014



4/20/2023, 8:23:10 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 |



City of Cranston



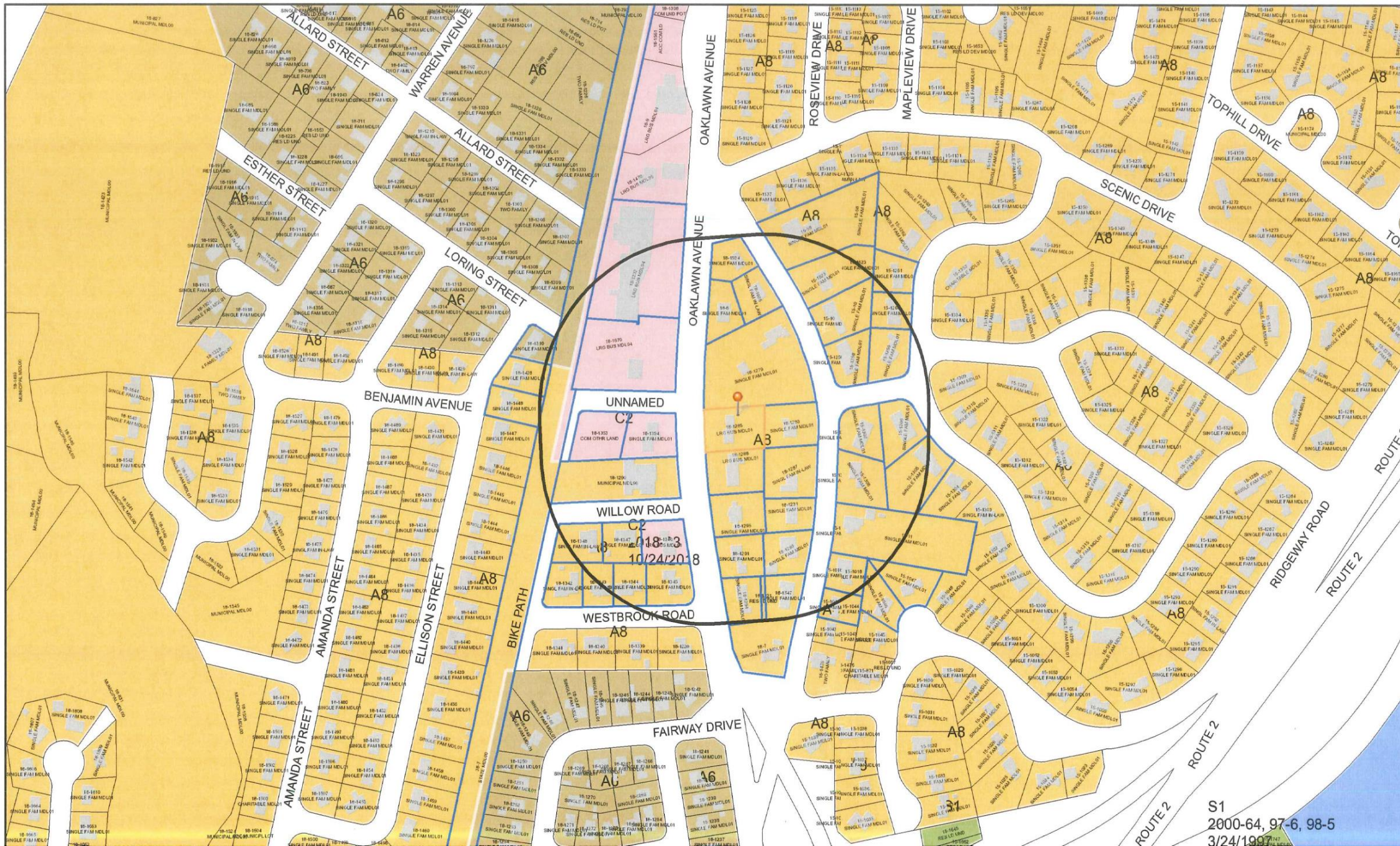
► **Ward 6**

► **LOUISE BOTTELLA (OWN) and MILTON KALASHIAN (APP)** have filed an application to change a business, professional office use previously approved by variance to a barber shop, beauty salon at **1030 Oaklawn Avenue**, A.P. 18, lot 1285, area 13,176 sf. Zoned A8. Applicants seek relief per Section 17.92.010-Variances; Sections 17.20.030 Schedule of Uses.

► Application filed 5/8/2023. Tammy A. Bottella, Esq.

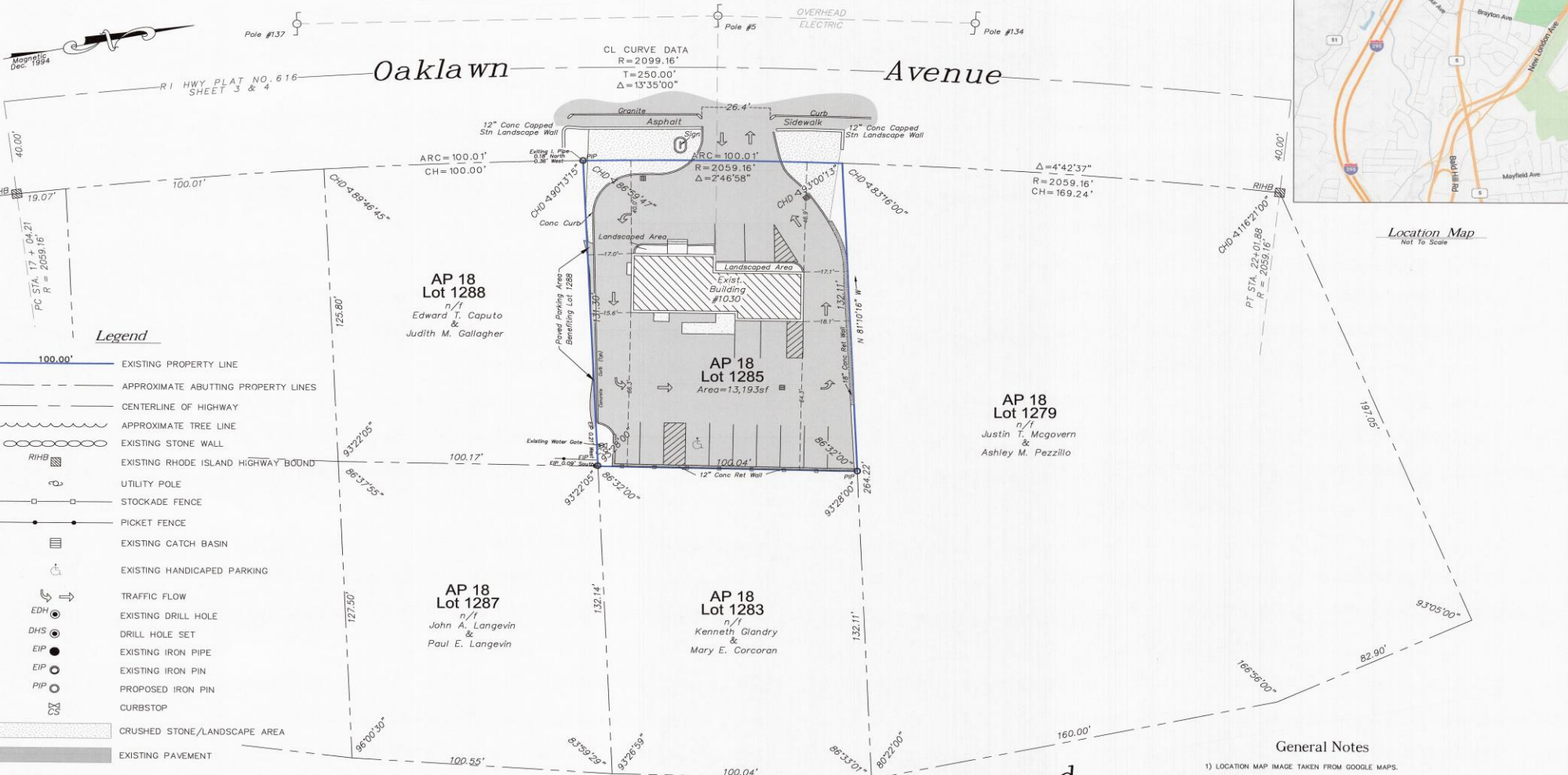


# 1030 Oaklawn Ave 400' Radius Plat 18 Lot 1285



S1  
2000-64, 97-6, 98-5  
3/24/1997





Being: ASSESSORS PLAT NO. 18 LOT NO. 1285

**ZONING APPLICATION SITE PLAN**

1030 Oaklawn Avenue  
Cranston, Rhode Island

PREPARED FOR:  
**FIRST REALTY & LOAN COMPANY**

Drawn By:	MOB	Date:	June 7, 2023
Checked By:	MOB	Scale:	1" = 20'
REVISIONS			
NO.	REVISION	BY	DATE



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**BOYER ASSOCIATES**

1071 MAIN STREET  
WEST WARWICK, RI 02893

TEL. (401)821-8872 FAX (401)826-1993

Sheet **1**  
of **1** sheets

**Legend**

- 100.00' EXISTING PROPERTY LINE
- APPROXIMATE ABUTTING PROPERTY LINES
- CENTERLINE OF HIGHWAY
- APPROXIMATE TREE LINE
- EXISTING STONE WALL
- EXISTING RHODE ISLAND HIGHWAY BOUND
- UTILITY POLE
- STOCKADE FENCE
- PICKET FENCE
- EXISTING CATCH BASIN
- EXISTING HANDICAPPED PARKING
- TRAFFIC FLOW
- EXISTING DRILL HOLE
- DRILL HOLE SET
- EXISTING IRON PIPE
- EXISTING IRON PIN
- PROPOSED IRON PIN
- CURBSTOP
- CRUSHED STONE/LANDSCAPE AREA
- EXISTING PAVEMENT

**CERTIFICATION**

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 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: Building & Feature Location Survey

OTHER TYPE OF SURVEY: Data Accumulation Plan

The purpose for the conduct of this survey and for the preparation of the plan is to delineate the physical location of the deeded boundary lines and improvements for a zoning submission to the City of Cranston Zoning Official.

By:   
Mark D. Boyer #1888  
Boyer Associates C.O.A. # A317

**Old Spring Road**

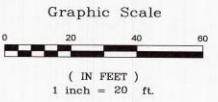
**Zoning District**  
**A8**

MINIMUM AREA	8,000 SQ. FT.
FRONTAGE	80 FEET
<b>BUILDING SETBACKS</b>	
FRONT YARD	25 FEET
SIDE YARD	10 FEET
REAR YARD	20 FEET

ALL ZONING DATA SHOWN HEREON MUST BE VERIFIED BY THE BUILDING/ZONING OFFICIAL

**Owner-Applicant**  
**Louise Bottella**  
Successor In Interest To  
First Realty & Loan Company  
70 Ellison Street  
Cranston, RI 02920  
401-864-7557

- General Notes**
- 1) LOCATION MAP IMAGE TAKEN FROM GOOGLE MAPS.
  - 2) RIDOT PHYSICAL ALTERATION PERMIT FOR A MINIMUM 24' CURB OPENING TO ACCOMMODATE 2 WAY TRAFFIC APPROVED BY RIDOT 2-19-2007 AND COMPLETED 6-23-2008.
  - 3) BUILDING OFFSETS SHOWN ARE FROM SIDING.
  - 4) THERE ARE NO PROPOSED IMPROVEMENTS TO THE SUBJECT PARCEL.
  - 5) THERE ARE 12 PARKING SPACES  
1 HANDICAPPED SPACE  
13 TOTAL PARKING SPACES

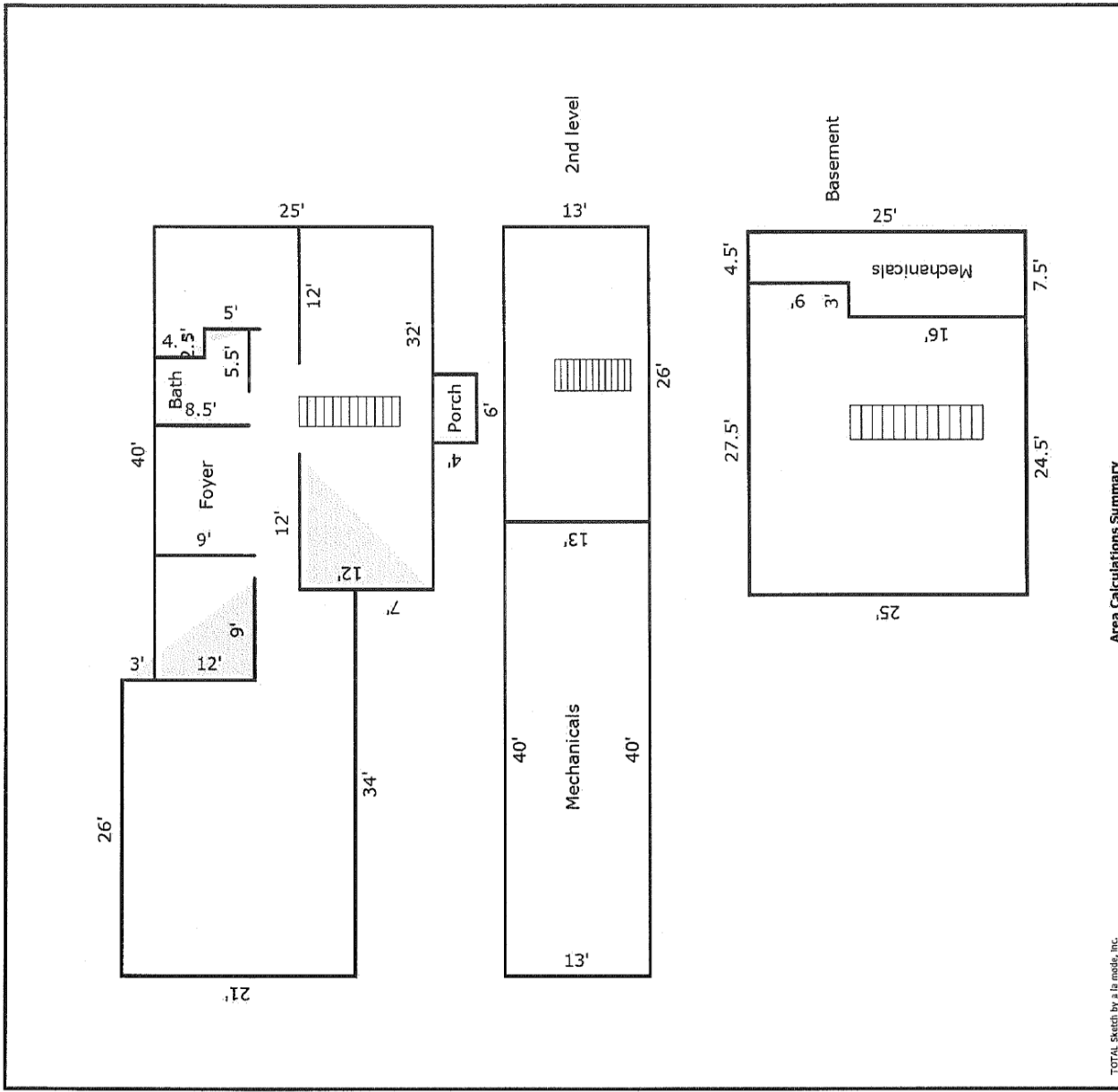


**Street Index**

Oaklawn Avenue
Willow Road
Old Spring Road

# 1030 OAKLAWN AVENUE- BUILDING FLOOR PLAN

Owner	Louise Bottella (shareholder and formerly First Realty Holding Company f/n/a First Realty & Loan Company		
Property Address	1030 Oaklawn Ave		
City	Cranston	County	Providence
State	RI	Zip Code	02920
Owner	Louise Bottella (shareholder formerly First Realty Holding Company f/n/a First Realty & Loan Company		



\*TOTAL Sketched by a la mode, Inc

### Area Calculations Summary

Living Area	1490 Sq ft	Calculation Details
First Floor		21 x 26 = 546
		25 x 32 = 800
		8 x 18 = 144
Second Floor	338 Sq ft	13 x 26 = 338
<b>Total Living Area (Rounded):</b>	<b>1828 Sq ft</b>	
<b>Non-living Area</b>		
Open Porch	24 Sq ft	4 x 6 = 24
Basement	639.5 Sq ft	25 x 24.5 = 612.5
		9 x 3 = 27
2 Car Attached	160.5 Sq ft	4.5 x 9 = 40.5
		16 x 7.5 = 120
Concrete Patio	520 Sq ft	13 x 40 = 520

