

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: July 14, 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: FRANK A. ZINCONE

ADDRESS: 550 Atwood Ave, Cranston ZIP CODE: 02920

APPLICANT: ERCILIO TEJADA

ADDRESS: 173 Niantic Ave, Cranston ZIP CODE: 02907

LESSEE: ERCILIO TEJADA

ADDRESS: 173 Niantic Ave, Cranston ZIP CODE: 02907

1. ADDRESS OF PROPERTY: 173 Niantic Ave

2. ASSESSOR'S PLAT #: 7 BLOCK #: 2 ASSESSOR'S LOT #: 2204 WARD: _____

3. LOT FRONTAGE: 100' LOT DEPTH: 110'/77' LOT AREA: 9,096 SQ. FT

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M2 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 16'-0" PROPOSED: 18'-0"

6. LOT COVERAGE, PRESENT: 30% PROPOSED: 60%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? _____

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

9. GIVE SIZE OF EXISTING BUILDING(S): 32' x 76'

10. GIVE SIZE OF PROPOSED BUILDING(S): 60' x 47' (2,784 SQ. FT)

11. WHAT IS THE PRESENT USE? GARAGE / AUTO REPAIR FACILITY

12. WHAT IS THE PROPOSED USE? GARAGE / AUTO REPAIR FACILITY

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: _____

• ADDITION OF PROTECTIVE STEEL FRAMED ROOF
CANOPY FOR PROTECTION FROM THE ELEMENTS -
OPEN BELOW - UNENCLOSED - ROOF CANOPY ONLY

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? NO.

16. WERE YOU REFUSED A PERMIT? ✓

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

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

TO EXPAND EXISTING USE TO WORK UNDER PROTECTION
OF A ROOF CANOPY FROM THE ELEMENTS.

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

RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE)

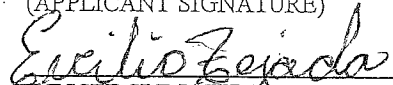
401-944-3452
(PHONE NUMBER)

(OWNER SIGNATURE)


(PHONE NUMBER)

(APPLICANT SIGNATURE)

(PHONE NUMBER)


(LESSEE SIGNATURE)

401-467-5550
(PHONE NUMBER)


(ATTORNEY SIGNATURE)

401-580-0809
(PHONE NUMBER)

REP.

LEON MANOUKIAN
(ATTORNEY NAME-PLEASE PRINT)

REP.

ATTORNEY ADDRESS: 22 SHADY HILL DR. W. WARWICK, 02903

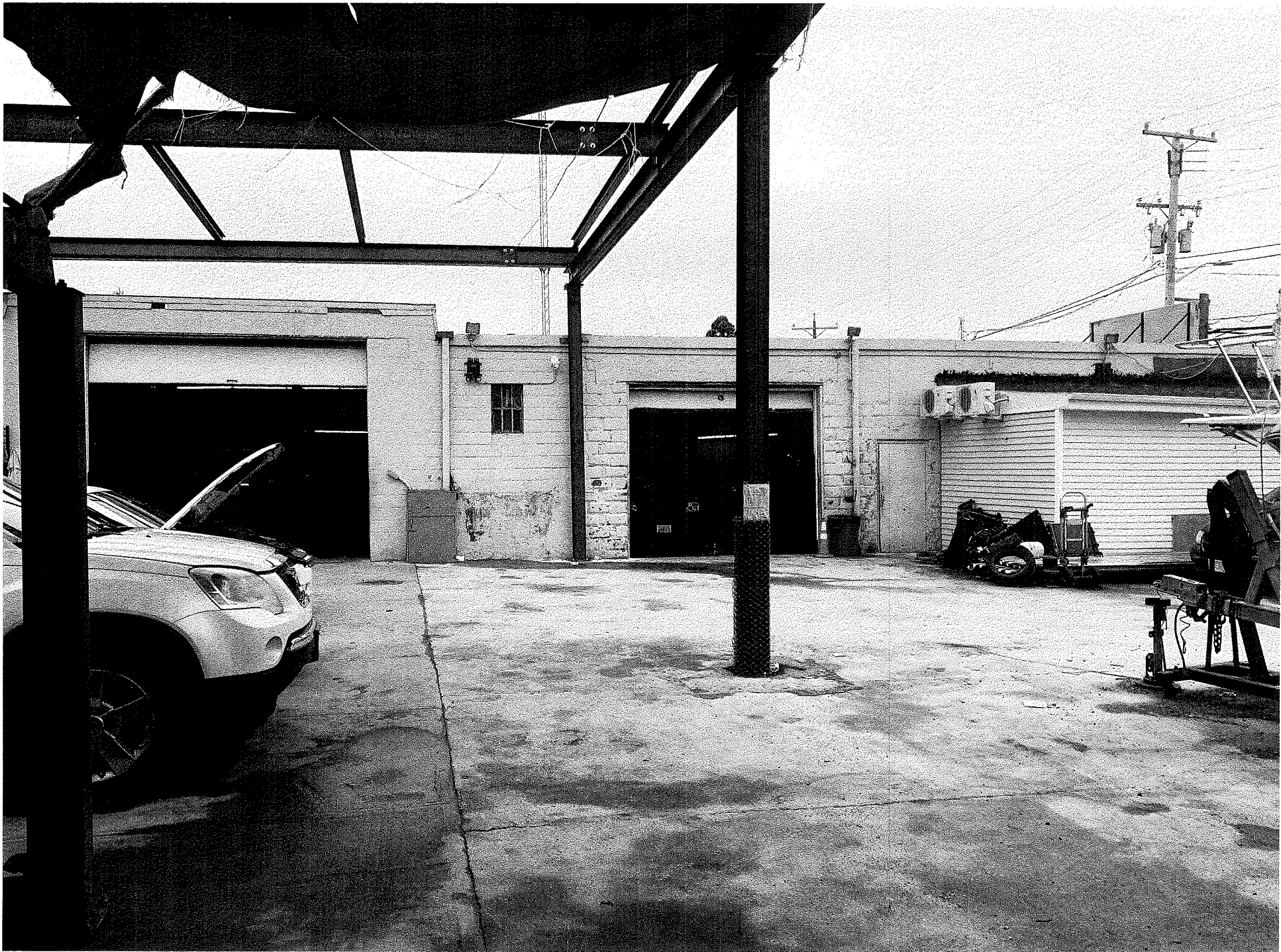
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PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

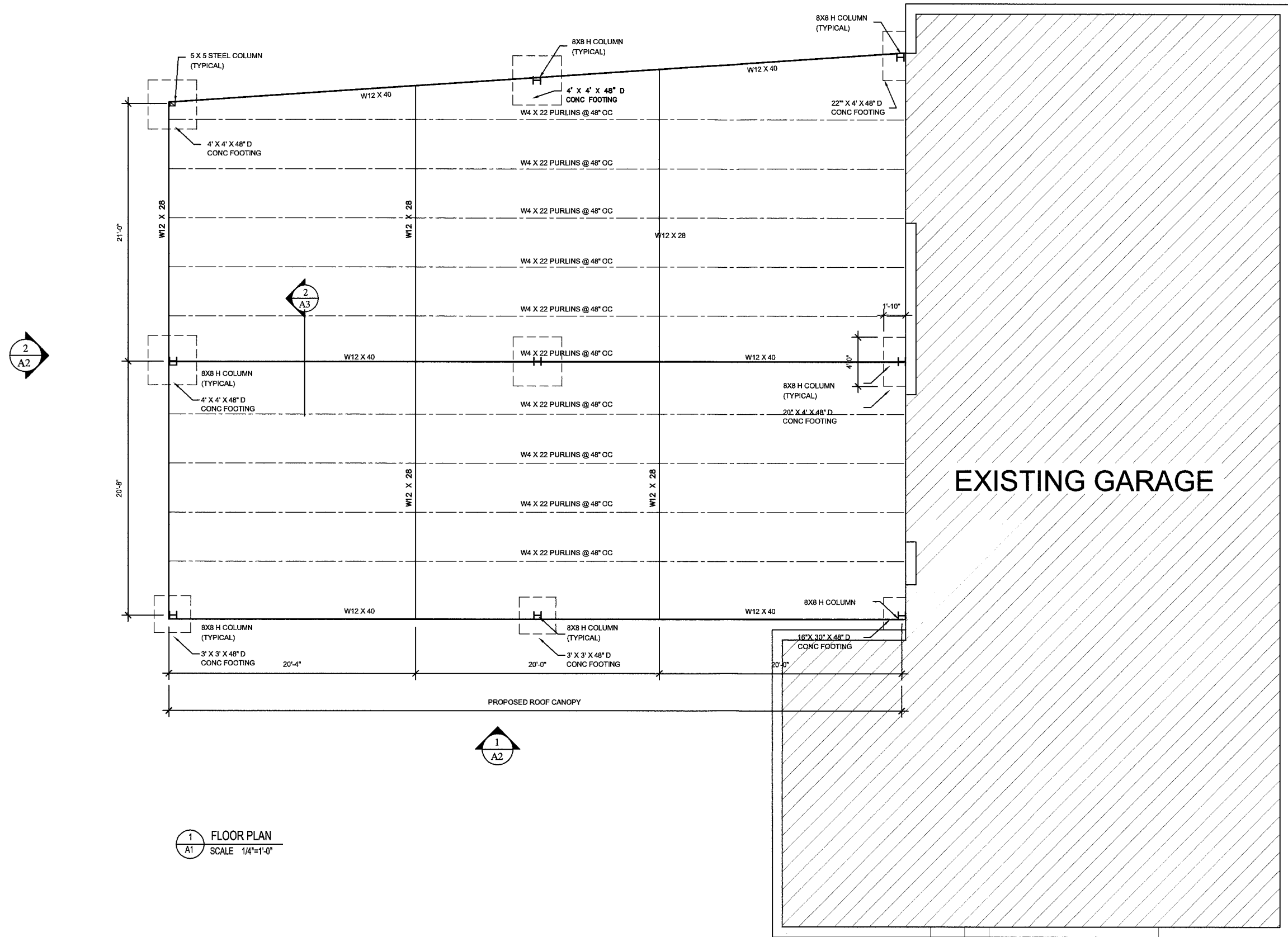
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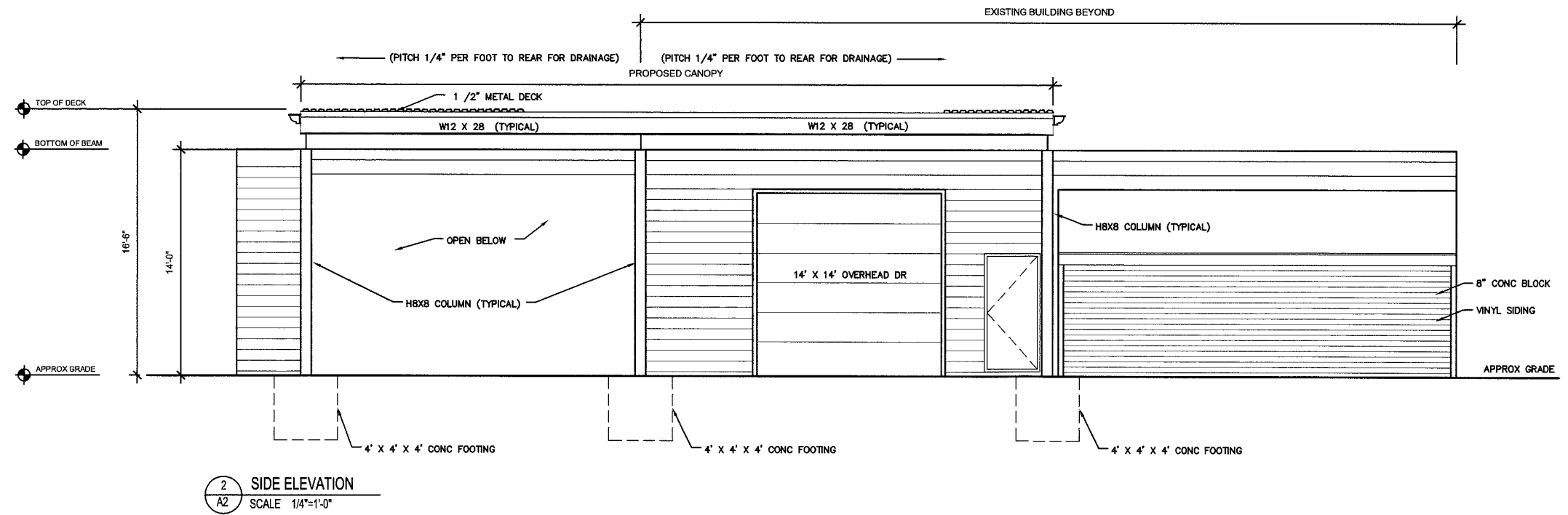
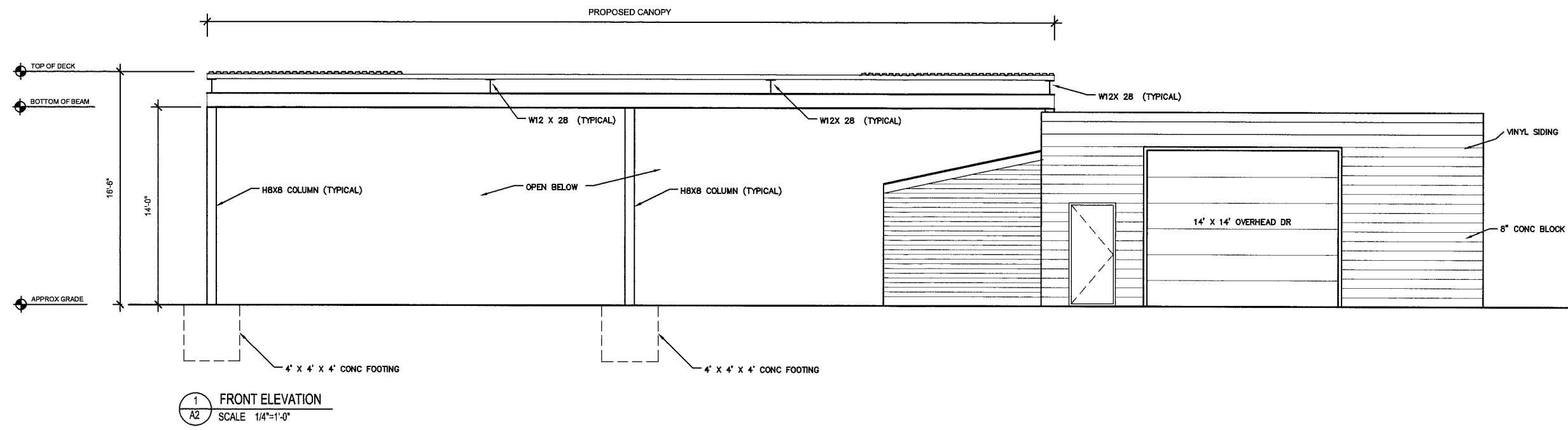


1 FLOOR PLAN
A1 SCALE 1/4"=1'-0"

OPEN CANOPY DESIGN
ERCILIO'S ELECTRO AUTO
173 NIANTIC AVENUE
CRANSTON, RI 02907

NO.	DATE	REVISIONS
1	7/20/21	ISSUE
2		
3		
4		
5		
6		

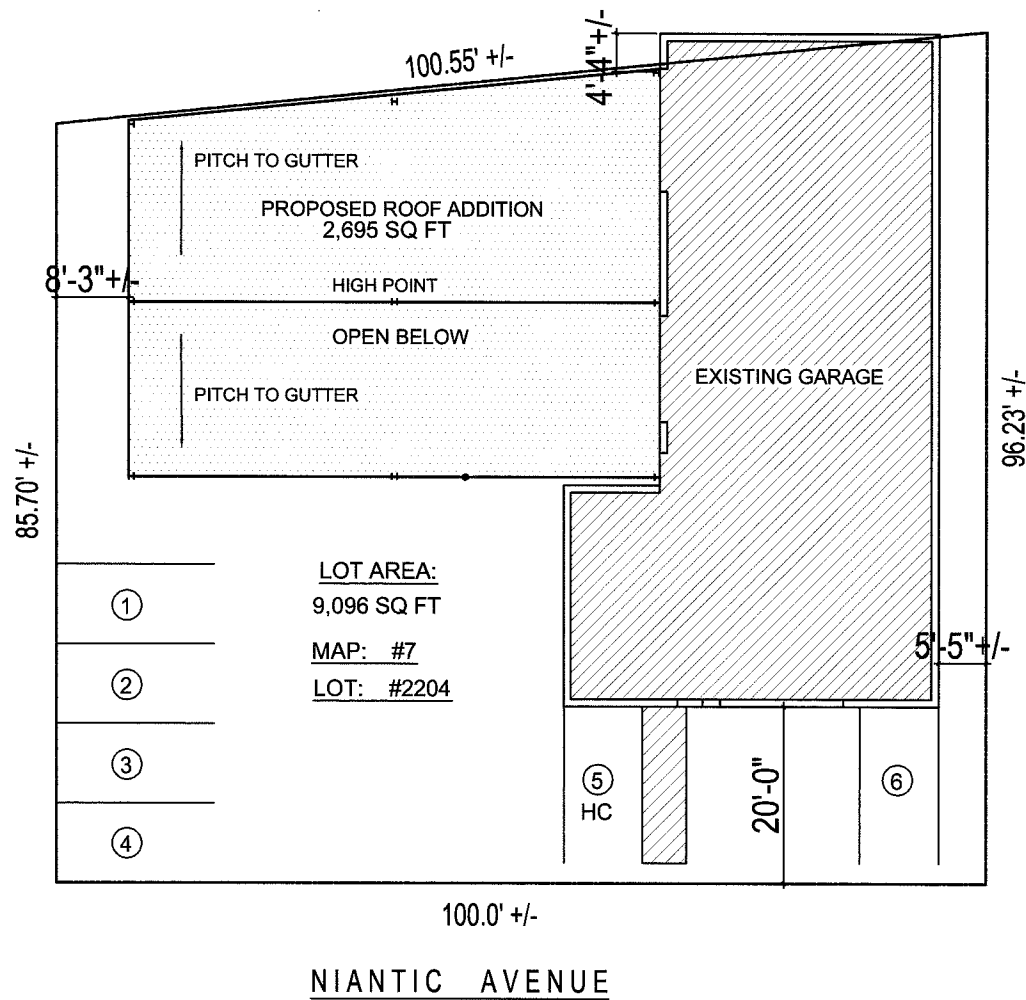
STAMP



OPEN CANOPY DESIGN
 ERCILIO'S ELECTRO AUTO
 173 NIAN TIC AVENUE
 CRANSTON, RI 02907

NO.	DATE	REVISIONS
1	7/20/21	ISSUE
2		
3		
4		
5		
6		

STAMP



OWNER:
FRANK A. ZINCONE
550 ATWOOD AVENUE
CRANSTON, RHODE ISLAND 02920

PROPERTY ADDRESS
173 NIANTIC AVENUE
CRANSTON, RHODE ISLAND 02907

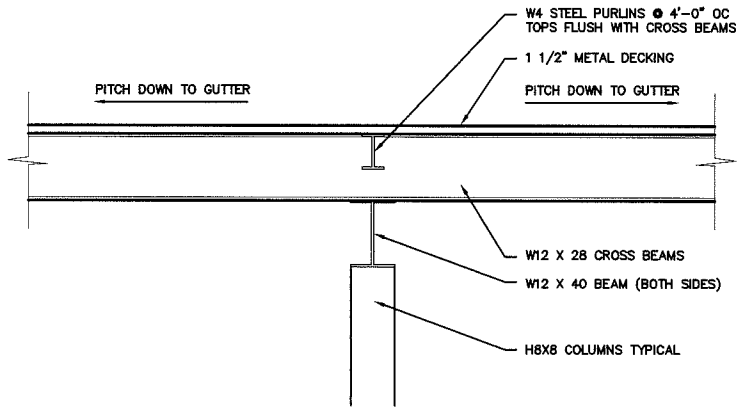
MAP: #7
LOT: #2204
ZONE: M2

LOT AREA: 9,096 SQ FT

MAX. ALLOW BLDG HEIGHT: 35'
MAX. ALLOW LOT COVERAGE: 60%
EXISTING BUILDING: 2,685 SQ FT
PROPOSED ADDITION: 2,696 SQ FT
ACTUAL LOT COVERAGE: 59%

SETBACK REQUIREMENTS FOR ZONE M2
FRONT YARD: 40'-0"
REAR YARD: 30'-0"
SIDE YARD: 25'-0"

NOTE:
SITE INFORMATION & NOTED DIMENSIONS
TAKEN FROM CITY RECORDS INFORMATION
SITE PLAN DOES NOT CONSTITUTE A SURVEY



2
A3
DETAIL
SCALE 3/4"=1'-0"

MANOUKIAN
A R C H I T E C T S
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
22 SHADY HILL DRIVE WEST WARWICK, R.I. 02883
PH: (401) 560-0809 FAX: (401) 528-5887

OPEN CANOPY DESIGN
ERCILIO'S ELECTRO AUTO
173 NIANTIC AVENUE
CRANSTON, RI 02907

NO.	DATE	R E V I S I O N S	
		ISSUE	
1	7/20/21		
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STAMP

A-3

PLAN REFERENCES:

PLAT CARD 111 ENTITLED
"HAZARD HOMESTEAD PLAT No. 2"
DEED BOOK 1273, PAGE 209

ZONING NOTES:

LOT 646 IS LOCATED IN A M-2 ZONE

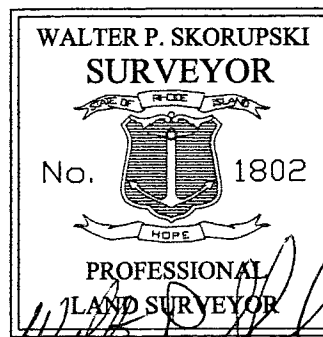
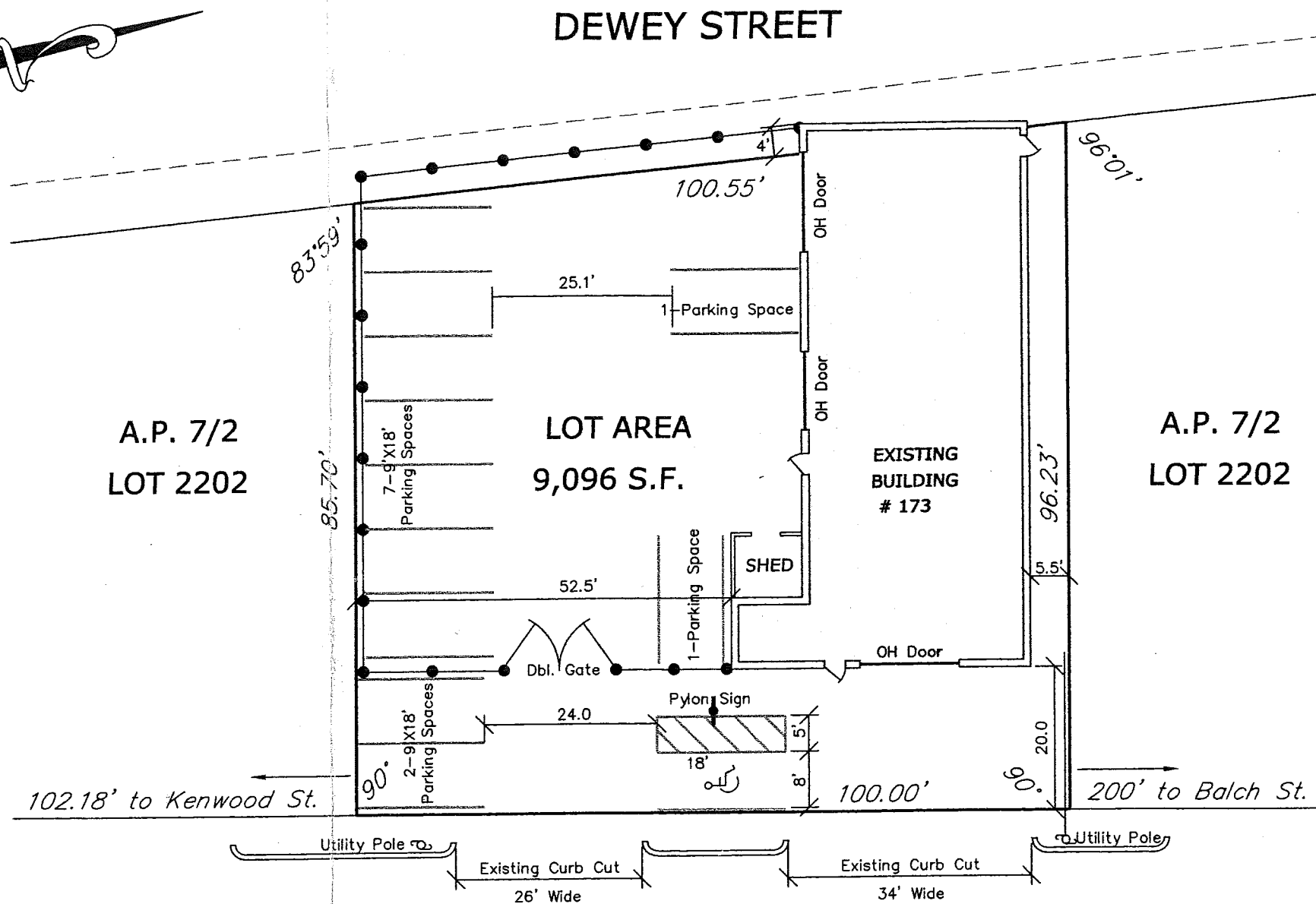
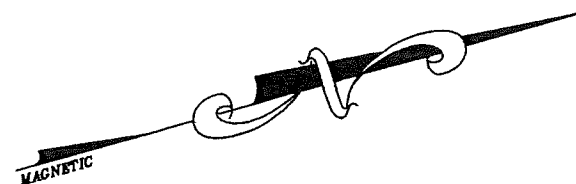
PARKING NOTES:

ALL PARKING SHOWN PER PLAN OBSERVED JUNE 29, 2016

9 Ft. X 18 Ft. Spaces	11 Spaces
8 Ft. x 18 Ft. Handicap	1 Space

TOTAL SPACES 12 TOTAL*

*3 Interior Spaces Not Included



This survey and plan conforms to a class II standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors
By: Walter P. Skorupski 6/30/2016
Registered Professional Land Surveyor Date

NIANTIC AVENUE

OWNER:

FRANK A. ZINCONE Jr.
173 NIANTIC AVENUE
CRANSTON, R.I. 02907

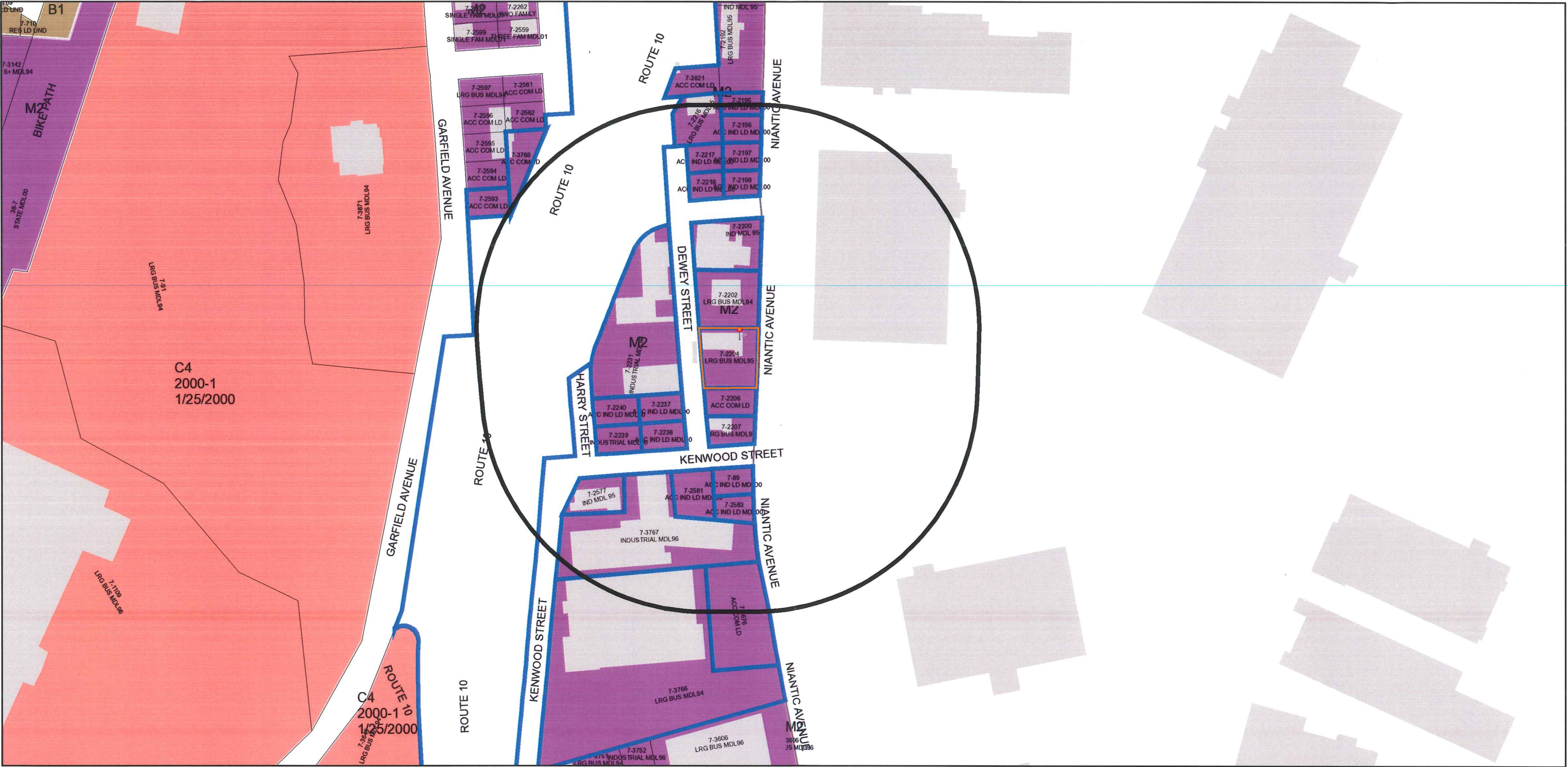
SURVEYOR:

WALTER P. SKORUPSKI
7 WESSEX STREET
CRANSTON, R.I. 02910

EXISTING SITE PLAN

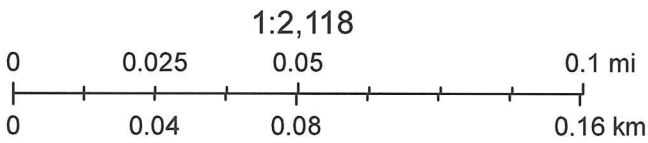
CITY OF CRANSTON
173 NIANTIC AVENUE
ASSESSOR'S PLAT 7/2
LOT 2204
JUNE, 2016

173 Niantic Ave 400' Radius Plat 7 Lot 2204



7/12/2021, 12:55:35 PM

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		
	Buildings	A20		C1		M2		
	Zoning Dimensions	A12		C2		EI		



City of Cranston