

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: October 1, 2020

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: Timothy J. and Ann Marie Hickey

ADDRESS: 1626 Scituate Avenue, Cranston, RI ZIP CODE: 02921

APPLICANT: Timothy J. and Ann Marie Hickey

ADDRESS: 1626 Scituate Avenue, Cranston, RI ZIP CODE: 02921

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 1626 Scituate Avenue

2. ASSESSOR'S PLAT #: 34 BLOCK #: ASSESSOR'S LOT #: 25 & 32 WARD: 4

3. LOT FRONTAGE: 145' LOT DEPTH: LOT AREA: 93,510 +/- sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-80 80,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: n/a PROPOSED: n/a

6. LOT COVERAGE, PRESENT: 1% PROPOSED: 1.5%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 6/25/92

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

9. GIVE SIZE OF EXISTING BUILDING(S): 30' x 68'

10. GIVE SIZE OF PROPOSED BUILDING(S): n/a

11. WHAT IS THE PRESENT USE? single family dwelling

12. WHAT IS THE PROPOSED USE? two (single family dwellings

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Create a new residential lot
with restricted street frontage. Existing house lot will have 155 feet +/- of
frontage and new lot will have 145 feet +/- of frontage where 200 feet is required
in A-80 zone

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.

17.20.120 (Schedule of intensity regulations; 17.92.010 (Variances) and all other
applicable sections of the zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Proposed subdivision of existing two lots will create two lots with restricted street frontage. A dimensional variance is needed to have less than 200 feet of frontage on each. Both lots will conform with area requirement. Denial of request will amount to more than a mere inconvenience.

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

RESPECTFULLY SUBMITTED,

(OWNER SIGNATURE)

639-8579

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

(APPLICANT SIGNATURE)

639-8579

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

946-3800

(PHONE NUMBER)

Robert D. Murray, Esq.

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

TIMOTHY J. HICKEY AND ANN MARIE HICKEY (“OWNER/APPLICANT”)

**1626 Scituate Avenue
Cranston, RI 02921**

PROJECT NARRATIVE

This project narrative is offered in connection with application of Powerhouse Realty LLC for permission to re-subdivide two existing lots on Scituate Avenue.

Applicant desires to re-subdivide the lots on AP 34 as Lots No. 25 and No. 32. An existing single family house at 1626 Scituate Avenue would remain on Lot No. 32 on 124,803 square foot lot. A single family home would then be built on Lot No. 25 which would exist as 93,510 square feet.

The lots are in an A-80 residential zone with a minimum lot size of 80,000 square feet. Both lots would be conforming. However, each lot would have less than the required 200 feet of frontage. Lot 25 would have 145 +/- feet and Lot 32 would have 155 +/- feet of frontage.

A preliminary application for the re-plat is being submitted for the re-platting of the lots.

Zoning board dimensional variances will be sought to allow the new lots to have less than the required street frontage.

Presently the lots are configured as

Lot No. 25	129,103 square feet
Lot No. 32	89,210 square feet

If the preliminary subdivision and zoning relief is granted the lot configurations will be:

New Parcel A (Lot 25)	93,510 square feet with 145 feet of frontage
New Parcel B (Lot 32)	124,803 square feet with 155 feet of frontage

The Applicant seeks Preliminary Plan approval subject to obtaining the required dimensional relief from the Zoning Board of Review.

The following dimensional variances are sought from the Zoning Board of Review

17.20.120 (Schedule of intensity regulations)

Both lots will have less than the 200’ of frontage required in the A-80 Zoning District.

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based; and

The relief to be granted is the least relief necessary.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience.





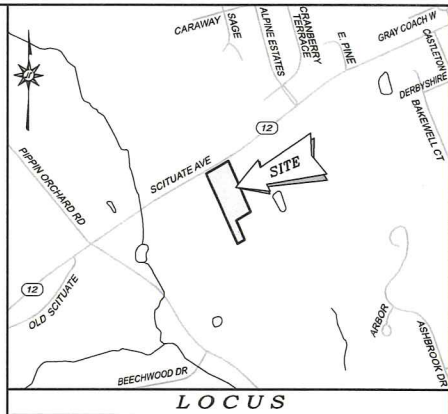






LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY	PROPERTY LINE
A.P.	- ASSESSORS PLAT	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- EXISTING CONTOUR
AC.	- ACRES	- NEW CONTOUR
±	- PLUS OR MINUS	- STONE WALL
STY	- STORY	- FENCE
W/F	- WOOD FRAMED	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	- DRAIN LINE
RET.	- RETAINING WALL	- WATER LINE
PED.	- PEDESTRIAN	- GAS LINE
(FND.)	- FOUND	- ELECTRIC LINE
RHB	- RI HIGHWAY BOUND	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	- CATCH BASIN
FE	- FLARED END	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	- WATER GATE
CLF	- CHAIN LINK FENCE	- GAS VALVE
INV.	- INVERT	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	- GRANITE BOUND
17.3	- NEW SPOT GRADE	- DRILL HOLE
		- IRON PIPE



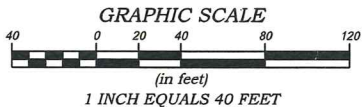
NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - RHODE ISLAND HIGHWAY PLAT No. 1364.
 - PLAN ENTITLED "LINDA SHAW PLAT MINOR SUBDIVISION, PLAT 34 LOT 7 AND LOT 51, RECORD PLAT CRANSTON RHODE ISLAND, LINDA SHAW - OWNER, P.O. BOX 844 NORTH SCITUATE RI 02857 PREPARED BY HUDSON PLACE ASSOCIATES, DATE: MAY, 2012. LAST REVISED: 03/14/12."
 - PLAN ENTITLED "LINDA SHAW PLAT ADMINISTRATIVE SUBDIVISION, PLAT 34 LOT 34 AND LOT 51, RECORD PLAT CRANSTON RHODE ISLAND, LINDA SHAW - OWNER, 950 PIPPIN ORCHARD ROAD, CRANSTON, RHODE ISLAND 02921, PREPARED BY HUDSON PLACE ASSOCIATES, DATE: MAY, 2018."
- REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.P. 34, LOT 25 & 32 - TIMOTHY J. HICKEY & ANNE MARIE HICKEY - VOLUME 772, PAGE 217
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - NONE FOUND RECORDED
- THESE PREMISES ARE SITUATED IN AN "A-80 ZONE"

DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	= 80,000 SQ. FT.
MIN. FRONTAGE / WIDTH	= 200 FT.
MIN. S/B FRONT YARD	= 75 FT. (SCITUATE AVENUE WEST OF ELTON CIRCLE)
MIN. S/B REAR YARD	= 100 FT.
MIN. S/B SIDE YARD	= 20 FT.
MAX. LOT COVERAGE	= 10%
MAX. STRUCTURE HEIGHT	= 35 FT.

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- THESE PREMISES ARE SITUATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 294 OF 451 CITY OF CRANSTON, MAP NUMBER 44070204H, MAP REVISED: OCTOBER 2, 2016, FEDERAL EMERGENCY MANAGEMENT AGENCY."
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83). THE PROJECT DATUM WAS ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CARLSON S80X GNSS ANTENNAS / RECEIVERS.
- WETLAND DELINEATION BY: NATURAL RESOURCE SERVICES, INC. P.O. BOX 311 HARRISVILLE, RI 02830
- WETLAND FLAGS FIELD LOCATED BY WATERMAN ENGINEERING COMPANY.
- SOIL EVALUATIONS CONDUCTED BY: ECOTONES, INC. P.O. BOX 1131 EAST GREENWICH, RI 02818
- SOIL EVALUATIONS FIELD LOCATED BY WATERMAN ENGINEERING COMPANY.



** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

CERTIFICATION

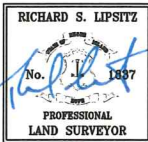
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 455-RICR-00-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY I

OTHER TYPE OF SURVEY: DATA ACCUMULATION III

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO SUBDIVIDE THE TWO SUBJECT LOTS INTO TWO PROPOSED PARCELS DENOTED AS PROPOSED PARCEL 'A' AND PROPOSED PARCEL 'B'.



BY: RICHARD S. LIPSITZ, P.L.S. REG. NO. 1837 DATE 07/20/2020
WATERMAN ENGINEERING COMPANY (COA No. LS.0004483)

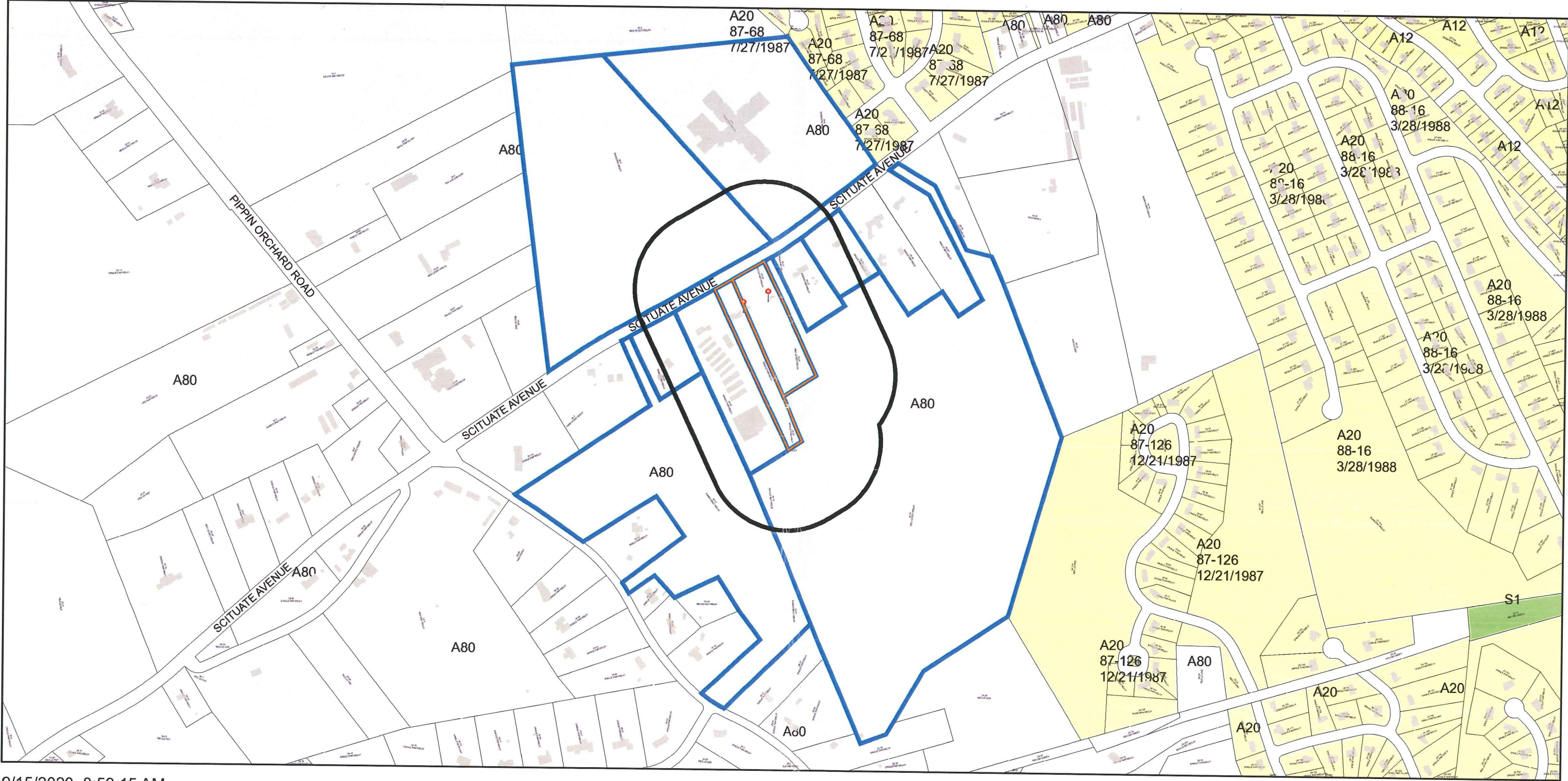
RIGL 34-13-1
ABUTTING STREET INDEX
1. SCITUATE AVENUE

NO.	DATE	REVISION	CHECKED BY
HICKEY MINOR SUBDIVISION PLAN A.P. 34, LOTS 25 & 32 SCITUATE AVENUE CRANSTON, RHODE ISLAND			PROJECT NO. 20-019 SCALE: 1" = 40' DATE: 06/15/2020 DRAWN BY: EBP/MS CHECKED BY: BJT / RSL FILENAME: 20019_MES_Riv0 1 of 1 SHTS DRAWING # MIS-1
TIMOTHY J. HICKEY 1626 SCITUATE AVENUE CRANSTON, RHODE ISLAND 02921			

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WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02918-2016

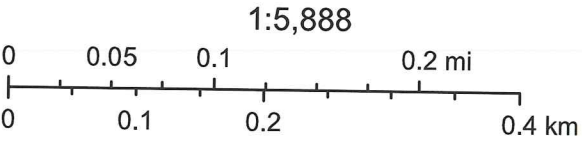
THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER. FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

1626 Scituate Ave 400' Radius Plat 34 Lots 25 & 32



9/15/2020, 8:59:15 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	Zoning			A6		C4		S1
	Cranston Boundary	none			B1		C5		Other
	Parcels	A80			B2		M1		



City of Cranston