

**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 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 REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: Jeffrey A. and Alisha Crins

ADDRESS: 269 Poplar Drive, Cranston, RI ZIP CODE: 02920

APPLICANT: same as owner

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

LESSEE: N.A.

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 269 Poplar Drive

2. ASSESSOR'S PLAT #: 10/3 BLOCK #: - ASSESSOR'S LOT #: 1303 WARD: 6

3. LOT FRONTAGE: 131.82' LOT DEPTH: 110' avg. LOT AREA: 12,864 S.F.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-8 8,000 S.F. 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 18' PROPOSED: 18'

6. LOT COVERAGE, PRESENT: 15.3% PROPOSED: 18.3%

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

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

9. GIVE SIZE OF EXISTING BUILDING(S): 1,870 sq.ft. 1-story house and garage

10. GIVE SIZE OF PROPOSED BUILDING(S): 384 sq. ft. 1-story addition

11. WHAT IS THE PRESENT USE? Single Family Residence

12. WHAT IS THE PROPOSED USE? same as existing - master bedroom expansion

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Extend the left wing of the house  
to enlarge the master bedroom to include a walk-in closet and master bath.

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.  
Title 17 - Chapter 17.92 - Section 17.92.010  
17.20.120 - SCHEDULE OF INTENSITY REGULATIONS

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: please refer to attached sheet

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

RESPECTFULLY SUBMITTED,

  
(OWNER SIGNATURE) Jeffrey A. Crins

401-465-6519  
(PHONE NUMBER)

  
(OWNER SIGNATURE) Alisha Crins

401-220-9311  
(PHONE NUMBER)

  
(APPLICANT SIGNATURE) Jeffrey A. Crins

401-465-6519  
(PHONE NUMBER)

N.A.  
(LESSEE SIGNATURE)

(PHONE NUMBER)

N.A.  
(ATTORNEY SIGNATURE)

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS:

PRE-ZONING APPLICATION MEETING: (PLANNING DEPT. SIGNATURE) (DATE)

ATTACHMENT

July 2021

ZONING BOARD OF REVIEW APPLICATION FOR A DIMENSIONAL VARIANCE

269 POPLAR DRIVE

-269 Poplar Drive is a corner lot bordered by Poplar Drive and Harvard Street. Poplar Drive is the principal front yard and by zoning definition, Harvard Street is also a front yard. The lot is unique in that both side lines intersect.

-The existing structure is conforming in front setback, required at 25 feet, from both Poplar and Harvard.

-Our need is to enlarge the master bedroom, which was built in 1955. The enlargement would include a walk-in closet, a master bath and a somewhat larger bedroom. The only reasonable position for the project is to extend the existing bedroom towards Harvard Street.

-Therefore, we are requesting a setback of 12 feet from Harvard Street, which if considered a side yard, the setback in our A-8 zone would be only 10 feet.

-By Harvard Street being considered a front yard, that takes up 1,600 square feet of additional land of our property, about 12% of the land.

-The proposed addition would be in conformance with the Zoning Ordinance Section 17.20.100 Corner Visibility A. and B. And would not be a nuisance to the neighborhood. The addition would be in a size and style that matches our existing house and the area.











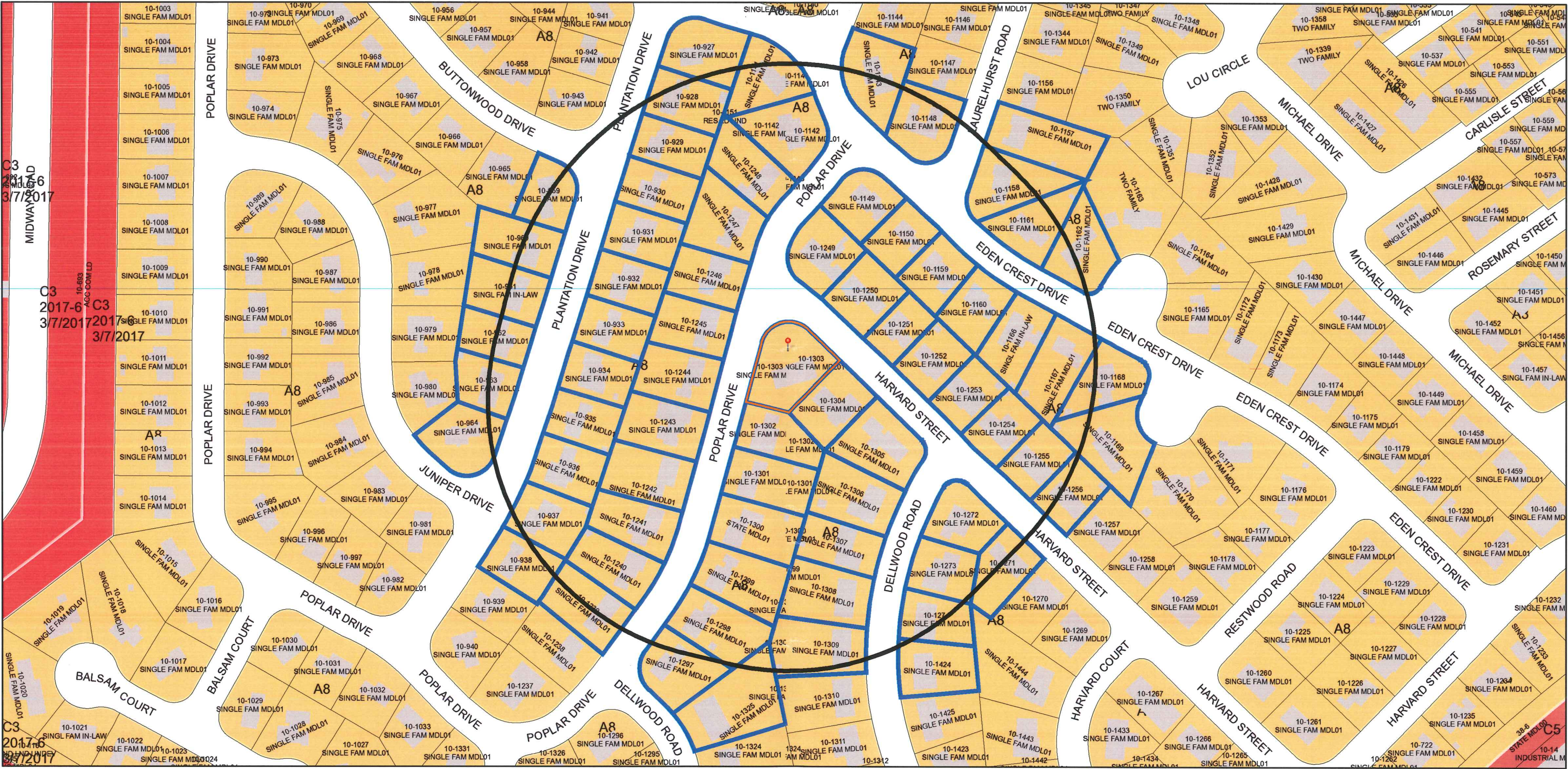






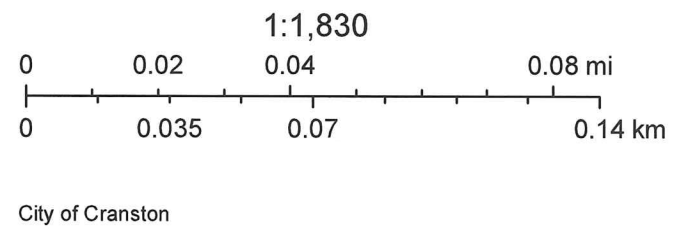


# 269 Poplar Dr 400' Radius Plat 10 Lot 1303



7/12/2021, 9:20:21 AM

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		





**CURVE DATA**  
 $\Delta = 118^{\circ}45'10''$   
 Radius = 50.00'  
 Arc = 103.63'

**POPLAR DR.**

**HARVARD ST.**

**LOT 1303**  
 12,864 S.F.

**1 Family Dwelling**  
 #269

**Addition**

**Garage**

**Patio**

**Shed**

**Driveway**

**Setback Limits**

A.P. 10/3, Lot 1302  
 N/F Luis & Olga Cruz Peralta  
 Deed Bk. 3837, Pg. 183

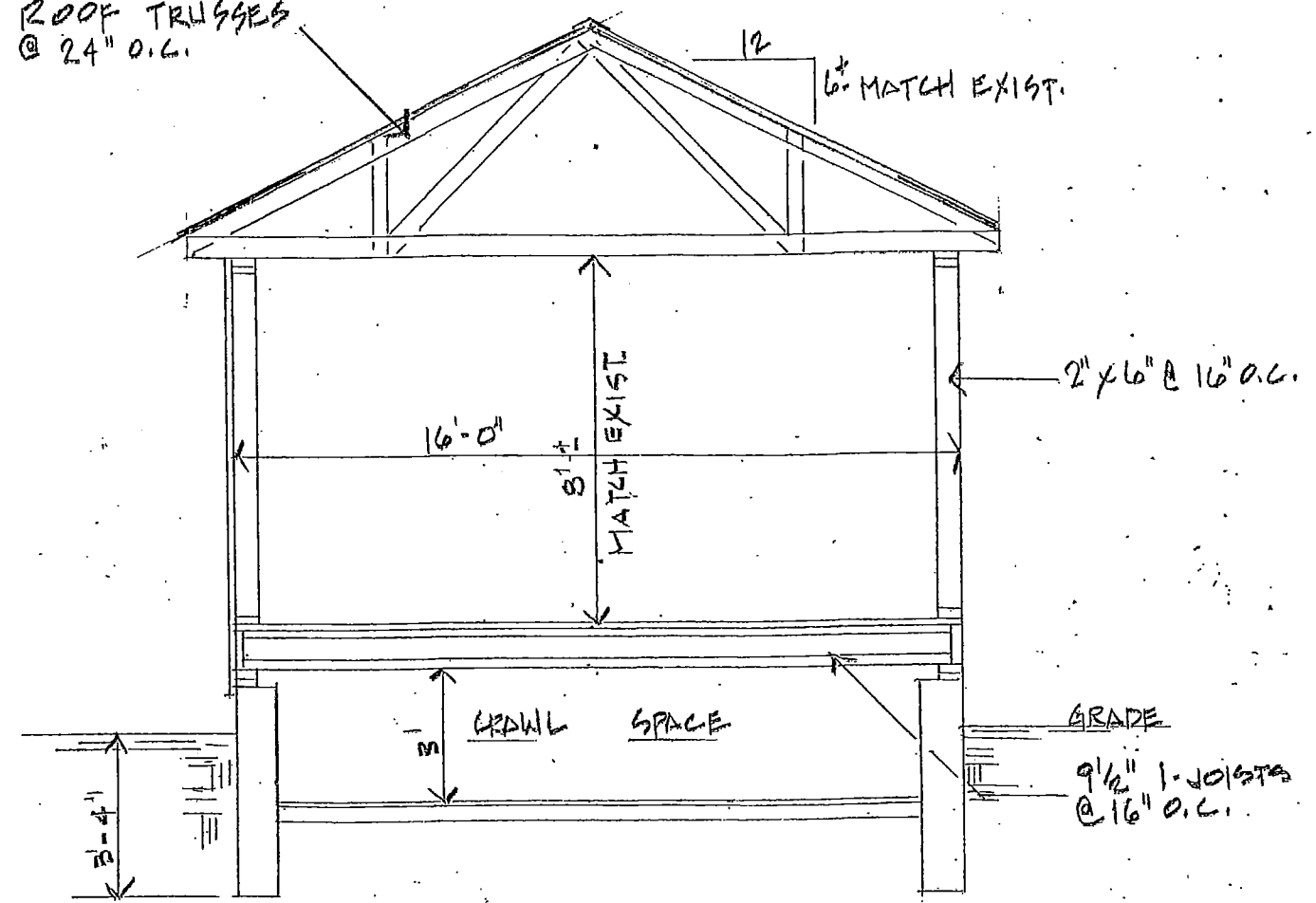
A.P. 10/3, Lot 1304  
 N/F Dolores Kotler

**WALTER P. SKORUPSKI**  
**SURVEYOR**

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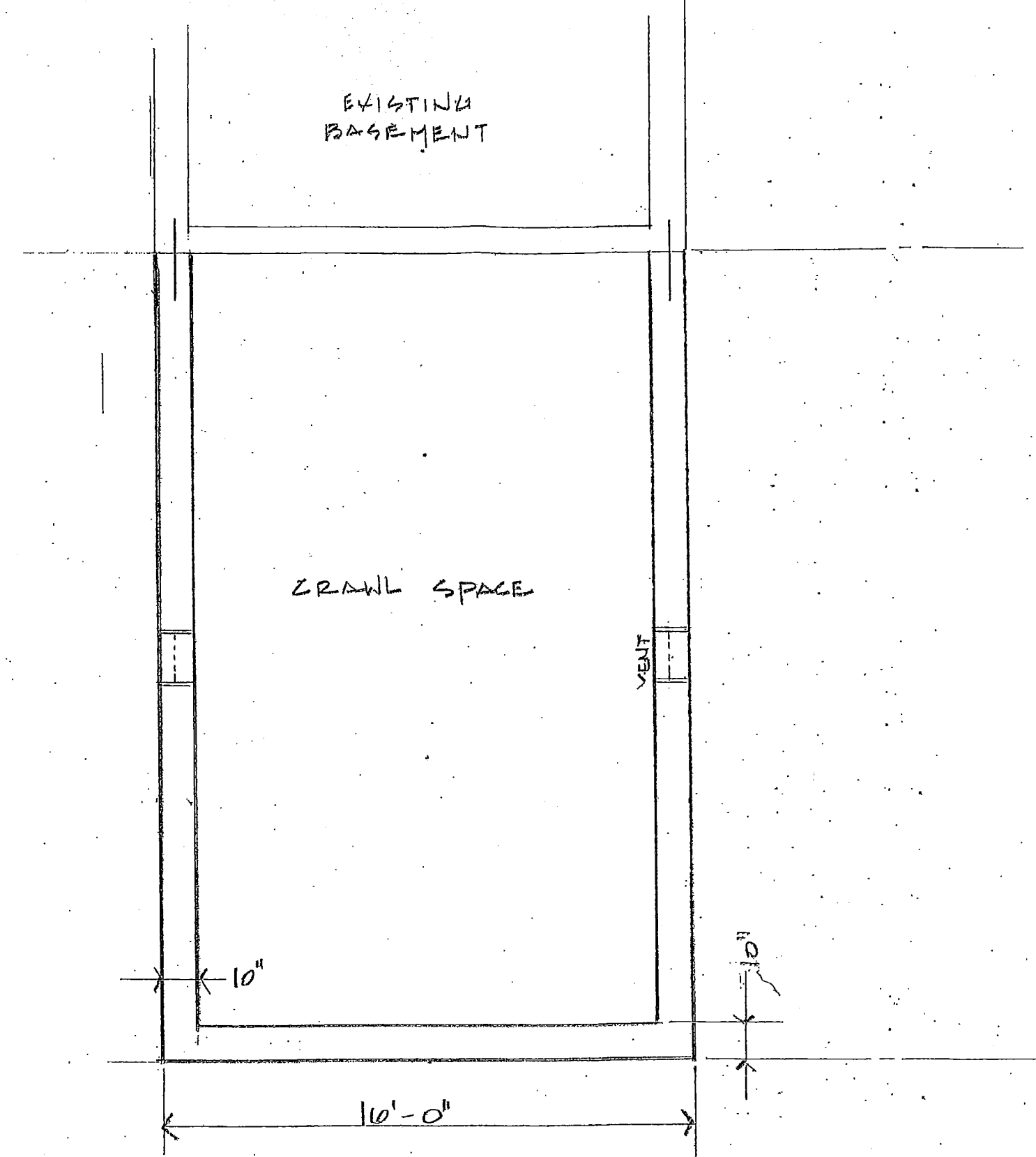
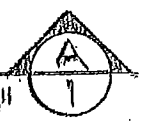


ROOF TRUSSES  
@ 24" O.C.



SECTION

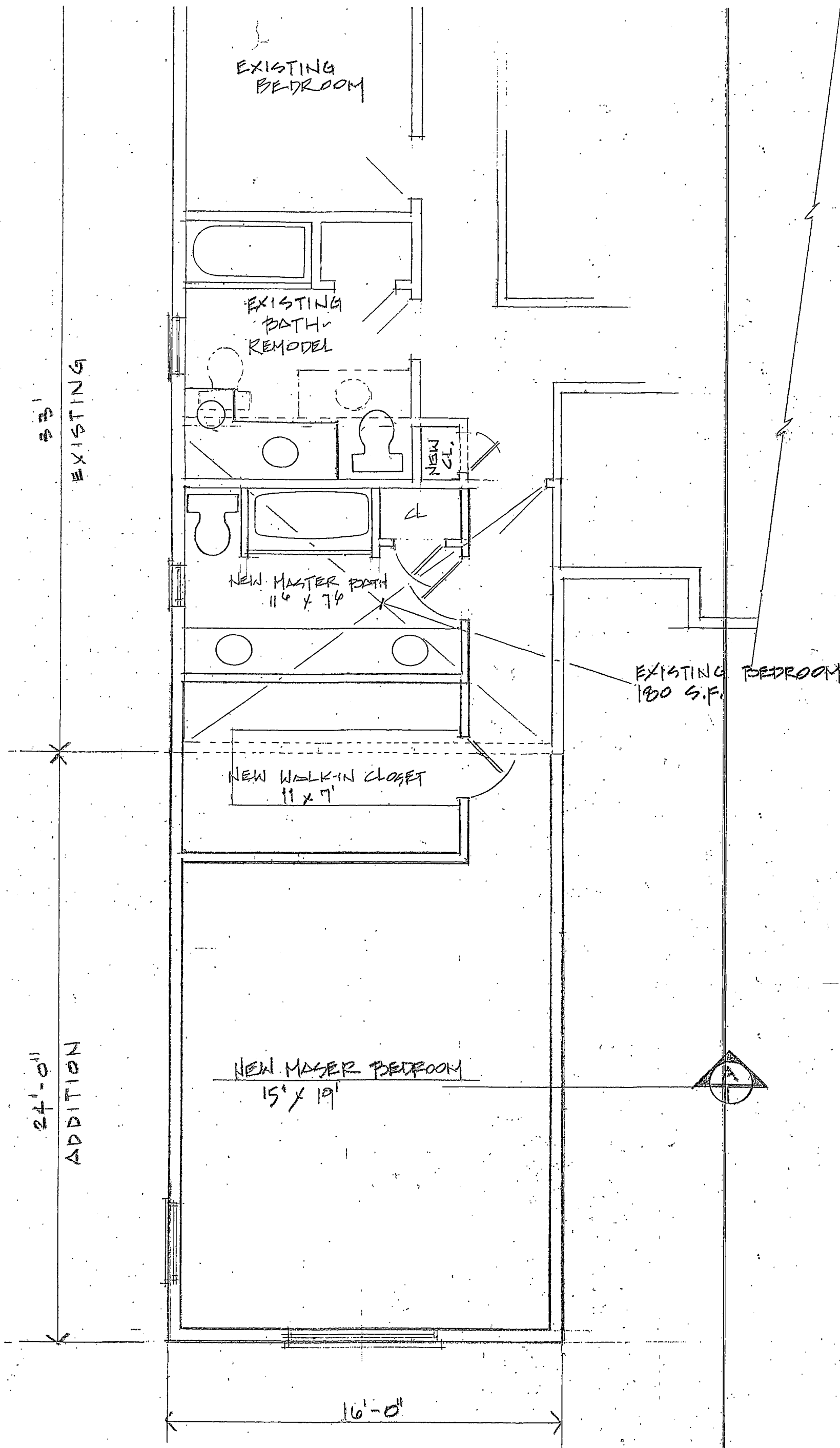
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



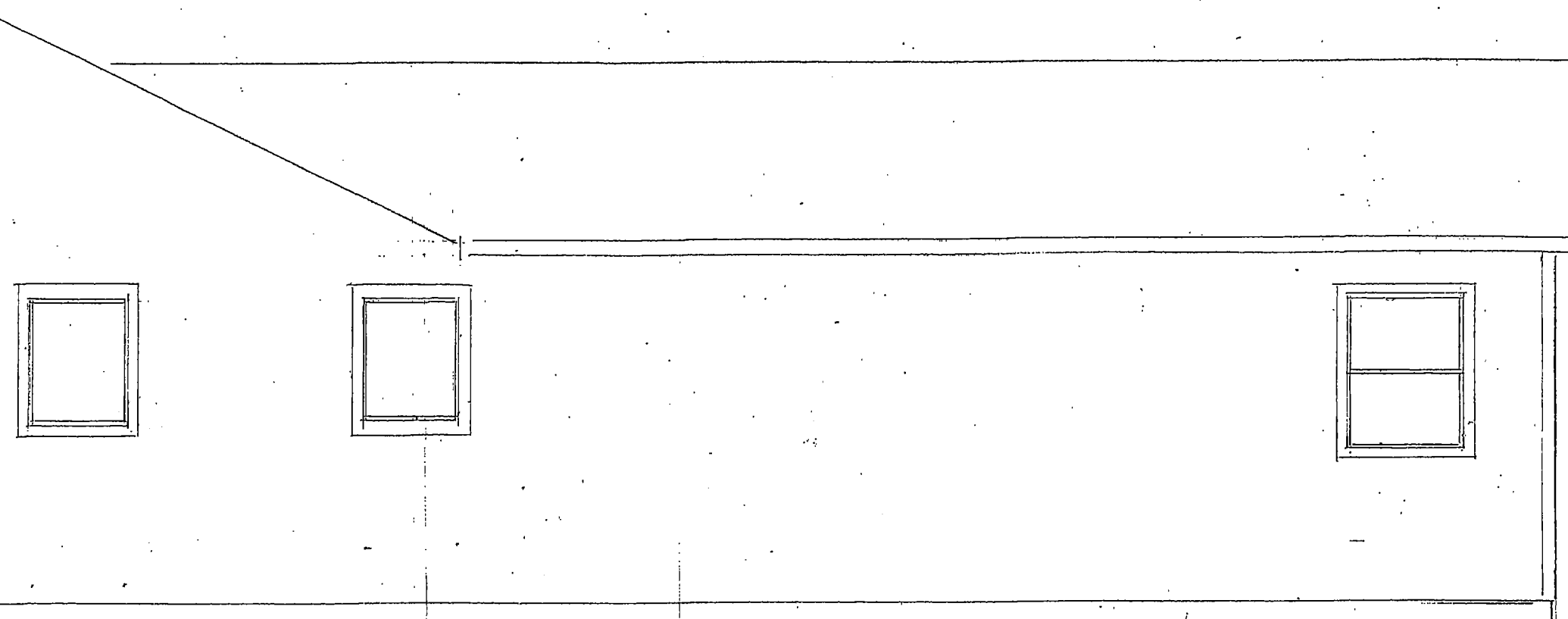


# FLOOR PLAN

SCALE: 1/4" = 1'-0"

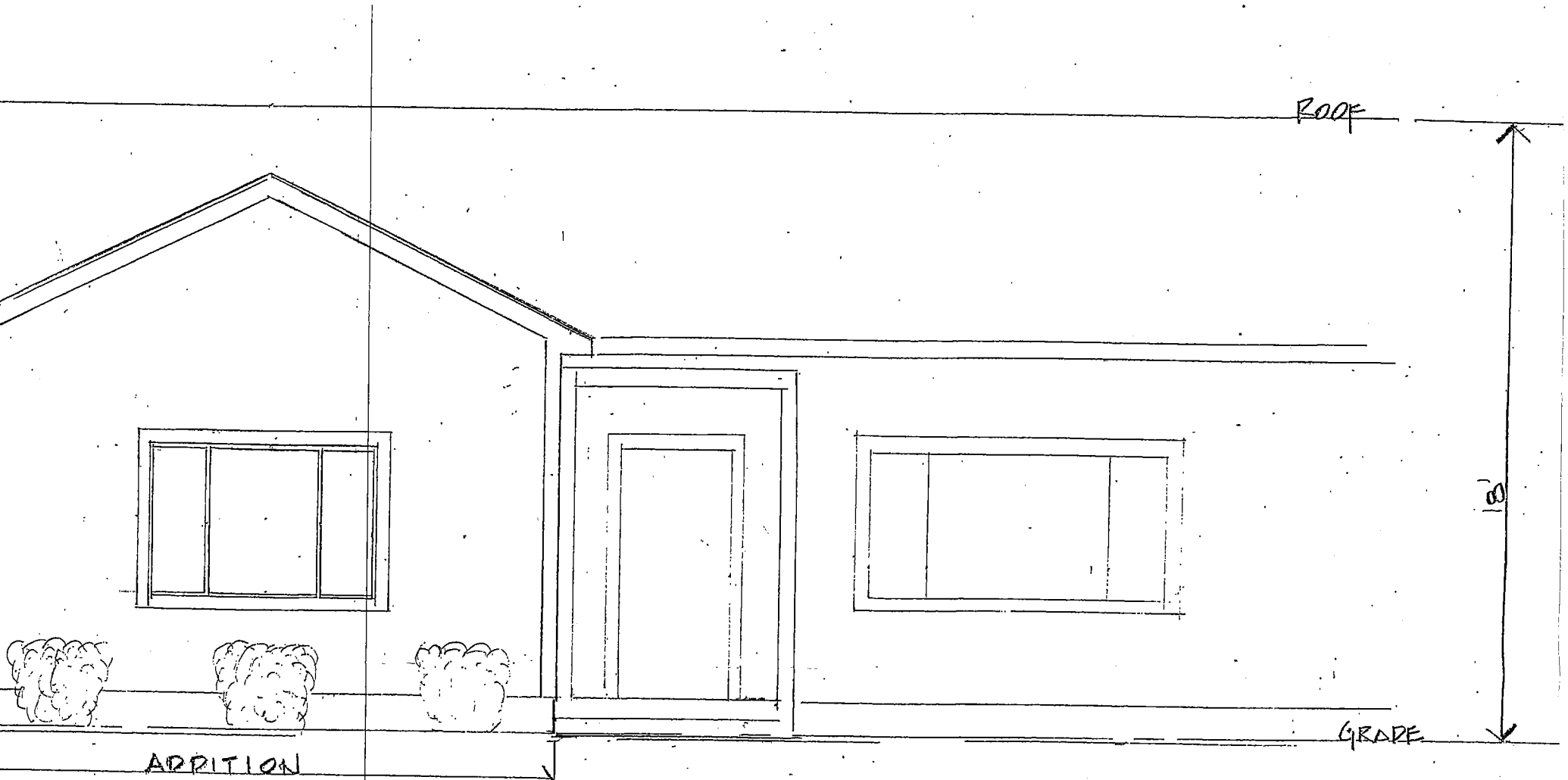
PROPOSED ADDITION ~ 384 S.F.





LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"