

**City of Cranston
Zoning Board of Review
Application**

RECEIVED

APR 19 2021

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, ~~Ordinance 1994~~ ^{Ordinance 1994} Edition as amended."

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Date: 4/9/21

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: Lucy Cabral

ADDRESS: 162 Lexington Ave ZIP CODE: 02910

APPLICANT: SAME AS ABOVE

ADDRESS: _____ ZIP CODE: _____

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 162 Lexington ave

2. ASSESSOR'S PLAT #: 9/5 BLOCK #: _____ ASSESSOR'S LOT #: 1294 WARD: 21

3. LOT FRONTAGE: 40' LOT DEPTH: 100' LOT AREA: 4000 Sq'

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: 17 6,000 Sq' 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

* 5. BUILDING HEIGHT, PRESENT: 12' PROPOSED: 16'

6. LOT COVERAGE, PRESENT: 220 Sq' PROPOSED: 405 Sq'

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 9 yrs

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

9. GIVE SIZE OF EXISTING BUILDING(S): LxWxH 22' x 10' x 12'

10. GIVE SIZE OF PROPOSED BUILDING(S): LxWxH 27'-2" x 15'-5" x 16'-0"

11. WHAT IS THE PRESENT USE? STORAGE

12. WHAT IS THE PROPOSED USE? STORAGE

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: NONE

* 14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Knocked down left side wall and rear wall. Poured foundation extended five feet to left and five feet back. built new walls (2) Right lower wall stayed existing. Raise top with 4' wall and then built roof.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? 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 VARIANCE IS MADE.

17.92.010

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: 17.92.010

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

RESPECTFULLY SUBMITTED,

Lucy Caland
(OWNER SIGNATURE)

(401) 441-0896
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

(APPLICANT SIGNATURE)

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: _____

PRE-ZONING APPLICATION MEETING:

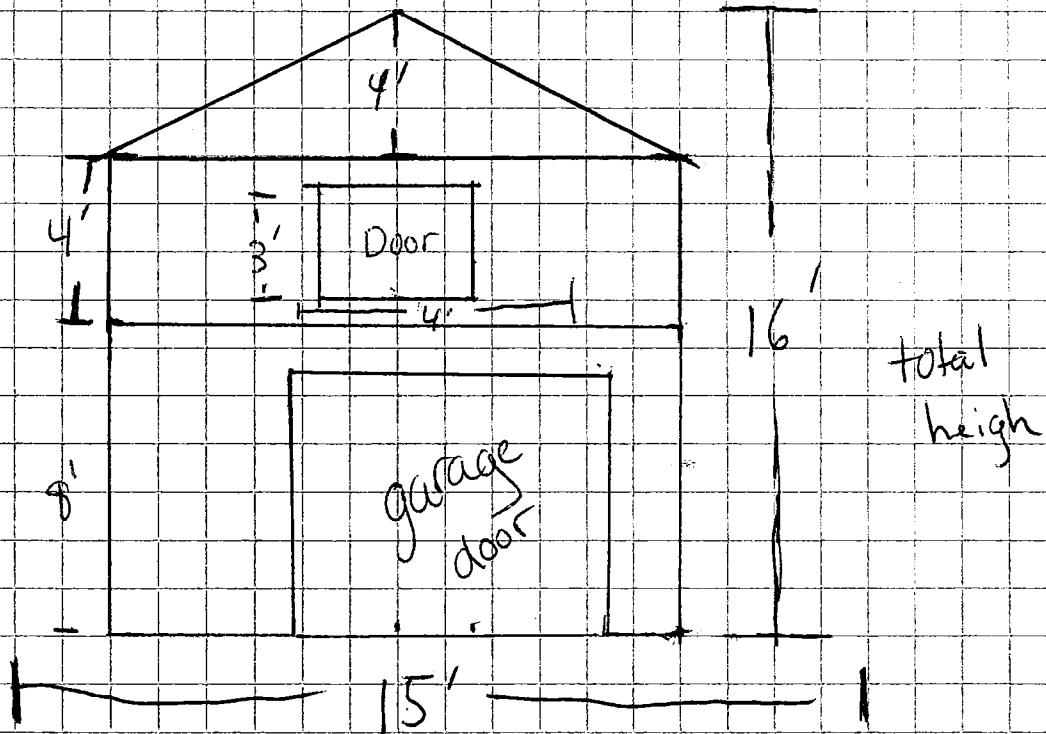
[Signature]
(PLANNING DEPT. SIGNATURE)

4/22/21
(DATE)

Outside garage elevation

$\frac{1}{4}"$ Scale

$\frac{1}{4}" = 1' \text{ (foot)}$



1/4" scale
1/4" = 1' (foot)

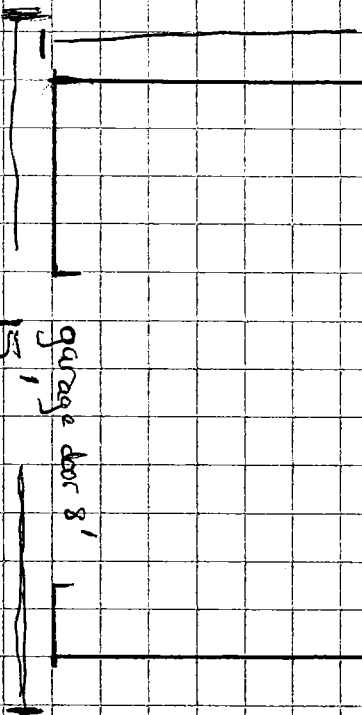
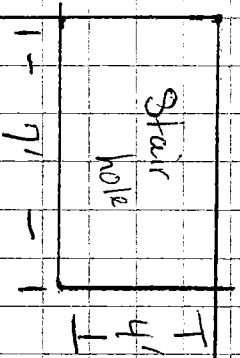
GARAGE FLOOR PLAN

1st Floor

Back

Side

21'



Front

1/4" scale
1/4" = 1' (foot)

GARAGE Floor Plan

2nd Floor (left)

Back
1-7'-4"

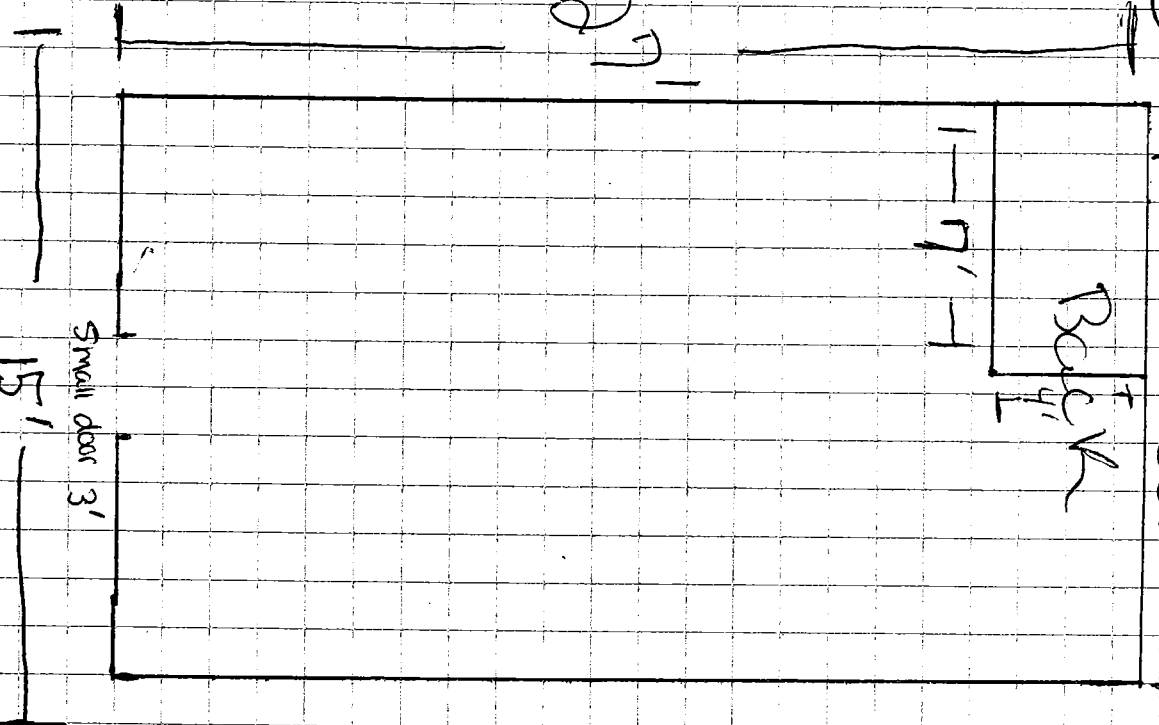
27'

Side

Small door 3'

15'

Front



CITY OF CRANSTON, CLERK'S OFFICE
PLAT CARD 90 ENTITLED
"EDEN PARK"
PLAT CARD 131 ENTITLED
"AUBURN PARK"
DEED BOOK 4408, PAGE 45

A.P. 9/3, LOT 680
N/F Ronald K. Delalla
Deed Bk. 1603/ Pg. 142

**A--6 1 FAMILY RESIDENTIAL
ZONING REQUIREMENTS:**

AREA	6,000	S.F.	MIN.
FRONTAGE	60'	MIN.	
FRONT SETBACK	25'	MIN.	
REAR SETBACK	20'	MIN.	
SIDE SETBACK	8'	MIN.	
BLDG. HEIGHT	35'	MAX.	
LOT COVERAGE	35%	MAX.	

**A.P. 9/3, LOT 679
N/F Nelson Dacosta
Deed Bk. 1068/ Pg. 755**

ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION
"X" (AREAS OF MINIMAL FLOODING) ZONE
PER F.I.R.M. 44007C0314H, Effective 10/02/2015.

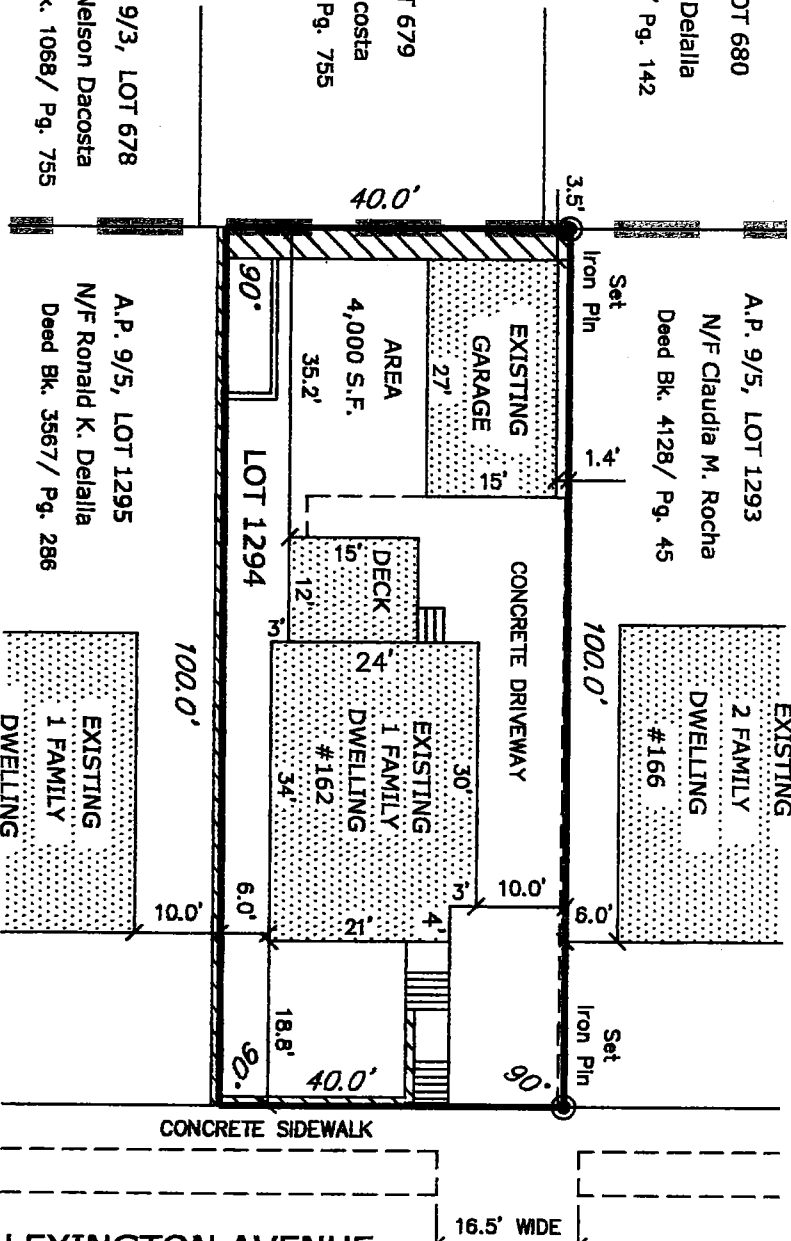
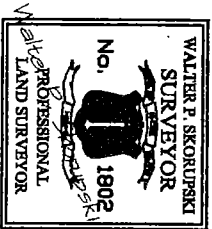
It is advised that prior to any excavation or construction, all utilities be verified by the appropriate utility companies and by DIGSAFE (1-888-344-7233)

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

To Demonstrate the Location and Dimensions of Site Features, and Locate Perimeter Property Lines at 162 Lexington Ave. City of Cranston, Located on Assessor Plot 9/5, Lot 1294.

By: Walter P. Skorupski 1/01/2021
Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-COA



(IN FEET)

1 inch = 15 ft.

(IN FEET)
1 inch = 15 ft.

The site plan for 162 Lexington Avenue shows a rectangular lot with a concrete driveway on the right and a concrete sidewalk on the bottom. The lot is divided into several areas:

- Top Left:** A stippled area labeled "EXISTING 1 FAMILY DWELLING #158" with a width of 100.0'.
- Top Center:** A stippled area labeled "EXISTING 1 FAMILY DWELLING #162" with a width of 24' and a depth of 34'.
- Top Right:** A stippled area labeled "EXISTING 2 FAMILY DWELLING #166" with a width of 100.0'.
- Bottom Center:** A rectangular area labeled "40.0'" wide and "18.8'" deep, containing a staircase.
- Setbacks and Easements:**
 - A 10.0' setback from the top property line.
 - A 6.0' setback from the left property line.
 - A 6.0' setback from the right property line.
 - A 10.0' setback from the bottom property line.
 - A 30' wide concrete driveway on the right side.
 - A 9.0' wide easement area at the bottom right corner.

<p>Owner: Lucy M. Cabral 162 Lexington Avenue Cranston, R.I. 02910 January, 2021</p>	<p>SURVEY & EXISTING SITE PLAN CITY OF CRANSTON 162 LEXINGTON AVENUE ASSESSOR'S PLAT 9/5 LOT 1294</p>
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