

**City of Cranston
Zoning Board of Review
Application**

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Date: August 21, 2020

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: Gordon A, & Deborah A. Riley

ADDRESS: 8 Elmgrove Avenue, Smithfield, RI ZIP CODE: 02917

APPLICANT: Dante Calise

ADDRESS: 71 Carlton Street, Cranston, RI ZIP CODE: 02910

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 36 Appleton Street

2. ASSESSOR'S PLAT #: 7/5 BLOCK #: _____ ASSESSOR'S LOT #: 1943 WARD: 3

3. LOT FRONTAGE: 50' LOT DEPTH: 100' LOT AREA: 5,000 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-6 6,000 sq. ft. 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: n/a PROPOSED: 27' +/-

6. LOT COVERAGE, PRESENT: -0- PROPOSED: 16.8 %

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 2009

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? no

9. GIVE SIZE OF EXISTING BUILDING(S): n/a

10. GIVE SIZE OF PROPOSED BUILDING(S): 28' x 30'

11. WHAT IS THE PRESENT USE? vacant land

12. WHAT IS THE PROPOSED USE? Single family dwelling unit

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: one

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construct single family home
928' x 30') on vacant lot

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? yes

16. WERE YOU REFUSED A PERMIT? yes

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

17.20.120 (Schedule of intensity regulation); 17.88.010 (Substandard lots of
record); 17.92.010 (Variance) and all other applicable sections of zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks dimensional variance
to construct a single family home on an undersized lot with restricted street
frontage. Proposed home and lot are in confromity with neighborhood.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

Gordon A. Riley
(OWNER SIGNATURE) Gordon A. Riley

Deborah A. Riley
(OWNER SIGNATURE) Deborah A. Riley

Dante Calise
(APPLICANT SIGNATURE) Dante Calise

401-949-2172
(PHONE NUMBER)

300-1950
(PHONE NUMBER)

401-489-6740
(PHONE NUMBER)

Robert D. Murray, Esq.
(LESSEE SIGNATURE)
(ATTORNEY SIGNATURE)
Robert D. Murray, Esq.

(PHONE NUMBER)

946-3800

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construct single family home
928' x 30' on vacant lot

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? yes

16. WERE YOU REFUSED A PERMIT? yes

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH
APPLICATION FOR EXCEPTION OR VARIANCE IS MADE,
17.20.120 (Schedule of intensity regulation); 17.88.010 (Substandard lots of
record); 17.92.010 (Variance) and all other applicable sections of zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks dimensional variance
to construct a single family home on an undersized lot with restricted street
frontage. Proposed home and lot are in conformity with neighborhood.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

Gordon A. Riley
(OWNER SIGNATURE) Gordon A. Riley

Deborah A. Riley
(OWNER SIGNATURE) Deborah A. Riley

Dante R. Calise
(APPLICANT SIGNATURE) Dante Calise

401-949-2172
(PHONE NUMBER)

300-1970
(PHONE NUMBER)

401-489-6740
(PHONE NUMBER)

(LESSEE SIGNATURE)

Robert D. Murray, Esq.
(ATTORNEY SIGNATURE)

(PHONE NUMBER)

946-3800

(PHONE NUMBER)

Robert D. Murray, Esq.

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

[Signature]
(PLANNING DEPT. SIGNATURE)

9/1/20
(DATE)

DANTE CALISE ("APPLICANT")
GORDON A. and DEBRA A. RILEY ("OWNER")
0 Appleton Street
Cranston, RI 02910

NEIGHBORHOOD ANALYSIS

This analysis is compiled to review the land uses and lot sizes within the 400' radius of the subject application for the property on Appleton Street designated as Lot No. 1843 on Assessor's Plat No. 7.

Please note that the zoning designation is A-6, similar to the subject properties.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS</u>
SINGLE FAMILY	86
TWO FAMILY	8
THREE FAMILY	1
MULTIFAMILY	1
UNDEVELOPED/OTHER	23
MUNICIPAL (SCHOOL)	1
	<hr/> 120

The average size of the 119 "residential" lots within 400' radius is 4,035 square feet.

Please note that this analysis does not include the acreage for the Stadium School property owned by the City of Cranston. That parcel totals 243,936 square feet and even though it is within the 400' radius its use and size must be considered an outlier for the intent of the analysis.

The proposed lot to be built on is 5,000 square feet which is larger than the average lot sizes in the 400' radius and neighborhood.

Prepared by:
Robert D. Murray, Esq.
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401) 946-3800 (O)
rdmurray@taftmcsally.com









