

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: 6-8-21

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: David A Russo

ADDRESS: 32 Yard Street ZIP CODE: 02920

APPLICANT: David A Russo

ADDRESS: 32 Yard Street ZIP CODE: 02920

LESSEE: n/a

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 32 Yard Street
2. ASSESSOR’S PLAT #: 12-3 BLOCK #: 1979, 1980, 1981 ASSESSOR’S LOT #: 5 WARD: 5
3. LOT FRONTAGE: 220 ft LOT DEPTH: 100 ft LOT AREA: 12,038 sf
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A8
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: 30ft PROPOSED: NA
6. LOT COVERAGE, PRESENT: 1,309 SF PROPOSED: 2,985 SF
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 4 YEARS
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? YES
9. GIVE SIZE OF EXISTING BUILDING(S): 1,085 SF House 80 SF Shed
10. GIVE SIZE OF PROPOSED BUILDING(S): No proposed buildings
11. WHAT IS THE PRESENT USE? Single Family Residential Home
12. WHAT IS THE PROPOSED USE? Single Family Residential Home
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1 (One)

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Installation of partially buried above ground pool and deck. The pool and deck area located within the yard of the home which is surrounded by a solid fence.

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.

17.60.010 (B) - No accessory structure shall be located within a Corner Side

Yard setback. House is located on corner of Cannon Street and Yard Street

Front doors and driveways all face Yard Street. Section 17.92.010 (Variance)

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks a dimensional variance of 20 ft from the 25 ft corner side yard setback off Cannon Street for the proposed pool and deck. Adhering to the 25 th setback would create a hardship by placing the pool directly in the middle of the yard and half the yard blocked off. This is the least relief necessary and adheres to the typical required side yards setback. This will not change the general character of the neighborhood since the yard is fenced in by a solid fence the pool and deck will not be visible.

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


(OWNER SIGNATURE)

401-339-1995
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

(APPLICANT SIGNATURE)

(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, Rhode Island 02920

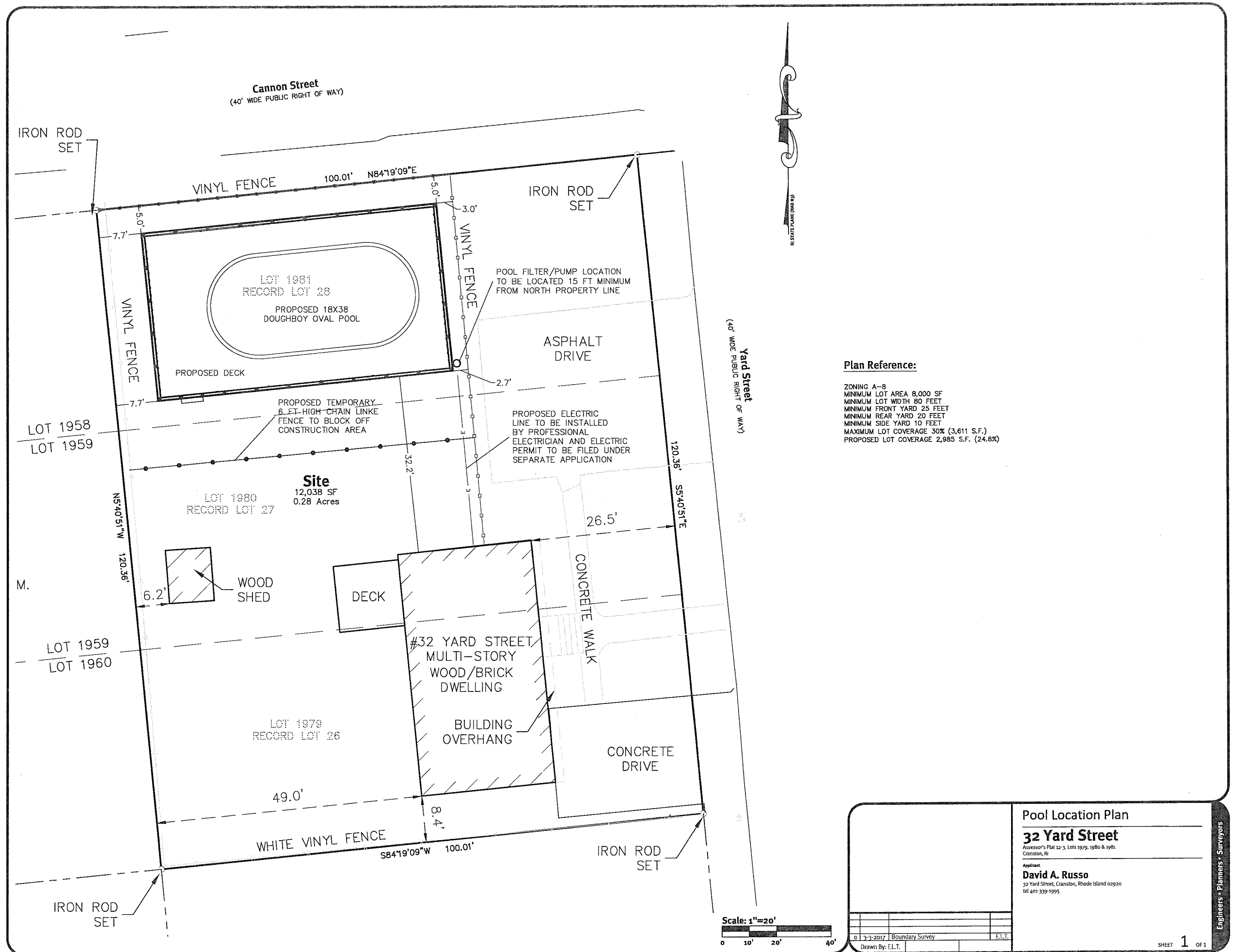
PRE-ZONING APPLICATION MEETING:


(PLANNING DEPT. SIGNATURE)

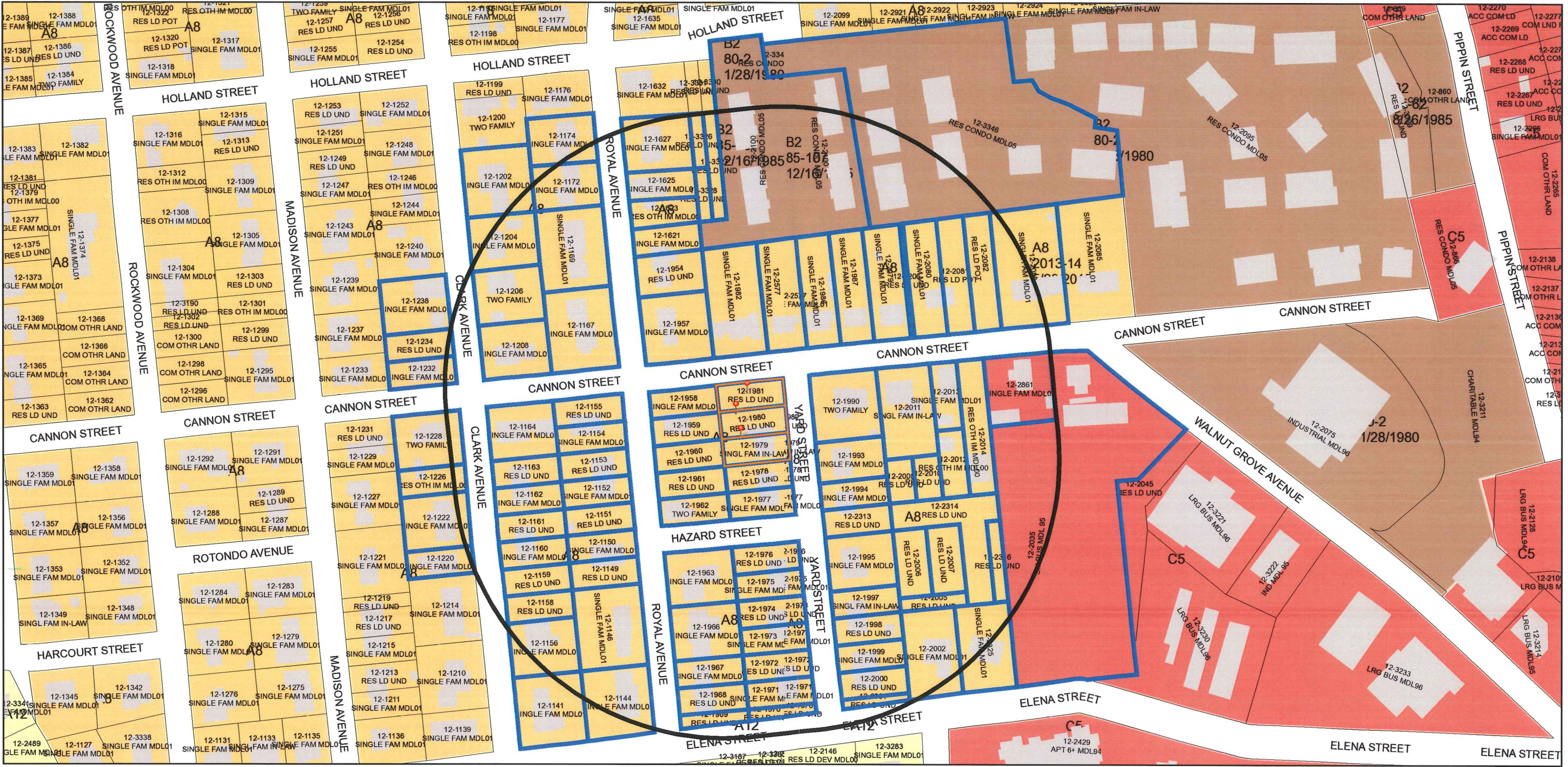
6/3/21
(DATE)





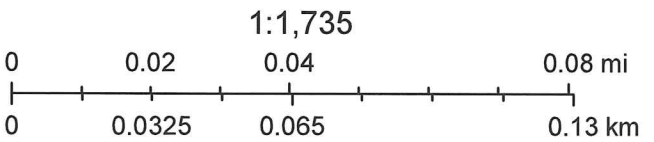


32 Yard St 400' Radius Plat 12 Lots 1979-81



6/3/2021, 1:13:55 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