



**City of Cranston**  
**Zoning Board of Review**  
*March 8, 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**

► **DANIEL SWEET (OWN) and GIAN VENTILATO (APP)** have filed an application to convert an existing legal non-conforming accessory structure on a lot previously merged by zoning into a new single-family dwelling with reduced width, frontage, side, and rear setbacks at **0 Queen Street, A.P. 8, lots 624, 2788, and 2790**; total area 4,124 s.f.; zoned B2. Applicant seeks relief per 17.92.010- Variances; 17.20.120- Schedule of Intensity Regulations; 17.88.010 (B) Substandard lots of record.

► Application filed 1/16/23. No attorney.





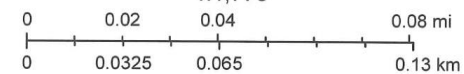
# 0 Queen St 400' Radius Plat 8 Lots 624, 2790, 2788



1/13/2023, 8:30:32 AM

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

1:1,778

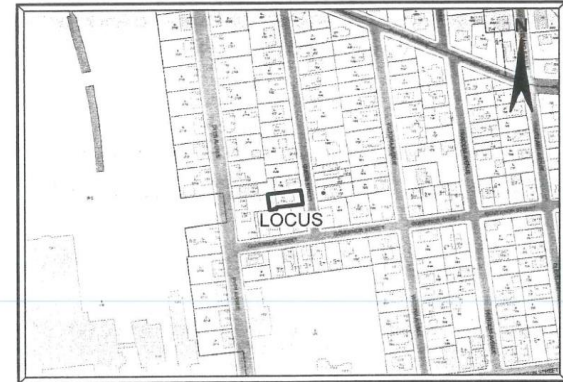
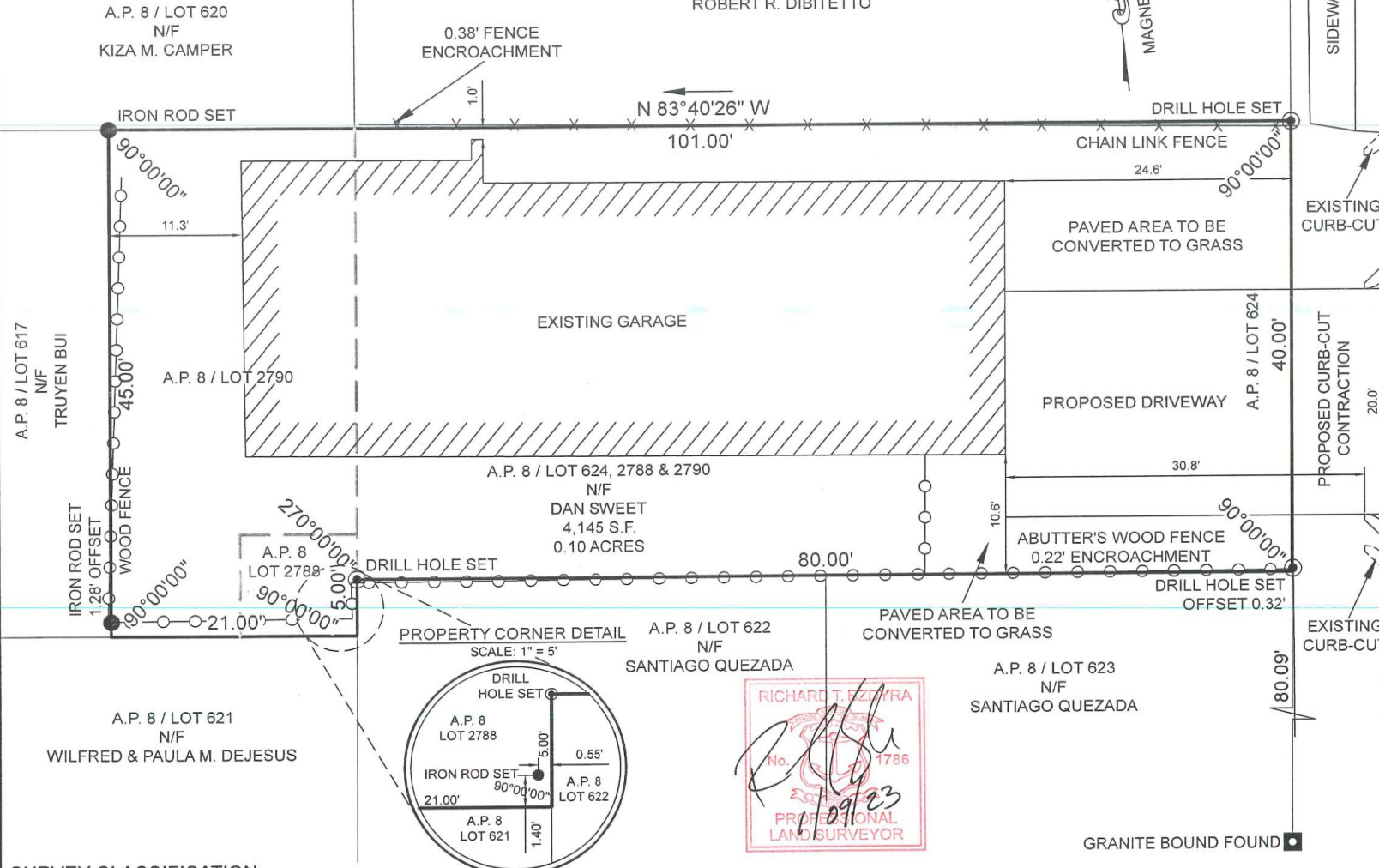


City of Cranston



**REFERENCE:**

- 1. DEED BK. 6518 PG. 170
- 2. RECORD LOTS 243 ON "THE SPRAGUE HOMESTEAD PLAT, ON CRANSTON STREET, CRANSTON, R.I. BY J.A. LATHAM. A.D. 1890" P.C.13



**LOCUS MAP**  
NOT TO SCALE

**ZONING DISTRICT 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%

**DIMENSIONAL CONFORMANCE SURVEY**

A.P. 8 / LOT 624, 2788 & 2790  
8 QUEEN STREET  
CRANSTON, R.I. 02920  
SCALE: 1"=10' DATE: JANUARY 4, 2023

PREPARED FOR:  
**GIAN VENTILATO**  
530 WELLINGTON AVENUE, CRANSTON, R.I. 02910  
PHONE: (401) 477-9600

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

JOB NO. 10430 / DWG. NO. 10430 - DC - (AJB)

GRAPHIC SCALE: 1" = 10'



**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

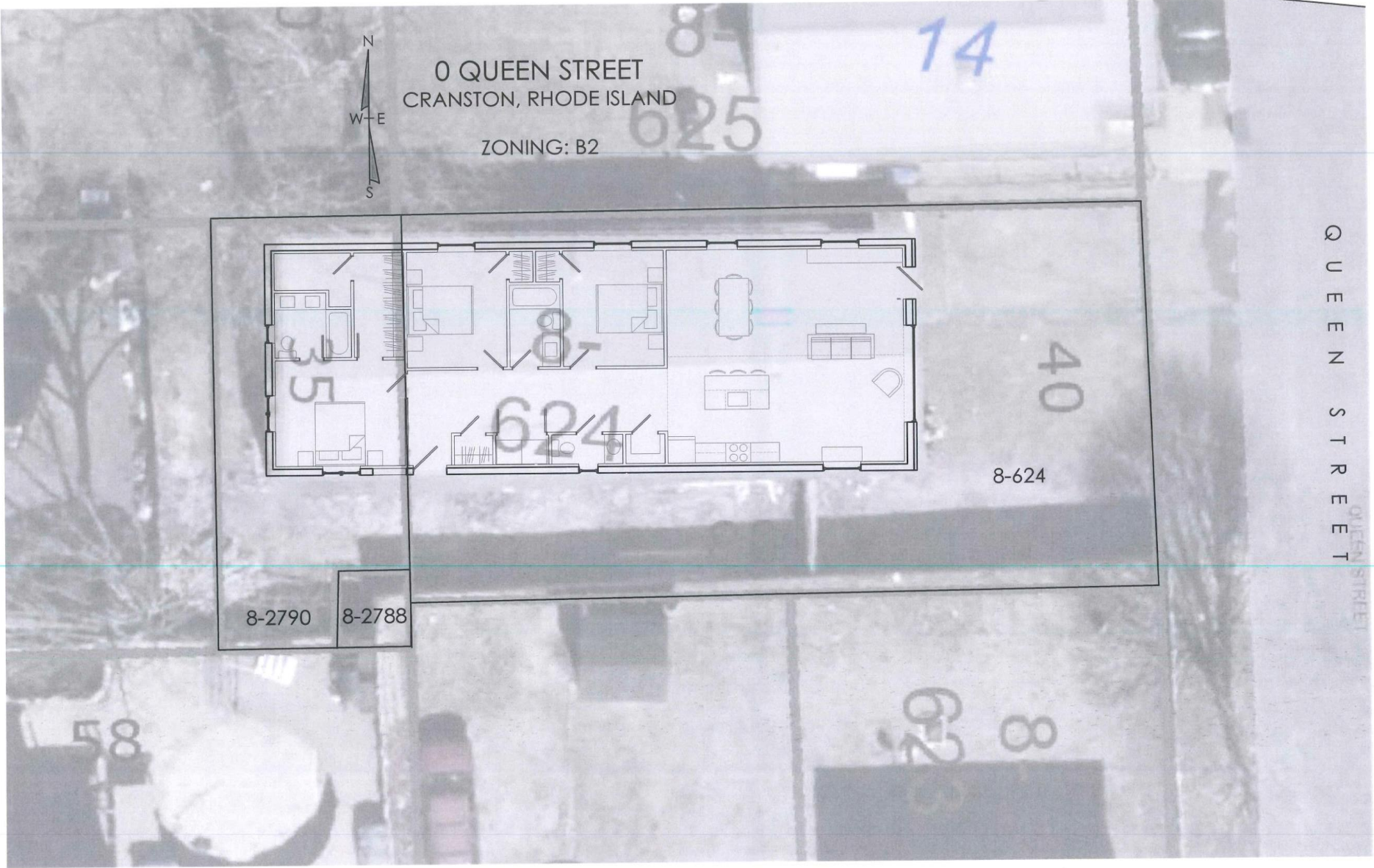
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 1/09/23  
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 RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.





0 QUEEN STREET  
CRANSTON, RHODE ISLAND

ZONING: B2



8-2790 8-2788

8-624

QUEEN STREET

**VOTAVA DESIGN**  
ARCHITECTURAL DESIGN + INTERIOR DESIGN + FURNISHINGS  
401-954-7631 + VOTAVADESIGN.COM

QUEEN STREET RESIDENCE

QUEEN STREET  
CRANSTON, RI

scale:	AS SPECIFIED
revision no. & date:	8/15/2022

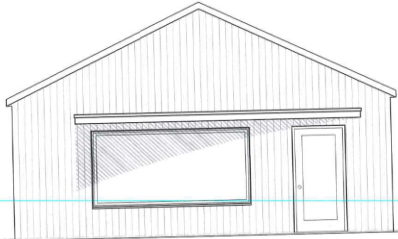
SITE PLAN

**L1.1**

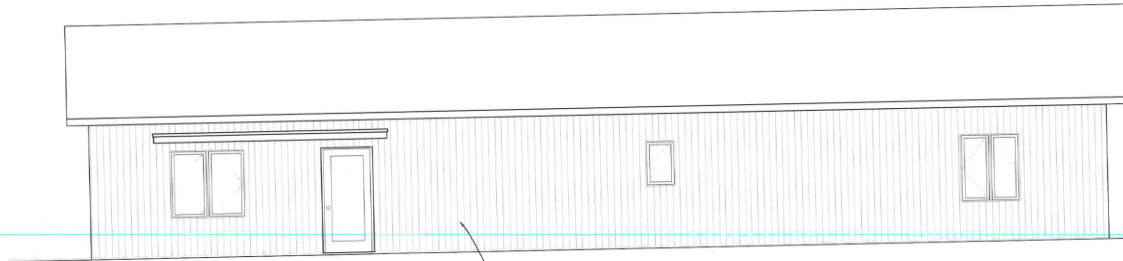




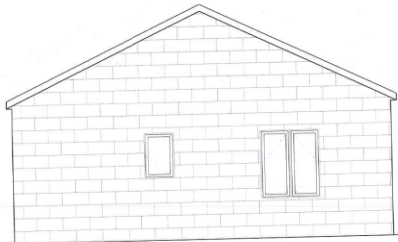
1 PROPOSED FLOOR PLAN  
A1.1 SCALE: 1/4" = 1'-0"



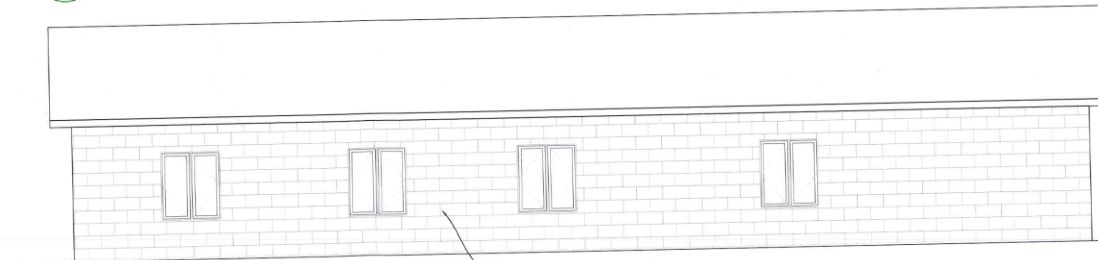
2 PROPOSED EAST ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



5 PROPOSED NORTH ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"

**VOTAVA DESIGN**  
ARCHITECTURAL DESIGN + INTERIOR DESIGN + FURNISHINGS  
401-954-7631 + VOTAVADESIGN.COM

QUEEN STREET RESIDENCE  
QUEEN STREET  
CRANSTON, RI

Scale:	AS SPECIFIED
Revision no. & date:	8/15/2022

PROPOSED PLANS  
+ ELEVATIONS  
**A1.1**







► **Ward 3**

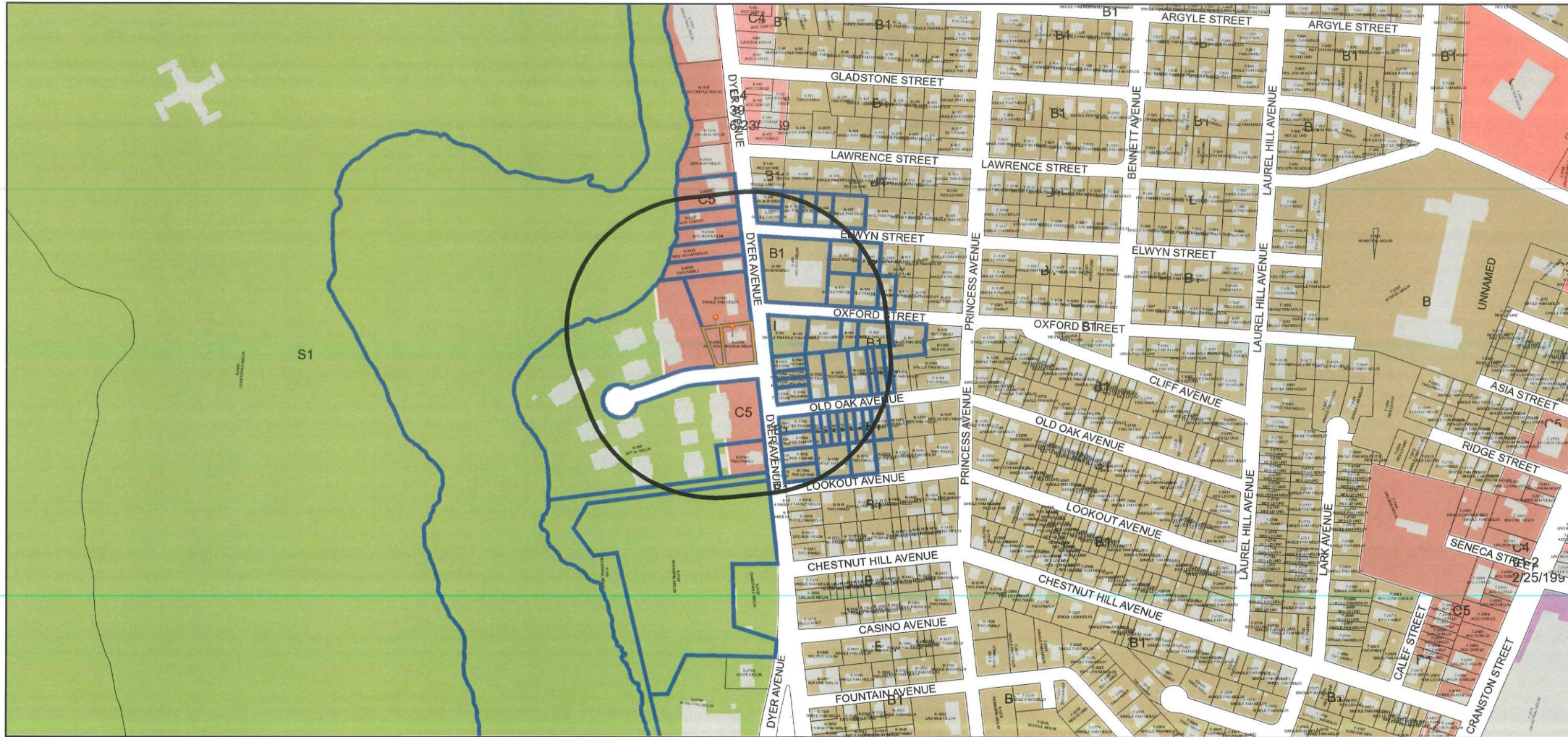
► **GIANTA, LLC (OWN) and ARMANDO PEREZ (APP)** have applied for permission to convert an existing Business, Professional Office into a Religious Place of Worship and to construct an addition with reduced front yard setback at **565 Dyer Avenue, A.P. 8, lots 2766 and 2804**; area 6,400 s.f; zoned C5. Applicant seeks relief per 17.92.010- Variances, Section 17.20.120- Schedule of Intensity Regulations, Section 17.92.020 Special Permit.

► Application filed 9/6/22. John J. Garrahy, Esq.





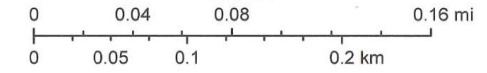
# 565 Dyer Ave 400' Radius Plat 8 Lots 2766, 2804



8/29/2022, 9:51:10 AM

1:3,459

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



**OWNER:**  
 GIANTA, LLC  
 49 ARMAND WAY  
 SCITUATE, R.I.  
 02816

**ZONING DATA:**  
 CLASSIFICATION : C-5

**FLOOD DATA:**  
 ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD HAZARD  
 ON FIRM COMMUNITY PANEL 44007C0312H EFFECTIVE 10/02/2015

- REFERENCES:**
- 1.) CRANSTON ASSESSORS PLAT NO. 8/3
  - 2.) CRANSTON DEED BOOK/PAGE;  
1004523 & 4082/93
  - 3.) CRANSTON RECORDED PLAT CARD 612 MAP 207  
"THE PETRONIO PLAT" - 1997

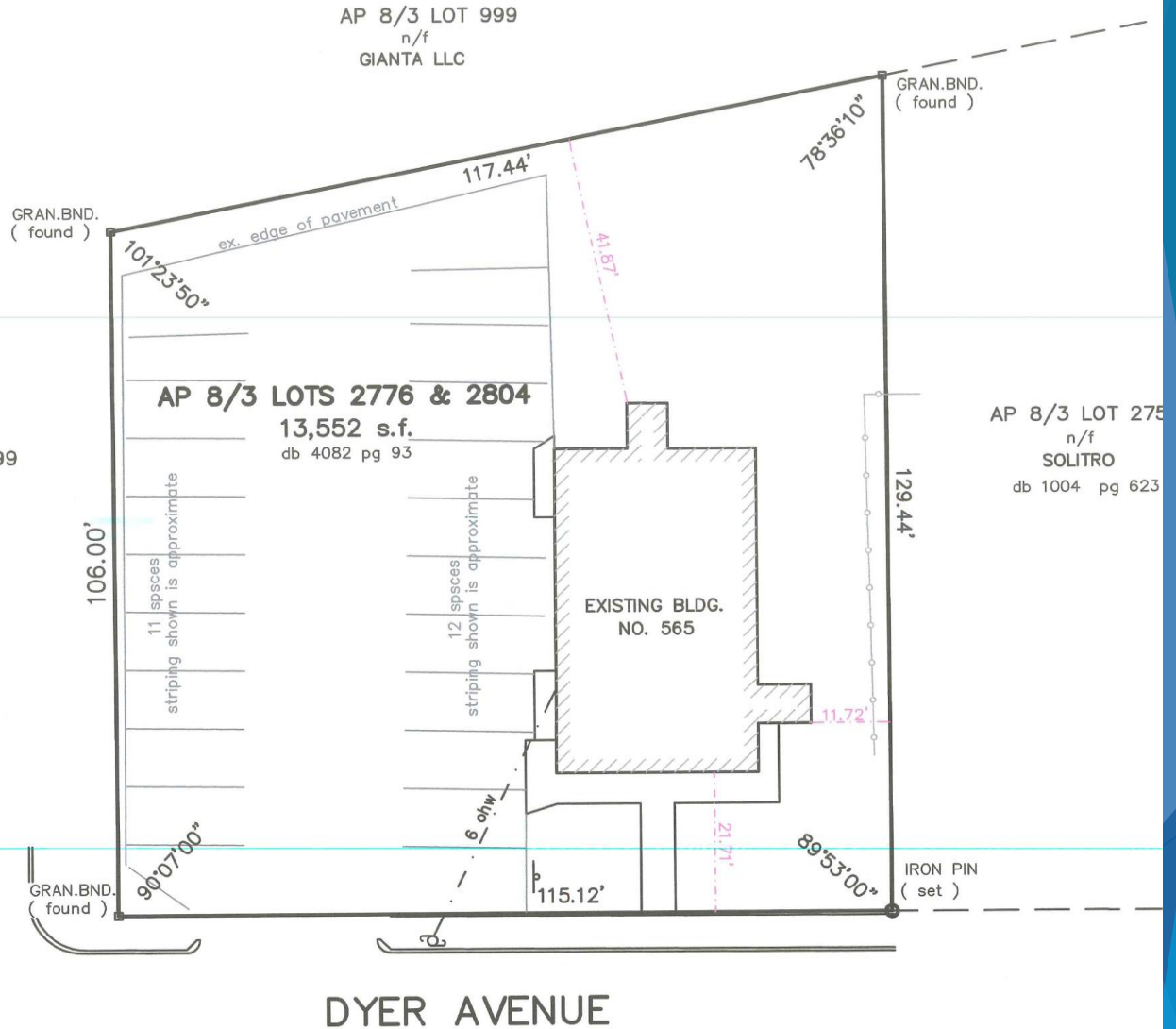
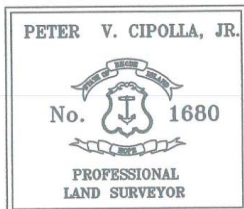
**SURVEY CERTIFICATION:**  
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

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

PERFORM A CLASS 1 PROPERTY SURVEY AND SHOW PROPOSED ADDITION

BY: Peter V. Cipolla, Jr.  
 PETER V. CIPOLLA, JR. - RIPLS # 1680  
 COA # LS-A64



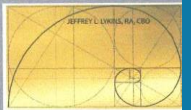
**DYER AVENUE**

**SURVEY PLOT PLAN**  
**A.P. 8/3 LOTS 2776 &**  
**CRANSTON, R.I.**

1" = 20' NOV. 20, 2022

PETER V. CIPOLLA, JR.  
 professional land surveyor  
 P.O. BOX 8662 - CRANSTON, R.I. - 029





565 DYER AVE  
CRANSTON, RI  
02990

ADDITION: BATH ROOMS  
AND AN OFFICE.

OWNERS / CLIENTS  
ARMANDO PEREZ

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY RD  
FOSTER, RI 02825  
401-474-9901  
jeffrey.lykins@gmail.com



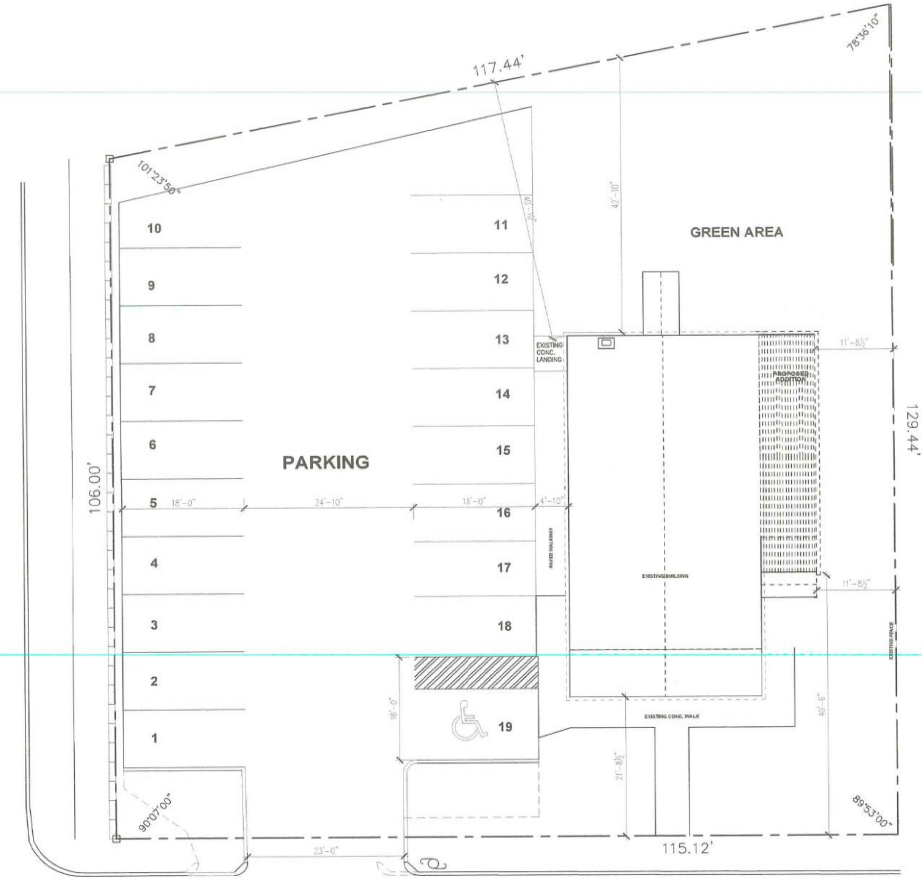
*Handwritten signature of Jeffrey Lykins*

Drawn by: MB	Scale: Indicated
Project #:	Date: 11/28/22
SHEET NAME:	
SITE	
SHEET NUMBER:	
A1.1	

**SURVEY NOTE:**  
1. SITE PLAN, BOUNDARY LINES, AND BUILDINGS BASED ON SURVEY BY PETER V. CIPOLLA, JR.

ZONING DATA			
PLAT B/3, LOTS 2776, & 2804			
DISTRICT C-5			
USE GROUP: RELIGIOUS WORSHIP			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	13,552 SF	13,552 SF
LOT COVERAGE	60% Max	8%	15%
FRONTAGE	80'	115.12'	115.13'
FRONT SETBACK	30'	21'-8.5"	21'-8.5"
SIDE SETBACK	8'	11'-8.5"	11'-8.5"
REAR SETBACK	20'	40'-10"	40'-10"
MAXIMUM HEIGHT	35'	17'-4"	17'-4"
PARKING 1SPACE PER 10 SEATS	55 Seats=6 Spaces		20 SPACES

RIVERBEND DRIVE

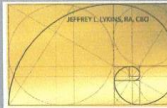


DYER AVENUE

1 SITE PLAN  
A1.0 Scale: 1"=10'-0"





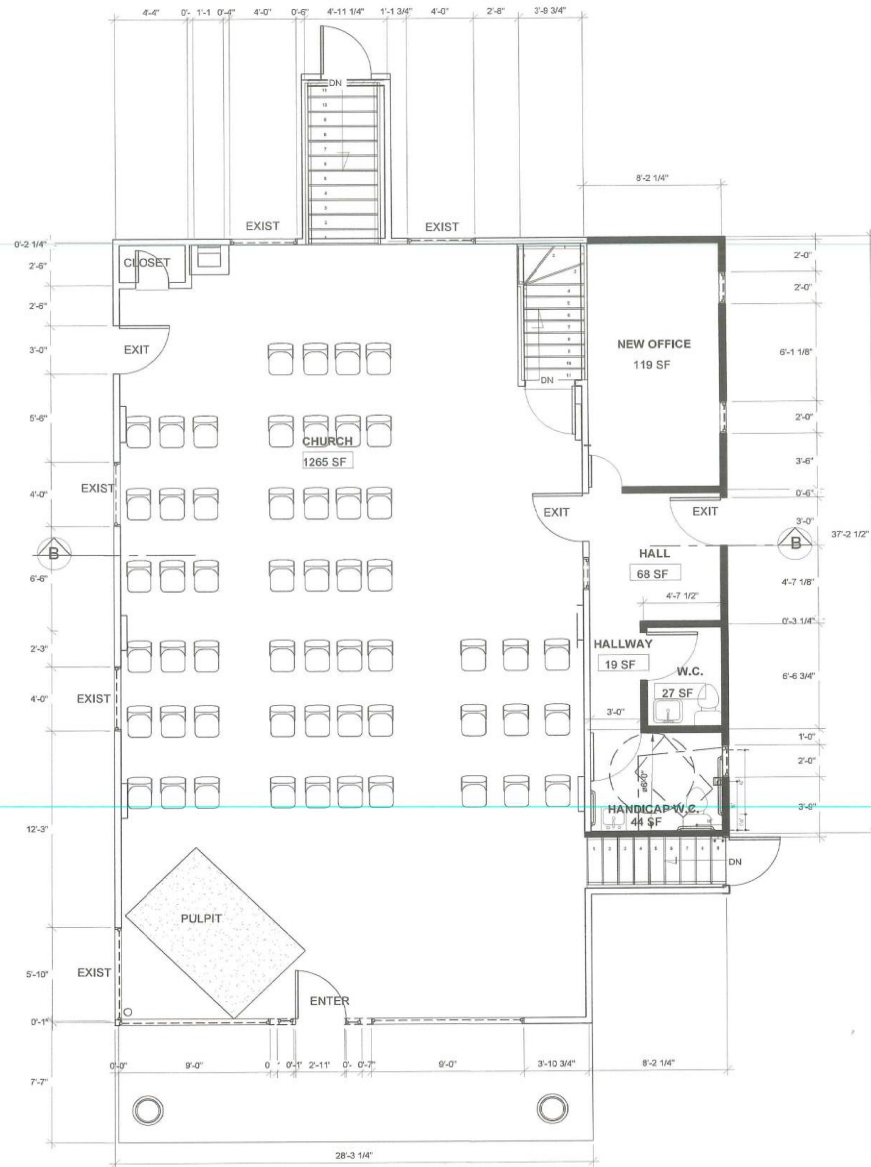
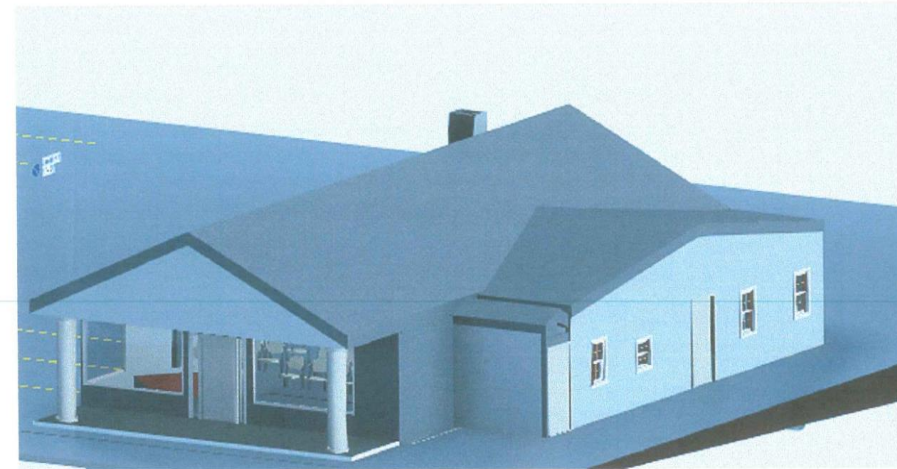


565 DYER AVE  
CRANSTON, RI  
02990

ADDITION: BATH ROOMS  
AND AN OFFICE.

OWNERS / CLIENTS  
ARMANDO PEREZ

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY R  
FOSTER, RI 02825  
401-474-9901  
jeffrey.lykins@gmail.com



**1** PROPOSED FIRST FLOOR  
A1.1 Scale: 1/4"=1'-0"

Drawn by: MB Scale: Indicate  
Project #: Date: 1/12/22

SHEET NAME:  
PROPOSED FIRST  
FLOOR PLAN

SHEET NUMBER:  
**A1.1**



Photographs of 565 Dyer Avenue, Cranston



Photographs of 565 Dyer Avenue, Cranston



565 Dyer Avenue



564 Dyer Avenue



► **Ward 3**

► **ALPHONSE CARDI III (OWN/APP)** has filed an application to sub-divide two parcels of land, leaving an existing single-family dwelling with reduced required lot size, front(s) and side yard setbacks at **51 Cleveland Avenue, Parcel A, A.P. 8**, lot 768, area 4,756 s.f. zoned C2. 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 3**

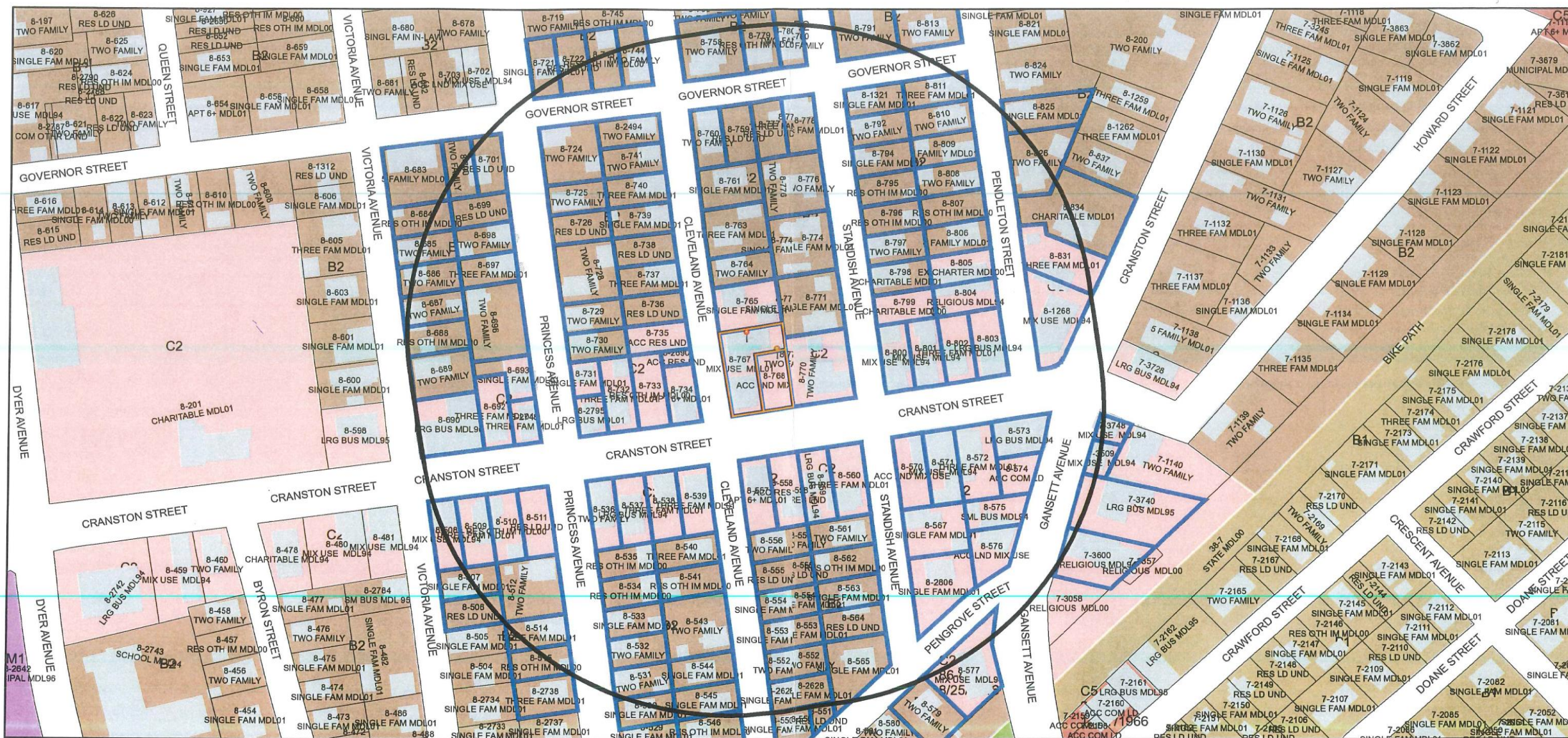
► **ALPHONSE CARDI III (OWN/APP)** has filed an application to sub-divide two parcels of land, leaving an existing mixed-use building with reduced required lot size, front(s) and side yard setbacks at **1303 Cranston Street, Parcel B, A.P. 8**, lot 767, area 4,844 s.f. zoned C2. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

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



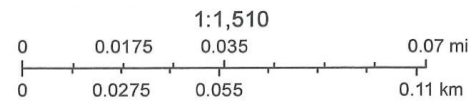


# 51 Cleveland Ave 400' Radius Plat 8 Lots 767, 768



1/20/2023, 2:12:02 PM

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

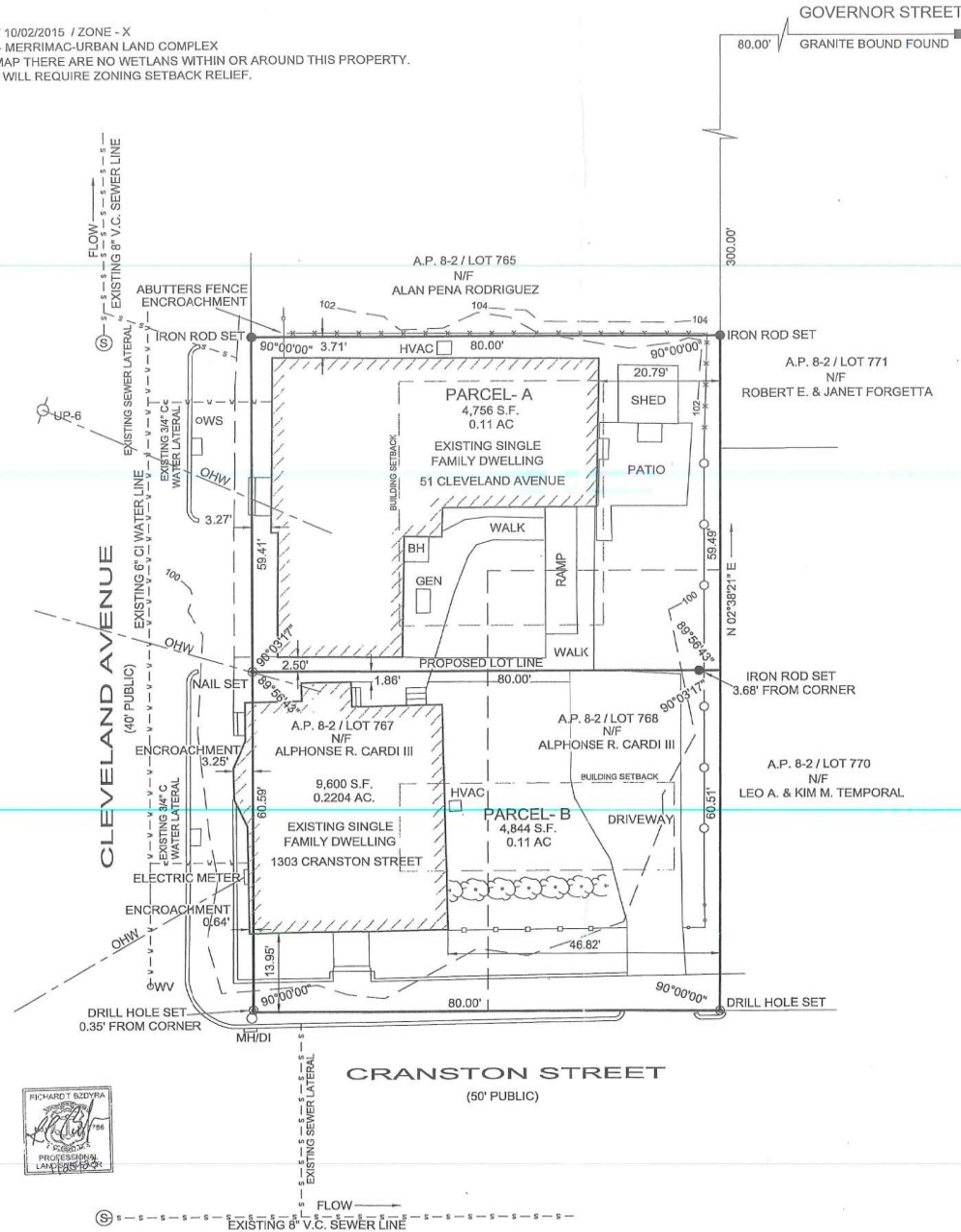


CLEVELAND AVENUE  
CRANSTON STREET  
STREET INDEX

NOTE:

1. FEMA MAP 44007C0312H / 10/02/2015 / ZONE - X
2. SOIL SURVEY OF R.I. MU - MERRIMAC-URBAN LAND COMPLEX
3. RIDEM ENVIORIMENTAL MAP THERE ARE NO WETLANDS WITHIN OR AROUND THIS PROPERTY.
4. PROPOSED SUBDIVISION WILL REQUIRE ZONING SETBACK RELIEF.

MAGNETIC 06-28-22



**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  
DATA ACCUMULATION SURVEY CLASS III

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: *Richard T. Bzdura* DATE: 1/25/23



BY: RICHARD T. BZDURA, PLS; LICENSE #1786, CCA #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.

GOVERNOR STREET  
GRANITE BOUND FOUND



LOCUS MAP

ZONING DISTRICT C-2

MINIMUM LOT AREA: 8,000 S.F.  
MINIMUM LOT FRONTAGE: 60 FT.  
MINIMUM SETBACKS: FRONT: 25 FT.  
SIDE: 8 FT.  
REAR: 20 FT.  
MAXIMUM STRUCTURE HEIGHT: 30 FT.  
MAXIMUM LOT COVERAGE: 60%

REFERENCE:

1. DEED BK. 6523 / PG. 381 DESIGNATED AS RECORD LOTS 74, 75 & 76 ON THAT PLAT ENTITLED: "THE SPRAGUE HOMESTEAD PLAT ON CRANSTON STREET, CRANSTON, R.I. BY J.A. LATHAM 1890" PLAT CARD 13

LOT / PARCEL	OLD AREA	NEW AREA
LOT 767	6,469 S.F.	0
LOT 768	3,131 S.F.	0
PARCEL - A	0	4,756 S.F.
PARCEL - B	0	4,844 S.F.

ADMINISTRATIVE SUBDIVISION PLAN

CLEVELAND PLAT  
A.P. 8-2 / LOTS 767 & 768  
51 CLEVELAND AVENUE  
CRANSTON, R.I.

SCALE: 1"=10' DATE: JANUARY 23, 2023

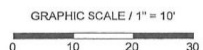
PREPARED FOR:

ALPHONSE R. CARDI III  
51 CLEVELAND AVENUE  
CRANSTON, R.I.

PREPARED BY:

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

JOB NO. 10256 / DWG. NO. 10256 - (JNP)







► **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**

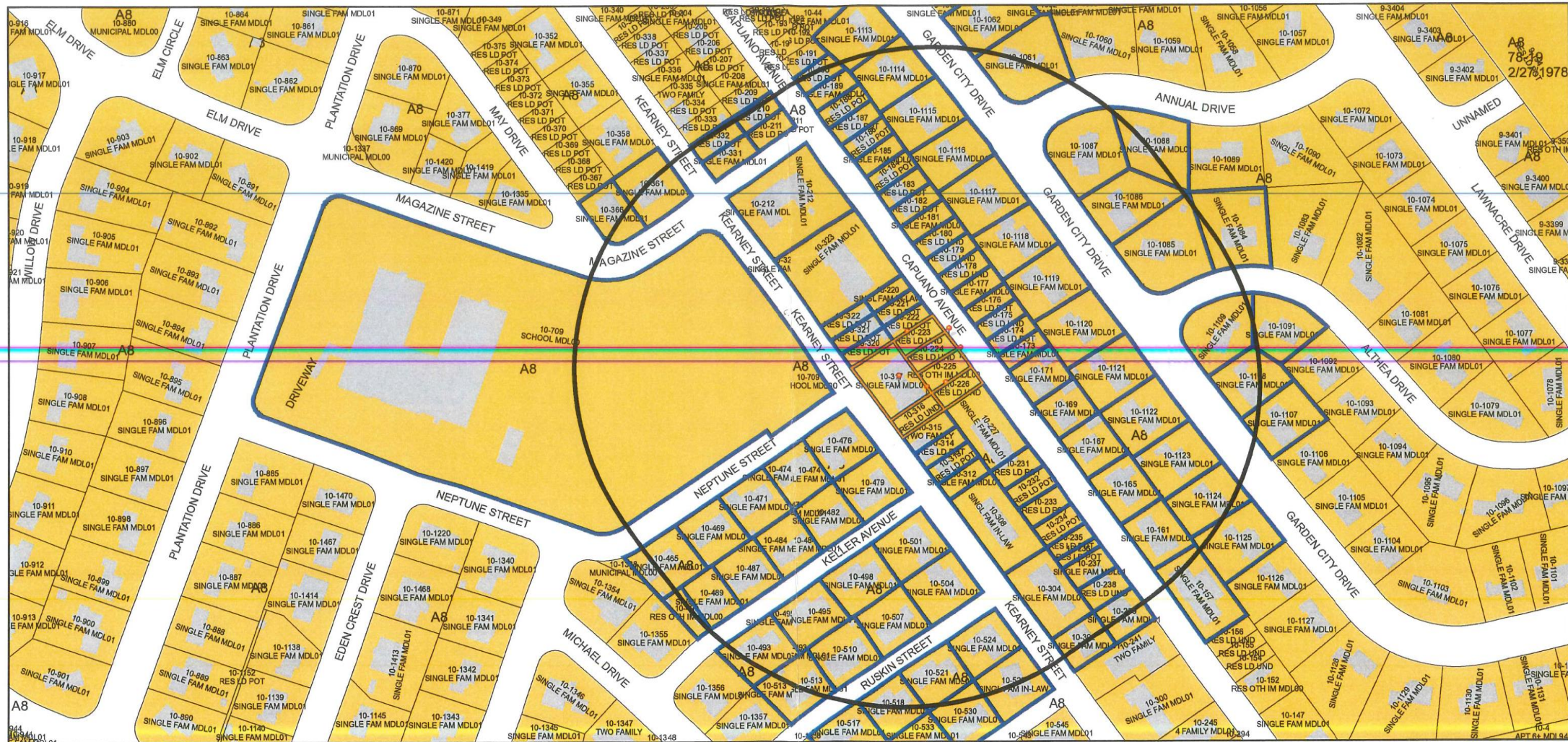
► **HASSAN HASABA (OWN/APP)** has applied for permission to subdivide a lot, and to build a new single-family dwelling on an under-sized lot at **0 Capuano Avenue, Parcel A**, A.P. 10, lots 223, 224, 225, and 226, area 7,869 s.f., zoned A8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120-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

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





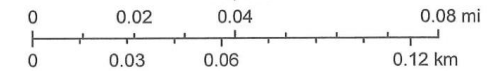
# 189 Kearney St 400' Radius Plat 10 Lots 223-226, 316-317



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		B1		C5		Other
⋮		Parcels		B2		M1		
—		Buildings		C1		M2		
—		Zoning Dimensions		C2		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.

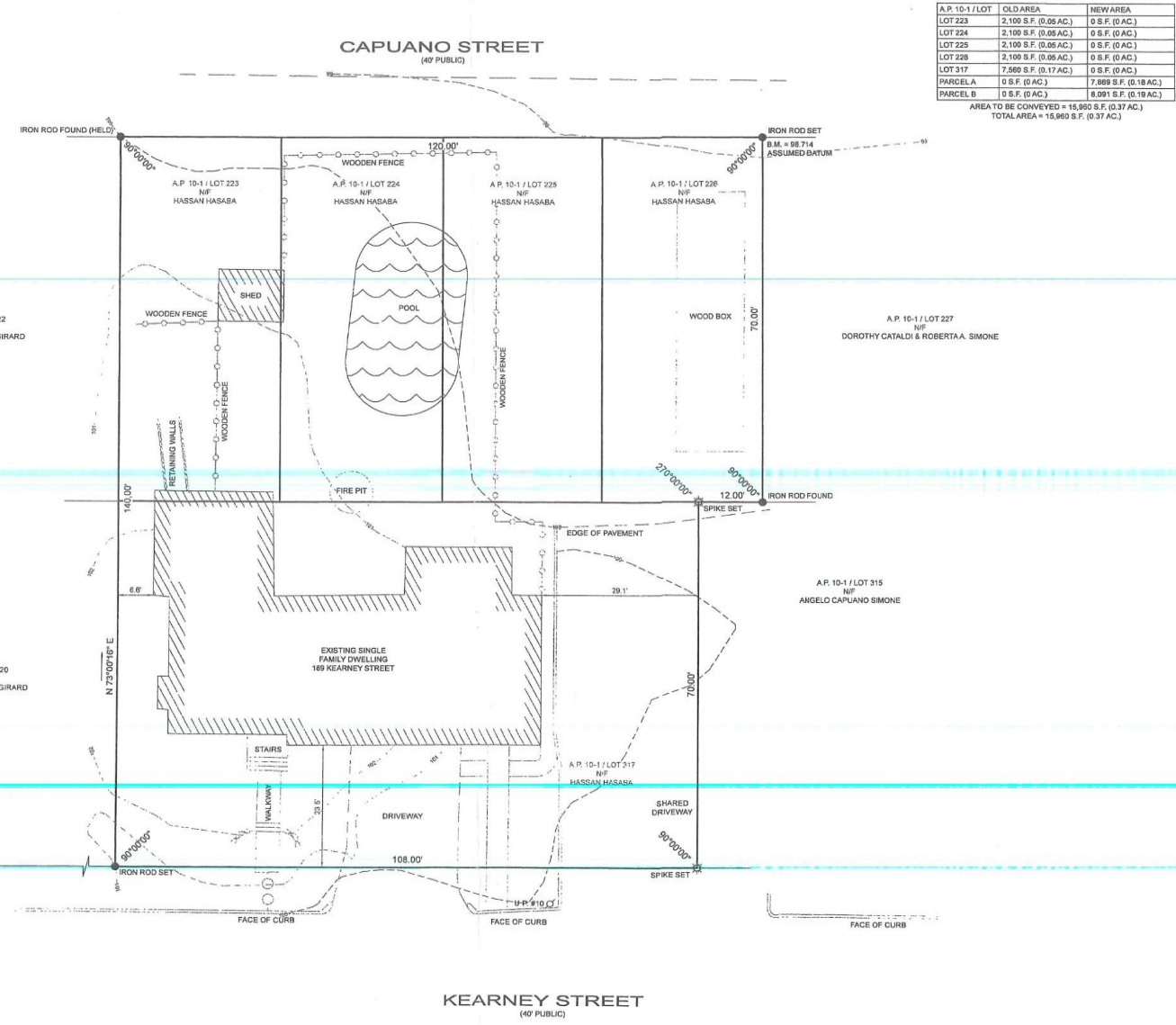
**AVERAGE ALIGNMENT (PARCELA)  
 LOT 226-227: 16.70 FT.  
 LOT 227: 16.90 FT.  
 LOT 223: 21.72 FT.  
 AVERAGE: 18.44 FT**

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

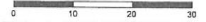


**SURVEY CLASSIFICATION:**  
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE PRINCIPAL STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:  
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION: CLASS I  
 MAP COMPLETION SURVEY: CLASS IV  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO ESTABLISH AND MARK BOUNDARY LINES AND TO MOVE PROPERTY LINE BETWEEN LOTS 317 AND 315  
 BY: [Signature] DATE: 1/09/23  
 REG. NO. T. 2023M. P.M. LICENSE # 1782 CGA & LS-862

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 COMBINATION 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  
 169 KEARNEY STREET  
 CRANSTON, R.I. 02920  
 SCALE: 1"=10' DATE: DECEMBER 28, 2022  
 PREPARED FOR:  
 HASSAN HASABA  
 169 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

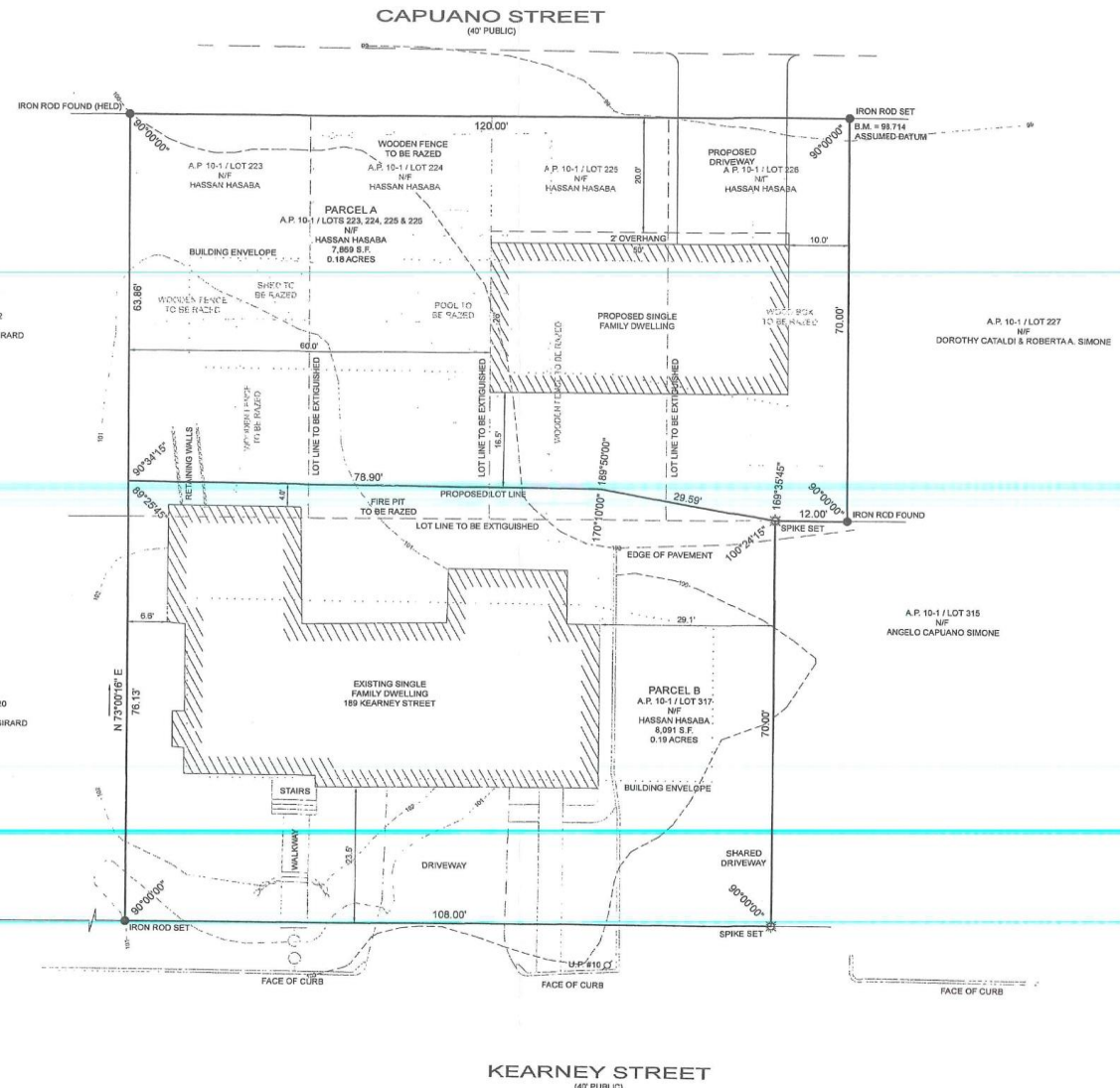


LOCUS MAP  
NOT TO SCALE

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:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MMP COMPLETION SURVEY

MEASUREMENT SPECIFICATION:  
CLASS I  
CLASS IV

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 & 224 AND LOTS 315 & 317

BY: *Richard T. Sztyra* DATE: 1/09/23  
RICHARD T. SZTYRA, P.L.S., LICENSE #1768, CO.# L2-660

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.

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'



