

# 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: 1/6/22

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: CRANSTON PUBLIC SCHOOL DISTRICT c/o ED COLLINS

ADDRESS: 845 PARK AVENUE CRANSTON, RI ZIP CODE: 02910

APPLICANT: SAA

ADDRESS: SAA ZIP CODE: SAA

LESSEE: N/A

ADDRESS: N/A ZIP CODE: N/A

1. ADDRESS OF PROPERTY: 50 GLADSTONE STREET

2. ASSESSOR'S PLAT #: 7 BLOCK #: 4 ASSESSOR'S LOT #: 2357 WARD: 3

3. LOT FRONTAGE: 826 FT LOT DEPTH: 545 FT (AVG) LOT AREA: 7.82 AC / 340,460 S.F.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B1 6,000 S.F. 35 FT  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: APPROX. 82 FT. PROPOSED: 89 FT.

6. LOT COVERAGE, PRESENT: 13.9% (BUILDING) PROPOSED: 10.2% (BUILDING)

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? SEVENTY-ONE (71) YEARS; ACQUIRED IN 1951

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

9. GIVE SIZE OF EXISTING BUILDING(S): 47,314 S.F.  
LOWER LEVEL: 14,034 S.F./14,034 GFA

10. GIVE SIZE OF PROPOSED BUILDING(S): LEVELS 1-3: 33,426 S.F./100,278 GFA TOTAL GFA: 114,312 SF

11. WHAT IS THE PRESENT USE? ELEMENTARY SCHOOL

12. WHAT IS THE PROPOSED USE? ELEMENTARY SCHOOL

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: N/A

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: DEMOLITION OF EXISTING GLADSTONE  
ELEMENTARY SCHOOL BUILDING AND CONSTRUCTION OF AN ENLARGED (GFA) SCHOOL, ALONG WITH  
VARIOUS ASSOCIATED SITE IMPROVEMENTS (WALKWAYS, PLAY AREAS, DRIVEWAYS & PARKING AREAS,  
LANDSCAPE, ETC.)
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? PENDING
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.  
RELIEF IS REQUESTED UNDER CODE OF ORDINANCES 'SECTION 17.92.010 - VARIANCES' FROM THE MAXIMUM  
BUILDING HEIGHT STIPULATED IN ORDINANCE 'SECTION 17.20.120 - SCHEDULE OF INTENSITY REGULATIONS.'
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: SEE APPENDED SUMMARY MEMO

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

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
(OWNER SIGNATURE)

N/A

\_\_\_\_\_  
(OWNER SIGNATURE)

N/A

\_\_\_\_\_  
(APPLICANT SIGNATURE)

N/A

\_\_\_\_\_  
(LESSEE SIGNATURE)

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

\_\_\_\_\_  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: \_\_\_\_\_

(401) 270-8191  
(PHONE NUMBER)

N/A

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

N/A

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(PHONE NUMBER)

N/A

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(PHONE NUMBER)

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(PHONE NUMBER)

**PRE-ZONING APPLICATION MEETING:**

\_\_\_\_\_  
(PLANNING DEPT. SIGNATURE)

\_\_\_\_\_  
(DATE)