

**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: December 15, 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: Donald B. Coletti

ADDRESS: 10 Rangeley Road, Cranston, RI ZIP CODE: 02920

APPLICANT: Donald B. Coletti

ADDRESS: 10 Rangeley Road, Cranston, RI ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 0 Midvale Avenue

2. ASSESSOR'S PLAT #: 11/4 BLOCK #: _____ ASSESSOR'S LOT #: 2523 WARD: 5

3. LOT FRONTAGE: 40' LOT DEPTH: 115.46' LOT AREA: 4,618 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: one story

6. LOT COVERAGE, PRESENT: -0- PROPOSED: 23.9%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 11/19/2007

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): 24' x 46'

11. WHAT IS THE PRESENT USE? vacant residential lot

12. WHAT IS THE PROPOSED USE? single family residential dwelling

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construct 24' x 46' ranch style
single family dwelling on 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.

17.20.090 (Specific requirements); 17.20.120 (Schedule of intensity regulations);
17.88.010 (Substandard lots of record and lot mergers); 17.92.010 (Variances) and
all other applicable sections of the zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Owner/applicant desires to construct
single family home on undersized lot (Lot 2523). Applicant owns single family home at
15 Usher Avenue (Lot 2524) which is also undersized. Existing driveway on Lot 2523 will
be relocated to Lot 2524. Lot to be built on has restricted street frontage and width for
A-6 zone. Proposed dwelling will not meet the corner setback of 25 feet. Proposed
new dwelling will be compatible with area and provide new housing stock.

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

RESPECTFULLY SUBMITTED,

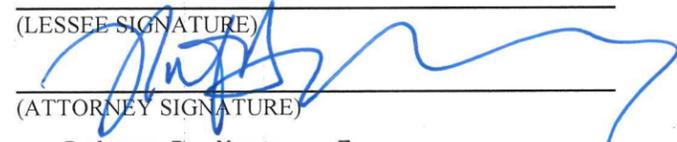

(OWNER SIGNATURE) Donald B. Coletti

640-4687
(PHONE NUMBER)

(OWNER SIGNATURE)

(APPLICANT SIGNATURE) Donald B. Coletti

(PHONE NUMBER)
640-4687
(PHONE NUMBER)

(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)

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APPLICANT: Donald B. Coletti

ADDRESS: 10 Rangeley Road, Cranston, RI ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 15 Usher Avenue

2. ASSESSOR'S PLAT #: 11/4 BLOCK #: _____ ASSESSOR'S LOT #: 2524 WARD: 5

3. LOT FRONTAGE: 40' LOT DEPTH: 100' LOT AREA: 4,000 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: one story PROPOSED: same

6. LOT COVERAGE, PRESENT: 24% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 11/19/2007

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

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

10. GIVE SIZE OF PROPOSED BUILDING(S): N/A

11. WHAT IS THE PRESENT USE? single family residential dwelling

12. WHAT IS THE PROPOSED USE? single family residential dwelling

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: No changes to structure.

Desire to leave single family house on undersized lot. Dimensional relief is sought from merger provisions.

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.

17.20.120 (Schedule of intensity regulations); 17.88.010 (Substandard lots of record and lot mergers); 17.92.010 (Variances) and all other applicable sections of the zoning code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Owener/applicant desires to

construct single family home on adjoining undersized lot (Lot 2523). Applicant owns single home at 15 Usher Avenue (Lot 2524) which is also an undersized lot. Existing driveway on Lot 2523 will be relocated to Lot 2524. Lot 2524 has restricted street frontage and width for A-6 zone. Existing house meets setback except for sideyard and on northeasterly side. Has six feet instead of eight feet.

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

RESPECTFULLY SUBMITTED,

Donald B. Coletti
(OWNER SIGNATURE) Donald B. Coletti

640-4687
(PHONE NUMBER)

Donald B. Coletti
(APPLICANT SIGNATURE) Donald B. Coletti

640-4687
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

Robert D. Murray, Esq.
(ATTORNEY SIGNATURE)

(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)









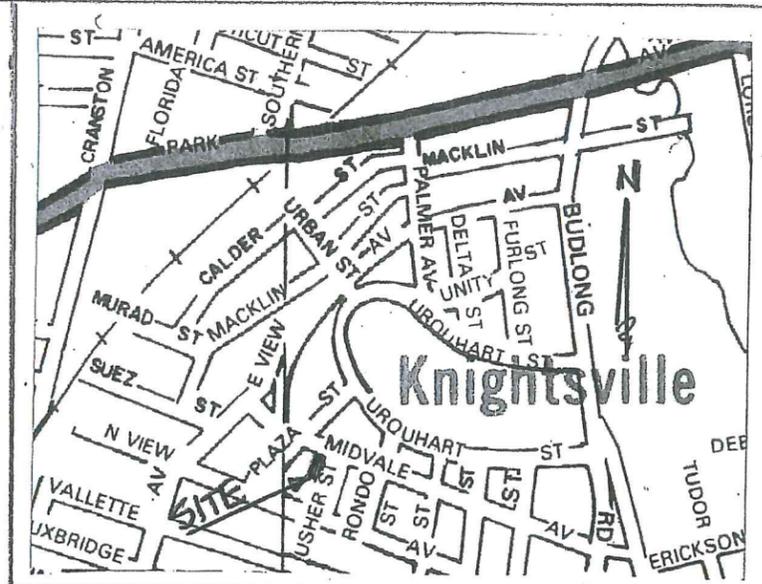
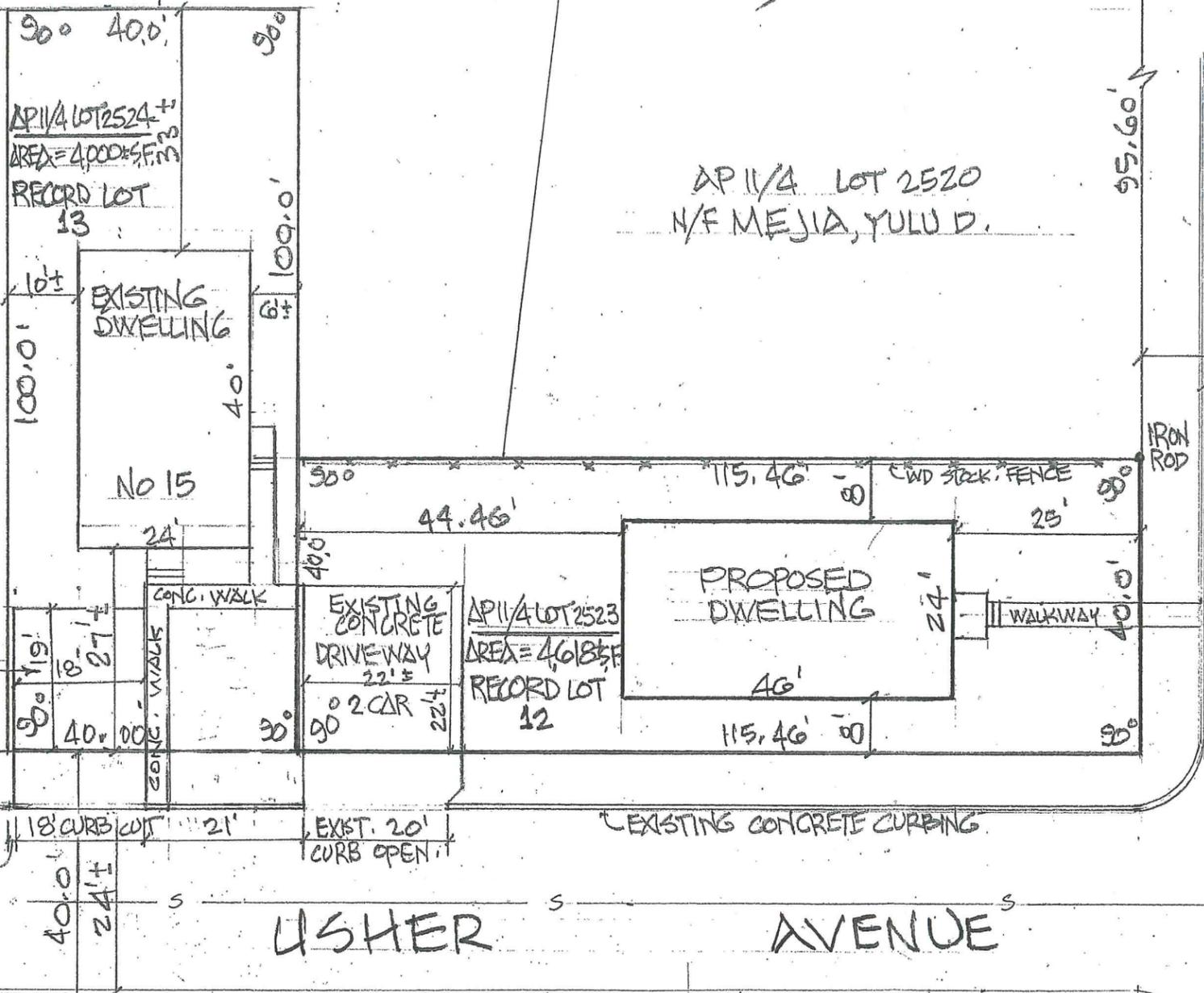


AP 1/4 LOT 2518
N/F FRANCISCO, FRANKLIN R.

AP 1/4 LOT 2521
N/F MASSOTTI, JEFFREY R.

AP 1/4 LOT 2520
N/F MEJIA, YULU D.

AP 1/4 LOT 2525
N/F KUE, HOVA



LOCUS SKETCH N.T.S.

PROPERTY OWNERSHIP

AP 1/4 LOT 2523
DONALD B. COLETTI
10 RANGLEY RD. CRANSTON, R.I. 02920

AP 1/4 LOT 2524
DONALD B. COLETTI
10 RANGLEY RD CRANSTON, R.I. 02920

CERTIFICATION
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 25, 2015 as follows:
Type of Boundary Survey:
DATA ACCUMULATION CLASS III

The purpose for the conduct of the survey and for the preparation of the plan is as follows: **ZONING APPLICATION**

By *Nicholas Veltri* 10.1.21
NICHOLAS VELTRI, RPLS
COA - A 48



REFERENCES:

1. DEED BOOK 3780 PAGE 301
2. "BUDLONG PARK NO. 3" PLAT CARD 245
3. MINOR SUBDIVISION PLAT 1/4 LOTS 2520, 2521 & 2522 BY LOUIS FEDERIC & ASSOC.

PLAN
1"=20'

ZONING DESIGNATION: A-6

MINIMUM LOT AREA	= 6,000 S.F.
MINIMUM LOT FRONTAGE	= 60'
MINIMUM FRONT YARD	= 25'
MINIMUM SIDE YARD	= 8'
MINIMUM REAR YARD	= 20'

N. VELTRI SURVEY, INC.		NO.	DATE	REVISION
SURVEYING-LAND PLANNING				
401-640-0334				
veltrisurvey@verizon.net				
PROPERTY PLOT PLAN				
CRANSTON, R.I., AP 1/4 LOT 2523				
OWNER: DONALD B. COLETTI				
SCALE AS NOTED.		DRAWN: NV		
		9/30/21		ORIG. ISSUE
				SHEET 1 OF 1 SHEETS
				CHECKED BY: N.V.

