

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: June 8, 2021

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: Bruce D. Lane and Mindy B. Lane

ADDRESS: 175 Summit Drive, Cranston, RI ZIP CODE: 02920

APPLICANT: Bruce D Lane & Mindy B. Lane

ADDRESS: 175 Summit Drive, Cranston, RI ZIP CODE: 02920

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 0 Myrtle Avenue

2. ASSESSOR’S PLAT #: 9/1 BLOCK #: ASSESSOR’S LOT #: 1860 WARD: 2

3. LOT FRONTAGE: 40' LOT DEPTH: 100' LOT AREA: 4000 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-6 6000 sq ft 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: PROPOSED:

6. LOT COVERAGE, PRESENT: 0% PROPOSED: 22.8%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 7/24/20

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

9. GIVE SIZE OF EXISTING BUILDING(S): NA

10. GIVE SIZE OF PROPOSED BUILDING(S): 24' x 38'

11. WHAT IS THE PRESENT USE? vacant lot

12. WHAT IS THE PROPOSED USE? single family home

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Applicant desires to construct  
a 24' x 38' single family dwelling on subject lot.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? no


16. WERE YOU REFUSED A PERMIT? no

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.  
17.20.040 (Conformance to District Regulations Required). 17.20.120 (Schedule of  
Intensity Regulations); 17.88.010 (Substandard Lots of Record);  
17.92.010 (Variances) and all other applicable sections of zoning code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks dimensional  
variance to construct new single family home on undersize lot with restrictive  
street frontage. Proposed use is compatible with area. Denial of application  
will amount to more than a mere inconvenience. Lot is merged with adjoining Lot 1861.

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


RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
(OWNER SIGNATURE) Bruce D. Lane

935-1020  
\_\_\_\_\_  
(PHONE NUMBER)

  
\_\_\_\_\_  
(OWNER SIGNATURE) Mindy B. Lane


\_\_\_\_\_  
(PHONE NUMBER)

  
\_\_\_\_\_  
(APPLICANT SIGNATURE) Bruce D. Lane

\_\_\_\_\_  
(PHONE NUMBER)

  
\_\_\_\_\_  
(APPLICANT SIGNATURE) Mindy B. Lane

\_\_\_\_\_  
(PHONE NUMBER)

  
\_\_\_\_\_  
(ATTORNEY SIGNATURE)

946-3800  
\_\_\_\_\_  
(PHONE NUMBER)

Robert D. Murray, Esq.  
\_\_\_\_\_  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING: \_\_\_\_\_  
(PLANNING DEPT. SIGNATURE) (DATE)

**BRUCE D. LANE and MINDY B. LANE**

**("Owner/Applicant")**

**76 Myrtle Avenue, O Myrtle Avenue Avenue, 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 at 76 Myrtle Avenue and 0 Myrtle Avenue designated as Lot Nos. 11860 and 1861 on Assessor’s Plat No. 9.

The property is located in a B-1 zone and is surrounded by a mixed neighborhood of housing choices, land uses and businesses. The Tax Assessor identifies the following land uses in the area.

There are seventy 111 parcels (including the subject lots) and they breakdown as follows:

<u>TYPES OF LAND USES</u>	<u>NUMBER OF PARCELS</u>
SINGLE FAMILY	95
TWO FAMILY	4
RESIDENTIAL LAND UNDEVELOPED	8
RESIDENTIAL LAND OTHER	<u>4</u>
	111

The average lot size within the 400’ radius of the subject lots is 5,007 square feet.

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

Dated: 6-2-21

**BRUCE D. LANE and MINDY B. LANE (“OWNER/APPLICANT”)**

**76 Myrtle Avenue  
0 Myrtle Avenue  
Cranston, RI 02910**

**PROJECT NARRATIVE**

This project narrative is offered in connection with the application of Bruce D. Lane and Mindy B. Lane for permission to construct a single-family dwelling on a vacant lot adjoining their single-family house at 76 Myrtle Avenue.

The existing house and detached garage are on Lot No. 1861 on AP 8/1. The vacant lot to be built on is Lot 1860. Both lots comprising 4,000 square feet have merged under Cranston’s zoning regulations. The lots are in an A-6 residential zone with a minimum area requirement of 6,000 square feet and sixty (60) feet of frontage.

The applicant proposes to build a 24’ x 38’ single family home on Lot 1860 that complies with the required setbacks. If allowed to subdivide the merged lots, the existing garage on Lot 1861 will require dimensional relief as it is built on the rear property line and would not meet the side yard requirement when separated from Lot 1860. As an accessory structure in an A-6 zone, the rear and side setbacks are five (5) feet.

The zoning official has requested two separate applications be submitted for each lot.

The following variances are sought from the Zoning Board of Review on both applications.

**17.20.040 Conformance to District Regulations Required**

The two lots owned by the Applicant are treated as merged. Neither will meet the area and frontage requirements alone. Dimensional relief sought from zoning board.

**17.20.120 (Schedule of Intensity Regulations)**

For a single-family dwelling six thousand (6,000) square feet is needed and each lot will only have four (4000) thousand square feet. The required frontage in the A-6 zone is sixty (60) feet and each lot will only have forty (40) feet.

**17.88.010 Substandard Lots of Record**

The two contiguous substandard lots of record are considered merged and approval is sought to subdivide them.

**17.92.010 Variance for dimensional relief**

Both lots require dimensional variances for lot size and frontage. The garage needs rear and side setback relief.

The following additional variance is sought from the Zoning Board of Review on the 76 Myrtle Avenue application:

17.60.010 Accessory Uses

The detached garage at 76 Myrtle Avenue is within the five (5) foot rear setback and will be within five (5) feet of the newly established side yard line. Dimensional variance is sought.

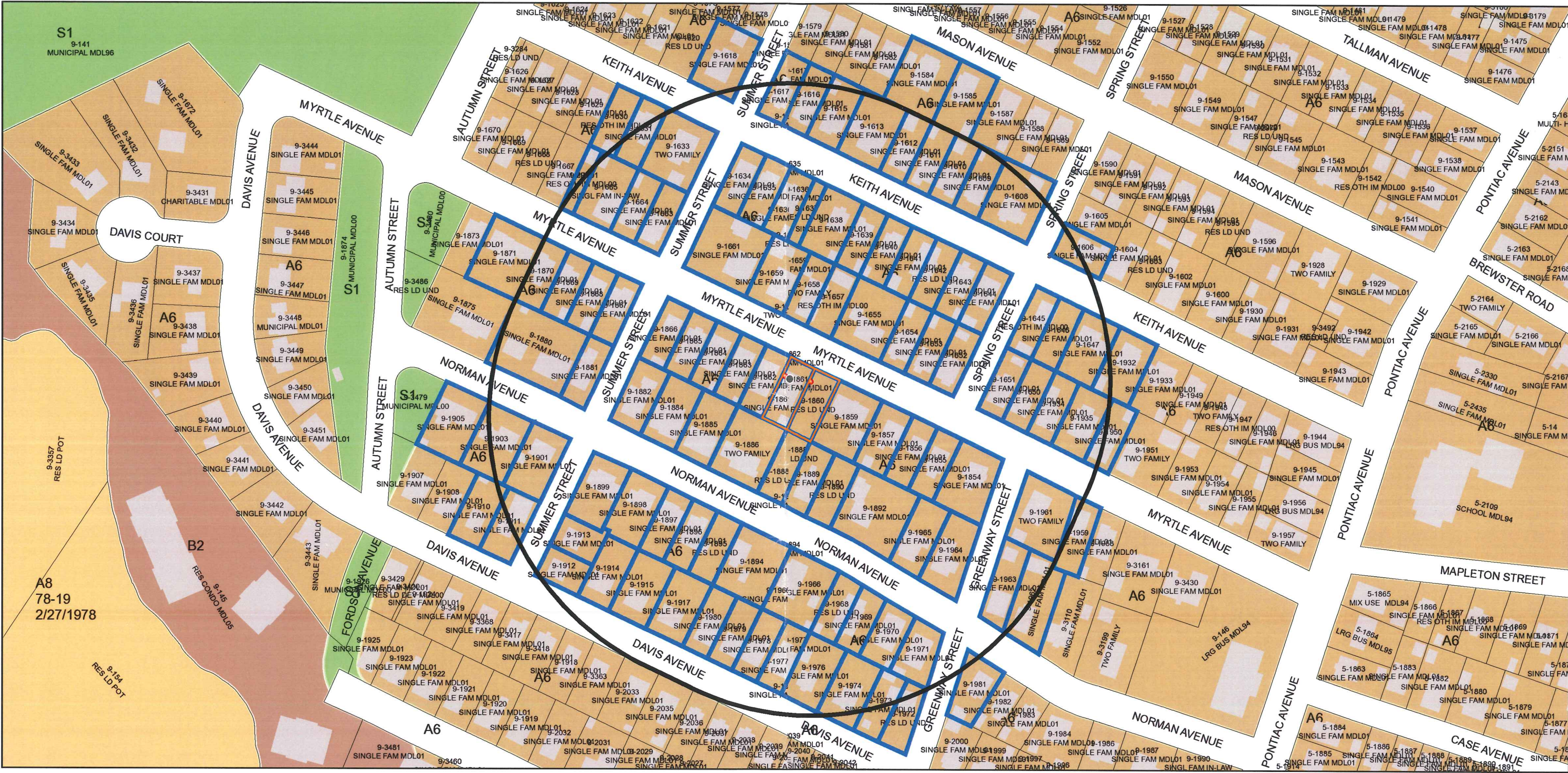






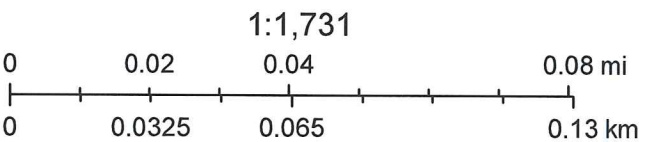


76 Myrtle Ave 400' Radius Plat 9 Lots 1860 & 1861



6/7/2021, 4:07:38 PM

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	
Buildings		A20	C1	M2	
Zoning Dimensions		A12	C2	EI	



City of Cranston

REFERENCES:  
CITY OF CRANSTON, CLERK'S OFFICE  
PLAT CARD 246 ENTITLED  
"REPLAT OF TALLMAN HOMESTEAD PLAT"  
DEED BOOK 6014, PAGE 244

CITY OF CRANSTON, DPW OFFICE  
SEWER AS-BUILT "WELLINGTON PART 3, SHEET 8"

**A-6 ZONING REQUIREMENTS:(Single Family)**

AREA	6,000 S.F. MIN.
FRONTAGE	60' MIN.
FRONT SETBACK	25' MIN.
REAR SETBACK	20' MIN.
SIDE SETBACK	8' MIN.
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	30% MAX.

**EXISTING (LOT 1861)**

**LOT COVERAGE:**

LOT AREA = 4,000 S.F.  
EXISTING DWELLING 1,308 S.F.  
EXISTING GARAGE 306 S.F.

TOTAL AREA 1,614 S.F.  
1,614 S.F./4,000 S.F.= 40.0%

**PROPOSED (LOT 1860)**

**LOT COVERAGE:**

LOT AREA = 4,000 S.F.  
PROPOSED DWELLING 833 S.F.

TOTAL AREA 833 S.F.  
833 S.F./4,000 S.F.= 16.7%

**FEMA INFO:**

ALL LOTS ARE LOCATED WITHIN A DESIGNATION  
"X" ( AREAS OF MINIMAL FLOODING ) ZONE  
PER F.I.R.M. 44007C0318H, 10/02/2015.

**CERTIFICATION:**

This Survey has been conducted and the Plan prepared  
pursuant to Section 9 of the Rules and Regulations  
adopted by the Rhode Island Board of Registration  
for Professional Land Surveyors.

LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES - CLASS I

The Purpose and the Conduct of the Survey and for the  
Preparation of the Plan is as Follows:

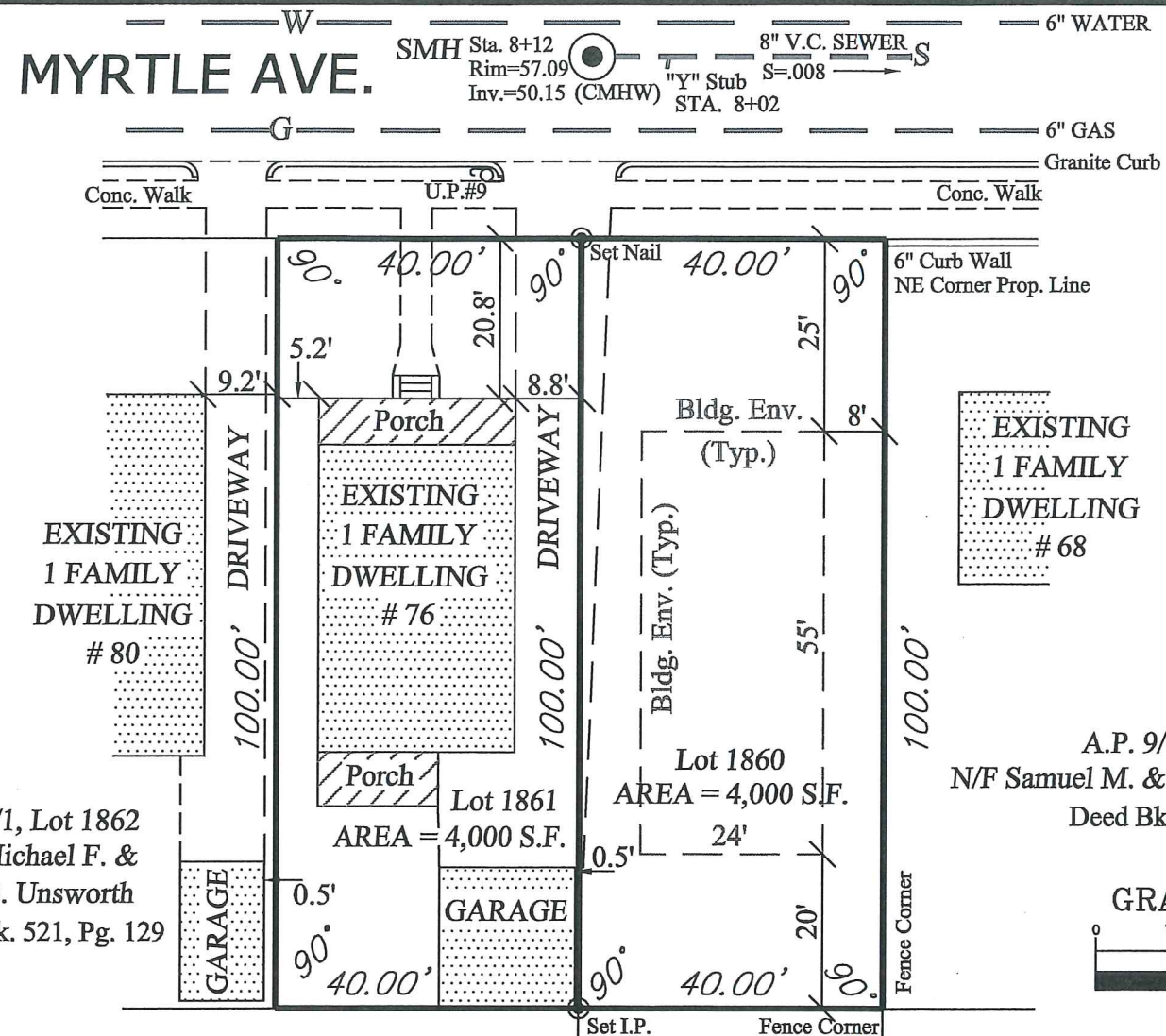
To Demonstrate the Location and Dimensions of Existing Site  
Features, Proposed Dwelling and Perimeter Property Lines at  
76 Myrtle Ave., City of Cranston, A. P. 9/1, Lot 1861, and  
Proposed Dwelling, City of Cranston, A. P. 9/1, Lot 1860.

By: Walter P. Skorupski

Walter P. Skorupski  
Registered Professional Land Surveyor  
LS A378-COA

9/3/2020

Date:

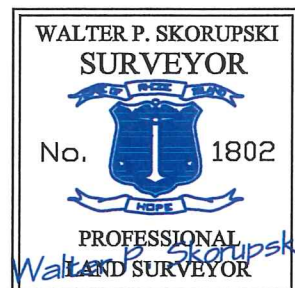


A.P. 9/1, Lot 1862  
N/F Michael F. &  
Ann B. Unsworth  
Deed Bk. 521, Pg. 129

A.P. 9/1, Lot 1886  
N/F Joseph M. Fratantuono  
Deed Bk. 4954, Pg. 79

A.P. 9/1, Lot 1888  
N/F Julie Bedard & Ryan Curtis  
Deed Bk. 5980, Pg. 219

A.P. 9/1, Lot 1859  
N/F Samuel M. & Lillian B. Mendelowitz  
Deed Bk. 384, Pg. 402

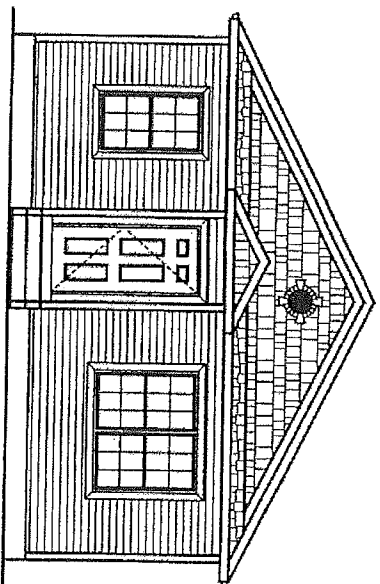


Owners:  
Bruce D. & Mindy B. Lane

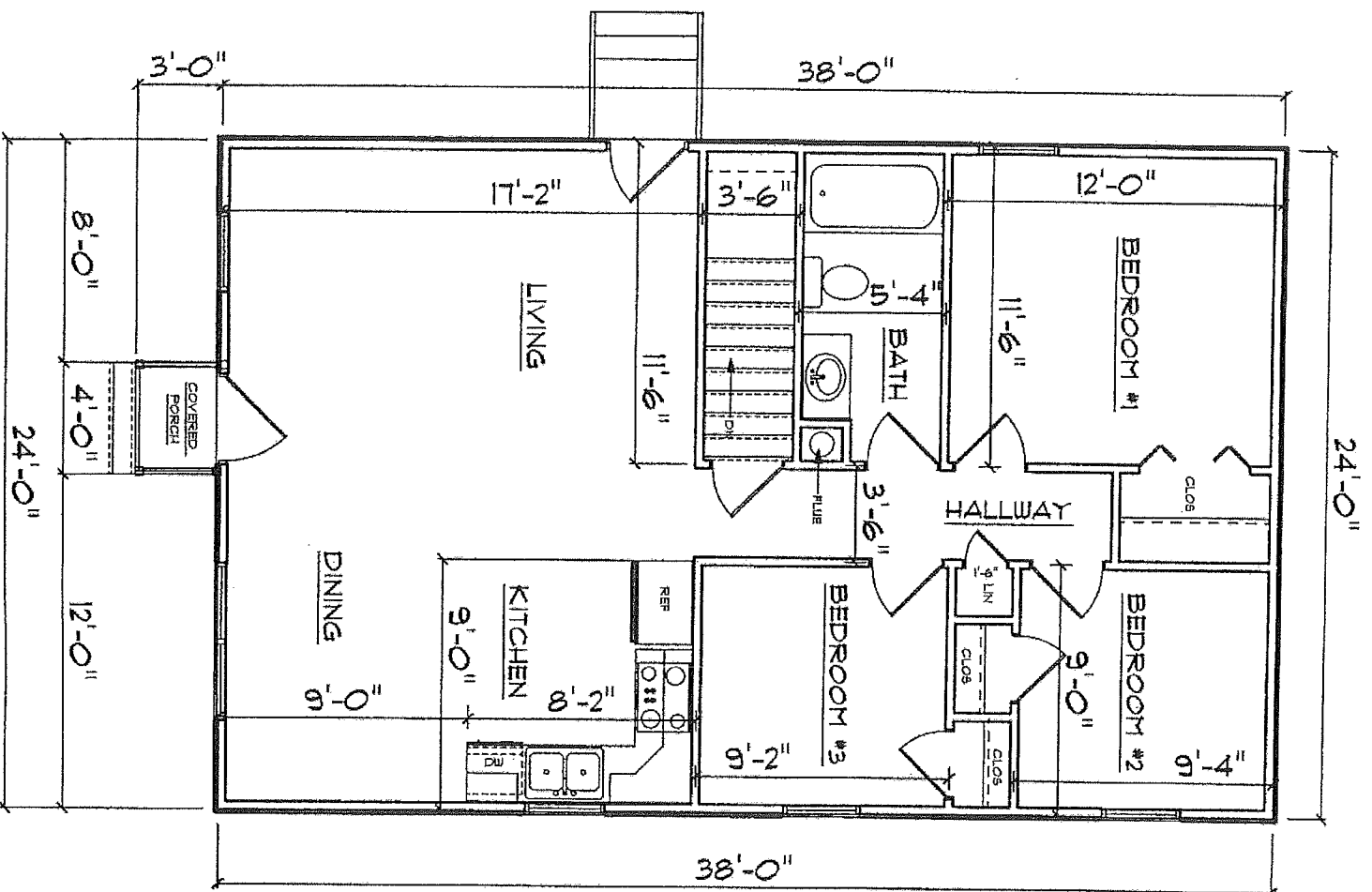
August, 2020

**SURVEY & PROPOSED SITE PLAN**

CITY OF CRANSTON  
76 MYRTLE AVENUE  
ASSESSOR'S PLAT 9/1  
LOT 1860 & 1861



FRONT ELEVATION



FLOOR PLAN

**DLR DIMENSIONS, INC.**  
**RESIDENTIAL DESIGNERS**  
612 GREENWICH AVENUE  
WARWICK, RI 02886  
401-338-3156

**24 X 38 SHOT GUN RANCH**  
AREA: 912 SQ. FT.  
BONUS AREA: N / A  
DRAWING NO.: 3404