

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: September 7, 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: Powerhouse Realty LLC

ADDRESS: 900 Park Avenue, Cranston, RI ZIP CODE: 02910

APPLICANT: Power House Realty, LLC

ADDRESS: 900 Park Avenue, Cranston, RI ZIP CODE: 02910

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 0 Waldron Avenue

2. ASSESSOR’S PLAT #: 9/3 BLOCK #: 1155, 1156 ASSESSOR’S LOT #: 1157 WARD: 2

3. LOT FRONTAGE: Lot 1155 40', Lot 1156 40', Lot 1157 40' LOT DEPTH: 100' LOT AREA: Lot 1155 3,000 sq ft, Lot 1156 2,000 sq ft, Lot 1157 4,000 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 6,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: Existing house 1 3/4 stories PROPOSED: Proposed raised ranch 2 stories

6. LOT COVERAGE, PRESENT: 17% on Lot 1157 PROPOSED: 17.6% for new house lot

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 9/3/20

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Lot 1155 garage to be razed
Lot 1157 single family home

9. GIVE SIZE OF EXISTING BUILDING(S): 24'x 28' existing house

10. GIVE SIZE OF PROPOSED BUILDING(S): 24' x 44'

11. WHAT IS THE PRESENT USE? Lot 1155 – Garage to be removed Lot 1157 – single family house

12. WHAT IS THE PROPOSED USE? Single family home on Lot 1155 and 1156 (portion) Garage to be removed

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construct a new single family
home on Lot 1155 and a portion of Lot 1156 (new lot to be 5,000 sq ft. Existing
home on Lot 1157 to remain. Garage to be removed on Lot 1155

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.

17.20.090 (Specific requirements); 17.20.120 (Schedule of intensity regulations);

17.92.010 (Variances) and all other applicable sections of the zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant proposes to create two lots
out of three existing lots. Existing house of Lot 1157 will remain and be located on a
new lot of 6,000 sq ft. New house is proposed for Lot 1155 and a portion of Lot 1156 and
will total 5,000 sq ft. New house will meet required setbacks. Existing house encroaches
on required front setback and the new lots will have 60" of frontage

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

RESPECTFULLY SUBMITTED,

Powerhouse Realty LLC

By: [Signature]
(OWNER SIGNATURE)

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

Powerhouse Realty LLC

By: [Signature]
(APPLICANT SIGNATURE)

286-7720
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

946-3800
(PHONE NUMBER)

Robert D. Murray, Esq.

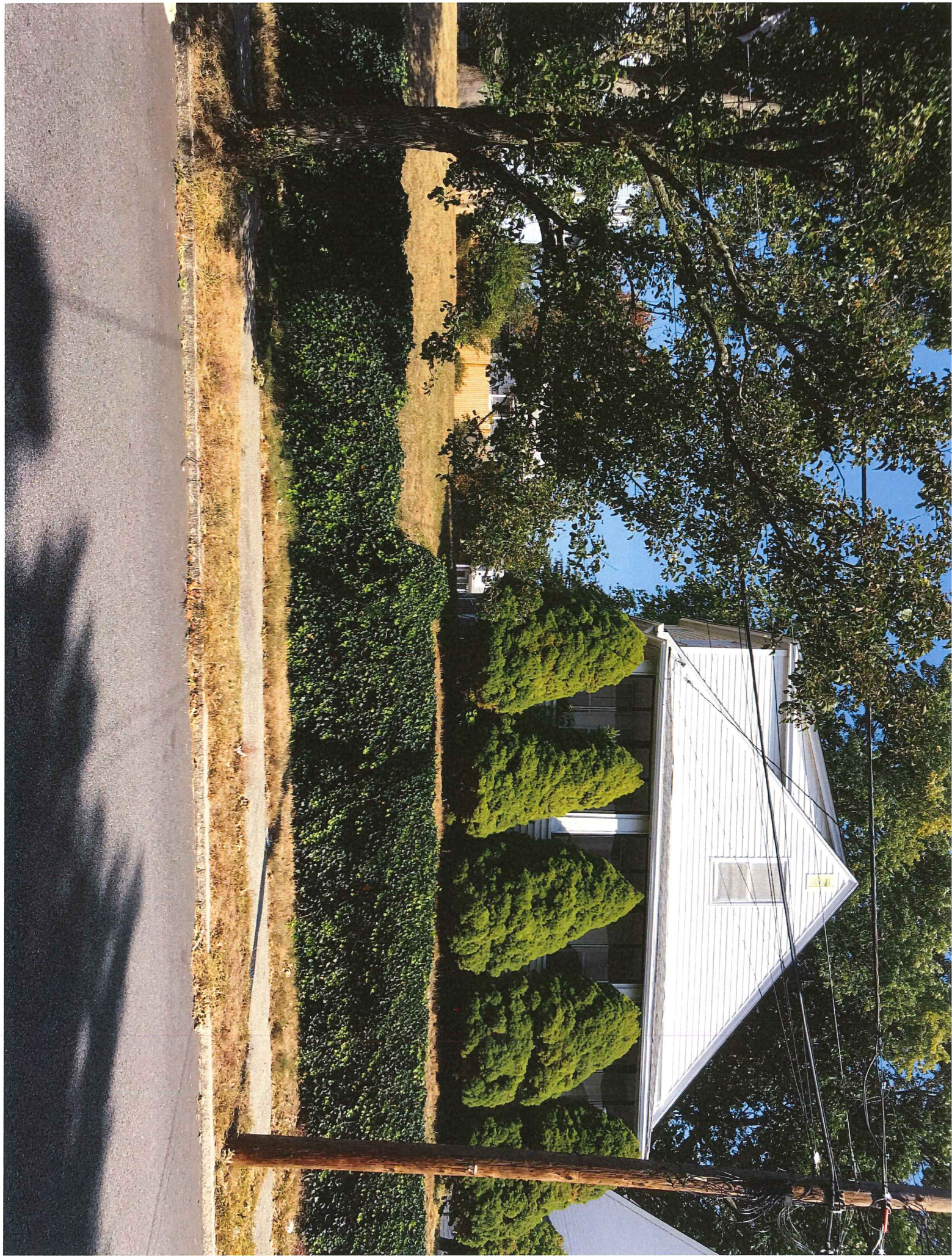
(ATTORNEY NAME-PLEASE PRINT)

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

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

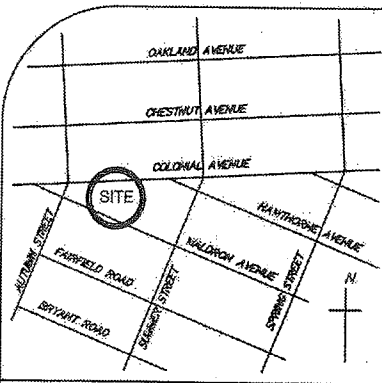
(DATE)











LOCUS MAP
NOT TO SCALE

ASSESSORS PLAT 9-3
LOT 1150
N/F STEPHEN M. FOWLER
LE 3570 PG 151

ASSESSORS PLAT 9-3 LOT 1149
N/F STEPHEN M. FOWLER
LE 3570 PG 151

ASSESSORS PLAT 9-3 LOT 1154
N/F THOMAS &
SHARON RAINEY
LE 2055 PG 14

PROJECT OWNER/APPLICANT

PROJECT OWNER:
POWERHOUSE REALTY, LLC
355 COMSTOCK PARKWAY
CRANSTON, RI 02921

PROJECT APPLICANT:
POWERHOUSE REALTY, LLC
355 COMSTOCK PARKWAY
CRANSTON, RI 02921

ASSESSORS PLAT 9-3 LOT 1148
N/F STEPHEN M. FOWLER
LE 3570 PG 151

ASSESSORS PLAT 9-3 LOT 1147
N/F 98-100 HAWTHORNE AVENUE
REALTY TRUST
LE 951 PG 151

GBS	GRANITE BOUND TO BE SET	CI	CAST IRON PIPE
GBF	GRANITE BOUND FOUND	VC	VITRIFIED CLAY PIPE
SIR	IRON ROD SET	SM	SEWER MANHOLE
N/F	NOW OR FORMERLY	GY	GAS GATE
LE/PG	LAND EVIDENCE/PAGE	WV	WATER GATE
N.T.S.	NOT TO SCALE	UP 12"	UTILITY POLE
---	WIRE FENCE	---	OVERHEAD WIRES
---	STOCKADE FENCE	---	WATER LINE
---	EDGE OF PAVEMENT	---	GAS LINE
---	WALL	---	SEWER LINE
---		---	CONTOUR MAJOR
---		---	CONTOUR MINOR
---		---	SPOT GRADE

ZONING

ZONE B-2
MIN. SQ FT = 6,000 sf
MIN. FRONTAGE = 50'
MAX. COVERAGE = 35%
MAX. HEIGHT = 35'
FRONT YARD SETBACK = 25'
SIDE YARD SETBACK = 8'
REAR YARD SETBACK = 20'

FLOOD NOTE

ALL OF PROJECT AREA FALLS WITHIN
ZONE "X" (AREAS OUTSIDE OF 0.2%
ANNUAL FLOOD CHANCE). FEMA MAP:
44007C0314H EFFECTIVE: 10/02/2015

PLAN INDEX

THIS PLAN SHALL BE INDEXED
UNDER THE FOLLOWING STREET:

WALDRON AVENUE



REFERENCES

- 1) LE 883 PG 558 (SUBJECT DEED)
- 2) PLAN ENTITLED: "EDEN PARK NO. 2"
PONTIAC AVENUE CRANSTON RI
BELONGING TO: THE J.A. BUDLONG
AND SON CO.
BY: J.A. LATHAM NOV 1895
PLAT BOOK 5/1 PAGE 32

AREA ANALYSIS

LOT 1155 = 3,000 sf OR 0.0689 Ac.
LOT 1155 = 4,000 sf OR 0.0918 Ac.
LOT 1157 = 4,000 sf OR 0.0918 Ac.
TOTAL = 11,000 sf OR 0.2525 Ac.
NEW LOT "A" = 5,000 sf OR 0.1148 Ac.
NEW LOT "B" = 5,000 sf OR 0.1377 Ac.
TOTAL = 11,000 sf OR 0.2525 Ac.
NEW LOT "A" = 35% PROPOSED COVERAGE
NEW LOT "B" = 23% PROPOSED COVERAGE

THIS SURVEY AND PLAN HAS BEEN PREPARED
PURSUANT TO SECTION 5 OF THE RULES AND REGULATIONS ADOPTED BY
THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL
LAND SURVEYORS ON NOVEMBER 13, 2015 AS FOLLOWS:

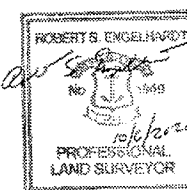
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
DATA ACCUMULATION SURVEY: CLASS III, T-2

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

TO ESTABLISH RECORD BOUNDARY LINES, IN ORDER TO SUBDIVIDE LAND.

BY: *Robert S. Engelhardt* DATE: 10/6/2020

BY: ROBERT S. ENGELHARDT, PLS. LICENSE #1949; COA # A-437



SITE PLAN

REPLAT OF RECORD

LOTS 568, 569 & 570

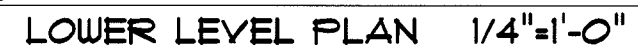
LIMITED BOUNDARY SURVEY

ASSESSORS' PLAT 9-3 LOTS 1155 - 1157
CRANSTON, RHODE ISLAND

PREPARED FOR: POWERHOUSE REALTY, LLC

PREPARED BY: ENGELHARDT SURVEYING, LLC
18 TIMBERLINE DRIVE
WARWICK, RHODE ISLAND 02886
TEL. 401-457-1940

SCALE 1"=10' OCTOBER, 2020 SHEET 1 OF 1



■ = POINT LOAD FROM ABOVE

PROVIDE THE FOLLOWING:

- 1) SOLID BLOCKING BETWEEN BEAM (OR SILL) AND PLYWOOD SUBFLOOR
- 2) A MINIMUM OF THREE STUDS IN A BEARING WALL AS BEAM JACKS

PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY



WINDOW SCHEDULE

TYPICAL HEADER: (2) 2" X 10"
(EXCEPTIONS ARE NOTED ON PLANS)

TYPICAL HEADER HEIGHT: 6'-10"

NOTE: ALL LUMBER SPECIES FOR HEADERS, JOISTS AND BEAMS TO BE KD SPRUCE NC, 2 OR BETTER.

ALL LOADS FOR FLOOR JOISTS, RAFTERS, HEADERS AND BEAMS ARE BASED ON THE FOLLOWING:

FLOOR JOIST'S LIVING AREAS: 30 PSF LIVE LOAD 20 PSF DEAD LOAD

FLOOR JOIST'S SLEEPING AREAS: 30 PSF LIVE LOAD 30 PSF DEAD LOAD

MANUFACTURER (OR EQUIVALENT): HARVEY WINDOW MIN. U-FACTOR .35

UNIT	ROUGH OPENING	TYPE	GT"	AREA - SILL #FF	NET AREA	DESIGN PRESS.
A 2846	2'-0" X 4'-5 1/2"	DN	6	0.3 / 2.1	5.03	30
B 2846-2	5'-6" / 4" X 4'-5 1/2"	DN PL	1	24.0 / 2.1	5.03 EA	30
C 2852	2'-0" X 3'-5 1/2"	DN	5	9.5 / 3.5	3.31	30
D						
E						
F						
G						

DOOR SCHEDULE

TYPICAL HEADER: (2) 2" X 10"
(EXCEPTIONS ARE NOTED ON PLANS)

TYPICAL HEADER HEIGHT: 6'-10"

INTERIOR AND EXTERIOR DOOR SIZES ARE NOTED ON PLANS.

INTERIOR DOORS: 6'-0" HIGH (TYPICAL)

EXTERIOR DOORS: 6'-0" HIGH (TYPICAL)

MINIMUM DESIGN PRESSURE FOR SLIDERS: FRENCH DOORS

20

UNIT	ROUGH OPENING	TYPE	GT"	AREA - SILL #FF	NET AREA	DESIGN PRESS.
A 2846						
B 2846-2						
C 2852						
D						
E						
F						
G						

DESIGN PRESSURE

JACO ZONE: 100 MPH

WIND EXPOSURE: B

HEIGHT MAX.: 35'-0"

PRESSURE ZONES: 4 & 5

DESIGN REQUIRED: 18.0 / -9.5

PRESSURE REQUIRED: 30

THESE DRAWINGS ARE IN ACCORDANCE
WITH THE FOLLOWING DESIGN CRITERIA.

1. RISEC - 2 - 2019
2. WIND DESIGN: ZONE 1 (100 MPH)
3. LOAD DESIGNS:
 - 20 PSF LIVING AREA LOADS
 - 30 PSF SLEEPING AREA LOADS
 - 20 PSF DECK LOADS
 - 20 PSF ATTIC LOADS
 - 60 PSF EXTERIOR DECK LOADS
 - 30 PSF SNOW LOADS
4. FROST DEPTH: MINIMUM 3'-6" DEEP
5. CLIMATE ZONE: 5A
6. CONSTRUCTION TYPE: BB
7. OCCUPANCY TYPE: R3
8. BUILDING HEIGHT: (MAXIMUM 35'-0")
MEASURED FROM TOP OF FOUNDATION TO RIDGE
9. ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUM R-VALUE FOR THE PRESCRIPTIVE METHOD OF TABLE N102.12 OF THE ENERGY CONSERVATION CODES.

NOTE:
ALL DROPS IN FOUNDATION, WINDOWS
AND DOORS ARE SITE PENDING AND
ARE UP TO THE DISCRETION OF THE
BUILDER / CONTRACTOR.

DLR DIMENSIONS, INC.
IS NOT LIABLE FOR
FURTHER
CHANGES TO NOTES,
DIMENSIONS,
AND/OR DRAWINGS.
BUILDER/CONTRACTOR
MUST VERIFY
ALL DIMENSIONS AND
INSURE COMPLIANCE WITH
LOCAL CODES
PRIOR TO AND
DURING CONSTRUCTION.

DLR DIMENSIONS, INC.
RESIDENTIAL DESIGNERS

612 GREENWICH AVENUE
WARWICK, RHODE ISLAND 02886

PHONE: (401) 738-3156
EMAIL: dirdimensions@gmail.com

26 X 44 RAISED RANCH
97 WALDRON AVE, CRANSTON, RI

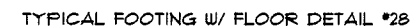
SCALE NOTED	DATE: Thursday, September 17, 2008	DRAWN BY DRR
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PREPARED FOR:	DRAWING NUMBER
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POWERHOUSE REALTY, LLC



PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY



INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



INSULATION (4 RAISED HEEL) NOT REQUIRED IN GARAGE



INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS

DLR DIMENSIONS, INC.
RESIDENTIAL DESIGNERS

PHONE: (401) 738-3156
EMAIL: dirdimensions@gmail.com

SCALE NOTED	DATE: Thursday, September 17, 2008	DRAWN BY DRR
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PREPARED FOR:	DRAWING NUMBER
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POWERHOUSE BELLINI, LLC

OF 2