

**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: 9/7/20

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: Deborah & Jeffrey Andrade

ADDRESS: 156 Pippin Orchard Rd. Cranston RI ZIP CODE: 02921

APPLICANT: Deborah & Jeffrey Andrade

ADDRESS: 156 Pippin Orchard Rd. Cranston RI ZIP CODE: 02921

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 156 Pippin Orchard Rd. Cranston RI 02921

2. ASSESSOR'S PLAT #: 33 BLOCK #: ASSESSOR'S LOT #: 51 WARD:

3. LOT FRONTAGE: 144' 6" LOT DEPTH: 157.10' 167.29' LOT AREA: 21,352 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-80  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 24' PROPOSED: 1'

6. LOT COVERAGE, PRESENT: 3,017 sqft. PROPOSED: 3,497 sqft.

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 4 years 10 months

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

9. GIVE SIZE OF EXISTING BUILDING(S): house 1933 sqft Deck/Pool 1,084 sq.ft.

10. GIVE SIZE OF PROPOSED BUILDING(S): 20' x 24'

11. WHAT IS THE PRESENT USE? Single Family Residence

12. WHAT IS THE PROPOSED USE? Attached accessory dwelling unit

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: We would add  
480 sqft attach addition to include a bedroom, bathroom,  
Kitchenette, and a 7'1" x 7'11" deck

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.

Seeking relief for rear setback Sec 17.20.120 schedule  
of intensity regulations.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: We are a preexisting  
NON conforming lot that we are desirous of  
creating living space for a family member who needs  
constant care. It's for a parent of the homeowner, the 480 sqft.  
does not exceed 25% of the existing total G.L.A.

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

RESPECTFULLY SUBMITTED,

Deborah Andrade  
(OWNER SIGNATURE)

401-340-0725  
(PHONE NUMBER)

Jeffrey M Andrade  
(OWNER SIGNATURE)

401-323-9617  
(PHONE NUMBER)

Jeffrey M Andrade  
(APPLICANT SIGNATURE)

401-323-9617  
(PHONE NUMBER)

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

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

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

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

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

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

PRE-ZONING APPLICATION MEETING:

[Signature]  
(PLANNING DEPT. SIGNATURE)

9/9/20  
(DATE)







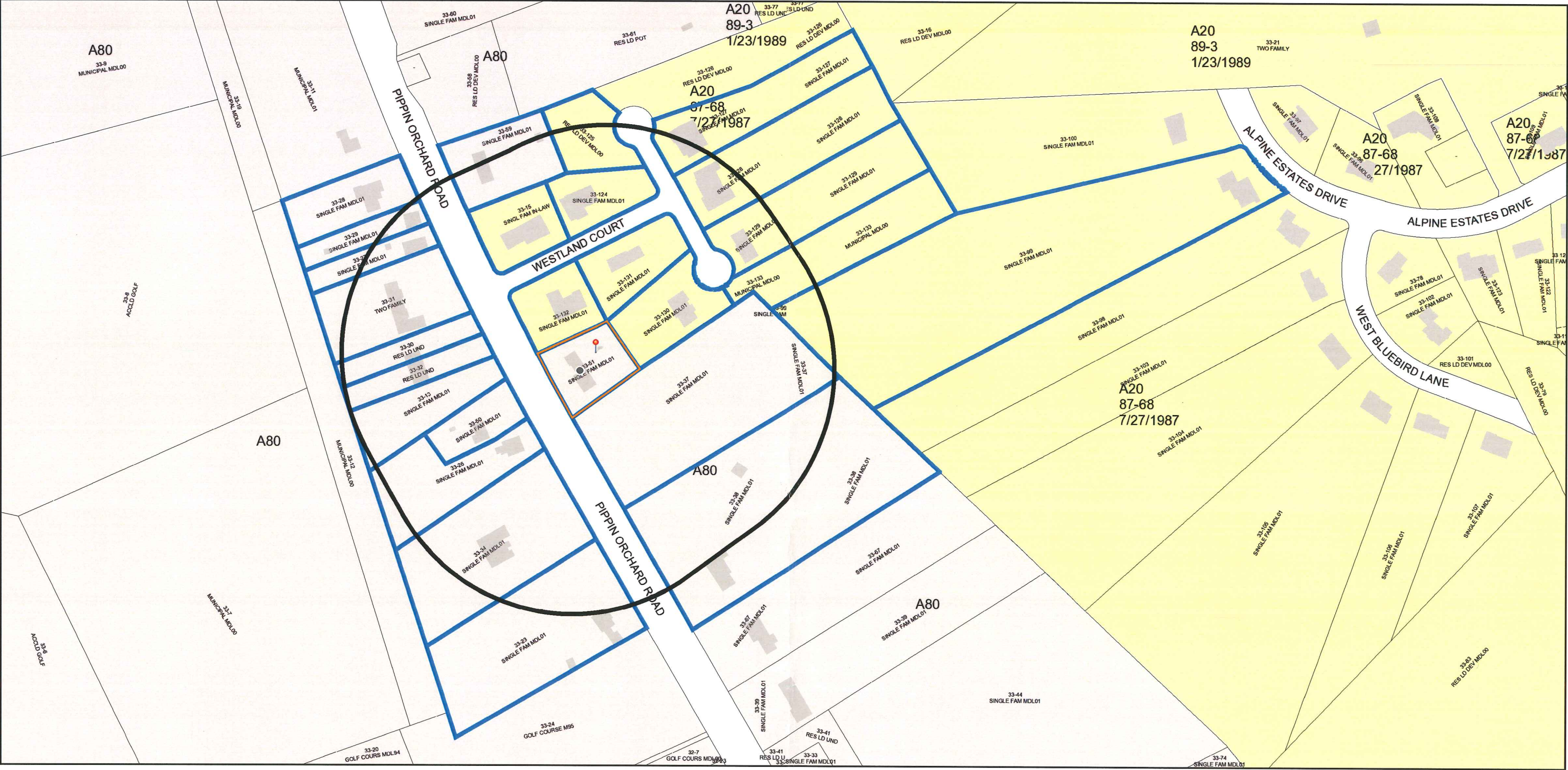






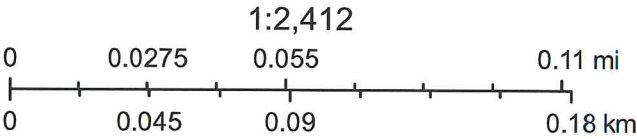


156 Pippin Orchard Rd 400' Radius Plat 33 Lot 51



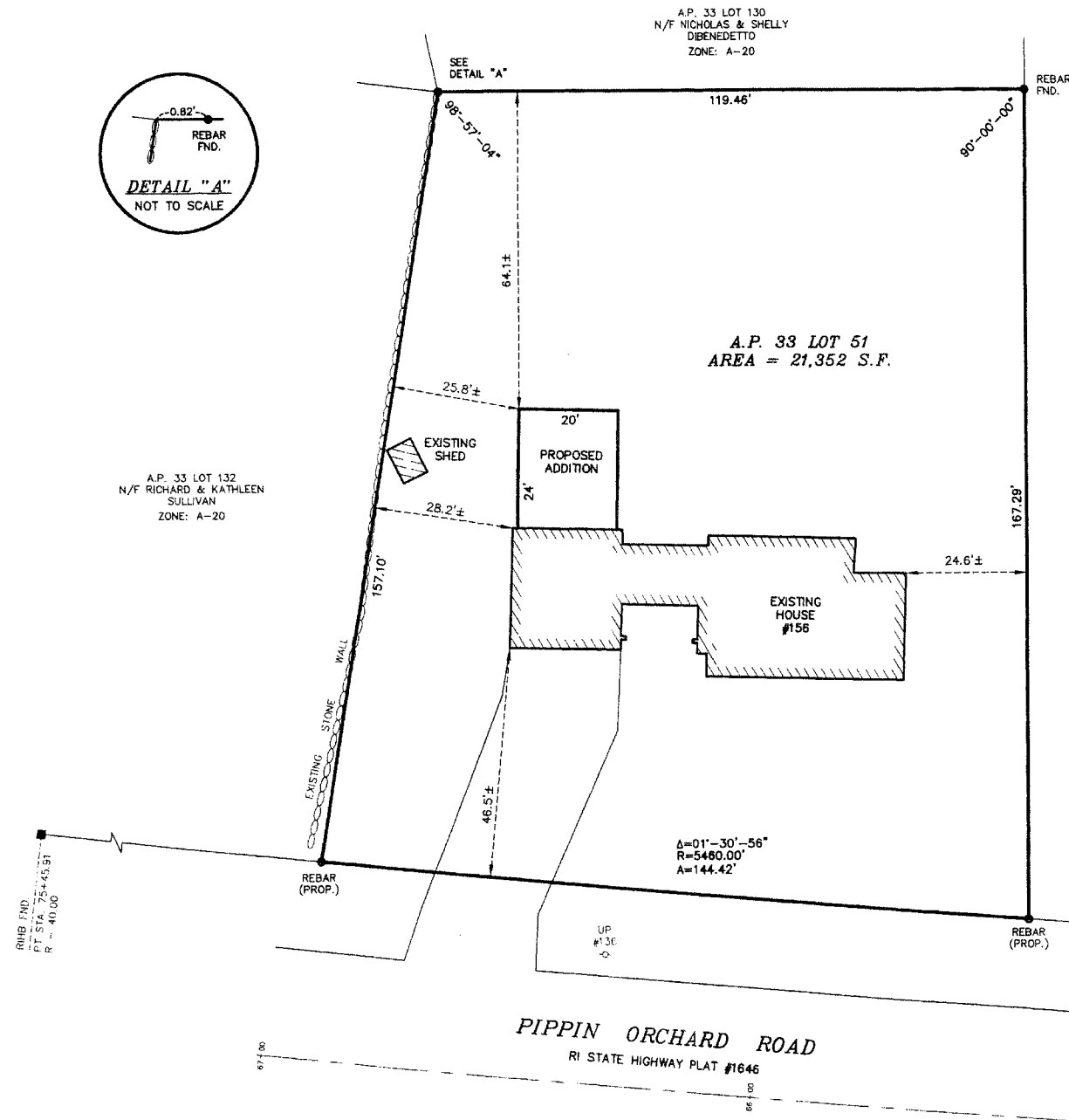
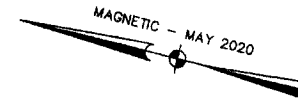
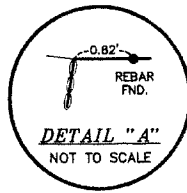
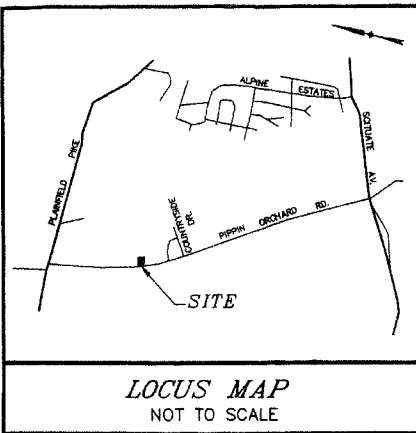
9/1/2020, 11:31:21 AM

	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





#### ZONING A-80

MINIMUMS:	
AREA	80,000 S.F.
FRONTAGE	200'
SETBACKS:	
FRONT	40'
SIDE	20'
REAR	100'

#### REFERENCES:

DEED BOOK 5142, PAGE 87  
RHODE ISLAND STATE HIGHWAY PLAT NO. 1646  
PLAN ENTITLED: "ORCHARD MEADOWS - FINAL PLAT  
RECORD PLAT PLAN ASSESSOR'S PLAT 33 LOT 15 &  
124 CRANSTON, RHODE ISLAND WESTLAND COURT LLC  
OWNERS & DEVELOPERS", DATED JULY 2006, PREPARED  
BY HUDSON PLACE ASSOCIATES AND FILED AS PLAT 757  
MAP NO. 601 IN THE CITY OF CRANSTON, RI.

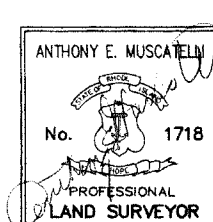
#### CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED  
PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED  
BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL  
LAND SURVEYORS; ON MAY 6, 2020, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION  
OF THE PLAN IS AS FOLLOWS:  
PROPOSED BUILDING PLAN

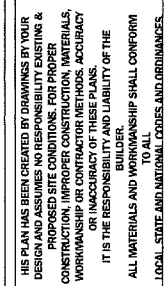
BY: *Anthony E. Muscatelli* 3-21-20  
ANTHONY E. MUSCATELLI, PLS #1718 CDA #A207 DATE



INTERNATIONAL MAPPING & SURVEYING CORP.  
LAND SURVEYING CIVIL ENGINEERING PHOTOGRAMMETRIC MAPPING  
19 INDUSTRIAL DRIVE, SMITHFIELD, R.I. 02917 (401) 232-2620

PROPOSED BUILDING PLAN  
for JEFFREY & DEBORAH ANDRADE  
on PIPPIN ORCHARD ROAD  
in CRANSTON, RI  
A.P. 33 LOT 51

REVISIONS	DATE	NO.
DRAWN BY	P.A.K.	
CKD. BY	A.E.M.	
APPRD. BY	A.E.M.	
DATE	08/21/20	
SCALE	1"=20'	
SHEET	1 OF 1	
DWG.NO.	200403-BP	

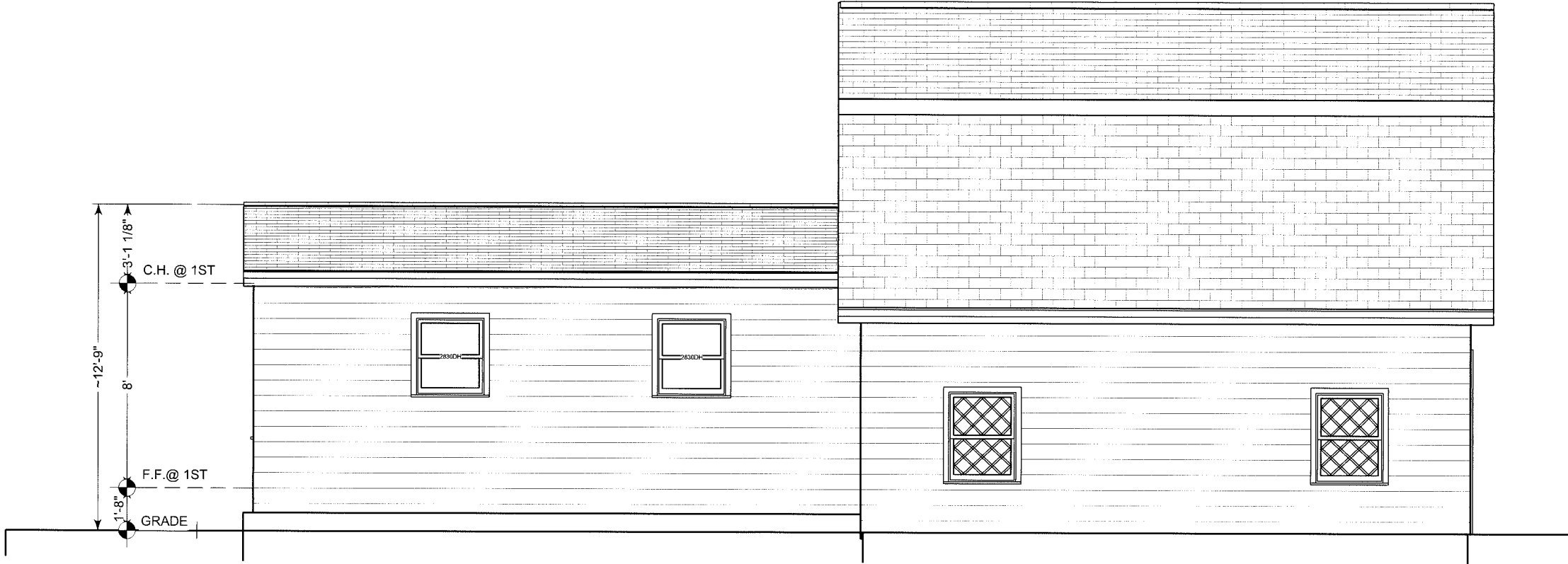


**Drawings provided by:**  
**Marilyn Rojas**  
p.o. box 763  
chepachet, ri 02814  
ph:401-499-2844  
email:marilynrojas.dbyd@gmail.com

DATE:
9/8/2020
SCALE:
AS NOTED
SHEET:
1 - 3







DRAWINGS PROVIDED BY:  
**Marilyn Rojas**  
p.o. box 763  
chequamegon, wi 54824  
email:marilynrojas.dwy@gmail.com

DATE:

9/8/2020

SCALE:

AS NOTED

SHEET:

3 -3

SHEET TITLE:  
**EXIST. & PROP. LEFT ELEV.**

PREPARED FOR:  
ANDRADE RESIDENCE  
156 PIPPIN ORCHARD RD  
CRANSTON, RI

THIS PLAN HAS BEEN CREATED BY DRAWINGS BY YOUR DESIGNER AND ASSUMES THAT THE PROPOSED WORK & PROPOSED SITE CONDITIONS, FOR PROPER CONSTRUCTION, IMPROPER CONSTRUCTION, MATERIALS, WORKMANSHIP OR CONTRACTOR METHODS, ACCURACY OR INACCURACY OF THESE PLANS, IT IS THE RESPONSIBILITY AND LIABILITY OF THE BUILDER.  
ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.

NO.	DESCRIPTION	BY	DATE