

**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: 11/05/2021

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: Edmund & Tracy Di Troia

ADDRESS: 32 Kearsarge Drive ZIP CODE: 02920

APPLICANT: Edmund Di Troia

ADDRESS: 32 Kearsarge Drive ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 32 Kearsarge Drive

2. ASSESSOR'S PLAT #: 11 BLOCK #: -NA- ASSESSOR'S LOT #: 2894 WARD: 6

3. LOT FRONTAGE: 80 feet LOT DEPTH: 122 LOT AREA: 9,725 sqft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A8
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 18 - 20 feet PROPOSED: The height of the solar carport is 9'3"

6. LOT COVERAGE, PRESENT: 23% PROPOSED: 29%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 15+

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes, single family home

9. GIVE SIZE OF EXISTING BUILDING(S): 2,235 sqft

10. GIVE SIZE OF PROPOSED BUILDING(S): 390 sqft

11. WHAT IS THE PRESENT USE? existing single family home

12. WHAT IS THE PROPOSED USE? no change

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: The requested building permit is for a proposed timber frame solar carport. The roof of this carport is constructed using solar panels and is not being constructed using conventional roofing materials.

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.

I am seeking relief from 17.20.120 as it pertains to the 25 foot front set back for district A 8. The proposed solar carport is 20'9" from the front property line. That being said, I can cantilever the module two feet past the structure however, I will still be a few feet shy of the 25'-0" set back.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: There are not many projects that can serve both the property owners and the environment at the same time but this is one of them. The existing array on my house in the

past few years is equivalent to 547 trees and has removed 11 tons of CO2, the carport will double those numbers and can only help against climate change.

In addition to the environmental benefits I don't think the extra few feet we need goes against the spirit of the zoning ordinance.

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

RESPECTFULLY SUBMITTED,

(OWNER SIGNATURE) Tracy De Troia
(OWNER SIGNATURE) [Signature]
(APPLICANT SIGNATURE) [Signature]

401 - 644 - 5241
(PHONE NUMBER)
401 - 644 - 5241
(PHONE NUMBER)
401 - 644 - 5241
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS:

PRE-ZONING APPLICATION MEETING: [Signature] 11/10/21
(PLANNING DEPT. SIGNATURE) (DATE)

Architectural site plan must be
ok'd by Zoning Official.
May need land surveyor to verify
front property line.

11/9/21, 10:44 AM

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11/9/21, 10:45 AM

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PROJECT DESCRIPTION:

THIS ROOF MOUNTED, 9.35 KW PHOTOVOLTAIC (PV) SYSTEM IS TO BE INSTALLED IN CRANSTON, RI. THE ENERGY PRODUCED BY THE PV SYSTEM SHALL BE INTERCONNECTED WITH THE UTILITY GRID THROUGH A DEDICATED SOLAR GENERATION METER. THE PROJECT DOES NOT INCLUDE ENERGY STORAGE BATTERIES.

GOVERNING CODES:

2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2019 RI STATE BUILDING CODE, ONE AND TWO FAMILY DWELLING CODE ASCE 07-10
UNDERWRITERS LABORATORIES (UL) STANDARDS
2016 NATIONAL DESIGN SPECIFICATION FOR WOOD CONST.

DESIGN LOADS

ROOF LIVE LOADS: N/A
PV SYSTEM DEAD LOADS: 2.5 PSF (INCLUDES SOLAR ARRAY AND RAILS)
WIND LOADS:

OCCUPANCY CATEGORY: I
TERRAIN CATEGORY: B
WIND SPEED: 100 MPH
GROUND ELEV.: 136 FT
MEAN ROOF HEIGHT: 8 FT
WIND LOADS DETERMINED USING ASCE 7-10 AND 2019 RI ONE AND TWO FAMILY DWELLING CODE
SEISMIC LOADS: PER ASCE 7-10 AND 2019 RI STATE BUILDING CODE
SNOW LOADS:

GROUND SNOW LOAD: 30 PSF
EXPOSURE FACTOR: 0.9
THERMAL FACTOR: 1.1
IMPORTANCE FACTOR: 1.0
ROOF SLOPE FACTOR: 1.0
ROOF SNOW LOADS: 20.8 PSF

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO INITIATING CONSTRUCTION
2. CONTRACTOR SHALL REVIEW ALL MANUFACTURER INSTALLATION DOCUMENTS PRIOR TO INITIATING CONSTRUCTION
3. ALL EQUIPMENT SHALL BE LISTED BY U.L. (OR EQUIV) AND LISTED FOR ITS SPECIFIED APPLICATION
4. ALL EQUIPMENT SHALL BE RATED FOR THE ENVIRONMENT IN WHICH IT IS INSTALLED
5. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS
6. ACCESS TO ELECTRICAL COMPONENTS OVER 150 VOLTS TO GROUND SHALL BE RESTRICTED TO QUALIFIED PERSONNEL
7. ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 VOLTS, 90C AND WET ENVIRONMENT UNLESS OTHERWISE NOTED
8. WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, CONTRACTOR SHALL SIZE THEM ACCORDING TO APPLICABLE CODES
9. P.V. MODULE, RACKING RAILS, AND GROUNDING ELECTRODE CONDUCTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUF. AND CODE REQUIREMENTS
10. ALL JUNCTION BOXES, COMBINER BOXES, AND DISCONNECTS SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION
11. ROOF ACCESS POINTS SHALL BE AT A STRONG POINT ON THE BUILDING AND NOT REQUIRE THE PLACEMENT OF LADDERS OVER EXTERIOR WALL OPENINGS
12. WORKING SPACE AROUND ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26
13. ROOF/RAIL FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH NOTES 3 & 4 ON SHEET 4 AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.



VICINITY MAP



BEHAN ENGINEERING
110 Honeyman Ave
Middletown, RI 02842

CLIENT
Renewable Energy
Solutions of New
England, Inc

PROJECT
DITroia Residence
32 Kearsarge Avenue
Cranston, RI 02920

ISSUE
10.24.2021
DRAWN BY
KEB

SHEET SIZE
ANSI D - 24x36

SCALE
N/A

COVER

ZONING REQUIREMENTS
PLAT 11-5 LOT 2894
PARCEL AREA: 9125 S.F.
LOT ZONE: A8

BUILDING SETBACKS:
FRONT: 25'
REAR: 20'
SIDE: 10'

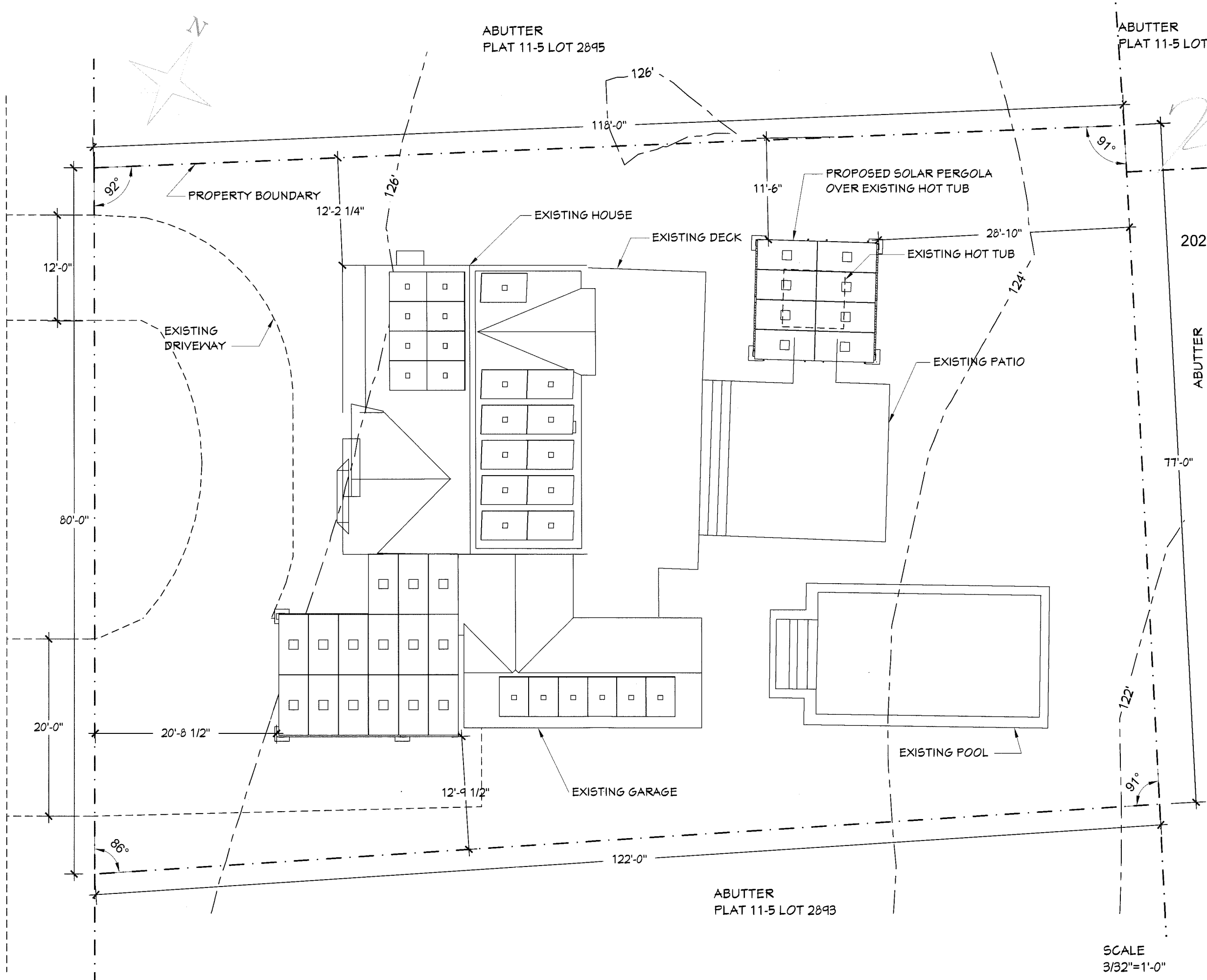
ACCESSORY STRUCTURE SETBACKS:
FRONT: 5'
REAR: 5'
SIDE: 5'

MAXIMUM LOT COVERAGE: 30%

LOT COVERAGE CALCULATION

Site Area	9125	Sq. ft.			
Existing Coverage			Proposed Coverage		
Pool	364	Sq. ft.	Pool	364	Sq. ft.
House	1203	Sq. ft.	House	1203	Sq. ft.
Deck	668	Sq. ft.	Deck	668	Sq. ft.
			Carport & Hot Tub Solar Panel Structures	537	Sq. ft.
Coverage	2295	Sq. ft.	Coverage	2772	Sq. ft.
Coverage Percentage	25%		Coverage Percentage	29%	

KEARSARGE DRIVE



SCALE
3/32"=1'-0"

BEHAN
ENGINEERING

KEVIN E BEHAN
No. 8437
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

2021.11.07 21:29:34 -05'00

BEHAN ENGINEERING
110 Honeyman Ave
Middletown, RI 02842
PREPARED BY: K. BEHAN

CLIENT
E. DiTroia
32 Kearsarge Ave
Cranston, RI 02920
PLAT: 11-5 LOT: 2894

PROJECT
DiTroia Residence
32 Kearsarge Avenue
Cranston, RI 02920
PROJECT NO.
2020.271

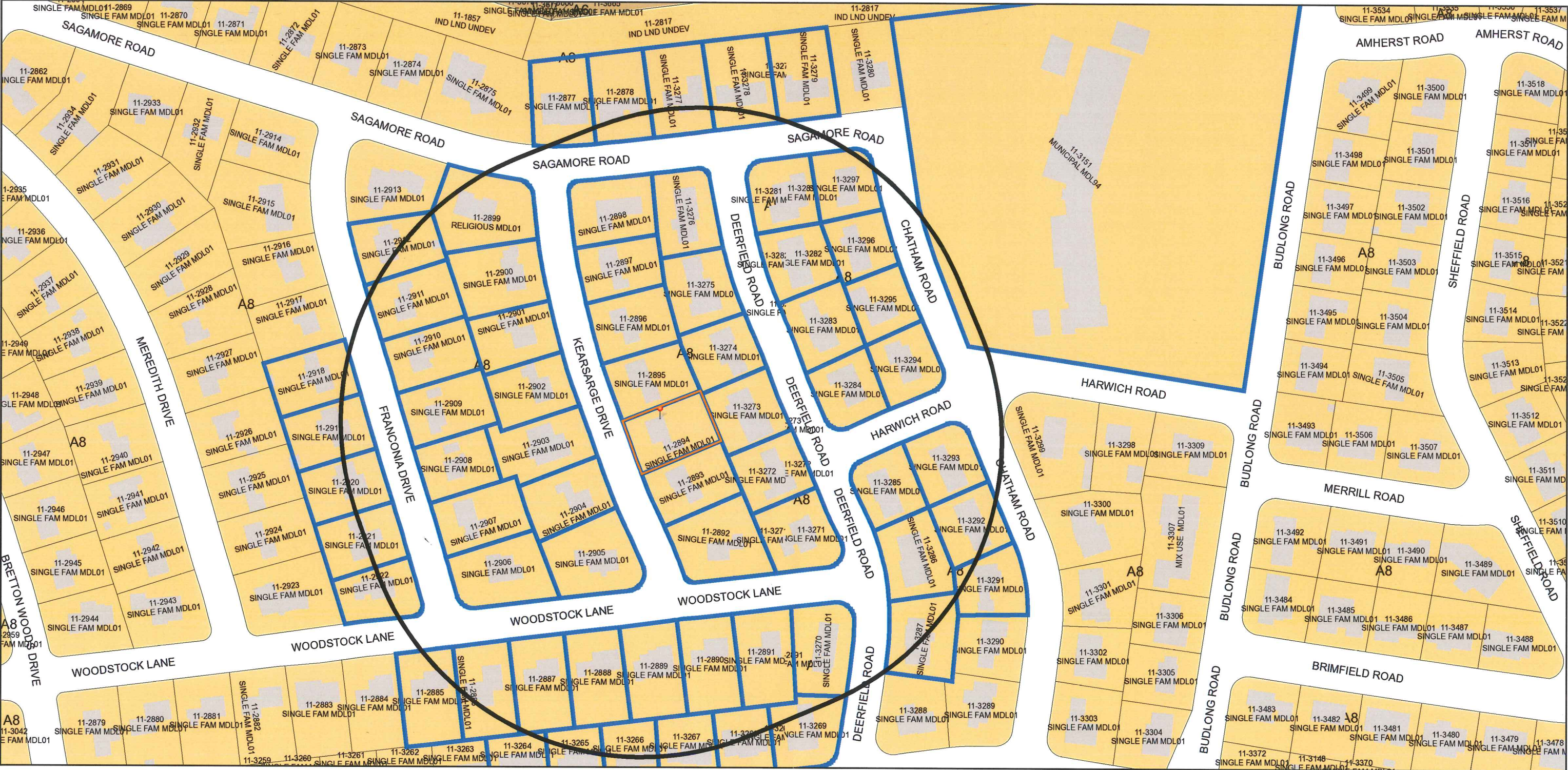
ISSUE DATE
11.07.2021

SHEET SIZE
11X17

SITE PLAN

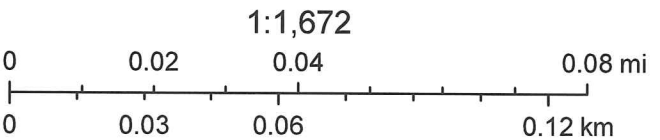
S.01

32 Kearsarge Dr 400' Radius Plat 11 Lot 2894



11/30/2021, 10:14:51 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	



City of Cranston

11/9/21, 10:44 AM



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