

**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: Nov. 1, 2022

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: SOKHENG RITHY

ADDRESS: 233 MESSER ST. PROVIDENCE, RI ZIP CODE: 02909

APPLICANT: SOKHENG RITHY

ADDRESS: 233 MESSER ST. PROVIDENCE, RI ZIP CODE: 02909

LESSEE: N/A

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 0 NARRAGANSETT ST . CRANSTON RI 02905

2. ASSESSOR'S PLAT #: 2, SEC.4 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 672 WARD: \_\_\_\_\_

3. LOT FRONTAGE: 64.5 LOT DEPTH: 100FT LOT AREA: 6,450.00 FT

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B2 8,000 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: 32FT

6. LOT COVERAGE, PRESENT: N/A PROPOSED: 41.5%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? ONE YEAR

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? YES, STORAGE SHED

9. GIVE SIZE OF EXISTING BUILDING(S): N/A

10. GIVE SIZE OF PROPOSED BUILDING(S): 51' X 84'

11. WHAT IS THE PRESENT USE? STORAGE

12. WHAT IS THE PROPOSED USE? 2 UNIT RESIDENTIAL

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: TWO (2)

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING INSPECTOR? YES

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:

§ 17.20.120 Schedule of Intensity Regulations. Under this section of the zoning regulation, a two (2) family home requires 8,000 sq. ft., whereas this lot area is 6,450 sq. ft. Also, the proposed structure exceeds the maximum lot coverage (35)

18. STATE THE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: The proposed two (2) family home will be tastefully constructed so as not to change the character of this neighborhood. There will be four (4) adequately sized parking spaces. The current lot with the structure at the rear of the property is not consistent with the character of this neighborhood. Unnecessary hardship will result from the strict application of the ordinance with regard to this property in that it limits the condition of this particular property and it limits its uses. The proposed construction is consistent with the intent of the ordinance, it promotes the public health and safety and is in line with the City of Cranston's policies for growth and development.

SIGNITURE OF OWNER, APPLICANT, LESSEE AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

Sokheng Rithy  
(OWNER SIGNATURE) (Sokheng Rithy)

(401) 644-1748  
(PHONE NUMBER)

Sokheng Rithy  
(APPLICANT SIGNATURE) (Sokheng Rithy)

(401) 644-1748  
(PHONE NUMBER)

N/A  
(LESSEE SIGNATURE)

(PHONE NUMBER)

Rosina L. Hunt  
(ATTORNEY SIGNATURE)

(401) 765-8111  
(PHONE NUMBER)

ROSINA L. HUNT, ESQ.  
(ATTORNEY NAME- PLEASE PRINT)

ATTORNEY ADDRESS: 172 TAUNTON AVENUE, SUITE 207, EAST PROVIDENCE, RI 02914

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING INSPECTOR? YES

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 VARIATION IS MADE:

§17.20.030 Multi-family dwelling in B2, acceptable uses. There is not enough square footage for the proposed structure, area is lacking.

18. STATE GROUNDS FOR EXCEPTION OR VARIATION IN THIS CASE:

- ~~The proposed <sup>2</sup>three family home will be tastefully constructed so as to not change the character of this neighborhood~~
- ~~There will be six adequately sized parking spaces.~~
- ~~The current lot with the structure at the back of the property is out of character with the neighborhood.~~
- ~~Unnecessary hardship will result from the strict application of the ordinance in that the conditions of this particular property limit its uses.~~
- ~~The proposed construction is consistent with the intent of the ordinance, promotes public health and safety and is in line with the City of Cranston's policies for growth and development~~

SIGNATURE OF OWNER, APPLICANT, LESSEE AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

Rithy Sokheng  
(OWNER SIGNATURE) Sokheng Rithy

(401) 644-1748  
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

Rithy Sokheng  
(APPLICANT SIGNATURE) Sokheng Rithy

(401) 644-1748  
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

Rosina R. Hunt  
(ATTORNEY SIGNATURE)

(401) 765-8111  
(PHONE NUMBER)

Rosina L Hunt, Esq  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 172 Taunton Ave., #207, FPROV, RI 02914

**Pikul, Stanley**

---

**From:** Rosina Hunt <rosinahunt@aol.com>  
**Sent:** Thursday, November 10, 2022 3:18 PM  
**To:** Pikul, Stanley  
**Subject:** 0 Narragansett Street

Good afternoon Stanley,

Attached please find four photos of the property at 0 Narragansett Street.

If you have any questions please give me a call.

Thank you,

Rosina L. Hunt, Esq.

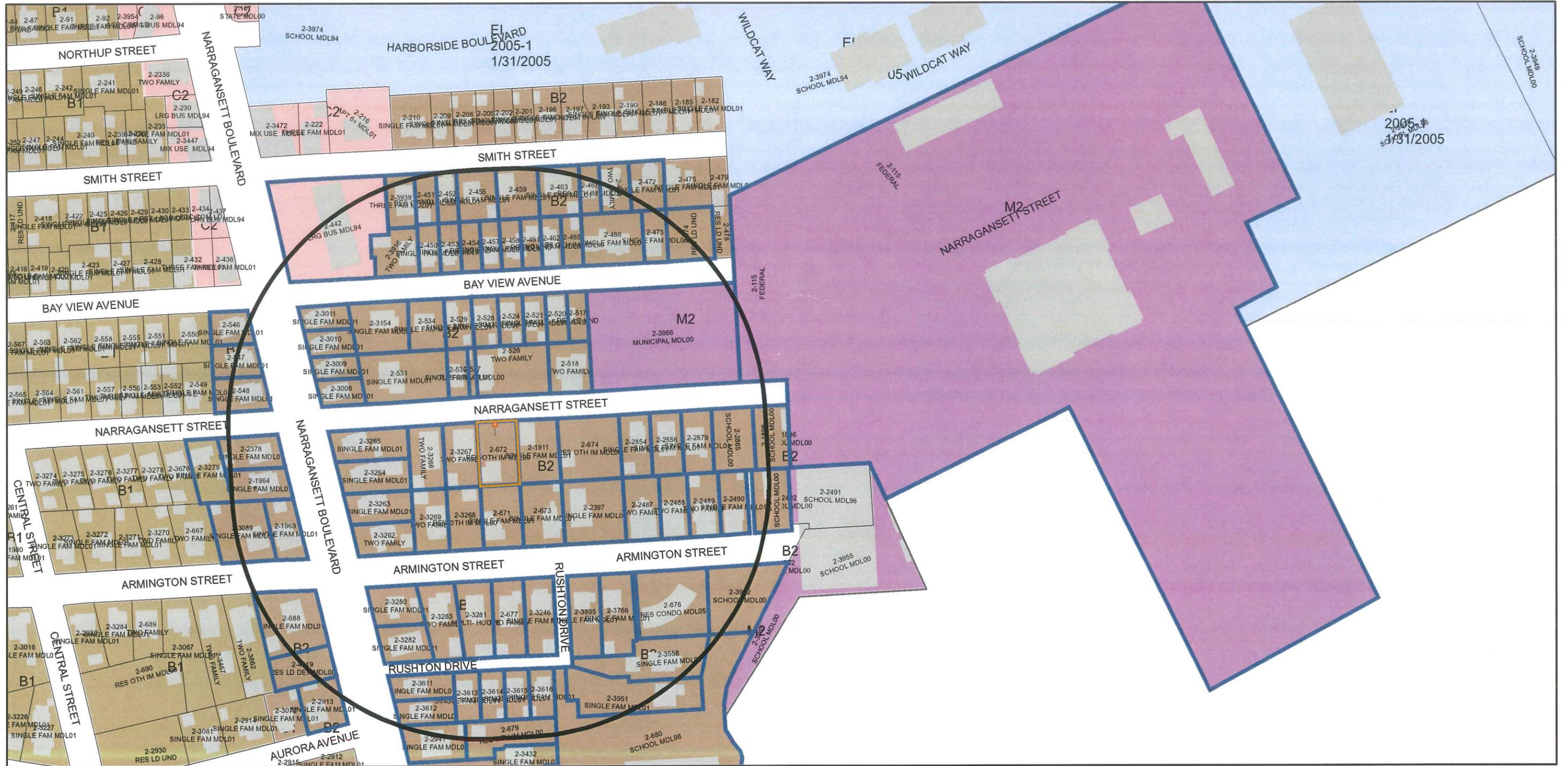








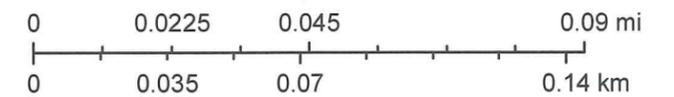
# 0 Narragansett St 400' Radius Plat 2 Lot 672



11/8/2022, 8:20:08 AM

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		

1:1,871



City of Cranston

90 NARRAGANSETT STREET  
CRANSTON RI 02905

CLIENT / OWNER

SOKHENG RITHY  
855-644-1748

quotemyelectrical@gmail.com

NEW CONSTRUCTION  
2- FAMILY 3- STORY  
CONSTRUCTION TYPE 5-B

Project Name

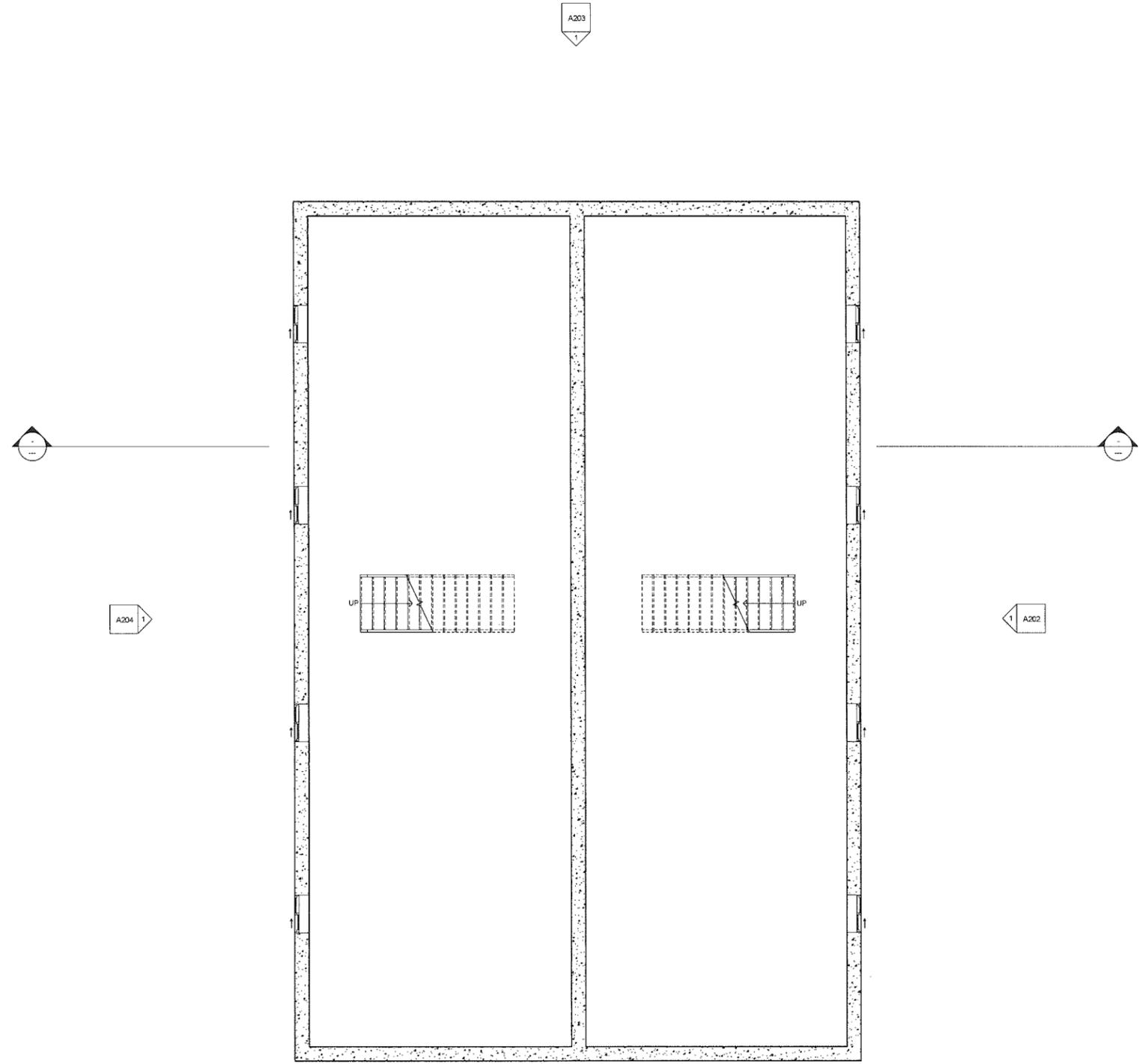
BASEMENT FLOOR  
PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale 1/4" = 1'-0"

9/15/2022 6:10:52 PM



1 0- BASEMENT PLAN  
1/4" = 1'-0"

A201

90 NARRAGANSETT STREET  
CRANSTON RI 02905

CLIENT / OWNER

SOKHENG RITHY  
855-644-1748

quotemyelectrical@gmail.com

**NEW CONSTRUCTION  
2-FAMILY 3-STORY  
CONSTRUCTION TYPE 5-B**

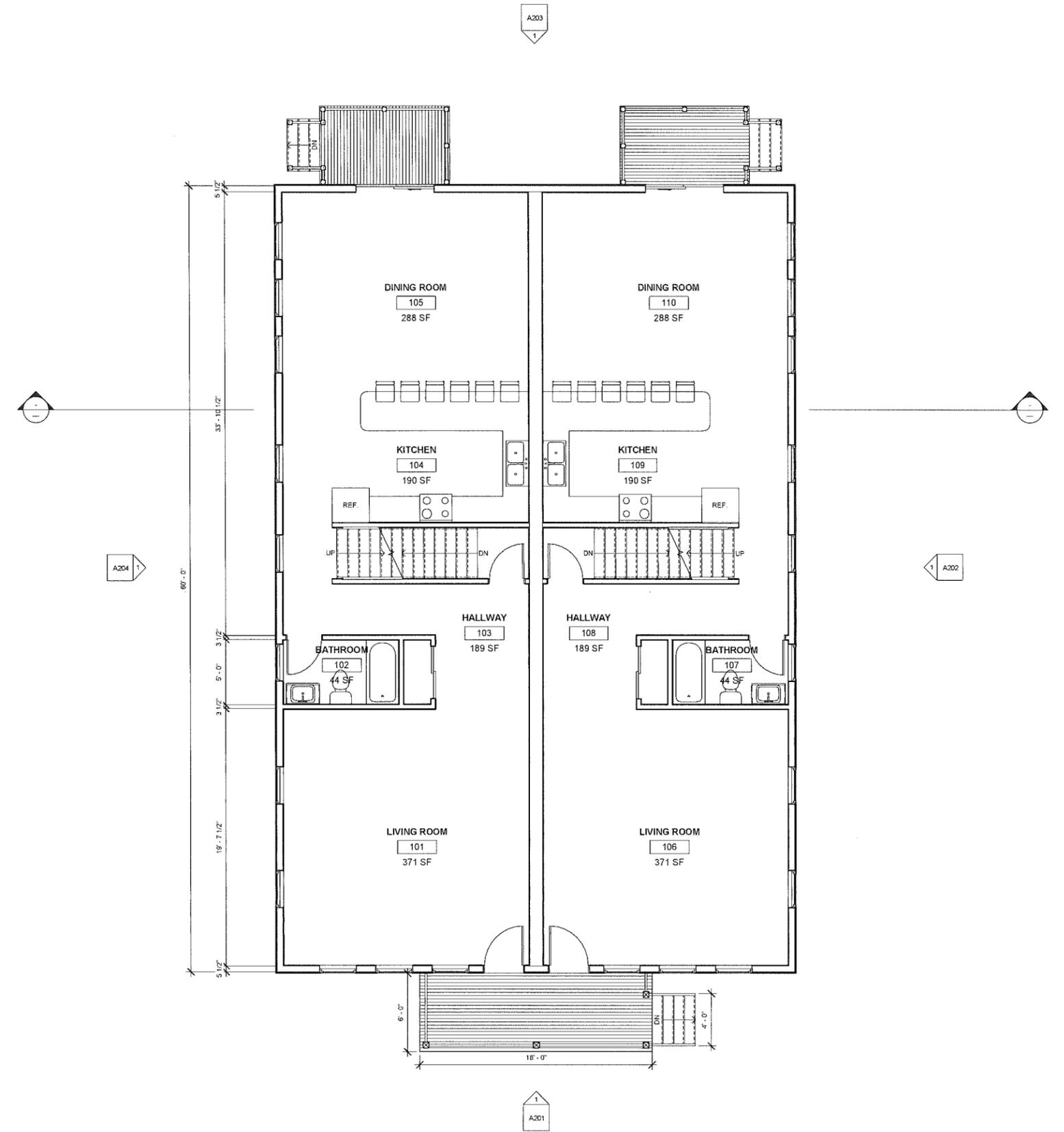
Project Name

FIRST FLOOR PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**A101**

Scale 1/4" = 1'-0"



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

8/16/2022 6:10:03 PM

90 NARRAGANSETT STREET  
CRANSTON RI 02905

CLIENT / OWNER

SOKHENG RITHY  
855-644-1748

quotemyelectrical@gmail.com

**NEW CONSTRUCTION  
2-FAMILY 3-STORY  
CONSTRUCTION TYPE 5-B**

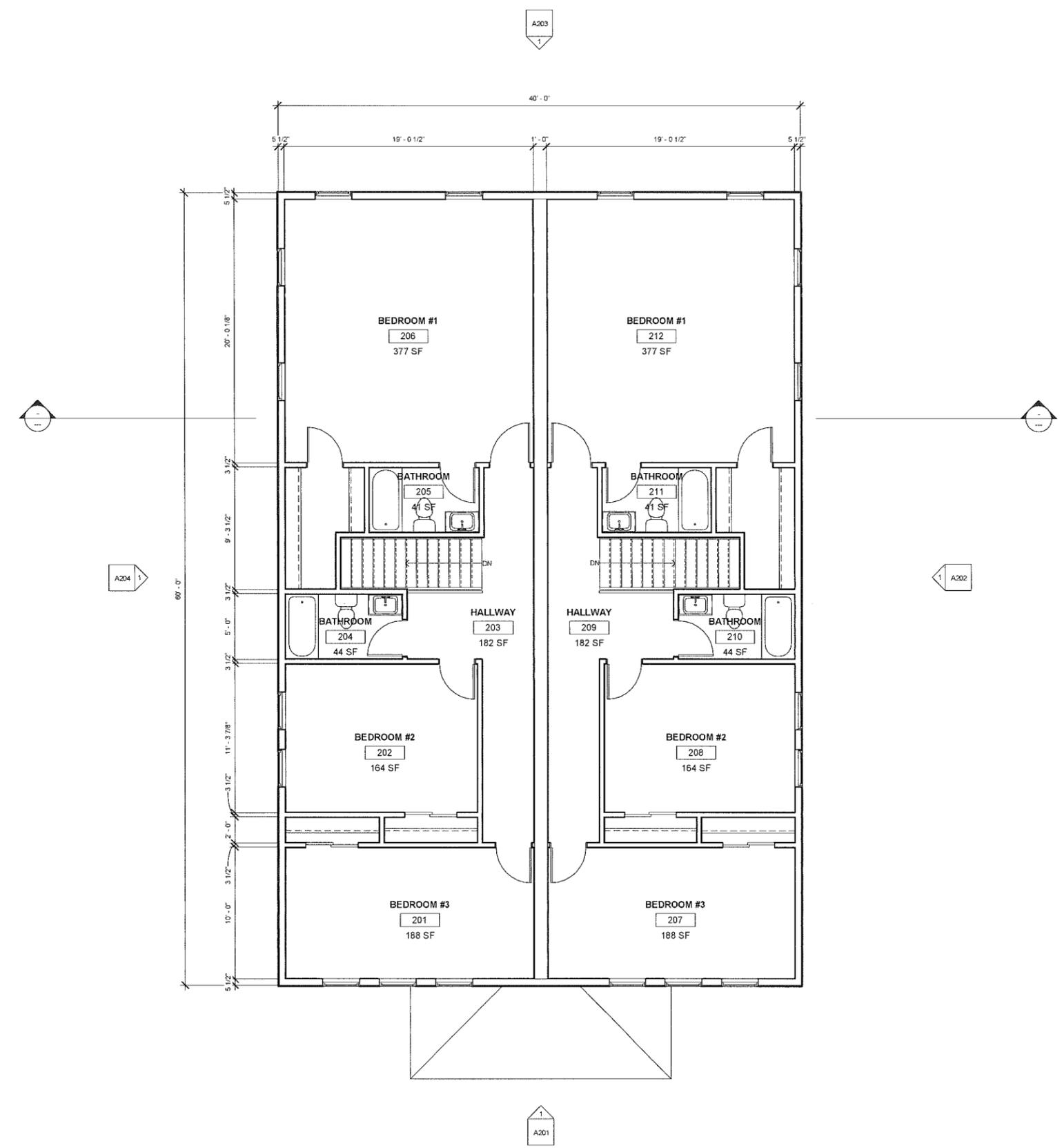
Project Name

**SECOND FLOOR  
PLAN**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**A102**

Scale 1/4" = 1'-0"



① 2- SECOND FLOOR PLAN  
1/4" = 1'-0"

9/16/2022 6:10:05 PM

90 NARRAGANSETT STREET  
CRANSTON RI 02905

CLIENT / OWNER

SOKHENG RITHY  
855-644-1748

quotemyelectrical@gmail.com

NEW CONSTRUCTION  
2- FAMILY 3- STORY  
CONSTRUCTION TYPE 5-B

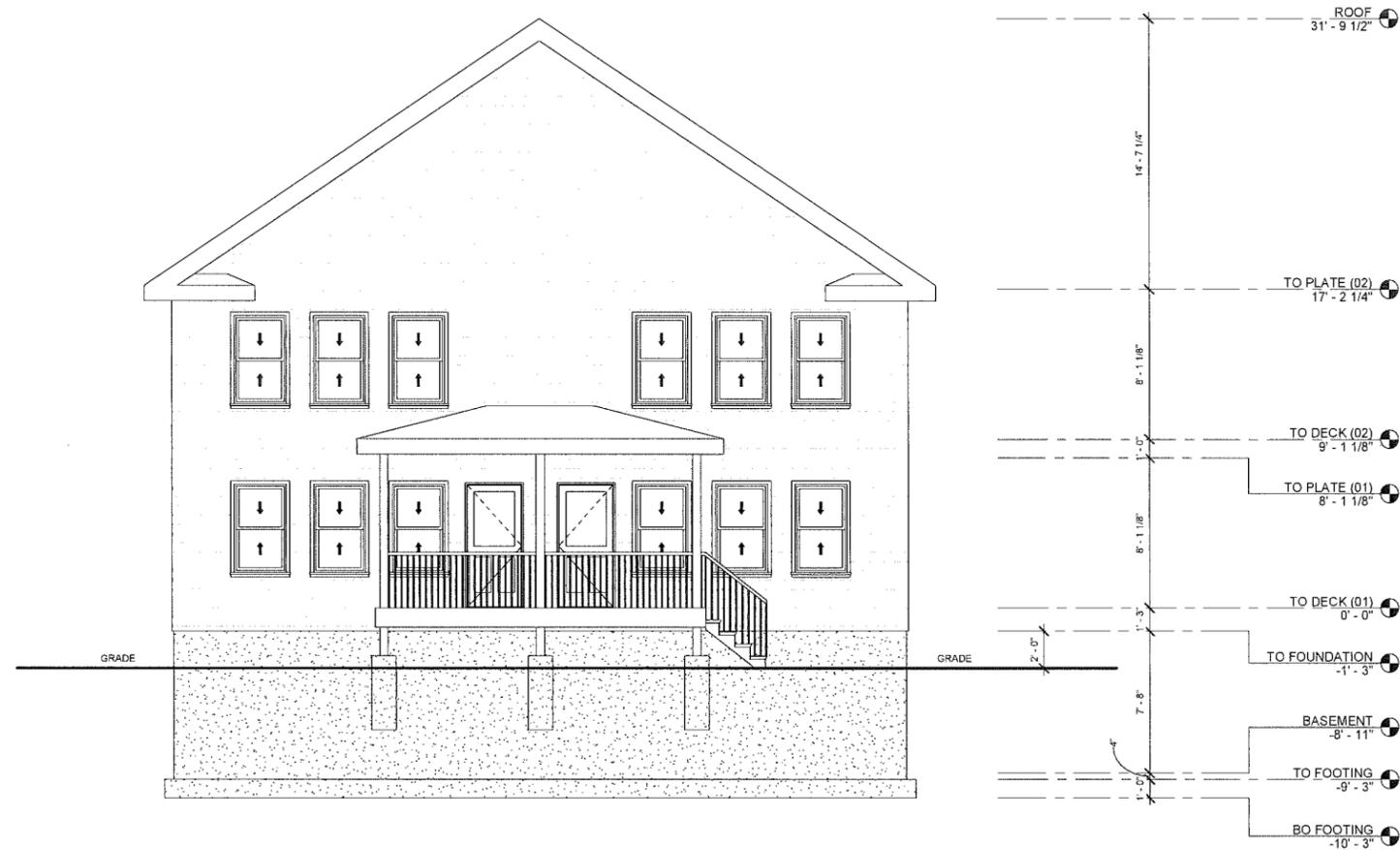
Project Name

SOUTH ELEVATION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A201

Scale 1/4" = 1'-0"



1- SOUTH ELEVATION  
1/4" = 1'-0"

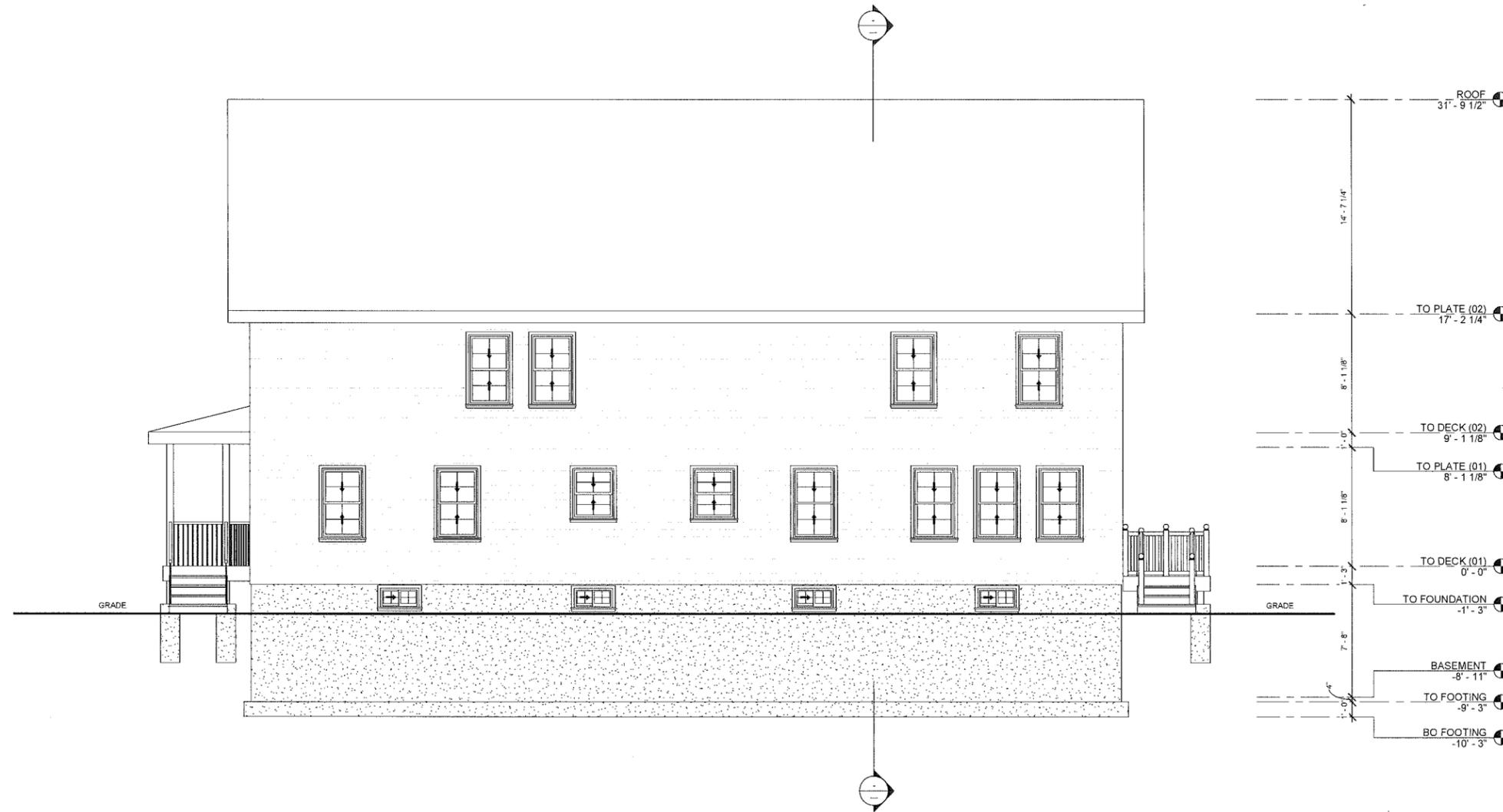
90 NARRAGANSETT STREET  
CRANSTON RI 02905

CLIENT / OWNER

SOKHENG RITHY  
855-644-1748

quotemyelectrical@gmail.com

**NEW CONSTRUCTION  
2- FAMILY 3-STORY  
CONSTRUCTION TYPE 5-B**



① 2- EAST ELEVATION  
1/4" = 1'-0"

Project Name

EAST ELEVATION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**A202**

Scale 1/4" = 1'-0"

90 NARRAGANSETT STREET  
CRANSTON RI 02905

CLIENT / OWNER

SOKHENG RITHY  
855-644-1748

quotemyelectrical@gmail.com

NEW CONSTRUCTION  
2- FAMILY 3- STORY  
CONSTRUCTION TYPE 5-B

Project Name

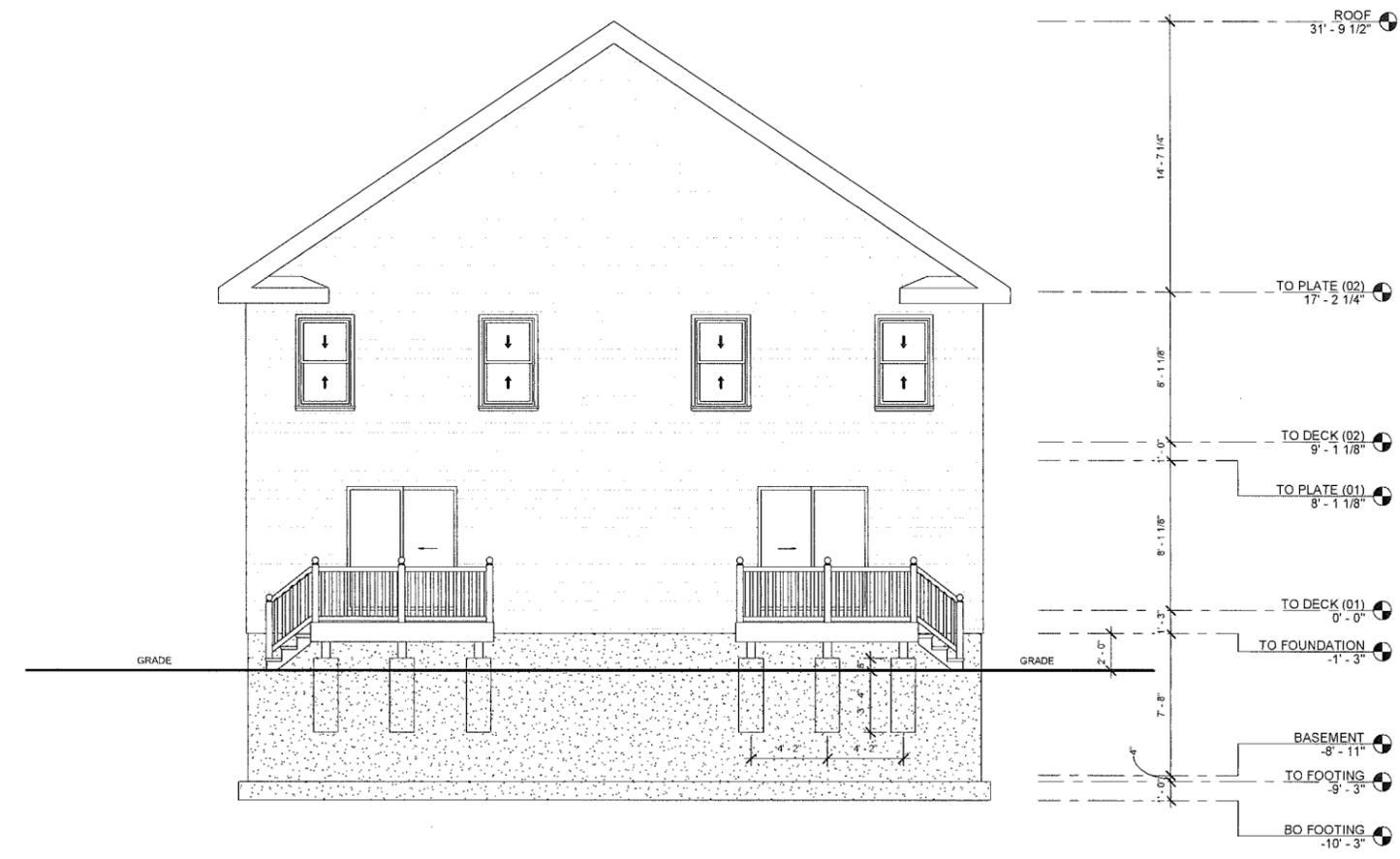
NORTH ELEVATION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A203

Scale 1/4" = 1'-0"

9/15/2022 6:10:08 PM



① 3- NORTH ELEVATION  
1/4" = 1'-0"

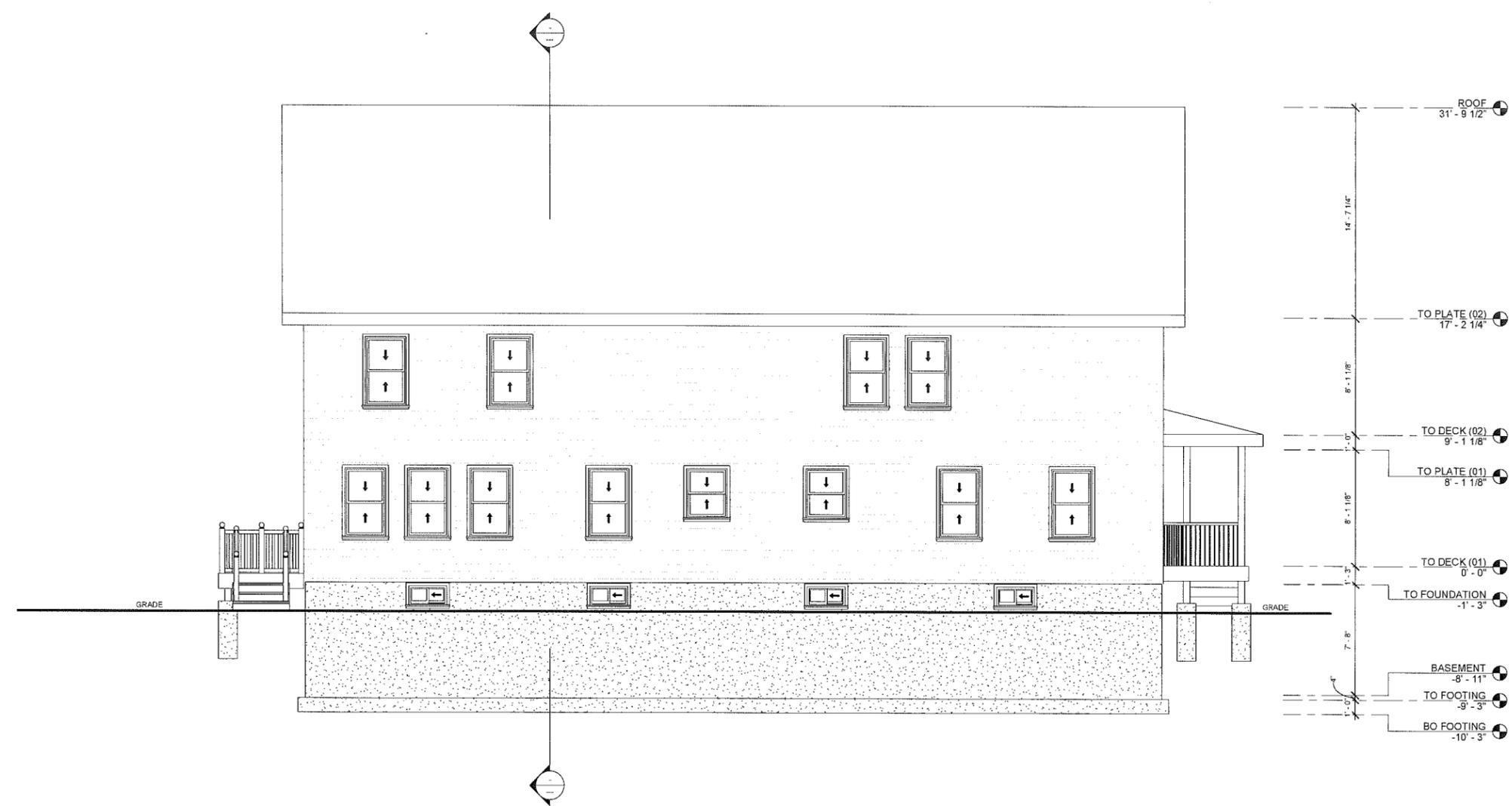
90 NARRAGANSETT STREET  
CRANSTON RI 02905

CLIENT / OWNER

SOKHENG RITHY  
855-644-1748

quotemyelectrical@gmail.com

NEW CONSTRUCTION  
2- FAMILY 3- STORY  
CONSTRUCTION TYPE 5-B



④ 4- WEST ELEVATION  
1/4" = 1'-0"

Project Name

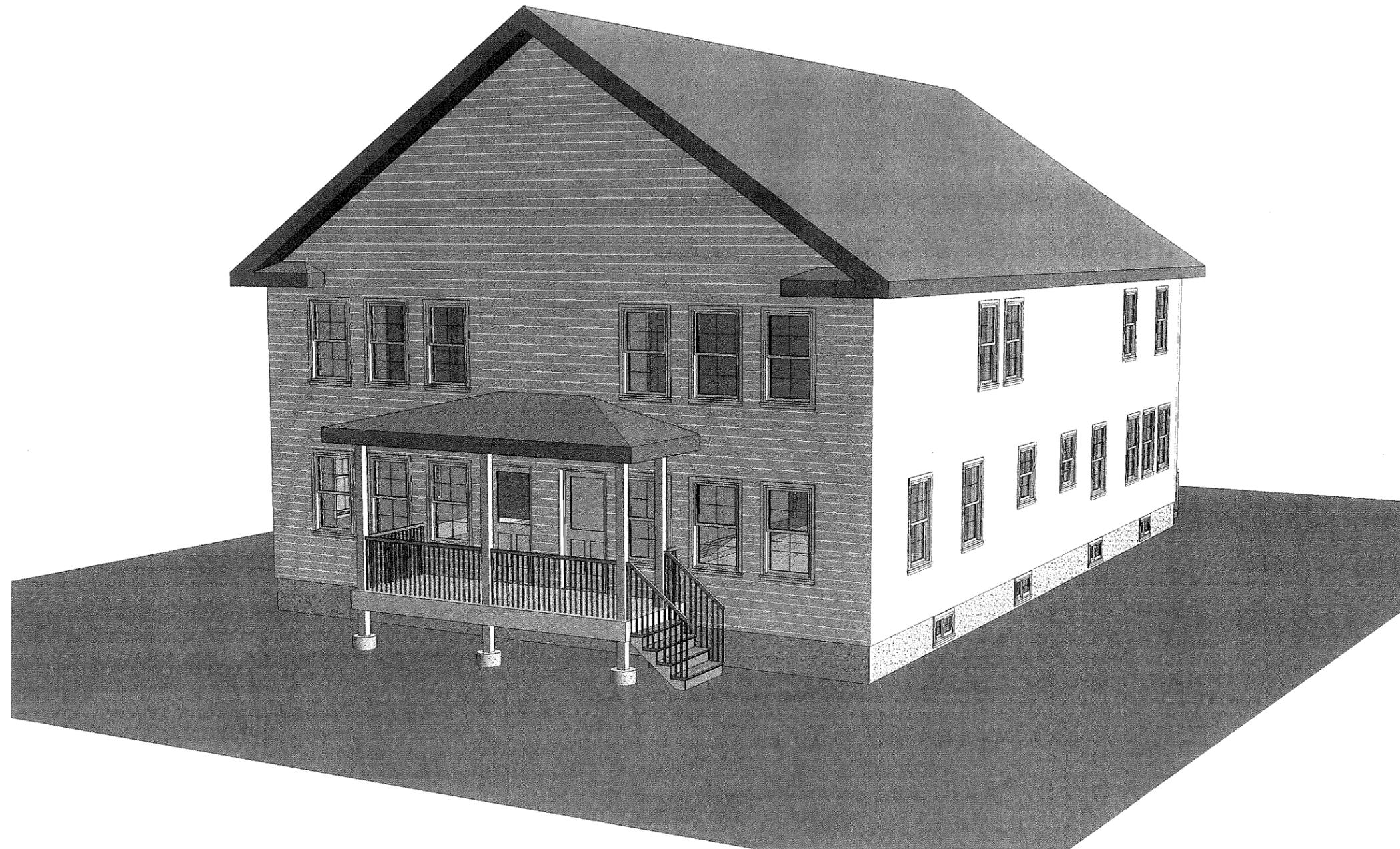
WEST ELEVATION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A204

Scale 1/4" = 1'-0"

3/16/2022 6:10:09 PM



① FRONT 3D VIEW

90 NARRAGANSETT  
STREET  
CRANSTON RI 02905

CLIENT / OWNER

SOKHENG RITHY  
855-644-1748

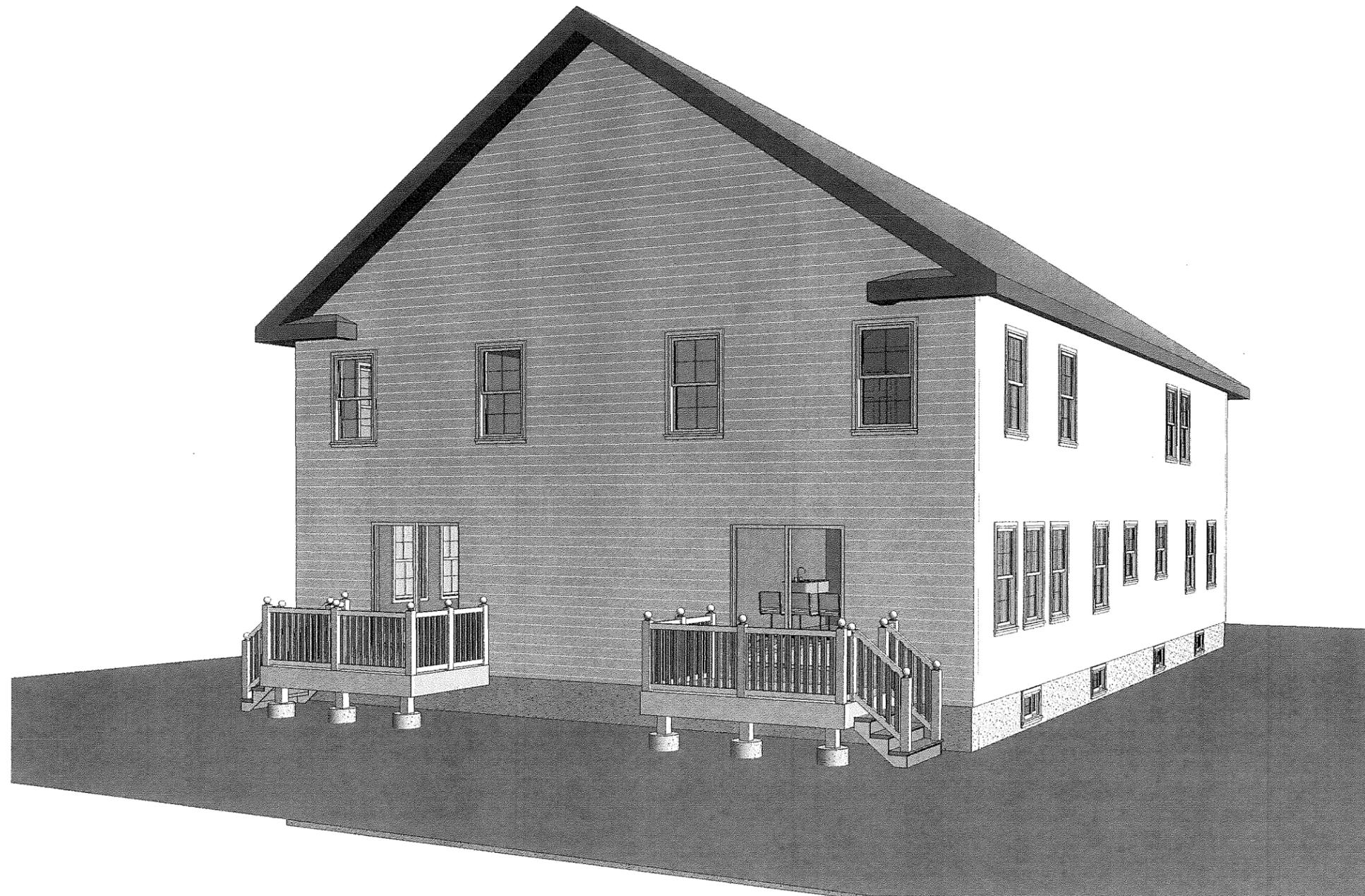
quotemyelectrical@gmail.com

NEW CONSTRUCTION  
2- FAMILY 3- STORY  
CONSTRUCTION TYPE 5-B

Project Name

FRONT 3D VIEW

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A901	
Scale	



① REAR 3D VIEW

90 NARRAGANSETT  
STREET  
CRANSTON RI 02905

CLIENT / OWNER

SOKHENG RITHY  
855-644-1748

quotemyelectrical@gmail.com

NEW CONSTRUCTION  
2-FAMILY 3-STORY  
CONSTRUCTION TYPE 5-B

Project Name

REAR 3D VIEW

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A902	
Scale	

9/19/2022 8:00:13 PM