

# City of Cranston

# Zoning Board of Review

*March 10, 2021*

## **Chairman of the Board**

Christopher Buonanno

## **Members**

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norclife (1<sup>st</sup> Alternate)

Josh Catone (2<sup>nd</sup> Alternate)

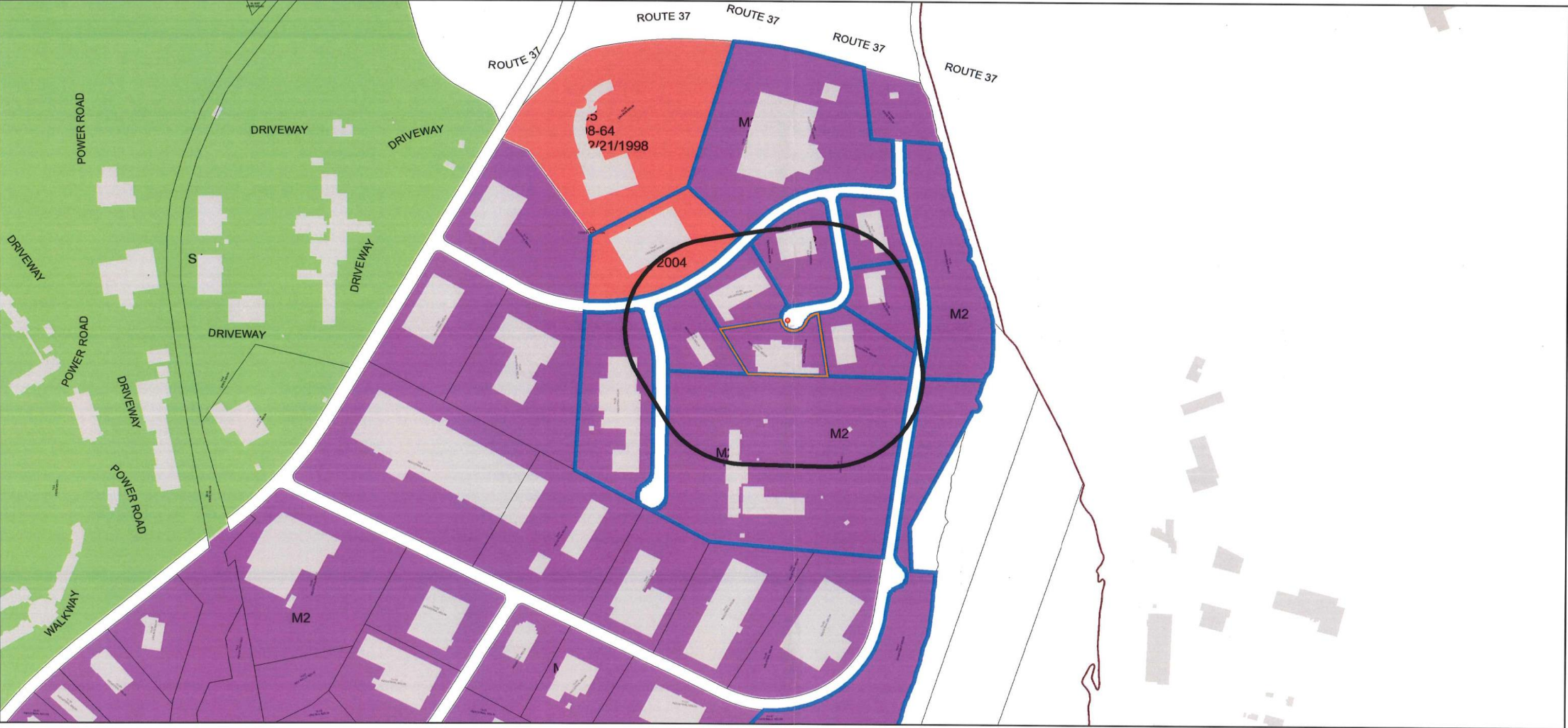
Thomas Jones (3<sup>rd</sup> Alternate)

Thomas Barbieri (4<sup>th</sup> Alternate)

**DAVID CELANI (OWN) and NEW LEAF  
COMPASSION CENTER, INC.** have filed an  
application for permission to establish a medical  
marijuana dispensary for the sale of same to be  
allowed at **24 Stafford Court**, A.P. 13, lot 84,  
area 80,755 s.f; zoned M2. Applicant seeks  
approval per 17.92.020 Special use permit;  
Sections 17.20.030 Schedule of Uses.

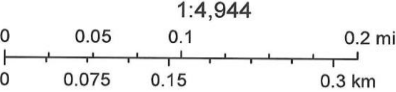
Application  
filed 11/22/2020. Thomas Mirza, Esq.

# 24 Stafford Ct 400' Radius Plat 13 Lot 84



1/20/2021, 10:57:57 AM

	Parcel Outlines		Buildings		A20		C1		M2
	Plat Boundaries		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
	Parcels	A80			B2		M1		



City of Cranston



13 EXISTING NORTH ELEVATION  
Scale: 3/16" = 1'-0"



14 EXISTING SOUTH - WEST CORNER ELEVATION  
Scale: 3/16" = 1'-0"



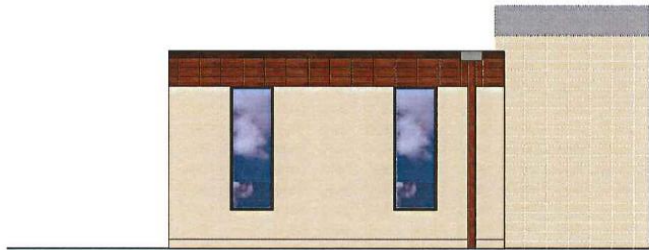
11 EXISTING WEST ELEVATION  
Scale: 3/16" = 1'-0"



12 EXISTING SITE  
Scale: 3/16" = 1'-0"



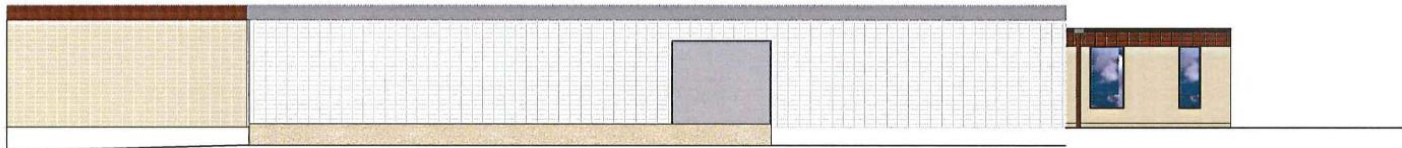
10 PARTIAL NORTH (FRONT) ELEVATION  
Scale: 1/4" = 1'-0"



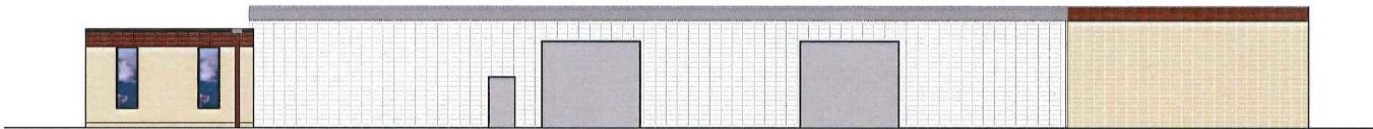
8 PARTIAL EAST ELEVATION  
Scale: 1/4" = 1'-0"



9 PARTIAL WEST ELEVATION  
Scale: 1/4" = 1'-0"



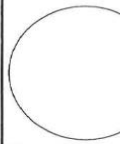
7 EAST ELEVATION  
Scale: 1/8" = 1'-0"



6 WEST ELEVATION  
Scale: 1/8" = 1'-0"

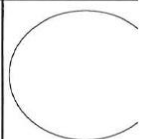


5 NORTH (FRONT) ELEVATION  
Scale: 1/8" = 1'-0"



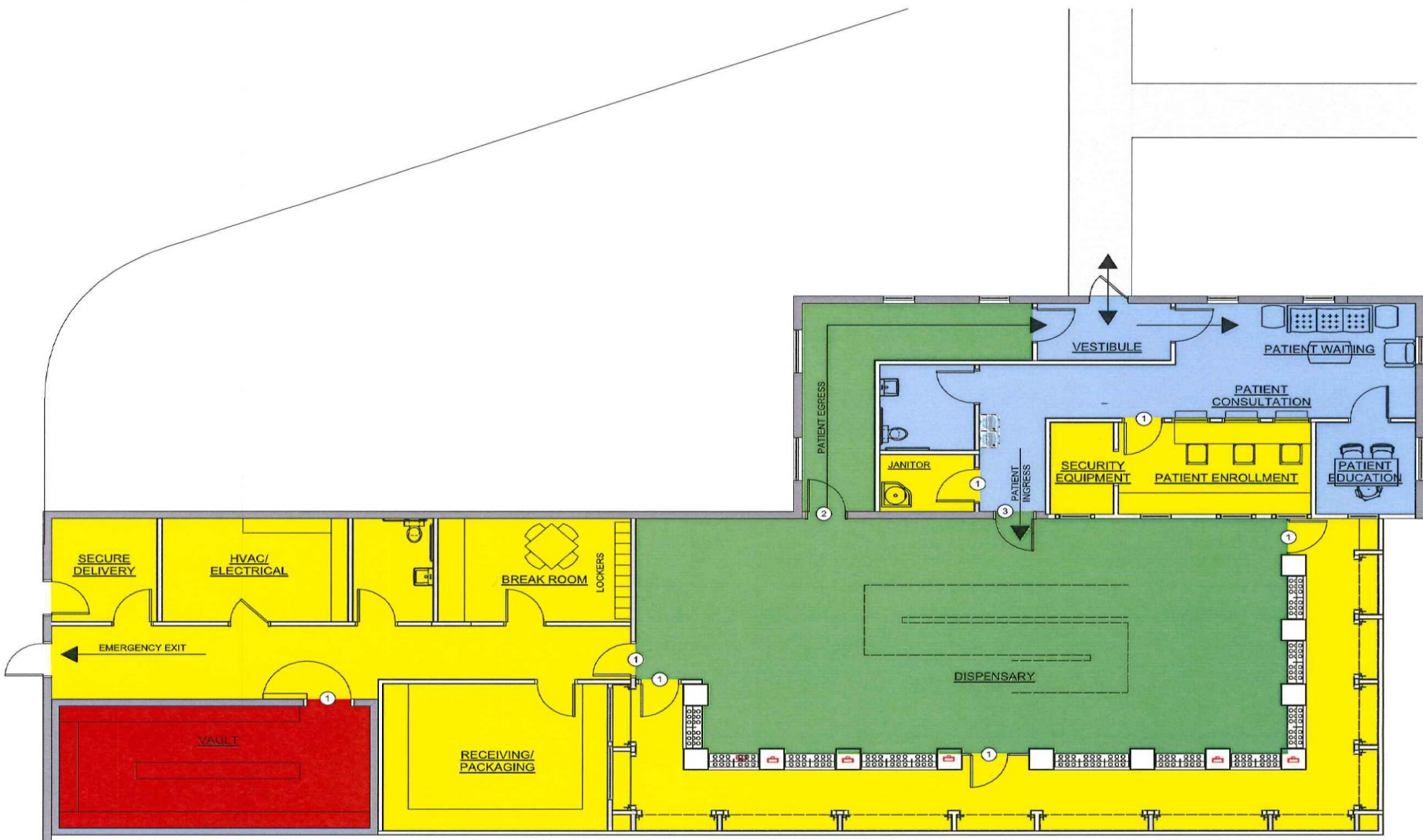


NO.	11-15-2020
REV.	
DATE	
BY	
FOR	
PROJECT	
CONTRACT	
CONST.	
REVISION	



LIMITED ACCESS/  
RESTRICTED  
ACCESS  
PLAN

SD-5.0



2 LIMITED ACCESS/ RESTRICTED ACCESS PLAN  
SD-5.0 Scale: 1/4" = 1'-0"

	SIGN ①		SIGN ②		PATIENT ACCESS		LIMITED ACCESS		RESTRICTED ACCESS		SECURED STORAGE
			SIGN ③								







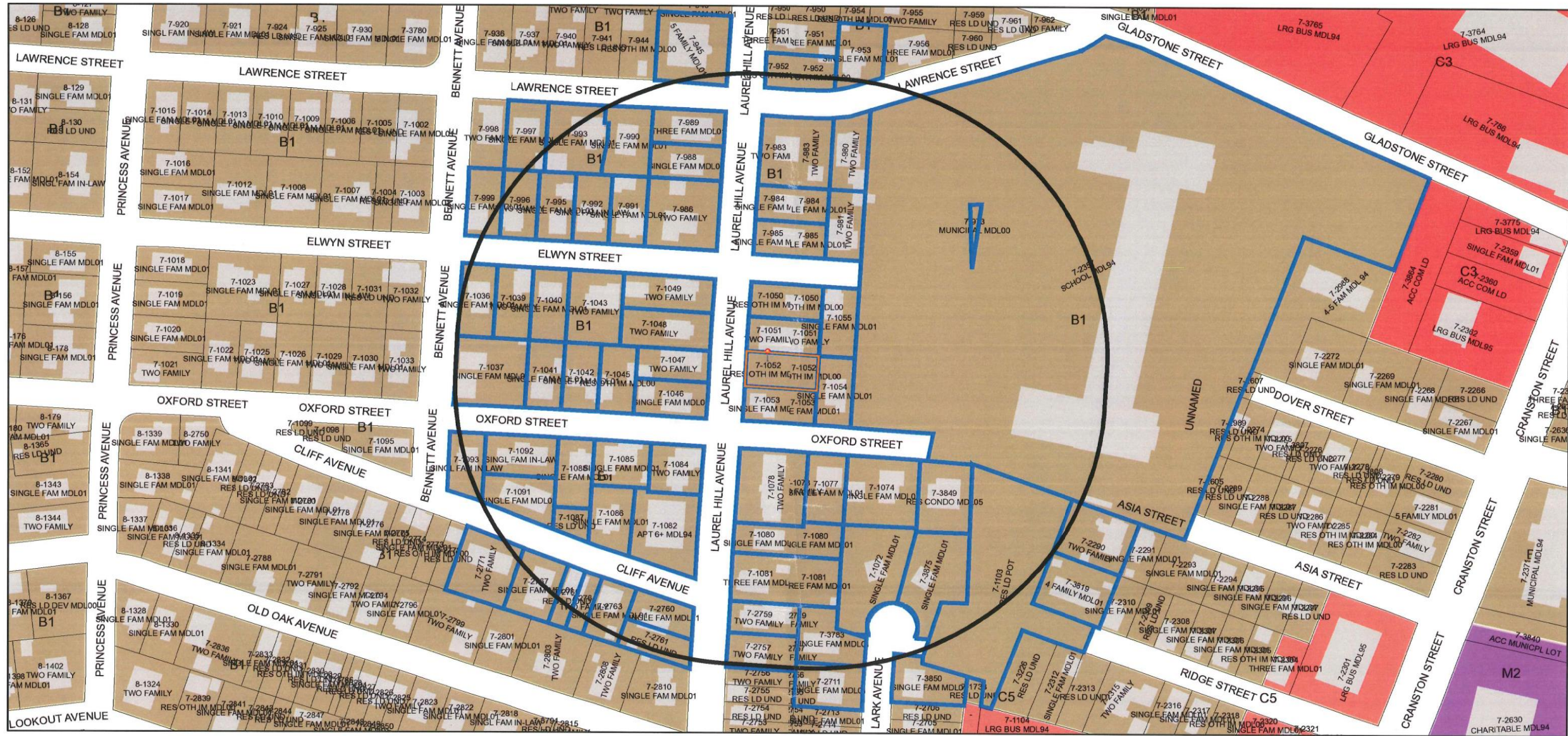


# Plan Commission Recommendation

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the applicant has demonstrated compliance with all required sections of zoning, including the Special Use Permit criteria, upon a motion made by Mr. Strom and seconded by Mr. Morales, the Plan Commission voted (6-0) to forward a *positive recommendation* to the Zoning Board of Review.

**LINDA B. MARCHETTI; TRUSTEE OF  
LINDA B. MARCHETTI REVOCABLE  
TRUST-2008 (OWN) and BRIAN COUTCHER  
(APP)** have filed an application to construct  
a new single family dwelling with restricted  
frontage and reduced lot size at **0 Laurel Hill  
Avenue**, A.P. 7, lot 1052, area 5,000 s.f; zoned B1.  
Applicant seeks relief per 17.92.010  
Variance, Sections 17.20.120 Schedule of Intensity  
Regulations, 17.88.010 Substandard Lots of  
Record.  
Application filed 1/11/2020. Alfred A. Russo, Esq.

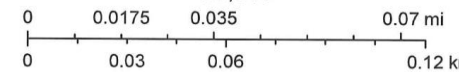
# 0 Laurel Hill Ave 400' Radius Plat 7 Lot 1052



12/18/2020, 9:43:08 AM

- |  |                   |  |                           |  |     |  |    |  |       |
|--|-------------------|--|---------------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |  | Buildings                 |  | A20 |  | C1 |  | M2    |
|  | Plat Boundaries   |  | Zoning Dimensions         |  | A12 |  | C2 |  | E1    |
|  | 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 |  |       |

1:1,619



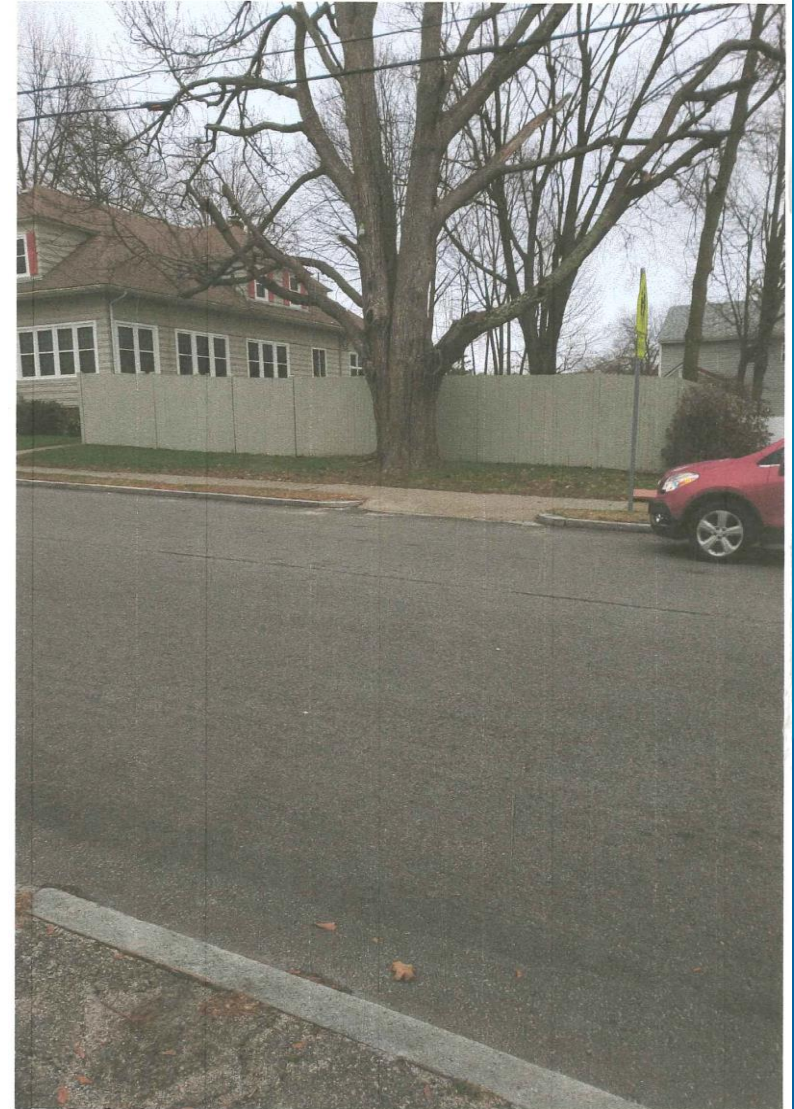
City of Cranston  
City of Providence, Department of Planning and Development



"REAR YARD VIEW"



"FRONT YARD VIEW"



"STREET VIEW"

ALL EXTERIOR WALLS SHALL BE 2x6 FRAMING @ 16" O.C.  
 ALL INTERIOR WALLS SHALL BE 2x4 FRAMING @ 16" O.C.  
 HEADERS  
 (2) 1-3/4x9-1/4 LVL HEADER OVER DOORS & WINDOWS

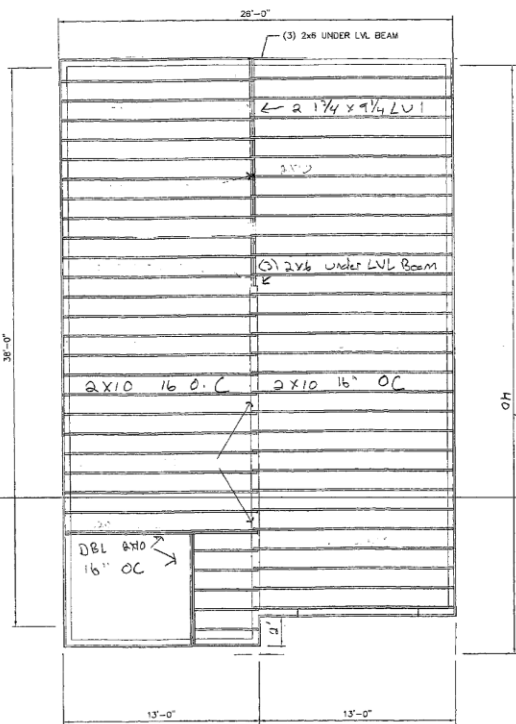
INSULATION -  
 WALL R-20  
 FLOOR R-38  
 ROOF R-38  
 WINDOW U-VALUE: 0.33

DOOR SCHEDULE		
NO.	ROUGH OPENING	TYPE
①	3'-2 1/2" x 8'-10 1/2"	3'-0"x8'-8" STEEL EXTERIOR
②	2'-8 1/2" x 8'-10 1/2"	2'-8"x8'-8" WOOD INTERIOR
③	5'-2 1/2" x 8'-10 1/2"	5'-0"x8'-8" GLASS EXTERIOR

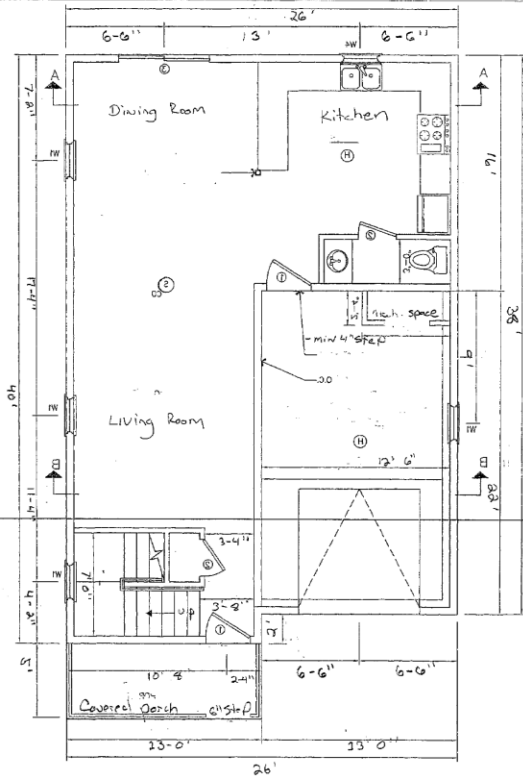
WINDOW SCHEDULE			
NO.	UNIT DIMENSION	DESIGNATION	TYPE
W1	3'-2" x 4'-9 1/2"	3049	DOUBLEHUNG
W2	6'-2 1/4" x 4'-9 1/2"	3046-2	DOUBLEHUNG
W3	2'-8 1/8" x 1'-3 3/8"	2813	CASMENT
W4	2'-10" x 3'-1 1/2"	28210	DOUBLEHUNG

NOTES:  
 1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURE PRIOR TO CONSTRUCTION.  
 2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS

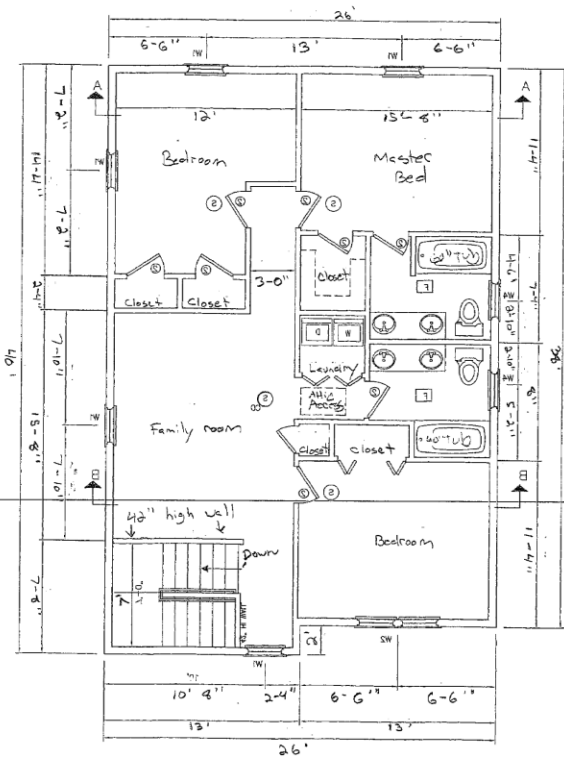
USE ANDERSEN DOUBLE PANE WINDOWS  
 NOTES:  
 1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURE PRIOR TO CONSTRUCTION.  
 2. HEADER HEIGHTS TO BE 6"-10" TO BOTTOM UNLESS OTHERWISE NOTED.  
 4. SILL HEIGHT FROM FINISH FLOOR MIN. 24", AND MAXIMUM 4" FROM FINISH FLOOR



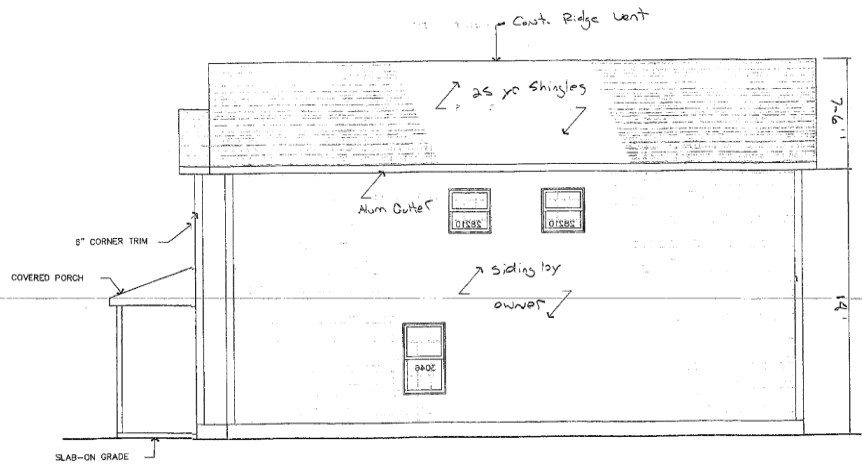
SECOND FLOOR FRAMING PLAN  
 SCALE: 1/4"=1'-0"



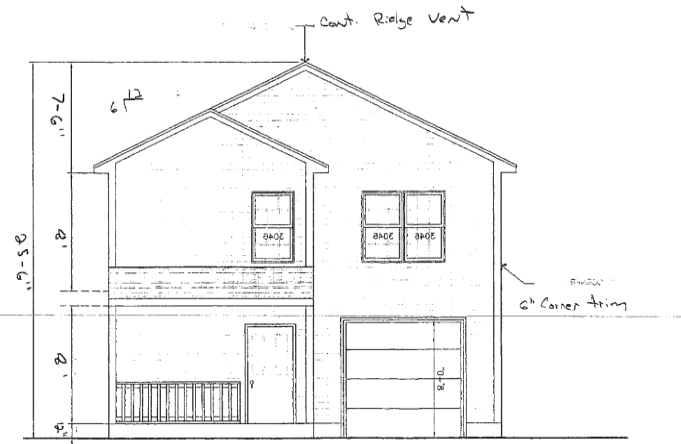
FIRST FLOOR PLAN  
 SCALE: 1/4"=1'-0"



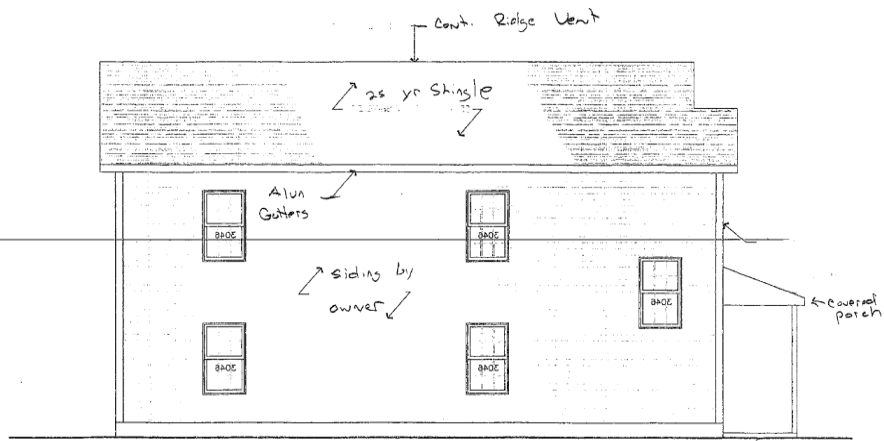
SECOND FLOOR PLAN  
 SCALE: 1/4"=1'-0"



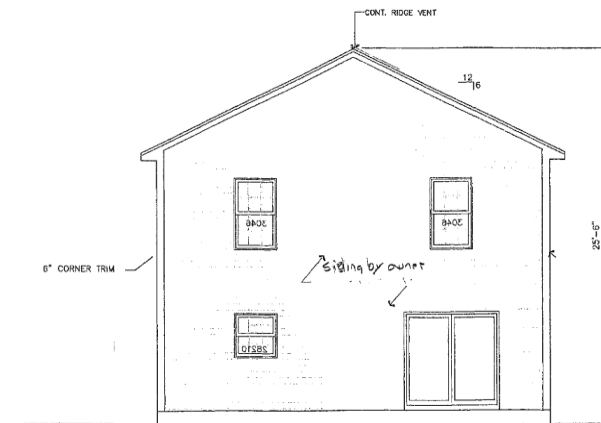
RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



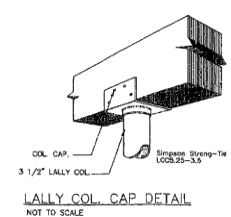
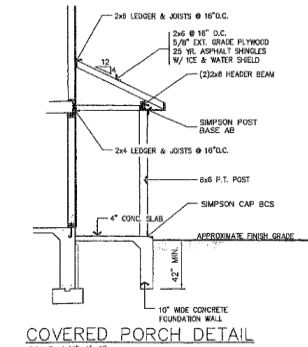
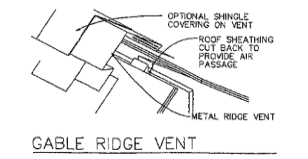
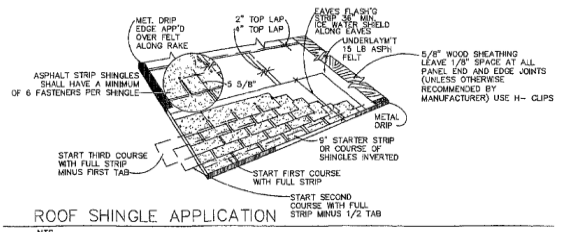
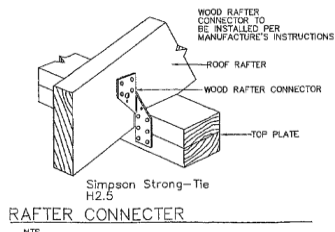
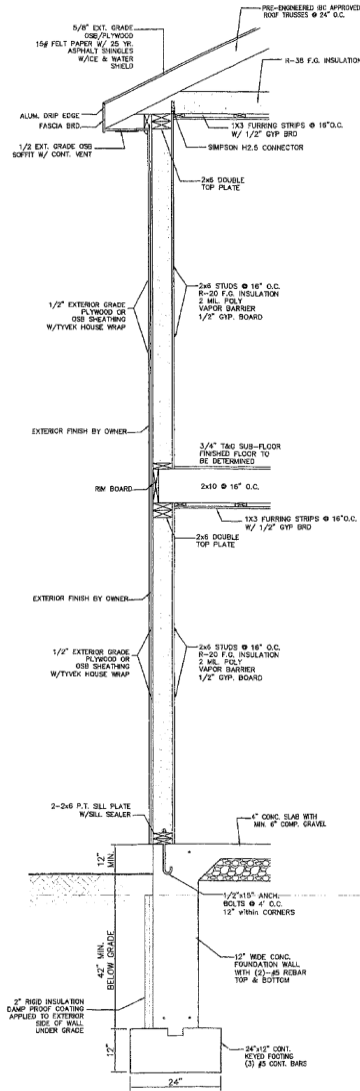
FRONT ELEVATION  
SCALE: 1/4"=1'-0"



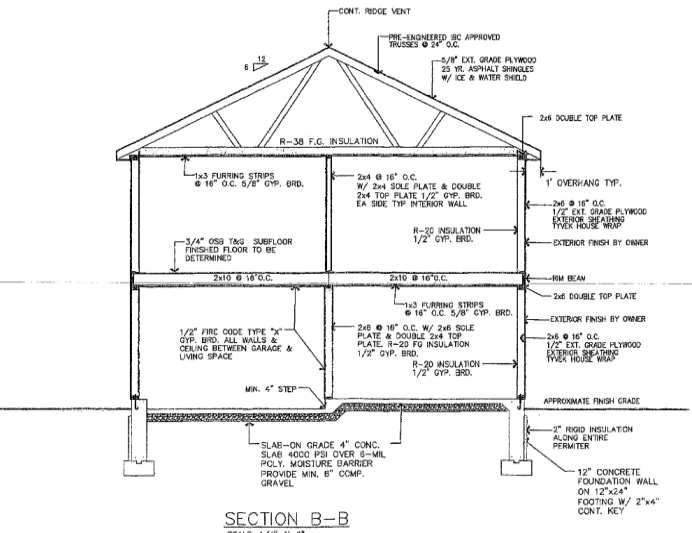
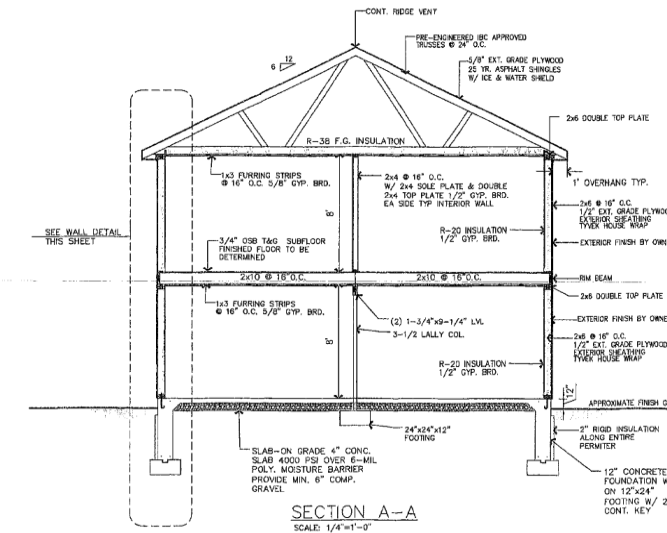
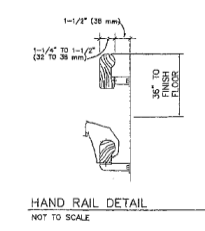
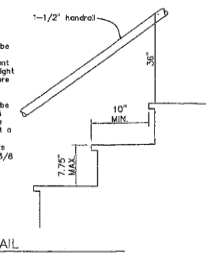
LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



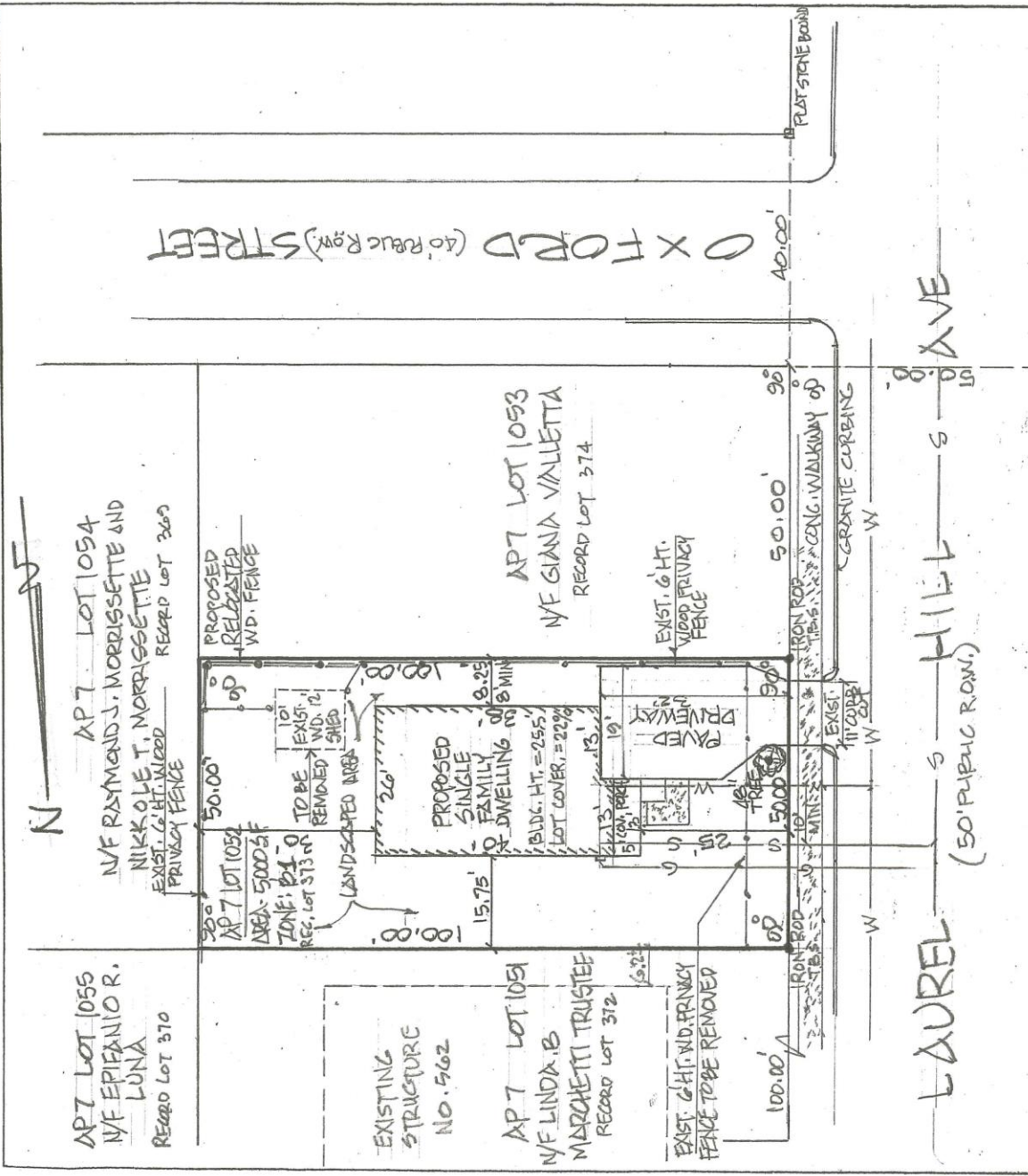
REAR ELEVATION  
SCALE: 1/4"=1'-0"



**STAIR NOISES:**  
Riser height. The maximum riser height shall be 7.75 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.  
Tread depth. The minimum tread depth shall be 10 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.







LAUREL HILL AVE  
(50' PUBLIC ROW.)

MLWTN STREET

District	Minimum Lot Area (sq. ft.)	Minimum Lot Width and Frontage (ft.)	Minimum Yards Front (ft.)	Minimum Yards Rear (ft.)	Minimum Yards (ft.) Side Coverage	Maximum Lot Coverage	Maximum Building Height
B1 and B-2 (single-family)	6,000	60	25	20	8	35	35

**UTILITY DISCLAIMER**  
LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE INDICATED ARE NOT NECESSARILY ALL WHICH MAY EXIST ON THE SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATIONS OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE. WHETHER THEY ARE INDICATED OR NOT, CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE TO THE UTILITY LINES, WEATHER SHOWN ON THE PLANS OR NOT, DURING WORK ON THE PROJECT.

PLAN  
1"=20'

REFERENCES  
"THE ST. GEORGES HEIGHTS PLAT"  
DEC. 1887 SCALE: 1"=100' PLAT CARD G-3  
CITY OF CRANSTON HAND EVIDENCE RECORDS

OWNER  
LINDA B. MARCHETTI TRUSTEE  
562 LAUREL HILL AVE  
CRANSTON, R.I. 02920

APPLICANT  
BRIAN COUTCHER  
444 LOG ROAD  
SMITHFIELD, R.I. 02917  
TEL. 401-524-1926

**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 Boundary Survey:  
LIMITED CONTENT BOUNDARY SURVEY CLASS 1  
DATA ACCUMULATION CLASS III  
The purpose for the conduct of the survey and for the preparation of the plan is as follows: ZONING APPLICATION

By *Nicholas Veltri* 12-21-20  
NICHOLAS VELTRI, RPLS  
COA - A48



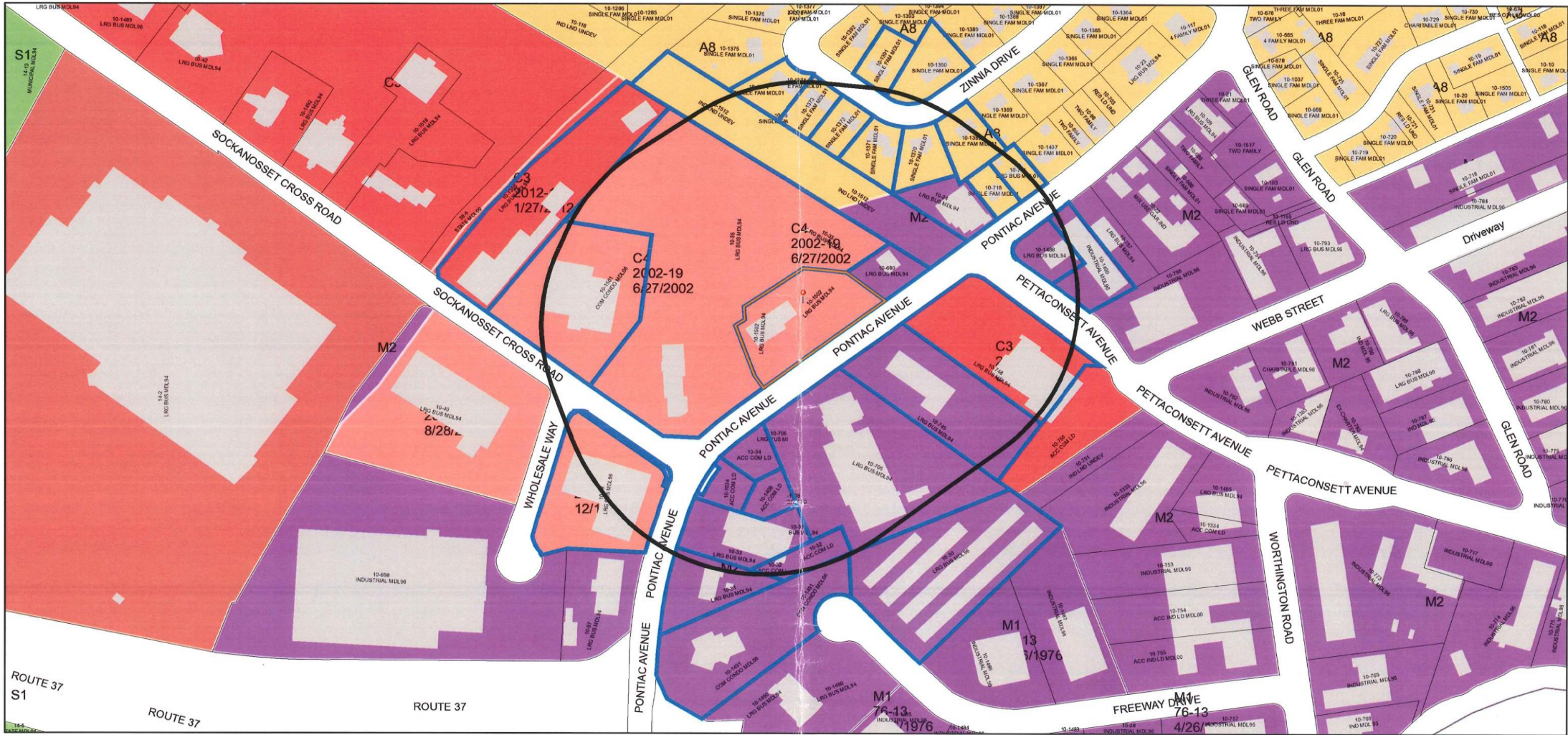
N. VELTRI SURVEY, INC. SURVEYING-LAND PLANNING JOHNSTON NARRAGANSETT		NO.	DATE	REVISION
PROPERTY SITE SURVEY PLAN CRANSTON, R.I. AP 7 LOT 1052 PREPARED FOR: BRIAN COUTCHER			12-20	ORIG. ISSUE
SCALE AS NOTED DRAWN: N.V.		SHEET 1 OF 4 SHEETS		CHECKED BY: N.V.

# Plan Commission Recommendation

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the proposed lot size is consistent with the character of the surrounding neighborhood, upon a motion made by Mr. Coupe and seconded by Ms. Maccarone, the Plan Commission voted (5-1 Ms. Lanphear voted nay) to forward a *positive recommendation* to the Zoning Board of Review.

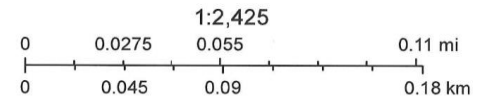
**RENAISSANCE DEVELOPMENT CORPORATION (OWN) and B&F CONSTRUCTION (APP)** have filed an application to reduce the required vehicle stacking spaces for a proposed drive-in restaurant at **1155 Pontiac Avenue**, A.P. 10, lot 1502; area 43, 506 s.f. zoned C4. Applicant seeks relief per 17.92.010 Variance, Section 17.28.010 (B), (8) Drive-in uses. Application filed 1/12/2021.  
Nicholas Goodier, Esq.

# 1155 Pontiac Ave 400' Radius Plat 10 Lot 1502



1/5/2021, 9:41:52 AM

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



City of Cranston





**SITE INFORMATION**

- APPLICANT:  
JAY CONSTRUCTION  
38 EAST MAIN STREET, SUITE 1F  
WESTBOROUGH, MA, 01581
- OWNER:  
RECREATION DEVELOPMENT CORPORATION  
35 DODMANSET CROSS ROAD, SUITE 6  
CORVALLIS, IL, 62603
- PARCEL:  
MAP 110, LOT 1002  
1102 PONTIAC AVENUE  
CITY OF GRANSTON  
PROVIDENCE COUNTY, RHODE ISLAND

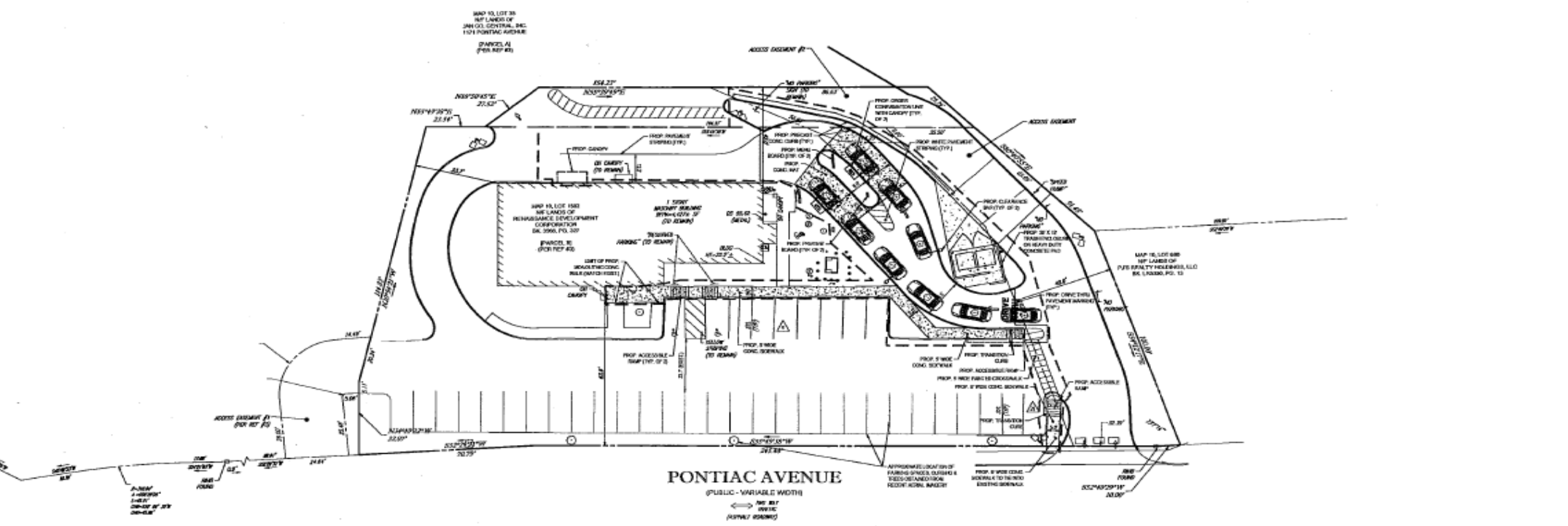
**ZONING ANALYSIS TABLE**

ZONING DISTRICT	COMMITTEE / PLANNING BOARD / PLAN DISTRICT	NAME	DATE	STATUS
OVERLAY DISTRICT				
REQUIRED PERMIT	OVERLAY REGULATORY PERMITS OF RIGHT			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED	
MIN. LOT AREA	10,000 SF	10,000 SF	UNCHANGED	
MIN. LOT FRONTAGE	100' (20' SIDEWALK)	217' 8"	UNCHANGED	
MIN. BLDG COVERAGE	50%	100%	UNCHANGED	
MIN. FRONT SETBACK	10'	25'	UNCHANGED	
MIN. SIDE SETBACK	5'	10'	UNCHANGED	
MIN. REAR SETBACK	5'	10'	UNCHANGED	
MIN. BUILDING HEIGHT	10'	30'	UNCHANGED	
MIN. LANDSCAPING AREA	5%	10%	10.4%	
PARKING SPACES	30	18	UNCHANGED	
ACCESSIBLE PARKING SPACES	2	2	2	
PROPOSED TOTAL CRITERIA	USE CATEGORY: CATING AND OUTDOOR SEATING SUBJECT: DRIVE THRU RESTAURANT RECALCULATED: 1 SPACE FOR EACH 3 SEATS, 5 SPACES ADDITIONAL FOR EACH DRIVE THRU ORDERING STATION CALCULATION: 1 SPACE x 1000 SEATS = 100 SPACES + 5 SPACES = 105 SPACES			
ADDITIONAL PARKING CRITERIA	10 SPACES + 1000 SEATS = 100 SPACES 20 SPACES + 1000 SEATS = 100 SPACES 30 SPACES + 1000 SEATS = 100 SPACES 40 SPACES + 1000 SEATS = 100 SPACES 50 SPACES + 1000 SEATS = 100 SPACES 60 SPACES + 1000 SEATS = 100 SPACES 70 SPACES + 1000 SEATS = 100 SPACES 80 SPACES + 1000 SEATS = 100 SPACES 90 SPACES + 1000 SEATS = 100 SPACES 100 SPACES + 1000 SEATS = 100 SPACES	10 SPACES + 1000 SEATS = 100 SPACES 20 SPACES + 1000 SEATS = 100 SPACES 30 SPACES + 1000 SEATS = 100 SPACES 40 SPACES + 1000 SEATS = 100 SPACES 50 SPACES + 1000 SEATS = 100 SPACES 60 SPACES + 1000 SEATS = 100 SPACES 70 SPACES + 1000 SEATS = 100 SPACES 80 SPACES + 1000 SEATS = 100 SPACES 90 SPACES + 1000 SEATS = 100 SPACES 100 SPACES + 1000 SEATS = 100 SPACES	10 SPACES + 1000 SEATS = 100 SPACES 20 SPACES + 1000 SEATS = 100 SPACES 30 SPACES + 1000 SEATS = 100 SPACES 40 SPACES + 1000 SEATS = 100 SPACES 50 SPACES + 1000 SEATS = 100 SPACES 60 SPACES + 1000 SEATS = 100 SPACES 70 SPACES + 1000 SEATS = 100 SPACES 80 SPACES + 1000 SEATS = 100 SPACES 90 SPACES + 1000 SEATS = 100 SPACES 100 SPACES + 1000 SEATS = 100 SPACES	10 SPACES + 1000 SEATS = 100 SPACES 20 SPACES + 1000 SEATS = 100 SPACES 30 SPACES + 1000 SEATS = 100 SPACES 40 SPACES + 1000 SEATS = 100 SPACES 50 SPACES + 1000 SEATS = 100 SPACES 60 SPACES + 1000 SEATS = 100 SPACES 70 SPACES + 1000 SEATS = 100 SPACES 80 SPACES + 1000 SEATS = 100 SPACES 90 SPACES + 1000 SEATS = 100 SPACES 100 SPACES + 1000 SEATS = 100 SPACES

**BOHLER //**

SITE CIVIL AND CONSULTING ENGINEERING  
 PLANNING AND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

333 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 405-0000  
www.BohlerEngineering.com



**REVISIONS**

REV	DATE	COMMENT
1	1/20/2020	PREPARED FOR FULL PLAN SET
2	1/20/2020	QUAKE CANS

**811**

Before you dig, call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**PERMIT SET**

PROVIDER OF SERVICES FOR MUNICIPAL ENGINEERING  
 PROJECT NO.: 2000-000  
 DRAWN BY: JAY CONSTRUCTION  
 CHECKED BY: JAY CONSTRUCTION  
 DATE: 1/20/2020  
 CAD BY: JAY CONSTRUCTION

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**B AND F CONSTRUCTION**

PROPOSED BURGERS KING SITE IMPROVEMENTS  
 MAP 110, LOT 1002  
 1102 PONTIAC AVENUE  
 CITY OF GRANSTON  
 PROVIDENCE COUNTY, RHODE ISLAND

**BOHLER //**

333 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 405-0000  
www.BohlerEngineering.com

**J.G. SWERLING**

PROFESSIONAL ENGINEER  
 ENGINEERING LICENSE NO. 4087  
 MECHANICAL LICENSE NO. 1436  
 LAND SURVEYING LICENSE NO. 1261  
 CONSTRUCTION LICENSE NO. 3855  
 RHOISLAND LICENSE NO. 1143

**SITE LAYOUT PLAN**

SHEET NUMBER: **C-301**

REVISION: 2 - GURIE CARS

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



[PARCEL A]  
(PER REF #3)

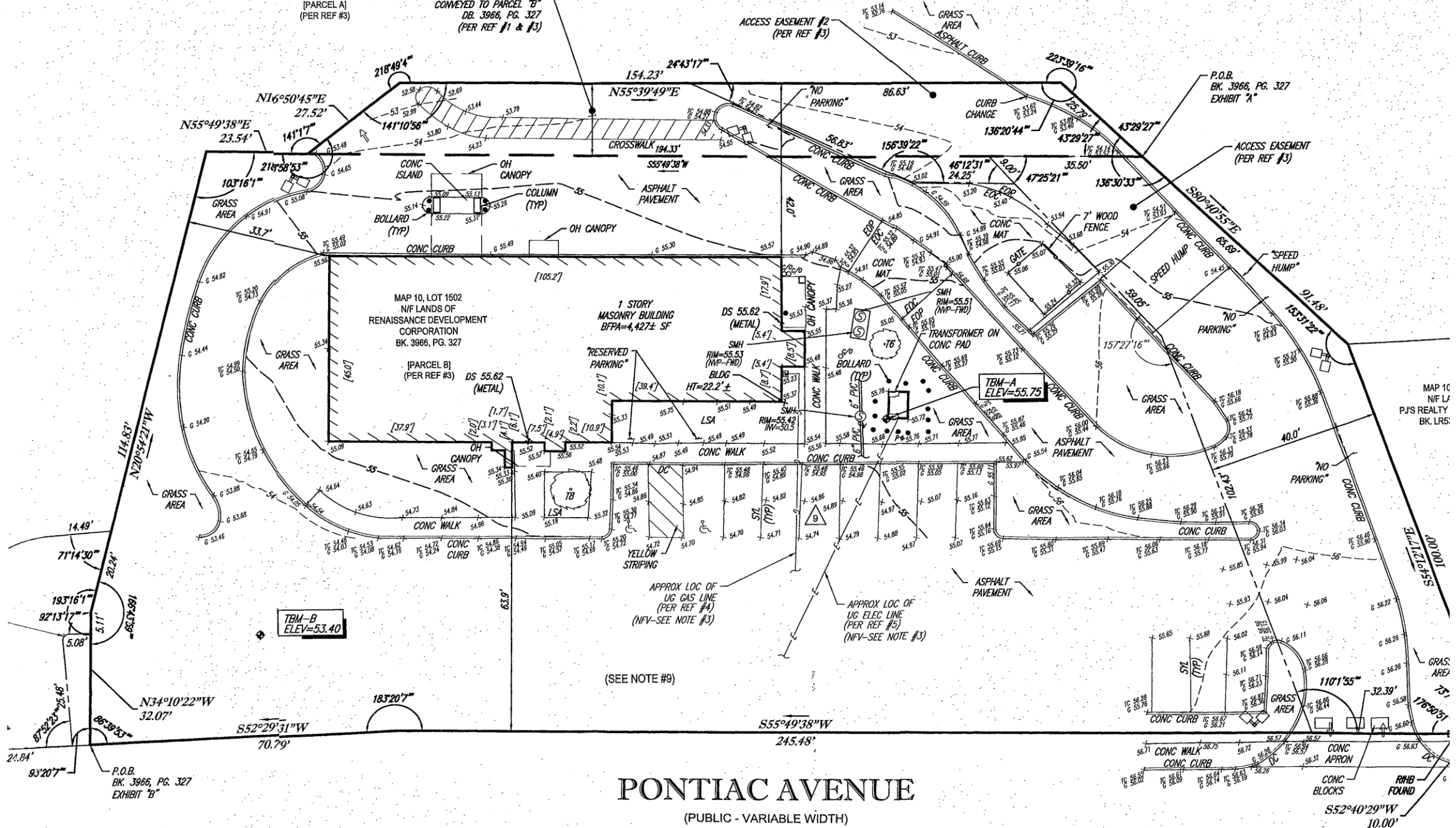
CONVEYED TO PARCEL "B"  
DB. 3966, PG. 327  
(PER REF #1 & #3)

ACCESS EASEMENT #2  
(PER REF #3)

P.O.B.  
BK. 3966, PG. 327  
EXHIBIT "A"

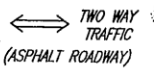
ACCESS EASEMENT  
(PER REF #3)

MAP 1C  
N/F L/  
P.J'S REALTY  
BK. LRS:



# PONTIAC AVENUE

(PUBLIC - VARIABLE WIDTH)



TBM-B  
ELEV=53.40

TBM-A  
ELEV=55.75

(SEE NOTE #9)

CONC APRON  
CONC BLOCKS  
RMB FOUND  
10.00'

# Plan Commission Recommendation

Due to the finding that the application is consistent with the general content of the Comprehensive Plan, and due to the finding that the application will not create undue traffic impacts to the surrounding streets, upon a motion made by Mr. Morales and seconded by Mr. Coupe, the Plan Commission voted (5-1) Mr. Smith voted nay) to forward a *positive recommendation* to the Zoning Board of Review.



**JOSEPH CANNATA (OWN/APP)** has filed an application to construct a detached garage with a dwelling unit above adjacent to an existing three family residence at **27-29 Haven Avenue**, A.P. 8, lot 266; area 11,000 s.f; zoned B1. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.070 More than one dwelling on a lot; 17.20.090 Specific Requirements; 17.20.120- Schedule of Intensity Regulations; 17.88.040 –Change of Use;  
Application filed  
12/18/2020. Robert D. Murray, Esq.

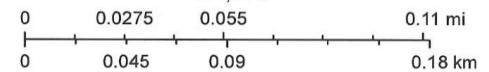
# 27 Haven Ave 400' Radius Plat 8 Lot 226



12/18/2020, 10:03:30 AM

- |  |                   |  |                           |  |     |  |    |  |       |
|--|-------------------|--|---------------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |  | Buildings                 |  | A20 |  | C1 |  | M2    |
|  | Plat Boundaries   |  | 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 |
|  | Parcels           |  | A80                       |  | B2  |  | M1 |  |       |

1:2,386



City of Cranston  
City of Providence, Department of Planning and Development

Web User

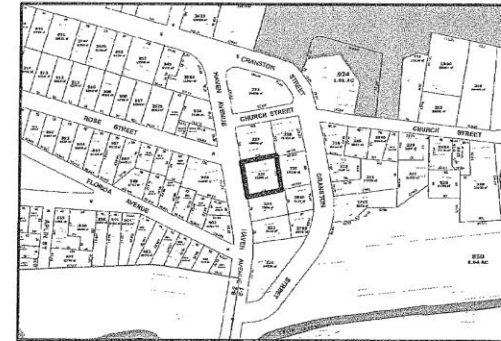


**REFERENCE:**

1. DEED BK. 5806 / PG. 331
2. "HIGHLAND PARK No. 2 CRANSTON STREET, BELONGING TO F.L. BUDLONG BY J.A. LATHAM MARCH 1895" PLAT CARD 79

**LEGEND:**

- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND FOUND



LOCUS MAP

**ZONING DISTRICT B-1**

MINIMUM LOT AREA	8,000 S.F.
MINIMUM LOT FRONTAGE	60 FT.
MINIMUM SETBACKS:	
FRONT	25 FT.
SIDE	8 FT.
REAR	20 FT.
MAXIMUM LOT COVERAGE	50%
EXISTING LOT COVERAGE	14%
PROPOSED LOT COVERAGE	20%
MAXIMUM BUILDING HEIGHT	35 FT.

**ZONING PLAN**

A.P. 8-1 / LOT 266  
27-29 HAVEN AVENUE  
CRANSTON, R.I.

SCALE: 1"=20'    DATE: DECEMBER 22, 2020

PREPARED FOR:

**JOSEPH CANNATA**

122 WALES STREET  
CRANSTON, R.I. 02920

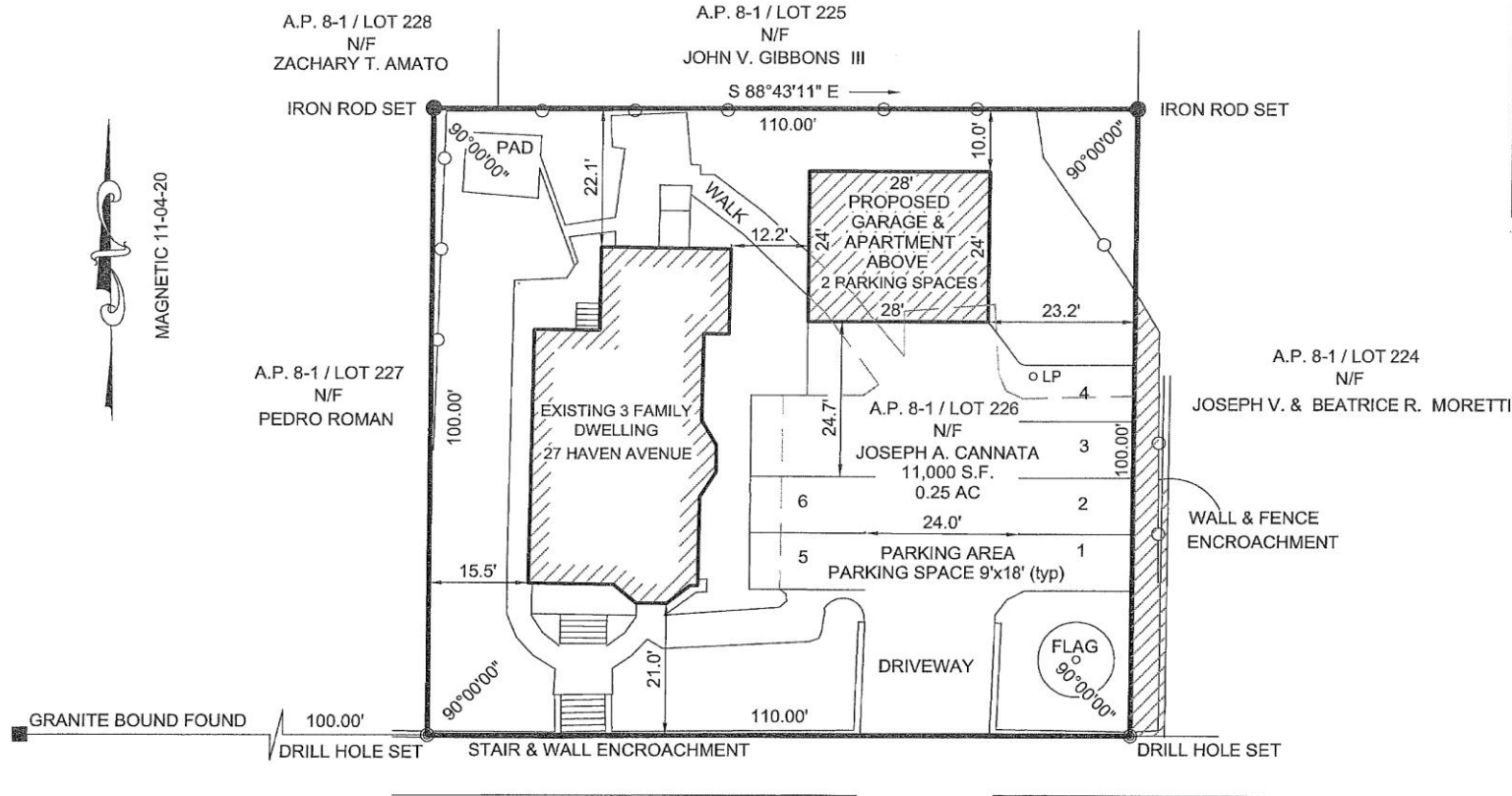
PREPARED BY:

**OCEAN STATE PLANNERS, INC.**

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

JOB NO. 9848 / DWG. NO. 9848 - (JNP)

GRAPHIC SCALE / 1" = 20'



**HAVEN AVENUE**

(60' PUBLIC)

**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

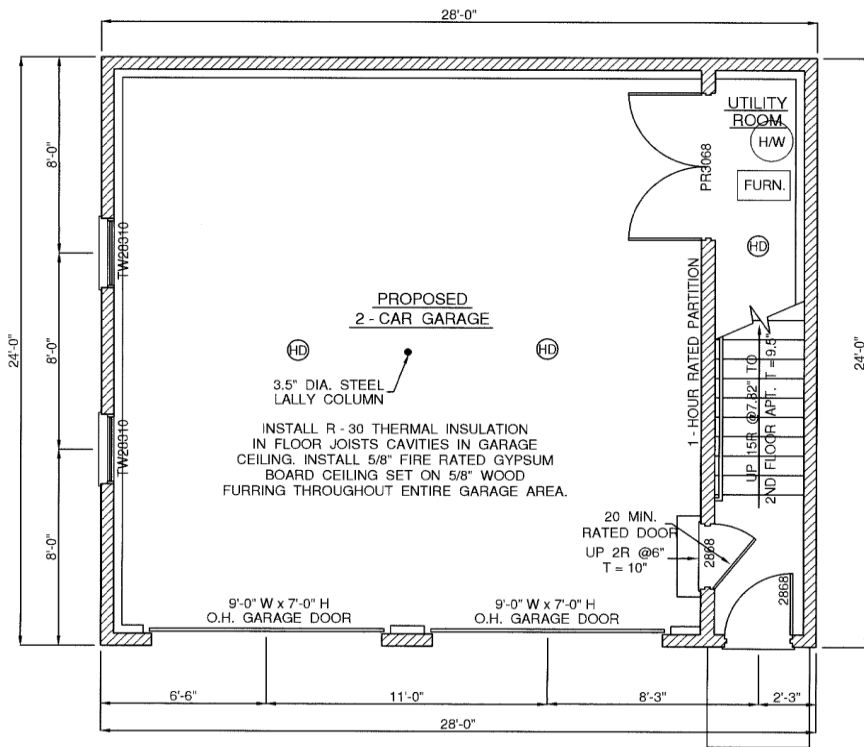
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH AND STAKE RECORD BOUNDARY LINES FOR PROPOSED BUILDING.

BY: *[Signature]*    DATE: 12/22/20

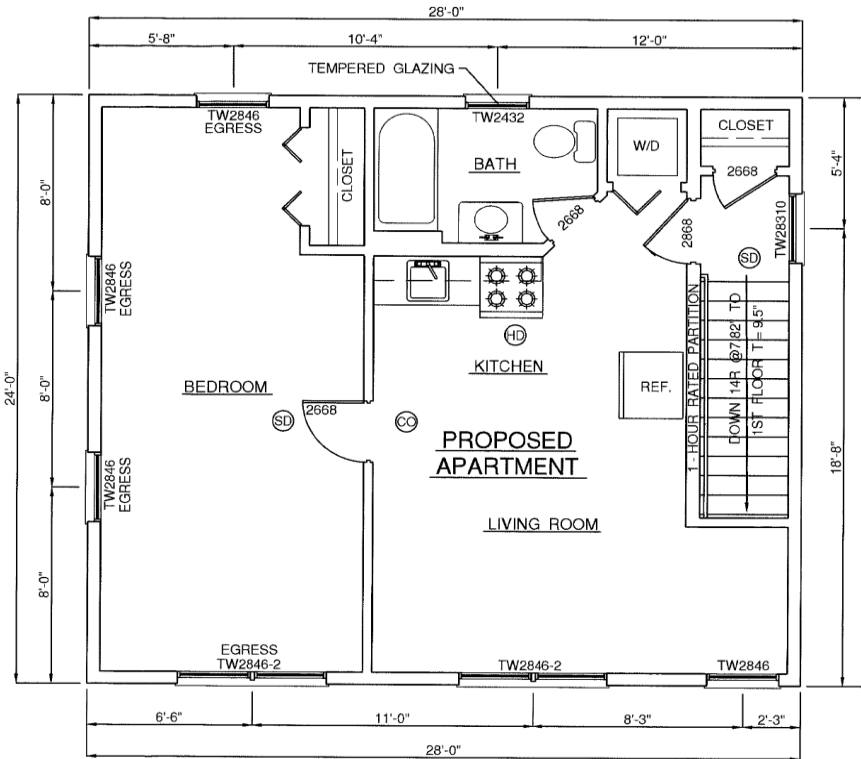
BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

*[Handwritten Signature]*



**PROPOSED FIRST FLOOR PLAN**

SCALE : 3/16" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**

SCALE : 3/16" = 1'-0"

Project :

PROPOSED 28' x 24' 2-STORY FREE-STANDING  
STRUCTURE w/ 2-CAR GARAGE AT GRADE LEVEL  
& 1-BEDROOM APARTMENT ABOVE

27 HAVEN AVENUE  
CRANSTON, R.I.

**Greg W. Bagian**  
**(401)-464-2601**

Date : 12/15/20

Scale : As Noted

Drawn by : GB

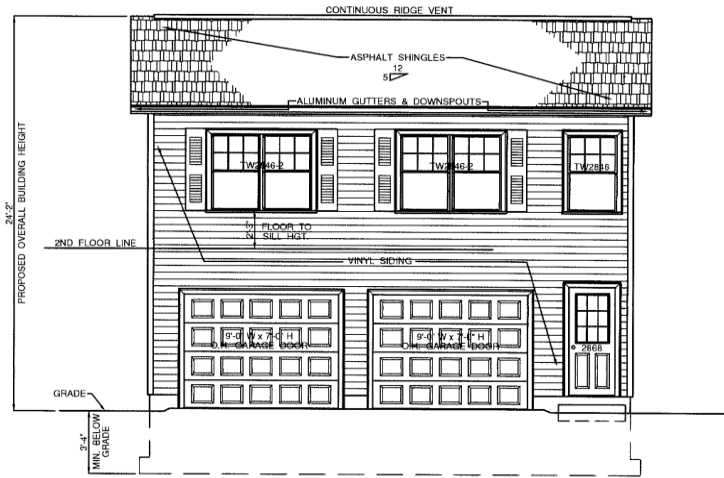
A.P. : 8-1

Lot No. : 226

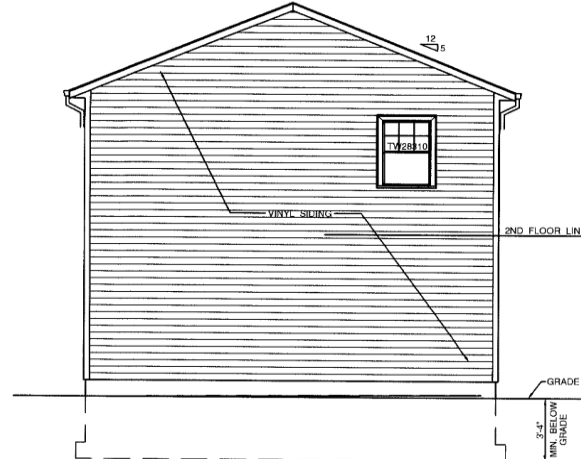
Drawing No. :

**1**

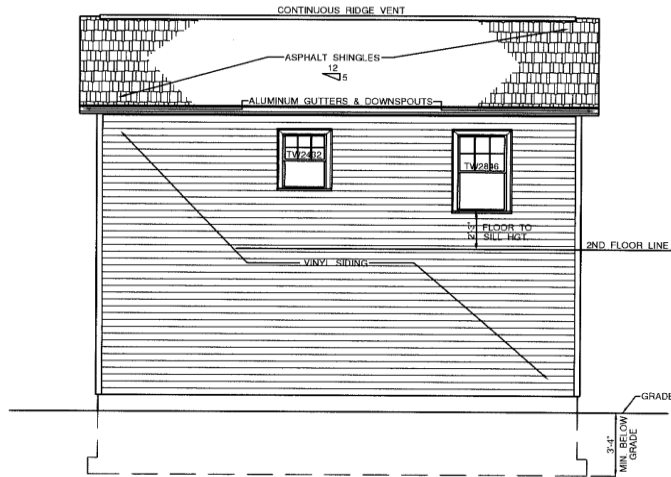
1 OF 2 DWGS.



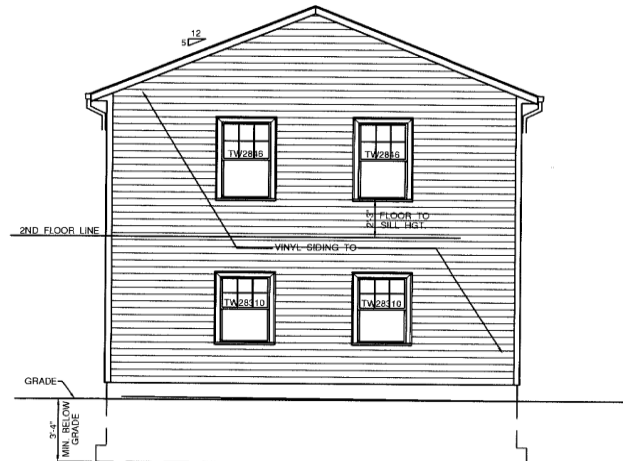
**PROPOSED SOUTH (FRONT) ELEVATION**  
 (FACING HAVEN AVENUE)  
 SCALE: 1/8" = 1'-0"



**PROPOSED EAST (RIGHT SIDE) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**PROPOSED NORTH (REAR) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**PROPOSED WEST (LEFT SIDE) ELEVATION**  
 SCALE: 1/8" = 1'-0"

Project :

**PROPOSED 28' x 24' 2-STORY FREE-STANDING  
 STRUCTURE w/2-CAR GARAGE AT GRADE LEVEL  
 & 1-BEDROOM APARTMENT ABOVE**

**27 HAVEN AVENUE  
 CRANSTON, R.I.**

**Greg W. Bagian  
 (401)-464-2601**

Date : 12/15/20

Scale : As Noted

Drawn by : GB

A.P. : 8-1

Lot No. : 226

Drawing No. :

**2**

2 OF 2 DWGS.

# Plan Commission Recommendation

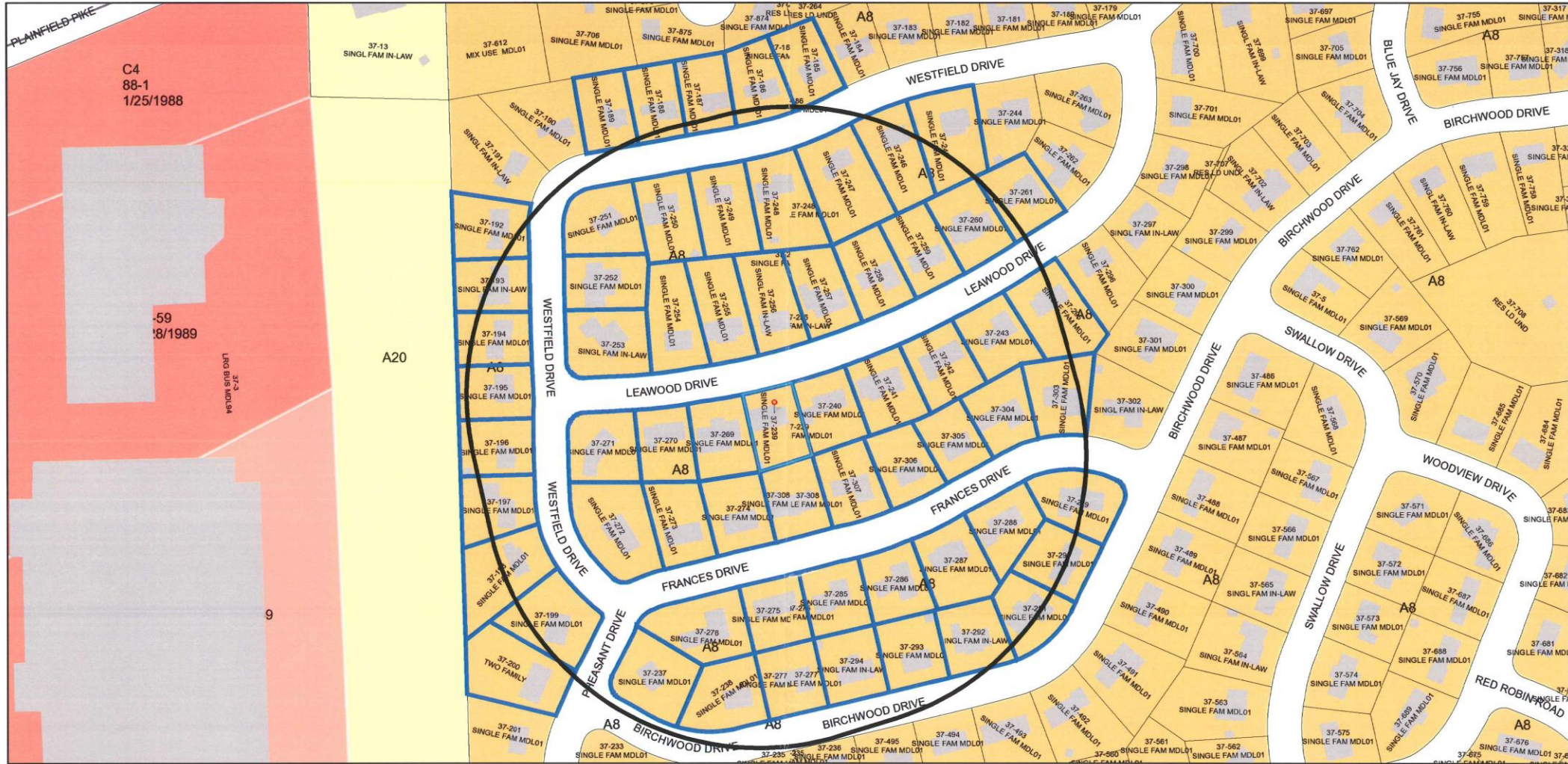
A motion was made by Ms. Lanphear and was seconded by Ms. Maccarone to forward a negative recommendation on the application based on the finding that granting of relief is inconsistent with the Comprehensive Plan but also acknowledging that there are no outstanding concerns with the proposal and that relief is not anticipated to result in negative impacts.

However, on a 4-2 vote (Mr. Smith and Mr. Strom voted nay), *the motion did not carry* and therefore the Plan Commission forwards *no specific recommendation* on this application to the Zoning Board of Review.

**ELIZABETH FLORIO (OWN) and CRAIG ARMSTRONG (APP)** have filed an application to convert an existing attached garage into living space for an in-law use with restricted side yard setbacks at **66 Leawood Drive, A.P. 37, lot 239**; area 8,956 s.f. zoned A8. Applicant seeks relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations. Application filed 1/26/2021.

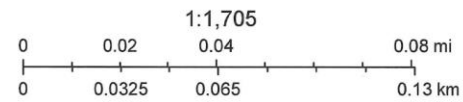


# 66 Leaward Dr 400' Radius Plat 37 Lot 239

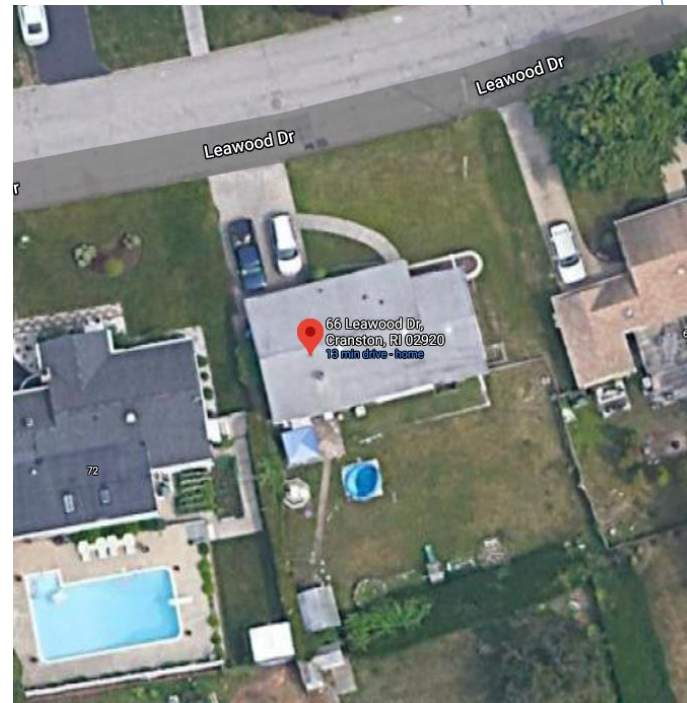


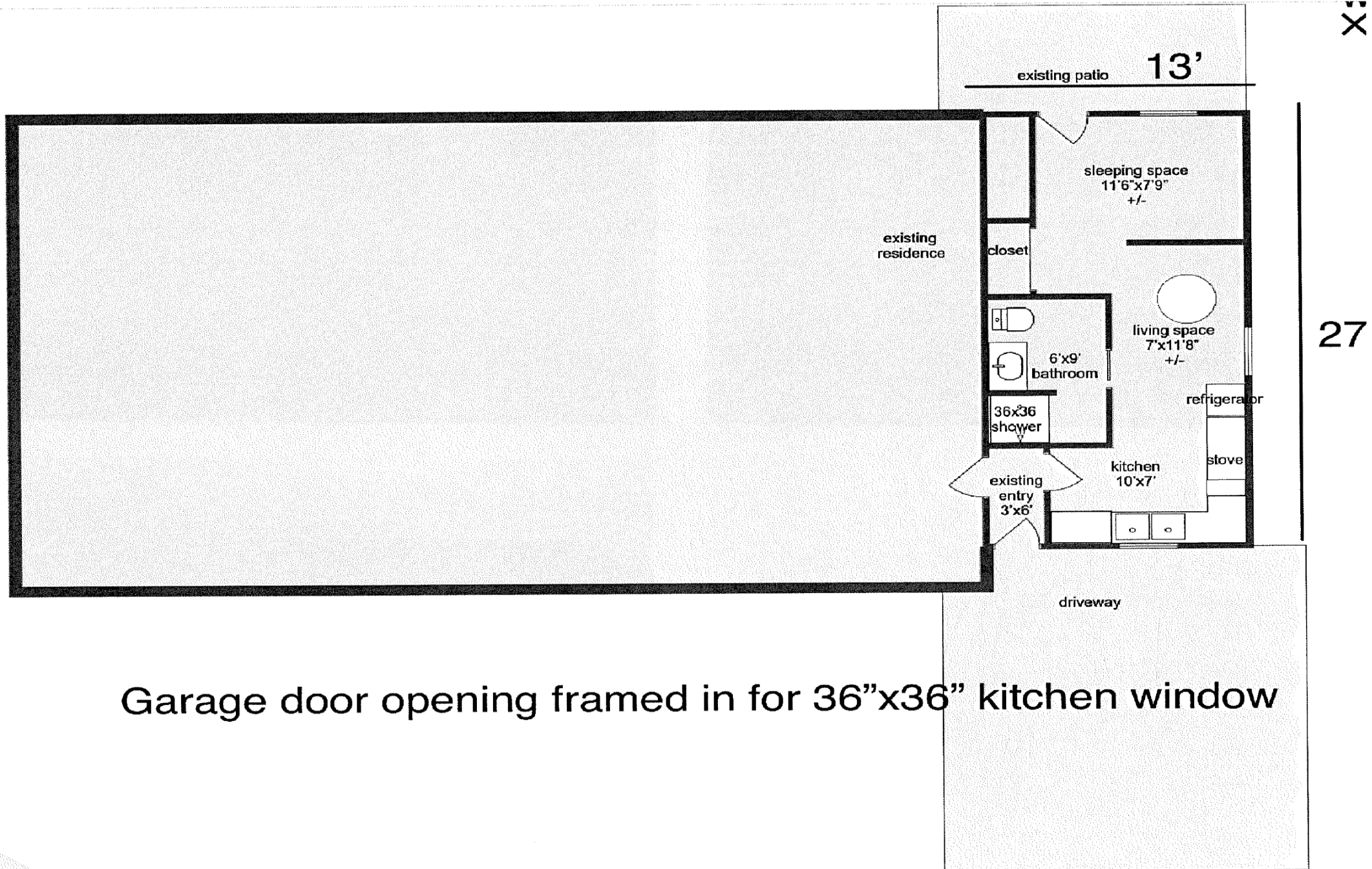
1/21/2021, 8:21:57 AM

- |  |                   |  |                           |  |     |  |    |  |       |
|--|-------------------|--|---------------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |  | Buildings                 |  | A20 |  | C1 |  | M2    |
|  | Plat Boundaries   |  | 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 |
|  | Parcels           |  | A80                       |  | B2  |  | M1 |  |       |



City of Cranston





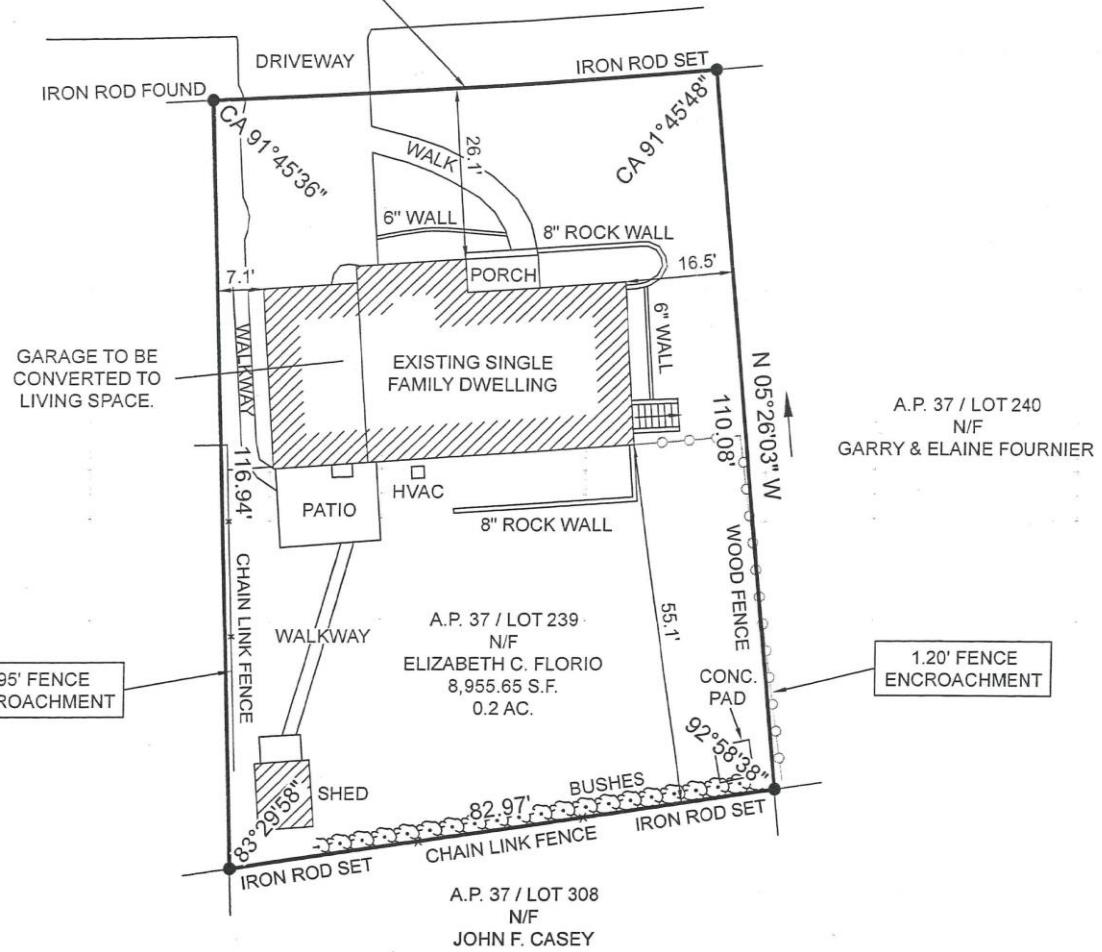
Garage door opening framed in for 36"x36" kitchen window

**REFERENCE:**

1. DEED BK. 886 PG. 254
2. LOT 120 "WESTWOOD SECTION 3 & REPLAT OF LOTS 62 THRU 66 ON SECTION 1 OWNED BY FRANK ANSUINI, INC. CRANSTON, R.I. JAN., 1959 N. M. VERDE, ENGR" P.C. 443

$\Delta=3^{\circ}31'24"$   
 $R=1231.38'$   
 $L=75.72'$   
 $Ch=75.71'$

**LEAWOOD DRIVE**  
 (50' PUBLIC)



A.P. 37 / LOT 269  
 N/F  
 GUISEPPE COZZO

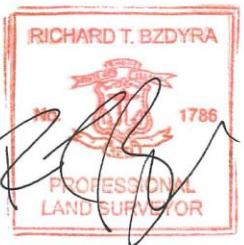
A.P. 37 / LOT 240  
 N/F  
 GARRY & ELAINE FOURNIER

A.P. 37 / LOT 239  
 N/F  
 ELIZABETH C. FLORIO  
 8,955.65 S.F.  
 0.2 AC.

A.P. 37 / LOT 308  
 N/F  
 JOHN F. CASEY

0.95' FENCE ENCROACHMENT

1.20' FENCE ENCROACHMENT



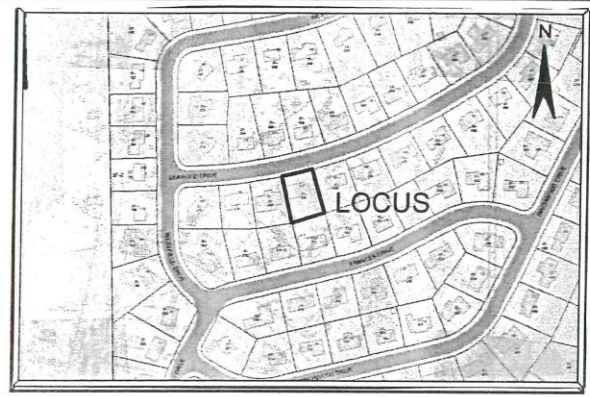
**SURVEY CLASSIFICATION:**

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: 12/23/20  
 RICHARD T. BZDYRA, P.L.S.; LICENSE #1786; COA #LS-A60



LOCUS MAP

**ZONING DISTRICT A-8**

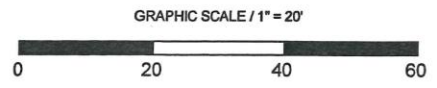
MINIMUM LOT AREA	8,000 S.F.
MINIMUM LOT FRONTAGE	80 FT.
MINIMUM SETBACKS:	
FRONT	25 FT.
SIDE	10 FT.
REAR	20 FT.
MAXIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	35 FT.

**BOUNDARY STAKE-OUT SURVEY**

A.P. 37 / LOT 239  
 66 LEAWOOD DRIVE  
 CRANSTON, R.I. 02920  
 SCALE: 1"=20' DATE: DECEMBER 23, 2020

PREPARED FOR:  
**ELIZABETH FLORIO**  
 66 LEAWOOD DRIVE, CRANSTON, R.I. 02920  
 PHONE: (386) 308-9370  
 PREPARED BY:

**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
 PHONE: (401) 463-9696 info@osplanners.com  
 JOB NO. 9883 / DWG. NO. 9883 - C1 - (AJB)



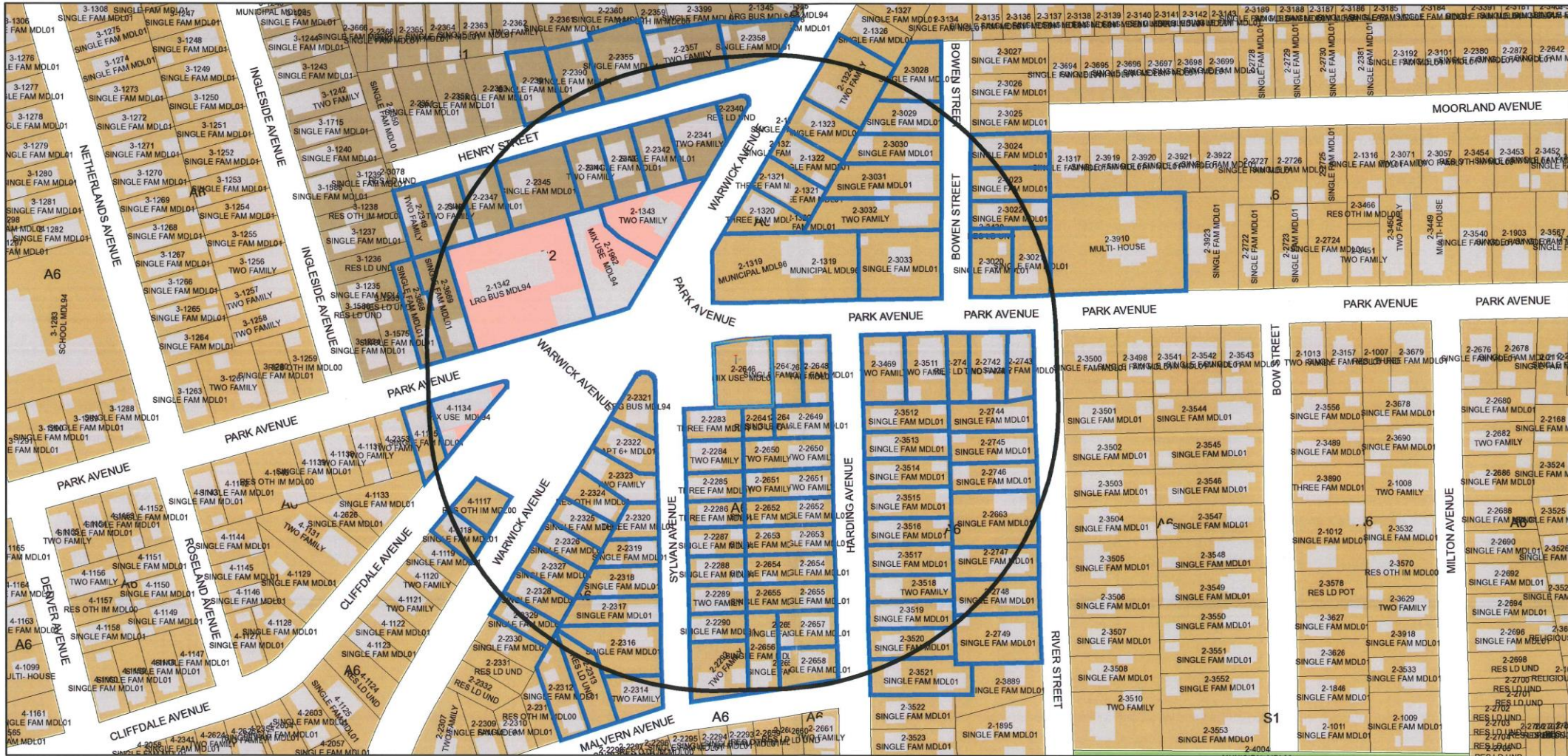
# Plan Commission Recommendation

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not negatively impact the character of the surrounding neighborhood, upon a motion made by Mr. Strom and seconded by Ms. Lanphear, the Plan Commission voted (6-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

**SHON CAMPBELL (OWN/APP)** has filed  
an application to allow a Residence above  
first story business use at **132-134 Park  
Avenue** A.P. 2, lot 2646; area 7402 s.f.;  
zoned A6. Applicant seeks relief per  
17.92.010 Variance; Section 17.20.030  
Schedule of Uses. Application filed 2/2/2021.  
Michael J. McCaffrey, Esq.



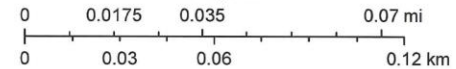
# 132 Park Ave 400' Radius Plat 2 Lot 2646



1/7/2021, 10:43:30 AM

- |  |                   |               |                           |  |     |  |    |  |       |
|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |               | Buildings                 |  | A20 |  | C1 |  | M2    |
|  | Plat Boundaries   |               | 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 |
|  | Parcels           |               | A80                       |  | B2  |  | M1 |  |       |

1:1,646



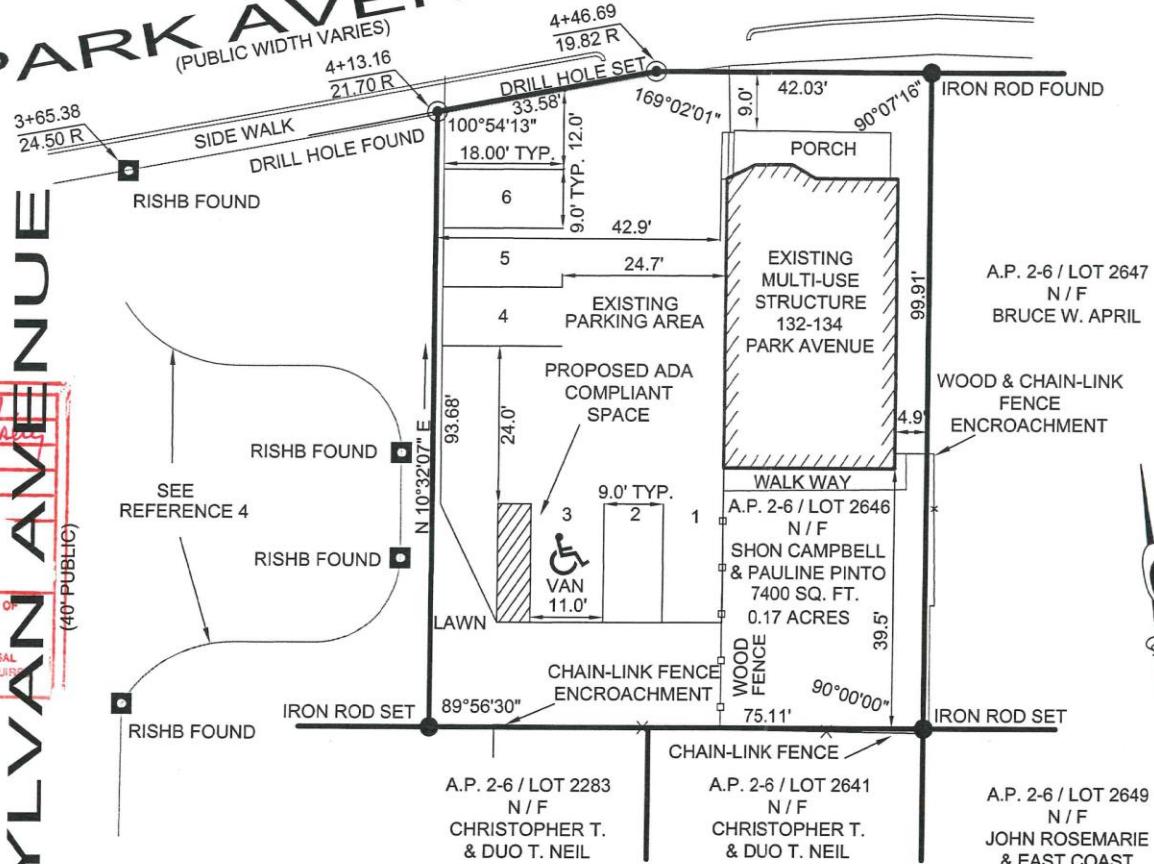
City of Cranston  
City of Providence, Department of Planning and Development



**REFERENCE:**

1. DEED B.K 5599 / P.G. 94
2. RECORD LOT 53 ON "EDGEWOOD PARK SECTION B, BY S. A. LATHAM DEC., 1905." PLAT NO. 181
3. LOT A ON "EDGEWOOD PARK REAPLAT OF LOT 1 & LOT 53 BY RICHARD P. TERENNE MAY 18, 1999 PLAT NO. 655
4. RHODE ISLAND DEPARTMENT OF TRANSPORTATION PLAT NO. 1991-D

**PARK AVENUE**  
(PUBLIC WIDTH VARIES)



LOCUS MAP

**ZONING DISTRICT A-6**

MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT FRONTAGE	60 FT.
MINIMUM SETBACKS:	
FRONT	25 FT.
SIDE	8 FT.
REAR	20 FT.
MAXIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	35 FT.

**PARKING REQUIREMENTS**

OFFICES, 4 SPACES FOR EACH 1,000 S.F. OF FLOOR AREA.  
 ACCESSORY FAMILY APARTMENT, 1  
 ADDITIONAL PARKING SPACE.  
 TOTAL OF PARKING SPACES NEEDED: 6  
 TOTAL EXISTING PARKING SPACES: 6  
 TOTAL REQUIRED ADA SPACES 1 / 1 VAN ACCESSIBLE  
 TOTAL PROPOSED ADA SPACES 1 VAN ACCESSIBLE

**BOUNDARY STAKE-OUT SURVEY**

A.P. 2-6 / LOT 2646  
 132-134 PARK AVENUE  
 CRANSTON R.I. 02905  
 SCALE: 1"=20' DATE: JANUARY 5, 2021

PREPARED FOR:  
**SHON CAMPBELL**  
 78 WHITE PINES TRAIL  
 CHARLESTOWN R.I. 02813  
 PREPARED BY:

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

JOB NO. 9891 / DWG. NO. 9891 - (ZTDS)

GRAPHIC SCALE / 1" = 20'



**CITY OF CRANSTON**  
 BUREAU OF TRAFFIC SAFETY  
 DATE: 1-21-21  
 BY: S. Mulvaney  
 APPROVED  
 APPROVED AS CORRECTED  
 DISAPPROVED - RESUBMIT

REMARKS:  
 \* APPROVAL IS GIVEN RELATIVE TO PROPER DESIGN OF OFF-STREET PARKING FACILITIES AND PROPER INGRESS/EGRESS TRAFFIC FLOW PATTERNS ON 3/4  
 \* INSPECTOR MUST CERTIFY THAT PROPOSAL SATISFIES CITY ZONING CODE RELATIVE TO REQUIRED NUMBER OF OFF-STREET PARKING SPACES

**SYLVAN AVENUE**  
(40' PUBLIC)

**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:

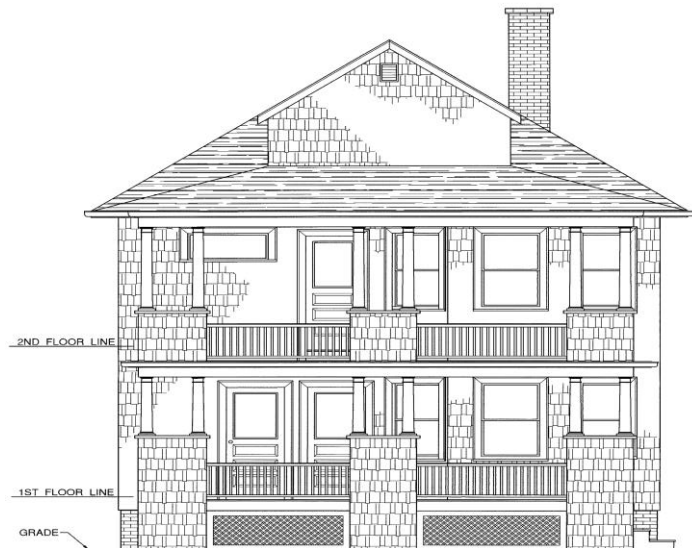
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *R.T. Bzdya* DATE: 1/20/21

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

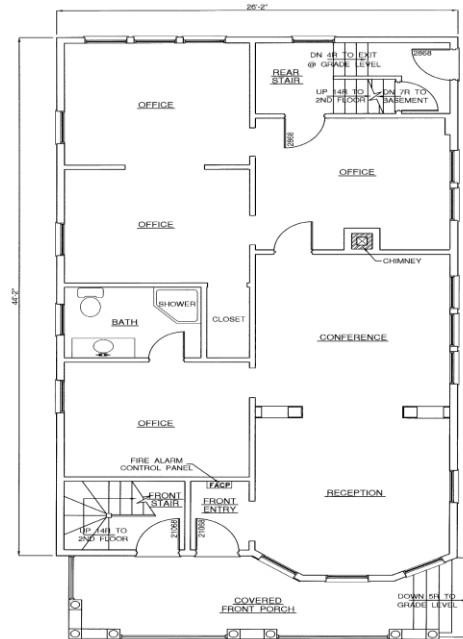
**RICHARD T. BZDYRA**  
 No. 1786  
 PROFESSIONAL LAND SURVEYOR

(MAGNETIC 12/22/2020)



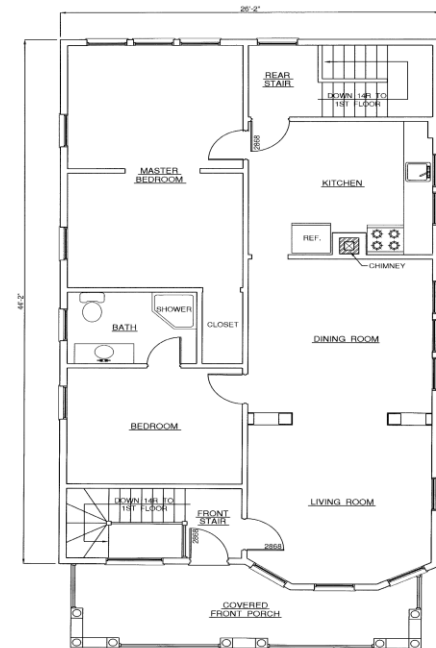
**EXISTING NORTH ( FRONT ) ELEVATION**  
 ( FACING PARK AVENUE )  
 SCALE : 1/4" = 1'-0"

Project :		Date :
EXISTING 2 - STORY MIXED USE BUILDING		1/18/21
Scale :		As Noted
Drawn by :		GB
132-134 PARK AVENUE CRANSTON, R.I.		A.P. : 2/6
Lot No. : 2646		Drawing No. :
Revision : Date :		<b>1</b>
Greg W. Bagian (401)-464-2601		1 OF 3 DWGS.



**EXISTING FIRST FLOOR PLAN**  
 SCALE : 3/16" = 1'-0" EXISTING FLOOR TO CEILING HGT. = 8'-8"  
 NOTE - THIS BUILDING IS CURRENTLY EQUIPPED WITH A FULL COVERAGE FIRE ALARM SYSTEM.

Project :		Date :
EXISTING 2 - STORY MIXED USE BUILDING		1/18/21
Scale :		As Noted
Drawn by :		GB
132-134 PARK AVENUE CRANSTON, R.I.		A.P. : 2/6
Lot No. : 2646		Drawing No. :
Revision : Date :		<b>2</b>
Greg W. Bagian (401)-464-2601		2 OF 3 DWGS.



**EXISTING SECOND FLOOR PLAN**  
 SCALE : 3/16" = 1'-0" EXISTING FLOOR TO CEILING HGT. = 8'-10"  
 NOTE - THIS BUILDING IS CURRENTLY EQUIPPED WITH A FULL COVERAGE FIRE ALARM SYSTEM.

Project :		Date :
EXISTING 2 - STORY MIXED USE BUILDING		1/18/21
Scale :		As Noted
Drawn by :		GB
132-134 PARK AVENUE CRANSTON, R.I.		A.P. : 2/6
Lot No. : 2646		Drawing No. :
Revision : Date :		<b>3</b>
Greg W. Bagian (401)-464-2601		3 OF 3 DWGS.

# Plan Commission Recommendation

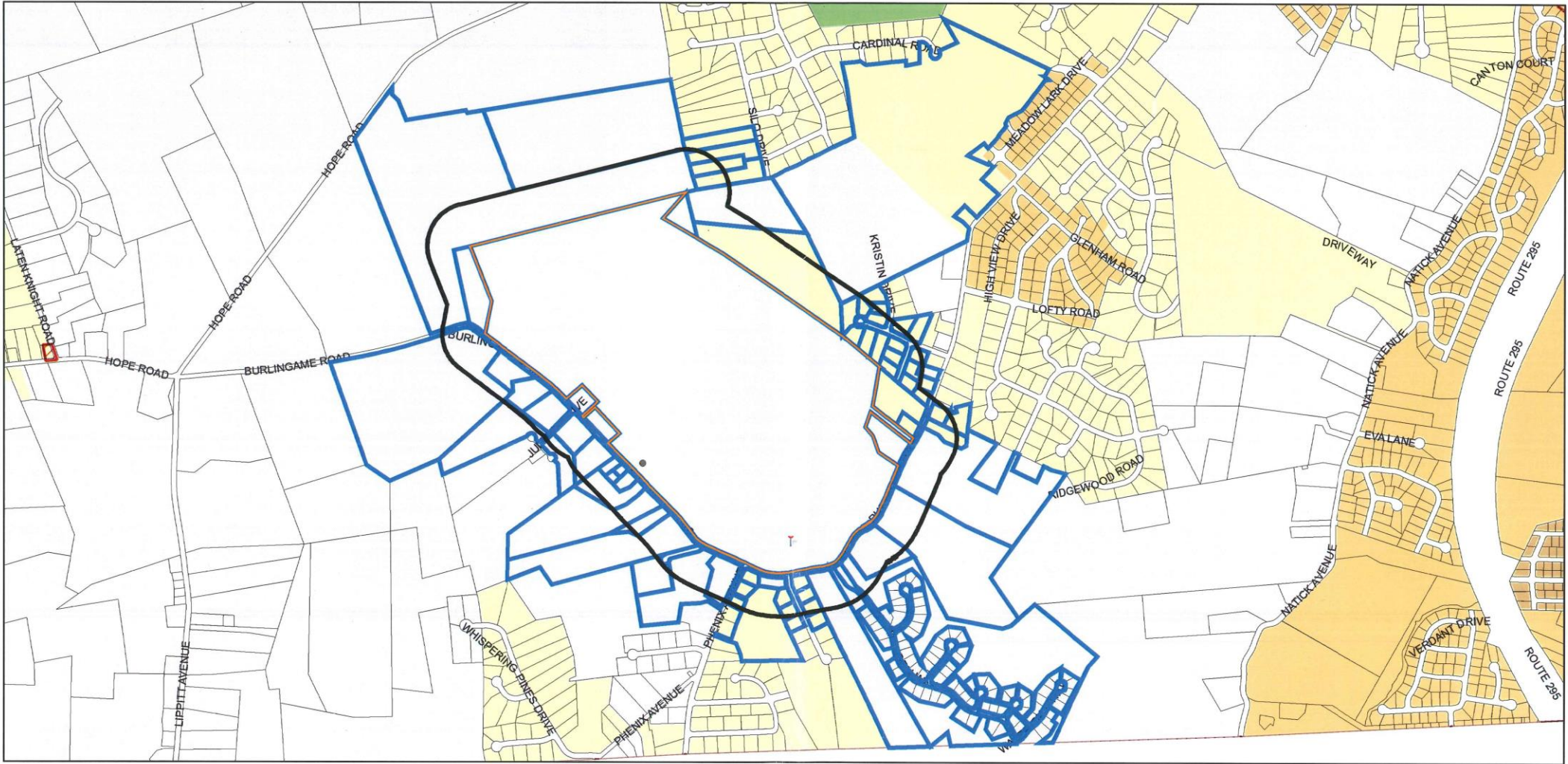
Due to the finding that granting the relief is inconsistent with the Comprehensive Plan, upon a motion made by Ms. Lanphear and seconded by Mr. Coupe, the Plan Commission voted (6-0) to forward a *negative recommendation* on this application to the Zoning Board of Review. It should be noted that there are no outstanding concerns with the proposed use and relief is not anticipated to result in negative impacts.

**LOMBARDI FAMILY, LLC (OWN) and  
CRANSTON COUNTRY CLUB (APP) have**  
filed an application to install a Minor Accessory  
Solar Energy System at **45 Burlingame Road,**  
A.P. 24, Lot 1; area 177.50 ac; zoned A80.  
Applicant seeks relief per 17.92.020 Special  
Use Permit; Sections 17.20.030 Schedule of  
Uses, 17.24.020 Solar Energy Systems.  
Application Filed 2/5/2021.  
Robert D. Murray, Esq.

# Planning Staff Analysis

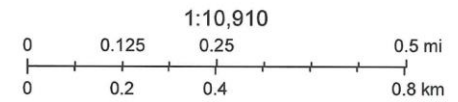
The background of the slide features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the slide, creating a modern, professional aesthetic.

# 69 Burlingame Rd 400' Radius Plat 24 Lot 1



1/13/2021, 9:57:42 AM

- |  |                   |               |                           |  |    |  |    |  |       |
|--|-------------------|---------------|---------------------------|--|----|--|----|--|-------|
|  | Parcel Outlines   |               | Historic Overlay District |  | A8 |  | C3 |  | MPD   |
|  | Plat Boundaries   | <b>Zoning</b> |                           |  | A6 |  | C4 |  | S1    |
|  | Streets Names     | none          |                           |  | B1 |  | C5 |  | Other |
|  | Cranston Boundary | A80           |                           |  | B2 |  | M1 |  |       |
|  | Parcels           | A20           |                           |  | C1 |  | M2 |  |       |
|  | Buildings         | A12           |                           |  | C2 |  | E1 |  |       |



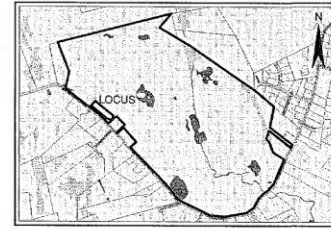
City of Cranston

REFERENCE:

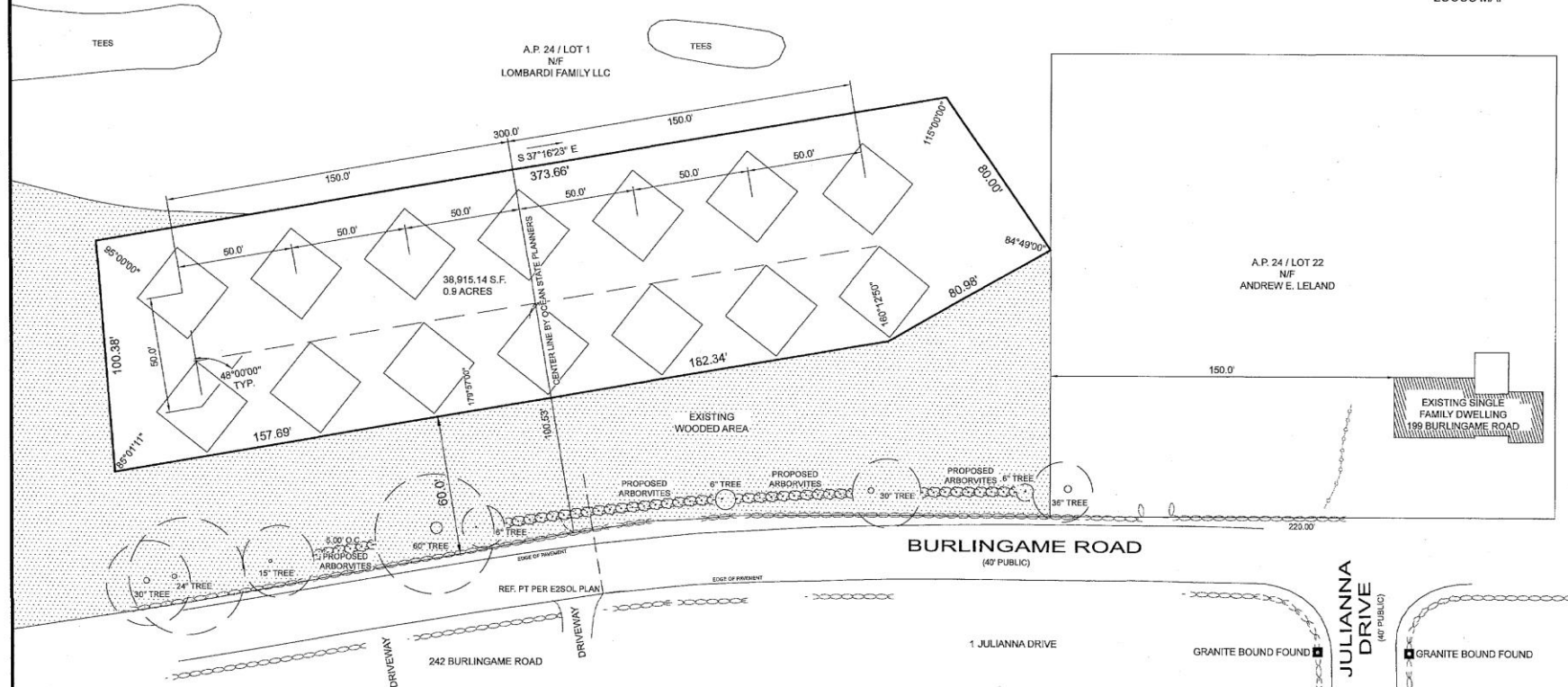
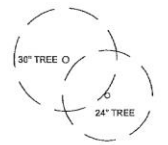
1. DEED BK. 1083 PG. 1057 "PT. 2 SUB-DIV. OF LAND ON BURLINGAM & PHENIX RD."

ZONING DISTRICT A-20

MINIMUM LOT AREA 20,000 S.F.  
 MINIMUM LOT FRONTAGE 125 FT.  
 MINIMUM SETBACKS: FRONT 30 FT.  
 SIDE 15 FT.  
 REAR 30 FT.  
 MAXIMUM BUILDING HEIGHT 35'  
 MAXIMUM LOT COVERAGE 20%



LOCUS MAP



DIMENSIONAL CONFORMANCE SURVEY

A.P. 24 / LOT 1  
 69 BURLINGAME ROAD  
 CRANSTON, R.I. 02921  
 SCALE: 1"=30' DATE: JULY 30, 2020  
 REVISION: SEPTEMBER 28, 2020 (A/B)  
 PREPARED FOR:  
**ANTHONY BARO / E2SOL LLC**  
 10 DORRANCE STREET SUITE 700, PROVIDENCE R.I. 02903  
 PHONE: (401) 489-2273  
 PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
 PHONE: (401) 463-9696 info@osplanners.com  
 JOB NO. 9757 / DWG. NO. 9757 - (A/B)  
 GRAPHIC SCALE 1" = 30'

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 1

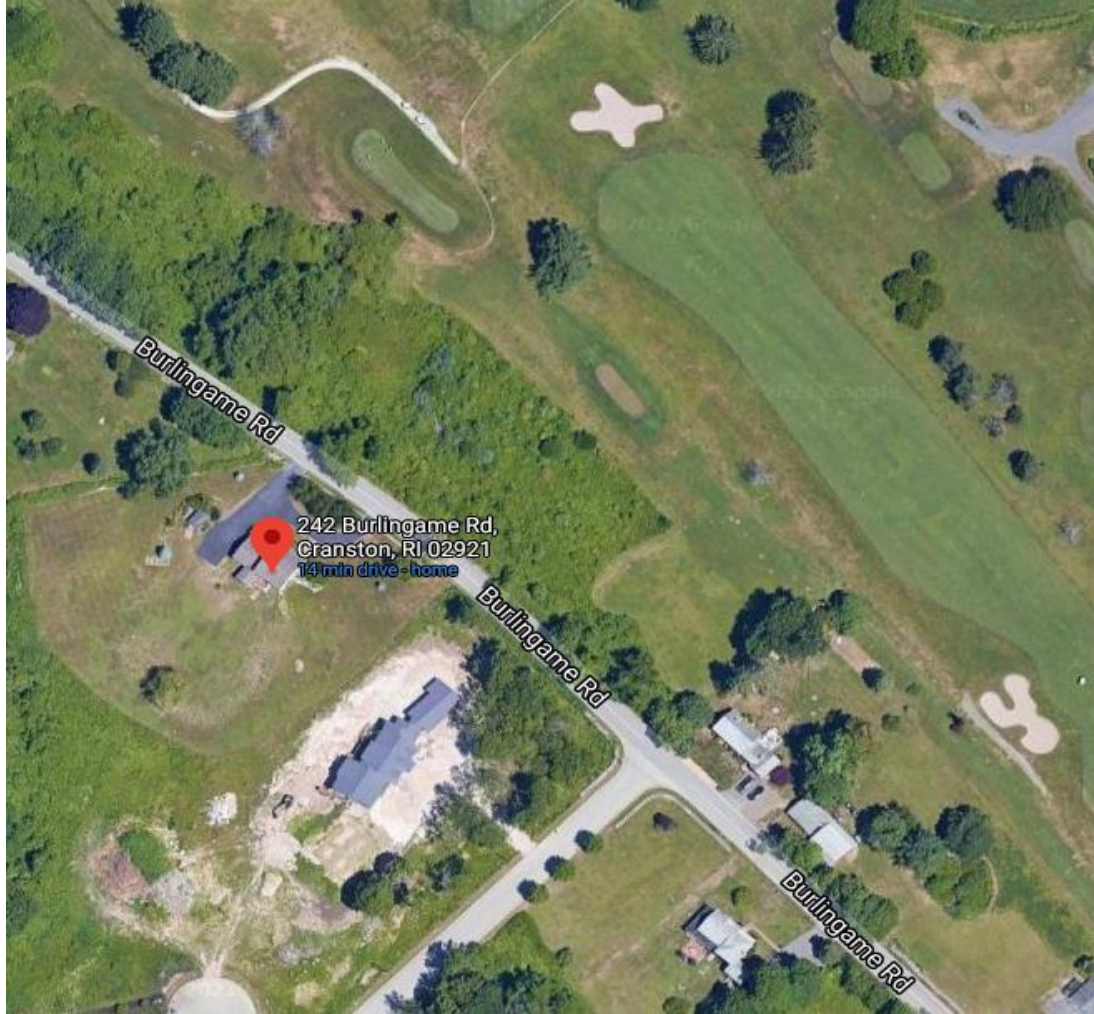
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: *Nov 17, 2020*

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

*[Signature]*









# Plan Commission Recommendation

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the applicant has demonstrated compliance with all required sections of zoning, including the Special Use Permit criteria, upon a motion by Mr. Strom and seconded by Mr. Coupe, the Plan Commission voted (6-0) to forward a *positive recommendation* to the Zoning Board of Review.