

**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  
1090 CRANSTON STREET  
CRANSTON, RI 02920

DATE: March 3/, 2021

**MEMBERS:**

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: Angelo E. Muccio and Rosa M. Muccio

ADDRESS: 28 Woodview Drive, Cranston, RI ZIP CODE: 02920

APPLICANT: Angelo E. Muccio and Rosa M. Muccio

ADDRESS: 28 Woodview Drive, Cranston, RI ZIP CODE: 02920

LESSEE: \_\_\_\_\_

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

1. ADDRESS OF PROPERTY: 15 Connecticut Street ZIP CODE: 02920

2. Assessor's PLAT 8-1 LOT #: 2331 WARD \_\_\_\_\_

3. LOT FRONTAGE: 140 FEET LOT DEPTH: 80 FEET LOT AREA: 11,200 SQUARE FEET

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 <sup>and 8,000 sq. feet for two-family</sup> 6,000 sq. feet for single family SQUARE FEET 35 FEET  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: within height limitations PROPOSED: same

6. LOT COVERAGE, PRESENT: 8 % PROPOSED LOT: <sup>Parcel A</sup> 15.79 % <sup>Parcel B</sup> 23.61 %

7. HOW LONG HAVE YOU OWNED ABOVE PREMISES? 11 years

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

9. GIVE SIZE OF EXISTING BUILDING(S): 1,740 square feet - Parcel A

10. GIVE SIZE OF PROPOSED BUILDING(S) 1,623 square feet - Parcel B

11. WHAT IS THE PRESENT USE? Two family dwelling

12. WHAT IS THE PROPOSED USE? A two-family dwelling on the lot will be maintained and a new single family dwelling will be located on the lot

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 3 (two on parcel A and one on parcel B)

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: To construct a single family dwelling on a new lot after subdividing the existing lot. The proposal includes the subdivision, new single family driveway and a new driveway with existing two-family.

OVER

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

16. WERE YOU REFUSED A PERMIT? Yes

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIATION IS MADE: Section 17.92.010 Variances;

Parcel A minimum lot area; minimum lot frontage; proposed Parcel B minimum lot width and minimum lot area. Section 17.20.120 Schedule of Intensity Regulations - minimum lot width and frontage, minimum lot area.

All other applicable Sections of the Cranston Zoning Ordinance. \*Parcel A an existing two-family dwelling will remain on lot with 6,625 square feet.

18. STATE GROUNDS FOR EXCEPTION OR VARIATION IN THIS CASE: Applicants propose to construct a single family dwelling on a lot with an area of 4,574 square feet in a B-1 Zone. The construction of the single-family dwelling will be in conformance with the neighboring properties. The granting of this application will cause no injury to the public health, public safety or welfare. It will not alter the essential character of the neighborhood nor substantially injure the appropriate use of neighboring properties.

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

RESPECTFULLY SUBMITTED,

Owner:

By: Angelo Muccio (401) 641-0993  
Angelo E. Muccio (PHONE NUMBER)

Applicant:

By: Rosa Muccio (401) 641-0993  
Rosa M. Muccio (PHONE NUMBER)

John S. DiBona 401-943-6655  
John S. DiBona, Attorney (PHONE NUMBER)  
481 Atwood Avenue, Cranston, RI 02920  
78 Kenwood St., Cranston, RI 02907

PRE-ZONING APPLICATION MEETING :

John Muccio 4/28/21  
(Planning Dept. Signature) (Date)

These items were corrected in revised app received 4/30/21

JS

# 15 should read "No."  
# 16 should read "No."

# 17 Parcel A only needs relief for lot area, not frontage.

Parcel B requires relief for frontage, width and area.



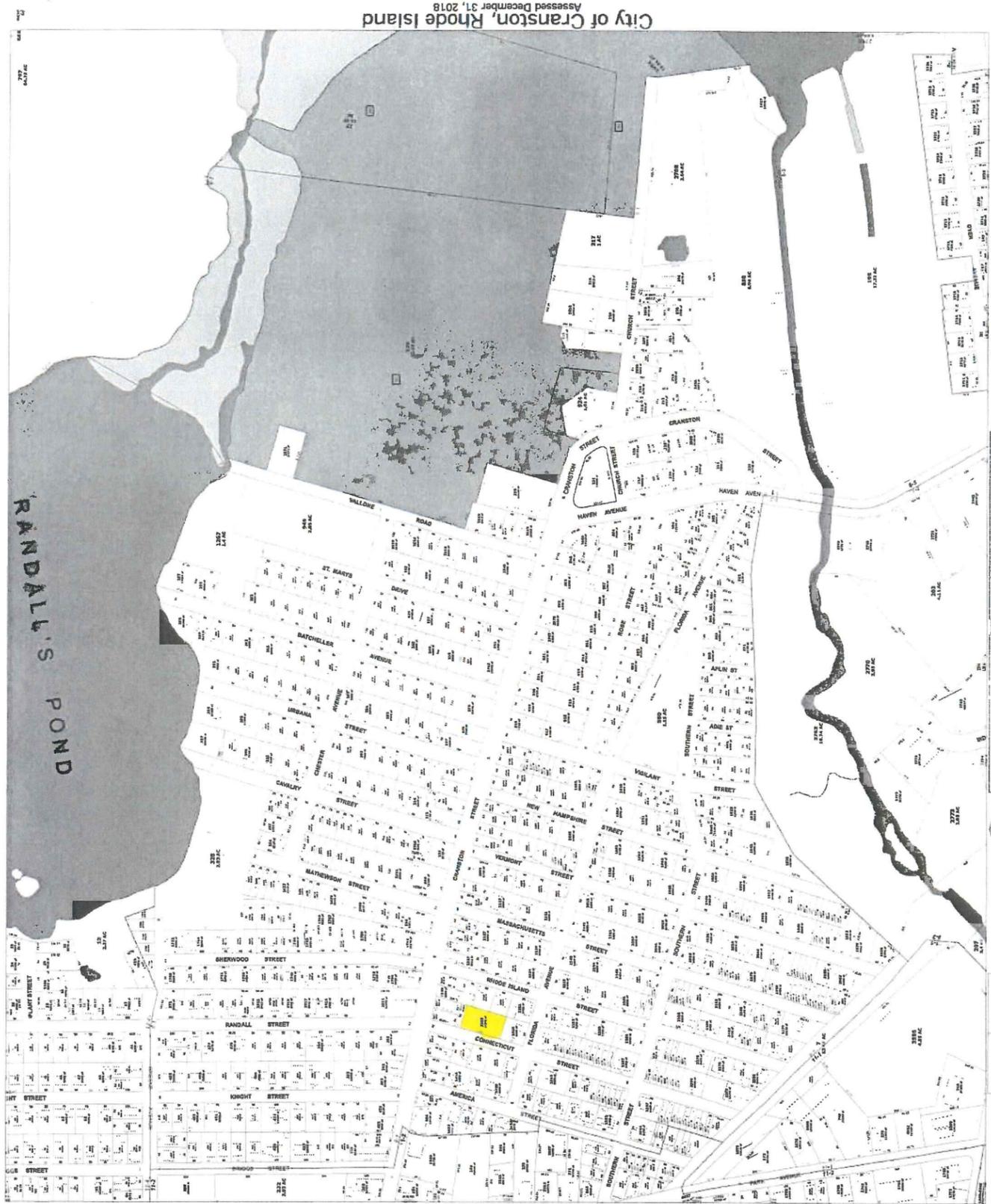
**VICINITY MAP**  
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**AERIAL MAP**  
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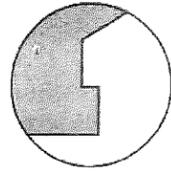


**SOIL MAP**  
NOT TO SCALE



City of Cranston, Rhode Island  
Assessed December 31, 2018

For Assessment Purposes Only



# OCEAN STATE PLANNERS INC.

**SURVEYORS • DESIGNERS**

1255 Oaklawn Avenue • Cranston, Rhode Island 02920  
Telephone (401) 463-9696

**400' Zoning Analysis**

**A.P. 8/1 Lot 2331**

**15 Connecticut Street, Cranston, R.I. 02920**

**Zone: B-1**

A 400' zoning analysis was prepared using available information from the City of Cranston records with the following determinations.

There are 113 individual tax lots with 86 buildings.

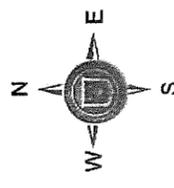
Type	No. of Units	Percentage	Total Area	Average Area
Four Family	1	0.88%	6,581 ft <sup>2</sup>	6,581 ft <sup>2</sup>
Accessory Commercial	4	3.54%	18,316 ft <sup>2</sup>	4,579 ft <sup>2</sup>
Accessory Mixed Use	3	2.66%	10,597 ft <sup>2</sup>	3,532 ft <sup>2</sup>
Commercial	1	0.89%	14,609 ft <sup>2</sup>	14,609 ft <sup>2</sup>
Large Business	12	10.62%	174,273 ft <sup>2</sup>	14,523 ft <sup>2</sup>
Mixed Use	6	5.31%	34,474 ft <sup>2</sup>	5,746 ft <sup>2</sup>
Residential	23	20.35%	64,573 ft <sup>2</sup>	2,808 ft <sup>2</sup>
Residential Other	1	0.88%	3,200 ft <sup>2</sup>	3,200 ft <sup>2</sup>
Three Family	1	0.88%	13,364 ft <sup>2</sup>	13,364 ft <sup>2</sup>
Two Family	28	24.78%	161,877 ft <sup>2</sup>	5,781 ft <sup>2</sup>
Single Family	33	29.21%	179,711 ft <sup>2</sup>	5,446 ft <sup>2</sup>
<b>Total</b>	<b>113</b>	<b>100.00%</b>	<b>681,575 ft<sup>2</sup></b>	

A.P. - LOT	AREA	Land Use Description	A.P. - LOT	AREA	Land Use Description
8-364	6,581 ft <sup>2</sup>	4 FAMILY	8-2144	6,400 ft <sup>2</sup>	SINGLE FAM
8-2420	3,673 ft <sup>2</sup>	ACC COM LD	8-2243	4,800 ft <sup>2</sup>	SINGLE FAM
8-2431	4,108 ft <sup>2</sup>	ACC COM LD	8-2245	4,800 ft <sup>2</sup>	SINGLE FAM
8-421	5,528 ft <sup>2</sup>	ACC COM LD	8-2325	6,400 ft <sup>2</sup>	SINGLE FAM
8-422	5,007 ft <sup>2</sup>	ACC COM LD	8-2352	8,000 ft <sup>2</sup>	SINGLE FAM
8-2126	3,505 ft <sup>2</sup>	ACC LND MIX USE	8-2397	4,800 ft <sup>2</sup>	SINGLE FAM
8-389	5,492 ft <sup>2</sup>	ACC LND MIX USE	8-2409	6,400 ft <sup>2</sup>	SINGLE FAM
8-2334	1,600 ft <sup>2</sup>	ACC LND MIX USE	8-2148	6,400 ft <sup>2</sup>	SINGLE FAM
11-2837	14,609 ft <sup>2</sup>	EX-CHARTER	8-2232	3,200 ft <sup>2</sup>	SINGLE FAM
8-2338	3,811 ft <sup>2</sup>	LRG BUS	8-2252	4,800 ft <sup>2</sup>	SINGLE FAM
11-1860	30,723 ft <sup>2</sup>	LRG BUS	8-2350	3,200 ft <sup>2</sup>	SINGLE FAM
11-268	42,846 ft <sup>2</sup>	LRG BUS	8-2405	4,000 ft <sup>2</sup>	SINGLE FAM
11-271	16,716 ft <sup>2</sup>	LRG BUS	8-2105	8,000 ft <sup>2</sup>	SINGLE FAM
8-2422	2,687 ft <sup>2</sup>	LRG BUS	8-2132	4,800 ft <sup>2</sup>	SINGLE FAM
8-2237	6,512 ft <sup>2</sup>	LRG BUS	8-2219	6,400 ft <sup>2</sup>	SINGLE FAM
8-2511	22,175 ft <sup>2</sup>	LRG BUS	8-2251	6,400 ft <sup>2</sup>	SINGLE FAM
8-2337	3,948 ft <sup>2</sup>	LRG BUS	8-2264	8,000 ft <sup>2</sup>	SINGLE FAM
8-391	6,962 ft <sup>2</sup>	LRG BUS	8-2357	3,200 ft <sup>2</sup>	SINGLE FAM
8-994	10,405 ft <sup>2</sup>	LRG BUS	8-2392	6,400 ft <sup>2</sup>	SINGLE FAM
11-270	23,927 ft <sup>2</sup>	LRG BUS	8-2399	3,200 ft <sup>2</sup>	SINGLE FAM
8-2335	3,561 ft <sup>2</sup>	LRG BUS	8-2127	6,400 ft <sup>2</sup>	SINGLE FAM
8-1791	12,570 ft <sup>2</sup>	MIX USE	8-2224	6,400 ft <sup>2</sup>	SINGLE FAM
8-2336	3,424 ft <sup>2</sup>	MIX USE	8-2228	3,200 ft <sup>2</sup>	SINGLE FAM
8-2421	3,536 ft <sup>2</sup>	MIX USE	8-2260	7,200 ft <sup>2</sup>	SINGLE FAM
8-2125	3,519 ft <sup>2</sup>	MIX USE	8-2318	1,600 ft <sup>2</sup>	SINGLE FAM
8-390	4,977 ft <sup>2</sup>	MIX USE	8-2401	4,800 ft <sup>2</sup>	SINGLE FAM
8-392	6,448 ft <sup>2</sup>	MIX USE	8-2408	4,000 ft <sup>2</sup>	SINGLE FAM
8-2124	3,546 ft <sup>2</sup>	RES LD UND	8-2434	6,111 ft <sup>2</sup>	SINGLE FAM
8-2311	1,600 ft <sup>2</sup>	RES LD UND	8-966	13,364 ft <sup>2</sup>	THREE FAM
8-2312	1,600 ft <sup>2</sup>	RES LD UND	8-2101	6,400 ft <sup>2</sup>	TWO FAMILY
8-2345	4,800 ft <sup>2</sup>	RES LD UND	8-2111	6,400 ft <sup>2</sup>	TWO FAMILY
8-2540	4,737 ft <sup>2</sup>	RES LD UND	8-2123	3,560 ft <sup>2</sup>	TWO FAMILY
8-363	3,543 ft <sup>2</sup>	RES LD UND	8-2217	4,800 ft <sup>2</sup>	TWO FAMILY
8-366	1,100 ft <sup>2</sup>	RES LD UND	8-2239	6,898 ft <sup>2</sup>	TWO FAMILY
8-2213	4,800 ft <sup>2</sup>	RES LD UND	8-2310	1,600 ft <sup>2</sup>	TWO FAMILY
8-2315	1,600 ft <sup>2</sup>	RES LD UND	8-2339	4,800 ft <sup>2</sup>	TWO FAMILY
8-2316	1,600 ft <sup>2</sup>	RES LD UND	8-2230	4,800 ft <sup>2</sup>	TWO FAMILY
8-2361	1,600 ft <sup>2</sup>	RES LD UND	8-2236	3,439 ft <sup>2</sup>	TWO FAMILY
8-1741	3,200 ft <sup>2</sup>	RES LD UND	8-2238	3,836 ft <sup>2</sup>	TWO FAMILY
8-2313	1,600 ft <sup>2</sup>	RES LD UND	8-2331	11,200 ft <sup>2</sup>	TWO FAMILY

8-2314	1,600 ft <sup>2</sup>	RES LD UND	8-2349	3,200 ft <sup>2</sup>	TWO FAMILY
8-2317	1,600 ft <sup>2</sup>	RES LD UND	8-2414	4,800 ft <sup>2</sup>	TWO FAMILY
8-2319	1,600 ft <sup>2</sup>	RES LD UND	8-2416	6,400 ft <sup>2</sup>	TWO FAMILY
8-2342	4,800 ft <sup>2</sup>	RES LD UND	8-2425	7,098 ft <sup>2</sup>	TWO FAMILY
8-362	3,749 ft <sup>2</sup>	RES LD UND	8-386	5,000 ft <sup>2</sup>	TWO FAMILY
8-2359	3,200 ft <sup>2</sup>	RES LD UND	8-387	5,000 ft <sup>2</sup>	TWO FAMILY
8-2362	1,600 ft <sup>2</sup>	RES LD UND	8-1738	6,108 ft <sup>2</sup>	TWO FAMILY
8-2363	1,600 ft <sup>2</sup>	RES LD UND	8-1789	8,563 ft <sup>2</sup>	TWO FAMILY
8-2432	1,403 ft <sup>2</sup>	RES LD UND	8-1794	7,655 ft <sup>2</sup>	TWO FAMILY
11-269	8,095 ft <sup>2</sup>	RES LD UND	8-2514	3,947 ft <sup>2</sup>	TWO FAMILY
8-2134	3,200 ft <sup>2</sup>	RES OTH IM	8-393	10,000 ft <sup>2</sup>	TWO FAMILY
8-2117	9,600 ft <sup>2</sup>	SINGLE FAM	8-2208	8,000 ft <sup>2</sup>	TWO FAMILY
8-1740	3,200 ft <sup>2</sup>	SINGLE FAM	8-2255	7,200 ft <sup>2</sup>	TWO FAMILY
8-2116	4,800 ft <sup>2</sup>	SINGLE FAM	8-2307	6,400 ft <sup>2</sup>	TWO FAMILY
8-2138	6,400 ft <sup>2</sup>	SINGLE FAM	8-2320	4,800 ft <sup>2</sup>	TWO FAMILY
8-2140	6,400 ft <sup>2</sup>	SINGLE FAM	8-2427	4,973 ft <sup>2</sup>	TWO FAMILY
			8-388	5,000 ft <sup>2</sup>	TWO FAMILY

# 400' RADIUS 15 CONNECTICUT

12/2/2020, 8:32:46 AM



## Legend

- vParcels\_Buffer
- UserSelected...
- ParcelsInBuff...
- Streets Names
- Cranston\_Bo...
- E911 Site
- Addresses
- Plat Bounds
- Parcel ID Labels
- Parcels
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings
- Edge Of Pavement
- Cemeteries

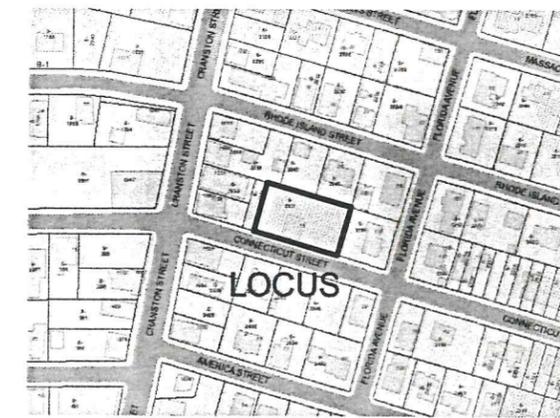


0 0.025 0.05 0.075 mi

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**REFERENCE:**

DEED BK. 4283 / PG. 18 DESIGNATED AS LOTS 553 THROUGH 539 ON THAT PLAT ENTITLED:  
 "CRANSTON HIGHLANDS BELONGING TO THE PROVIDENCE REAL ESTATE IMPROVEMENT CO.,  
 BY J.A.LATHAM VOV., 1909" PLAT CARD 188



LOCUS MAP

**ZONING DISTRICT A-6**

- MINIMUM LOT AREA (SINGLE FAMILY): 6,000 S.F.
- MINIMUM LOT AREA (MULTI FAMILY): 8,000 S.F.
- MINIMUM LOT FRONTAGE: 60 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.
- SIDE: 8 FT.
- REAR: 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MAXIMUM LOT COVERAGE: 35%
- PROPOSED PARCEL A COVERAGE: 15.79%
- PROPOSED PARCEL B COVERAGE: 23.61%

**ZONING PLAN**

A.P. 8-1 / LOT 2331  
 15 CONNECTICUT STREET  
 CRANSTON, R.I.

SCALE: 1"=20' DATE: MARCH 29, 2021

PREPARED FOR:

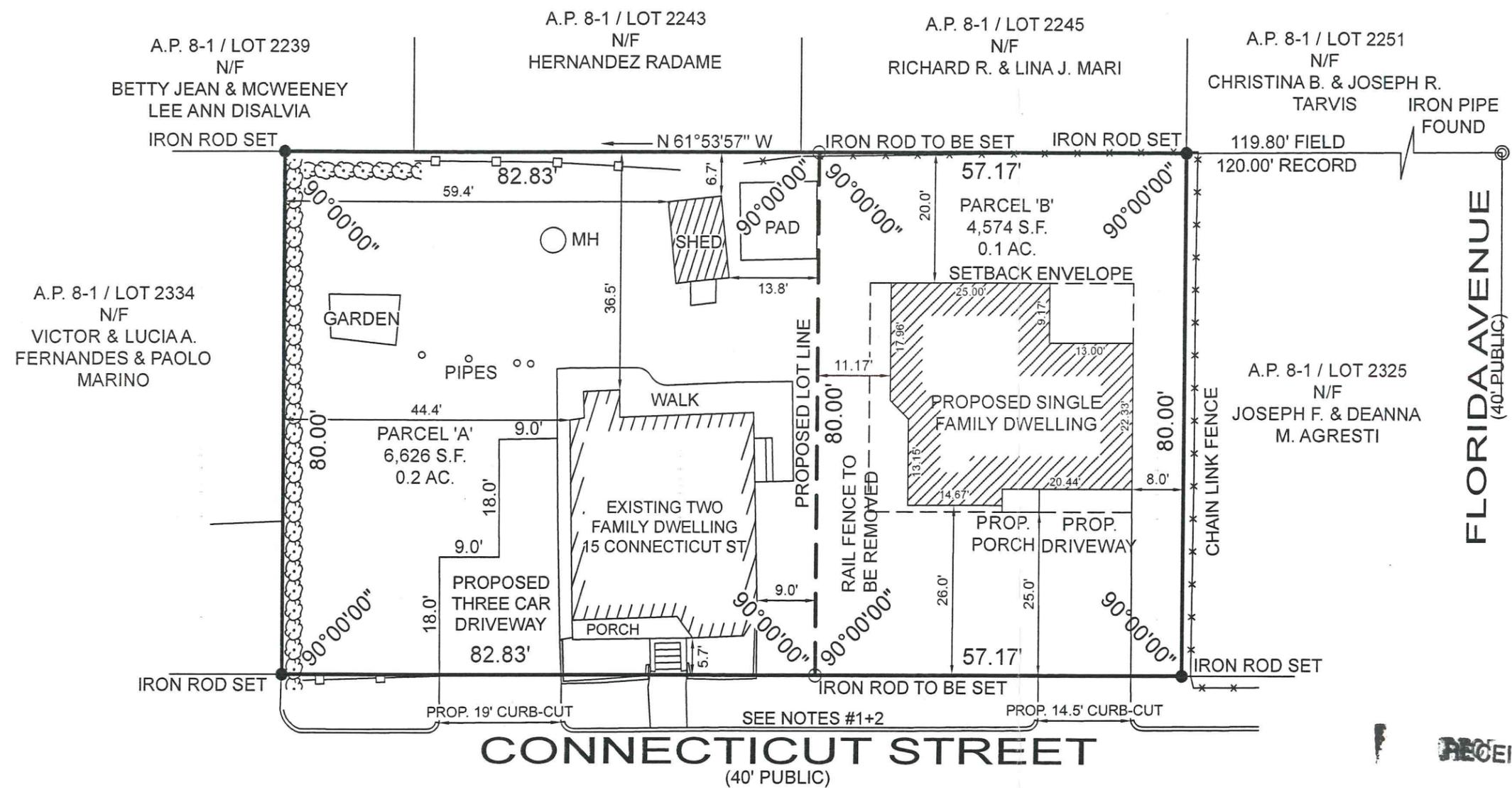
**ANTHONY MUCCIO**  
 92 MACKLIN STREET  
 CRANSTON, R.I. 02920

PREPARED BY:

**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9633 / DWG. NO. 9633 - ZP - (AJB)

GRAPHIC SCALE / 1" = 20'



**NOTE:**

1. EXISTING CURB-CUT TO BE CLOSED. CURBING WILL BE INSTALLED TO MATCH THE EXISTING CURBING WHERE THE EXISTING CURB-CUT IS PROPOSED TO BE CLOSED.
2. WAIVERS WILL BE SOUGHT FOR SIDEWALK INSTALLATION AS PART OF THE SUBDIVISION APPLICATION.

**SURVEY CLASSIFICATION:**

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 NOVEMBER 25, 2015, AS FOLLOWS:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

TYPE OF BOUNDARY SURVEY:  
 LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:  
 CLASS I

BY: *[Signature]* DATE: 4/06/21  
 RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

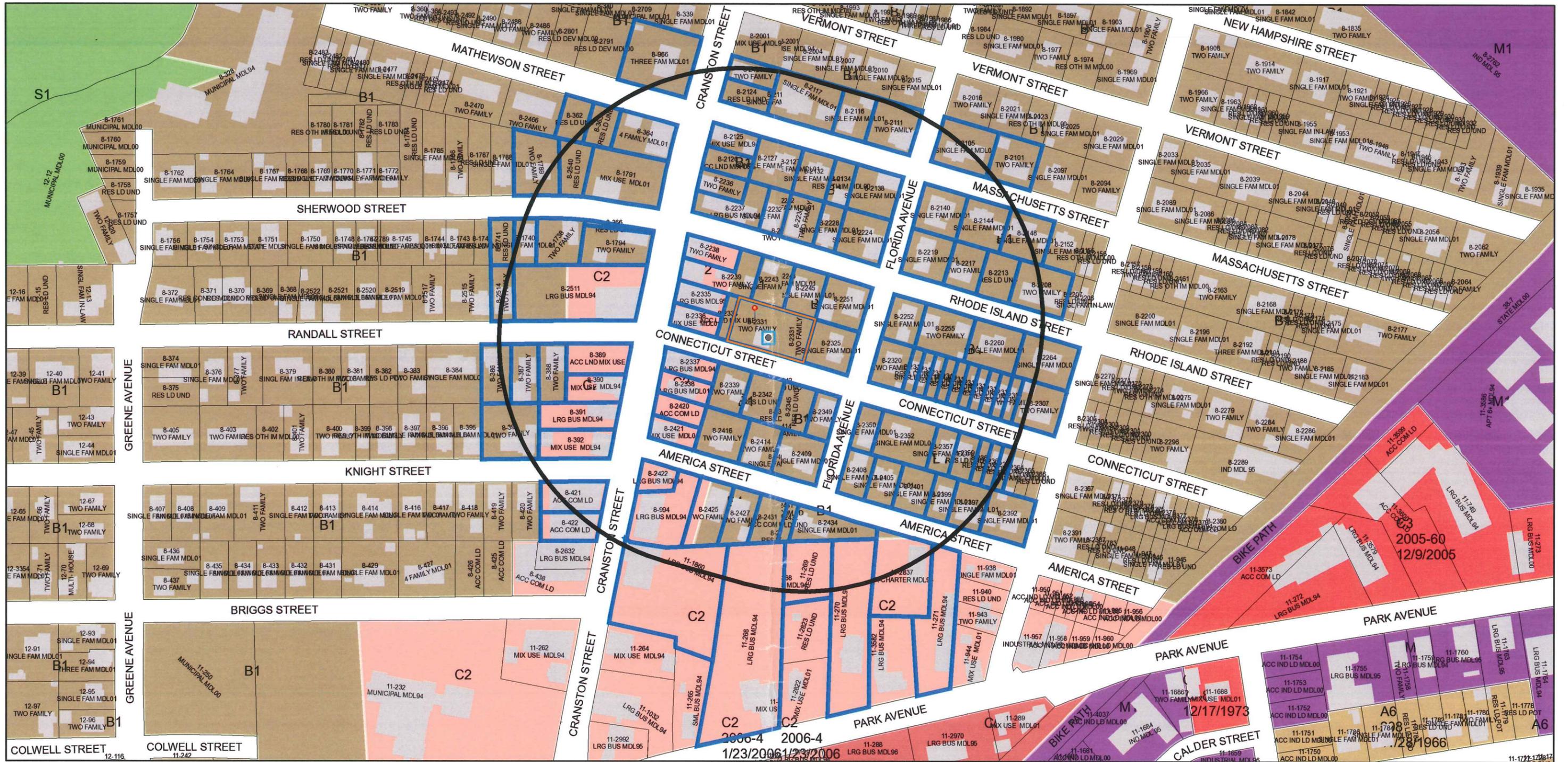
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APR 21

CRANSTON PLANNING DEPARTMENT



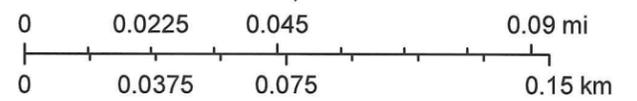
# 15 Connecticut St 400' Radius Plat 8 Lot 2331



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- |  |                   |               |                           |  |     |  |    |  |       |
|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |               | Buildings                 |  | A20 |  | C1 |  | M2    |
|  | Plat Boundaries   |               | Zoning Dimensions         |  | A12 |  | C2 |  | EI    |
|  | 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 |  |       |



City of Cranston  
City of Providence, Department of Planning and Development

**NARRATIVE REPORT**

**A.P. 8-1, LOT 2331  
15 CONNECTICUT STREET  
CRANSTON, R.I. 02920**

**PREPARED FOR:  
ANGELO & ROSE MUCCIO  
92 MACKLIN STREET  
CRANSTON, R.I. 02920  
(401) 641-0993**

**ATTORNEY:  
JOHN S. DI BONA ESQ.  
481 ATWOOD AVENUE  
CRANSTON, R.I. 02920  
(401) 943-6655**

**REPLAT OF LOTS 533-539 "CRANSTON HIGHLANDS"**

**2 LOT SUBDIVISION**

**PREPARED BY:**



**March 9, 2021  
PROJECT NO. 9633**

**LOCATION:**

This report pertains to Lot 2331 as shown on Assessor's Plat 8-1 in the Town of Cranston, State of Rhode Island. This property abuts Connecticut Street which is an existing public right of way. The total area of the property is approximately 11,200 square feet.

**PROPOSAL:**

This proposal is for a 2 lot subdivision. An existing driveway that spans the location of the proposed lot line will be removed and a new driveway for parcel 'A' will be developed on the opposite side of the existing structure.

**ZONING:**

This site is presently zoned B-1. The minimum lot area for a residential development with a two family dwelling is 8,000 square feet. This subdivision will require relief from the minimum area standard.

**DESCRIPTION:**

This site is cleared and has been previously developed. There is an existing two family dwelling upon the lot with a 2 car driveway. The lot is contained within various fences and bush lines.

**UTILITIES:**

Telephone, electric, gas, water, and sewage utilities are all available to the site.

**POPULATION ESTIMATION:**

According to the 2020 U.S. Census Bureau for Cranston, the total population of Cranston is 81,282 persons, with a total of 34,701 households. Therefore the total population per household is  $(81,282 / 34,701) 2.34$ . The total number of persons under 18 is 15,227. Therefore the percentage of persons under 18 is  $(15,227 / 81,282) 18.73\%$ . The existing number of units for this development is 2. Therefore, the total number of persons in this new development will be  $(2 * 2.34) 4.68$ , rounded up to 5. Extrapolating from this the expected number of persons under 18 in this development should be  $(5 * 18.84\%) 0.93$  rounded up to 1.

**SOILS ANALYSIS:**

Based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Rhode Island, this parcel contains one soil group classified as Merrimac-Urban land complex (MU). All soils are suitable for community development.

**EXCAVATION AND FILL ANALYSIS:**

No excavation nor fill in necessary for this site.

**FEDERAL/STATE PERMITS:**

**MINIMUM AREA:**

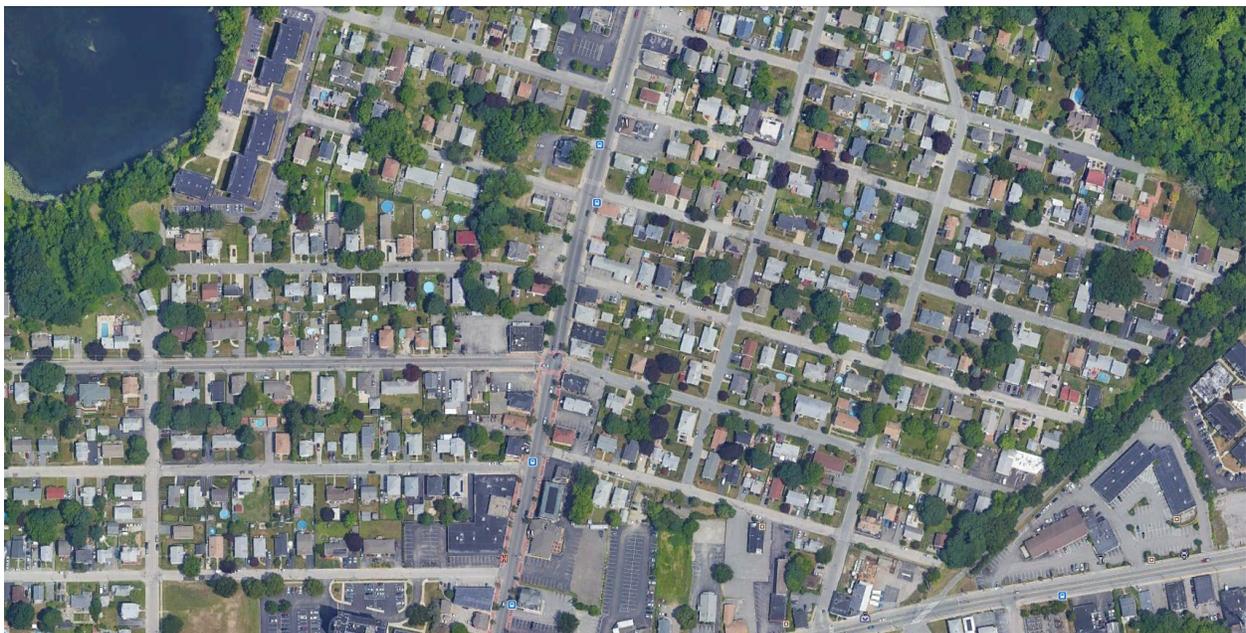
Lot minimum area relief is required for the proposed plan. Parcel 'A' exceeds the minimum requirement of 8,000 square feet for a B-1 zoned lot containing a two-family dwelling, and parcel 'B' exceeds the minimum requirement of 6,000 square feet for a B-1 zoned lot without multiple family dwellings.

**PROVIDENCE WATER:**

Public water is available to this site. Plans will be submitted to Providence Water for approval.



**VICINITY MAP**  
NOT TO SCALE



**AERIAL MAP**  
NOT TO SCALE

