

**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: April 12, 2021

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATION OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: Christina Rousseau, f/k/a Christina L. Cummiskey

ADDRESS: 10 Orchard Valley Drive, Cranston, RI ZIP CODE: 02921

APPLICANT: Christina Rousseau

ADDRESS: 10 Orchard Valley Drive, Cranston, RI ZIP CODE: 02921

LESSEE: Not Applicable

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 10 Orchard Valley Drive

2. ASSESSOR'S PLAT #: 28 BLOCK #: _____ ASSESSOR'S LOT #: 16 WARD: 4

3. LOT FRONTAGE: 530 feet LOT DEPTH: 180 feet LOT AREA: 88,200 sq. feet

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

5. BUILDING HEIGHT, PRESENT: 35 feet or less PROPOSED: 35 feet or less

6. LOT COVERAGE, PRESENT: 10% or less PROPOSED: 10% or less

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 2014

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? one single family dwelling

9. GIVE SIZE OF EXISTING BUILDING(S): 1384 sq. ft.

10. GIVE SIZE OF PROPOSED BUILDING(S): 1500 sq. ft.

11. WHAT IS THE PRESENT USE? one 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 family

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: I have submitted an Application for a Minor Subdivision of the large lot upon which I live, from one lot to two lots. In order to subdivide my property, I am applying for four dimensional variances as detailed on the attached addendum.

(See attached addendum for continuation)

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? I have submitted an Application to the Planning Board.

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.

I am applying for four variances pursuant to the City of Cranston Code of Ordinances, Section 17.92.010 entitled "Variances".

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: My lot is zoned A-80, but is surrounded by A-20 zones as you will see from the attached zoning map. My lot is appropriate to consider for this level of development due to the fact that the abutting lots are zoned A-20 which allows for a denser scale of development than I am requesting for my proposed subdivision.

(See attached addendum for continuation)

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

RESPECTFULLY SUBMITTED,

(OWNER SIGNATURE)

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

(APPLICANT SIGNATURE)

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

Helen D. Anthony
(ATTORNEY SIGNATURE)
Helen D. Anthony, Esq.

(401) 626-4839
(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Handy Law, LLC, 42 Weybosset Street, Providence, RI 02903

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

Addendum to Application of Christina L. Rousseau to Zoning Board of Review

Continuation of my Answer to Question #14

I am requesting variances from what is required for A-80 zoned lots as set forth in City of Cranston Code of Ordinances, Section 17.20.120 entitled "Schedule of Intensity Regulations". All of the requests are in compliance with A-20 zone intensity regulations.

- 1) Variance for Area of Lot 1 – Required Area 80,000 sq. ft. - Proposed Area 54,000 sq. ft
- 2) Variance for Area of Lot 2 – Required Area 80,000 sq. ft. - Proposed 34,200 sq. ft
- 3) Variance for Frontage Lot 2 – Required Frontage 200 ft. – Proposed Frontage 190 feet
- 4) Variance for Rear Lot 1 – Required Rear Setback 100 ft. - Proposed Rear Setback 76.42 ft.*

*The house is located further from the street because the lot drops off toward the street and the Applicant does not want to make the driveway too steep which would require more fill near the wetland setback.

Continuation of my Answer to Question #18

I would like to make beneficial use of the land that I am not using for my residential dwelling. My family plans to continue living in our house so I am invested in making sure the addition of a new single-family dwelling will be done thoughtfully and will not adversely impact me or my neighbors. I have included a generic front elevation that is a reasonable representation of the final house design. There will be limited disturbance of property behind the proposed structure leaving natural vegetation which will serve as a privacy screen to the rear abutter. The size of the lots and the design of the new dwelling will be in keeping with the general character of the neighborhood.

The relief is the least relief necessary and there is no reasonable alternative for me to enjoy my property.