

City of Cranston
Zoning Board of Review
Application

RECEIVED

MAR 24 2021

BUILDING INSPECTIONS

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: March 21, 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: Stephen A. Rodio and Chunmei Du

ADDRESS: 2139 Broad Street, Cranston, RI ZIP CODE: 02905

APPLICANT: Stephen A. Rodio

ADDRESS: 2139 Broad Street, Cranston, RI ZIP CODE: 02905

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 34 Commercial Street

2. ASSESSOR’S PLAT #: 1 BLOCK #: ASSESSOR’S LOT #: 83 WARD: 1

3. LOT FRONTAGE: 100' LOT DEPTH: 60' LOT AREA: 6,000 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 6,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 2 story PROPOSED: 2 story

6. LOT COVERAGE, PRESENT: 47.9% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 11/10/2020

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

9. GIVE SIZE OF EXISTING BUILDING(S): 86' x 37' (approx.)

10. GIVE SIZE OF PROPOSED BUILDING(S): same

11. WHAT IS THE PRESENT USE? former Salvation Army building

12. WHAT IS THE PROPOSED USE? two family dwelling unit

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Applicant proposes to convert
former commercial building into a two family dwelling. Front elevation changes and
interior renovations are planned.

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.


17.20.090 (Specific requirements); 17.20.120 (Schedule of intensity regulations);

17.92.010 (Variances) and all other applicable sections of the zoning code


18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Denial of dimesnional relief will
amount to more than a mere inconvenience. Th existing building is non conforming and
the relief sought is site specific. Proposed e is compatible with area.

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


RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE) Stephen A. Rodio

274-4040
(PHONE NUMBER)


(OWNER SIGNATURE) Chunmei Du

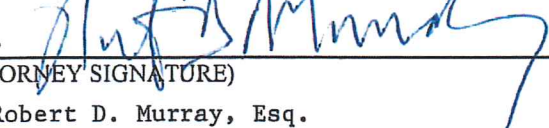
274-4040
(PHONE NUMBER)


(APPLICANT SIGNATURE) Stephen A. Rodio

274-4040
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)


(ATTORNEY SIGNATURE)
Robert D. Murray, Esq.

946-3800
(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Tafy & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:


(PLANNING DEPT. SIGNATURE)

3/24/21
(DATE)

STEPHEN A. RODIO (“APPLICANT”)

**34 Commercial Street
Cranston, RI 02905**

PROJECT NARRATIVE

This project narrative is offered in connection with the application of Stephen A. Rodio for permission to convert a former commercial building owned by the Salvation Army at 34 Commercial Street to a two family dwelling.

The property is designated as Lot No. 83 on Assessor’s Plat 1. The property is in a B-1 zone.

The existing building was acquired by the applicant on November 10, 2020. It was previously owned by the Salvation Army since 1998 to the sale.

The building is best known as the former headquarters of the Pawtuxet Volunteer Fire Company dating back to 1895. The structure and overhead doors lent itself to previous uses and Applicant has proposed front elevation changes and interior renovations to convert the building for living space.

Relief is needed from the Zoning Board of Review for the conversion but the existing footprint must be recognized. The two story building dominates the 6,000 square foot lot with a 86’ x 37’ +/- building.

The B-1 zone is a single family or two family zone under the zoning code. The zoning district allows two family dwellings but the lot is undersized for such purpose.

The following dimensional variances are sought from the Zoning Board of Review

17.20.090 (Specific requirements)

A. For two-family dwellings a total of eight thousand (8,000) square feet of land is necessary. The subject lot only has six thousand (6,000) square feet.

C. Where a corner lot abuts a lot in a residential district along the same side of the street, the regulation for front setbacks shall apply to the corner lot along the street whose frontage it shares with such residential district.

-- The existing building has an eight foot setback on Commercial Street and a 17’6” setback on Commercial Street rather than the required 25’ front setback.

17.20.120 (Schedule of intensity regulations) *** Existing conditions

Lot Size

Dimensional Variance needed for undersized lot for two family dwelling. Need 8,000 square feet.

Lot Coverage ***

The existing building dominates the lot with approximately 47.9% of lot coverage. This exceeds the allowed lot coverage in the B-1 zone of 35%.

Front yard setback ***

Existing building is 17'6" off front property line where 25 feet is required.

Side yard setback (north side) ***

Building setback on north side is 6'2" where eight feet would be required.

Side yard setback (south side)

The Applicant is proposing a deck on the southerly side of the building. It will be cantilevered and extend over the building by three feet within the eight foot area between the building and Sheldon Street property line.

17.92.010 Variance for dimensional relief

Dimensional variances are sought for the needed relief.

STEPHEN A. RODIO (“APPLICANT”)

**34 Commercial Street
Cranston, RI 02905**

NEIGHBORHOOD ANALYSIS

This analysis is compiled to review the land uses and lot sizes within the 400’ radius of the subject application for the property at 34 Commercial Street designated as Lot No. 83 on Assessor’s Plat No. 1.

The property is located in a B-1 zone and is a former headquarters for the Salvation Army. It is surrounded by a mixed neighborhood of housing choices, businesses, mixed uses and municipal properties. The Tax Assessor identifies the following land uses in the area.

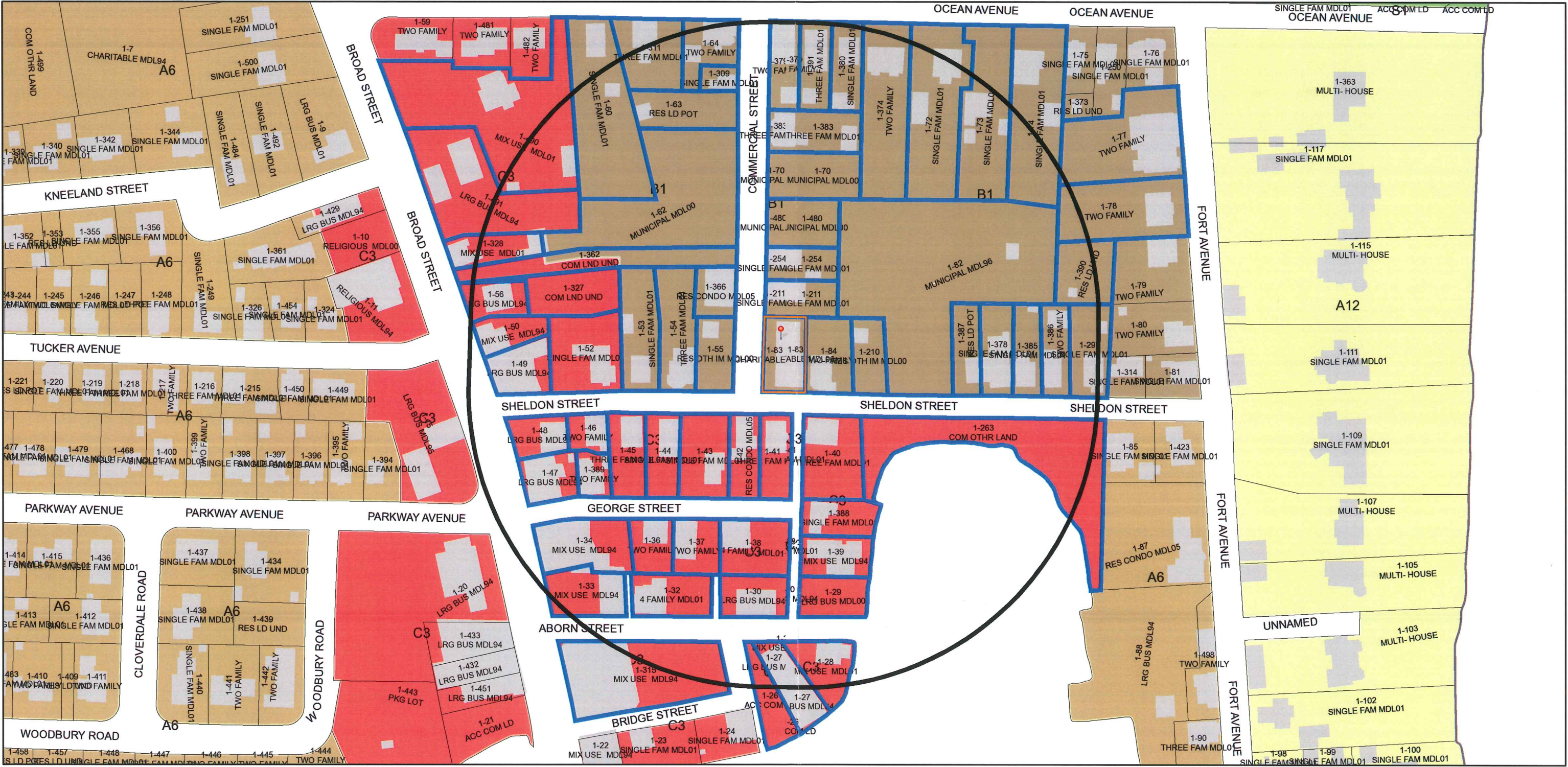
<u>TYPES OF LAND USES</u>	<u>NUMBER OF PARCELS</u>
SINGLE FAMILY	16
TWO FAMILY	11
THREE FAMILY	7
FOUR FAMILY	2
RESIDENTIAL CONDO	9
RESIDENTIAL LAND UNDEVELOPABLE	1
RESIDENTIAL OTHER IMPROVEMENTS	2
RESIDENTIAL LAND POTENTIAL	2
MIXED USE	8
LARGE BUSINESS	8
MUNICIPAL	4
CHARITABLE	1
COMMERCIAL LAND UNDEVELOPABLE	2
COMMERCIAL LAND OTHER	1
ACCESSORY COMMERCIAL LAND	<u>1</u>
	75

The subject lot is 6,000 square feet. The average lot size within the 400’ radius is 7,036.39 square feet, excluding the four (4) municipal lots in the area. The average lot size for the eleven (11) two family dwelling is 7,765.82 square feet. There are three unusually large lots on Fort Avenue and Ocean Avenue housing two family houses. If those three properties are excluded from the analysis then the remaining two family houses are on lots that average 5,959.25 square feet which are comparable to the subject lot.

Prepared by:
Robert D. Murray, Esq.
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401) 946-3800 (O)
rdmurray@taftmcsally.com

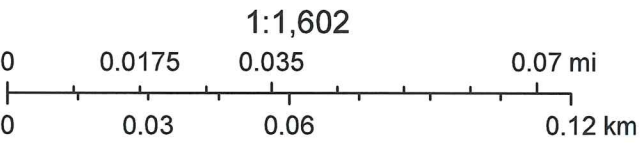
Dated: 3-22-21

34 Commercial St 400' Radius Plat 1 Lot 83



3/16/2021, 10:48:21 AM

- | | | | | | | | | | |
|--|-------------------|--|---------------------------|--|-----|--|----|--|-------|
| | Parcel Outlines | | Buildings | | A20 | | C1 | | M2 |
| | Plat Boundaries | | Zoning Dimensions | | A12 | | C2 | | EI |
| | 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 | | |



City of Cranston

REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE
 PLAT CARD 17 ENTITLED
 "GEORGE SHELDON PLAT"
 DEED. BOOK. 6094, PAGE 212
 CITY OF CRANSTON, ENGINEERING DIVISION
 SHELDON STREET LINE PLAN - WPA 606

ALL LOTS SHOWN ARE LOCATED IN A B-1 ZONE
 B-1 ZONING REQUIREMENTS: (2 FAMILY)

AREA	8,000 S.F. MIN.
FRONTAGE	60' MIN.
FRONT SETBACK	25' MIN.
REAR SETBACK	20' MIN.
SIDE SETBACK	8' MIN.
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	35% MAX.

LOT COVERAGE

LOT AREA	= 6,000 S.F.
EXISTING BUILDING	2,874 S.F.
TOTAL AREA	2,874 S.F.
2,874 S.F./6,000 S.F.	= 47.9%

LEGEND:

U.P.7 UTILITY POLE
 X FIRE HYDRANT
 O.H. Wire OVERHEAD WIRE
 == TRAFFIC FLOW DIRECTION
 (25.2) EXISTING ELEVATION GRADE (CRANSTON DATUM)

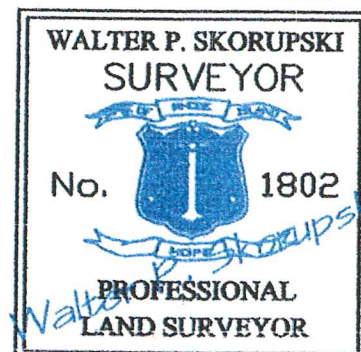
CERTIFICATION:

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

COMPREHENSIVE BOUNDARY SURVEY - CLASS I

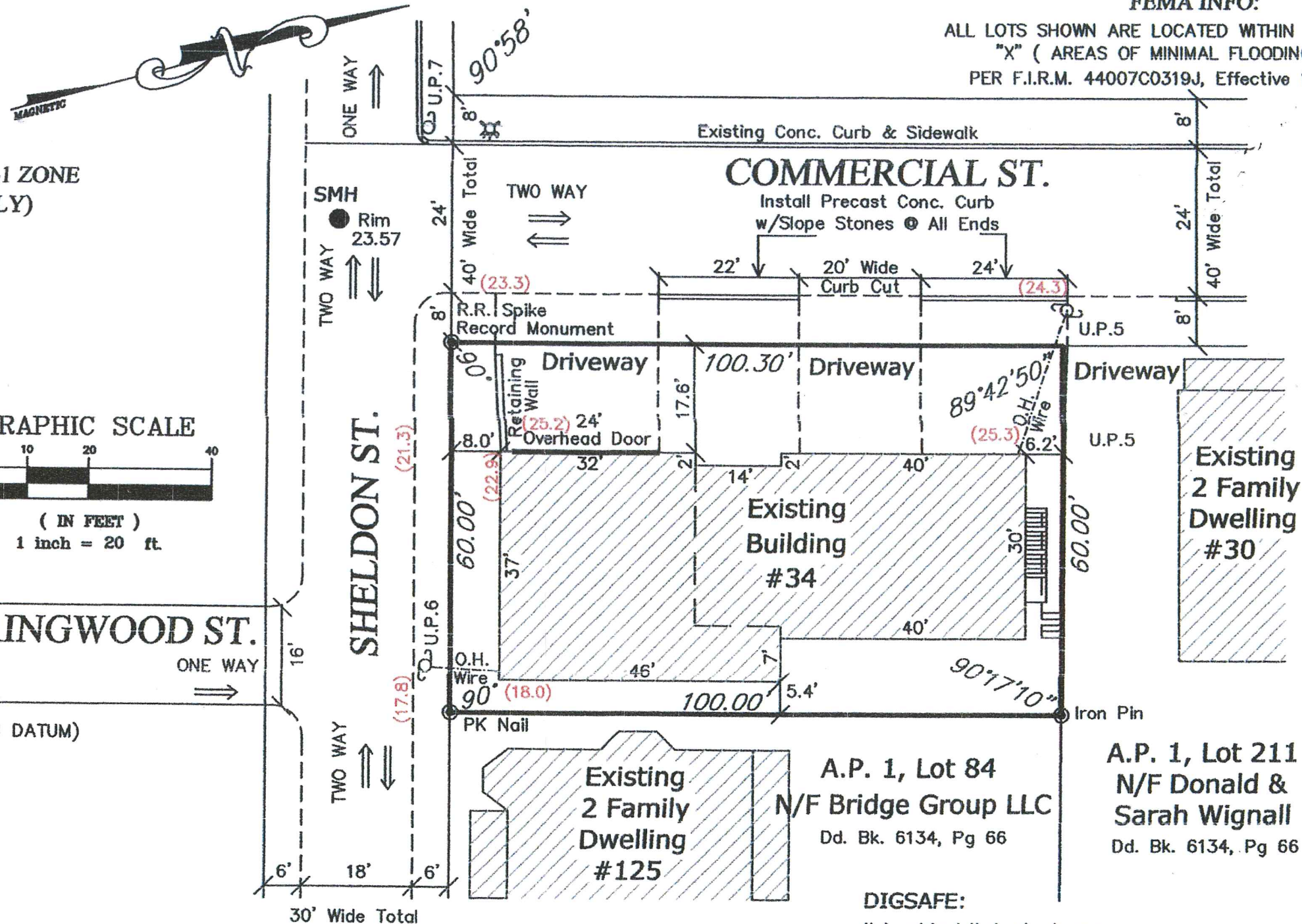
The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:
 To Demonstrate the Location and Dimensions of Site Features, Property Lines and prepare Site Plan for 34 Commercial St. on Lot 83, Assessor Plat 1 in the City of Cranston.

By: Walter P. Skorupski 3/18/2021
 Date
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-COA



FEMA INFO:

ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE
 PER F.I.R.M. 44007C0319J, Effective 10/02/2015.

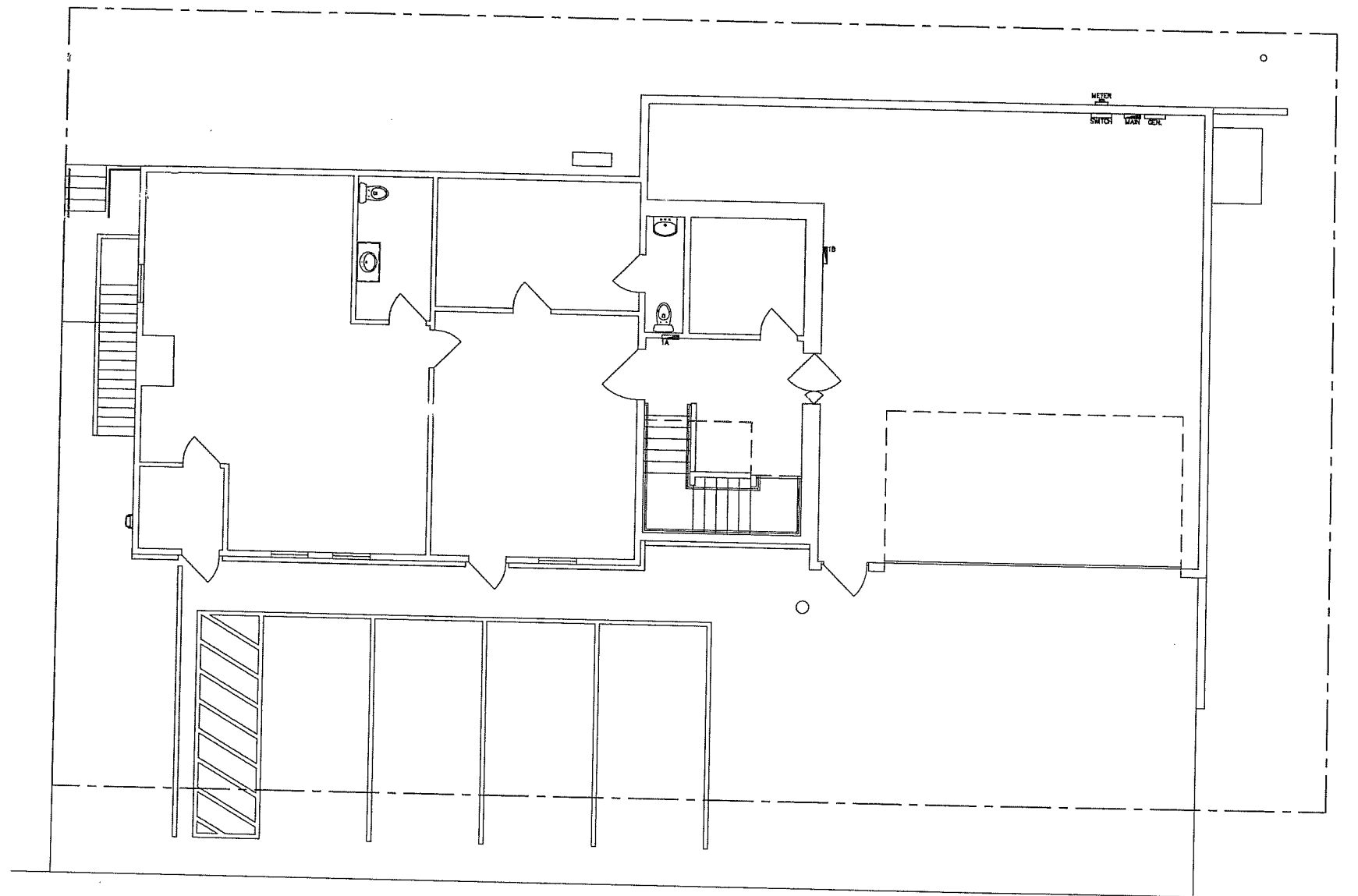


DIGSAFE:

It is advised that prior to any excavation or construction, all utilities be verified by the appropriate utility companies and by DIGSAFE (1-888-344-7233)

Owners:
 Stephen A. Rodio & Chunmei Du
 2139 Broad Street
 Cranston, R.I. 02805
 March, 2021

SURVEY & EXISTING SITE PLAN
 CITY OF CRANSTON
 34 COMMERCIAL STREET
 ASSESSOR'S PLAT 1
 LOT 83




SHELDON STREET

COMMERCIAL STREET

GROUND FLOOR AND SITE PLAN

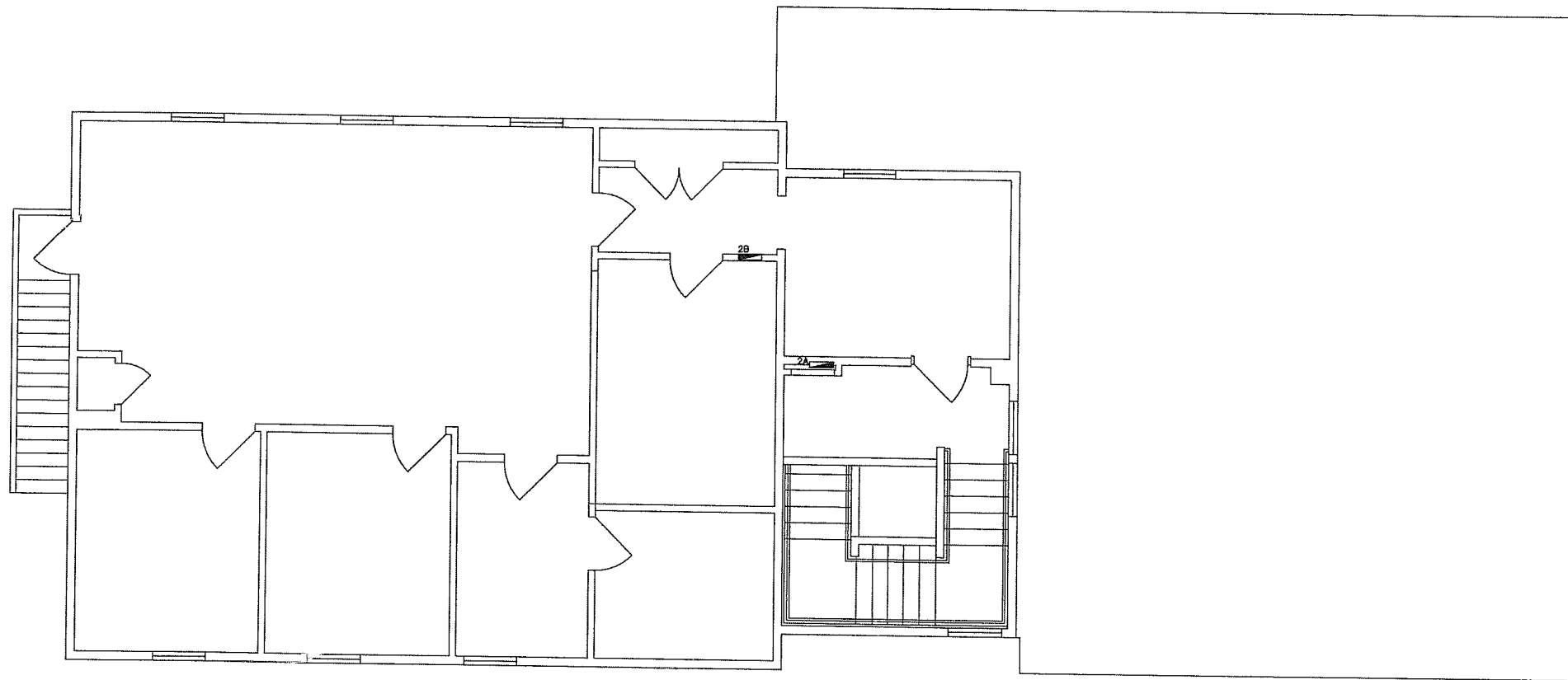



 ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 FACILITIES MANAGEMENT
 PROJECT MANAGEMENT
NISBAND + ASSOCIATES, INC.
180 VALLEY STREET | PROVIDENCE, RI 02909
 PHONE 401.404.8310 FAX 401.404.8311 WWW.NISBAND.COM

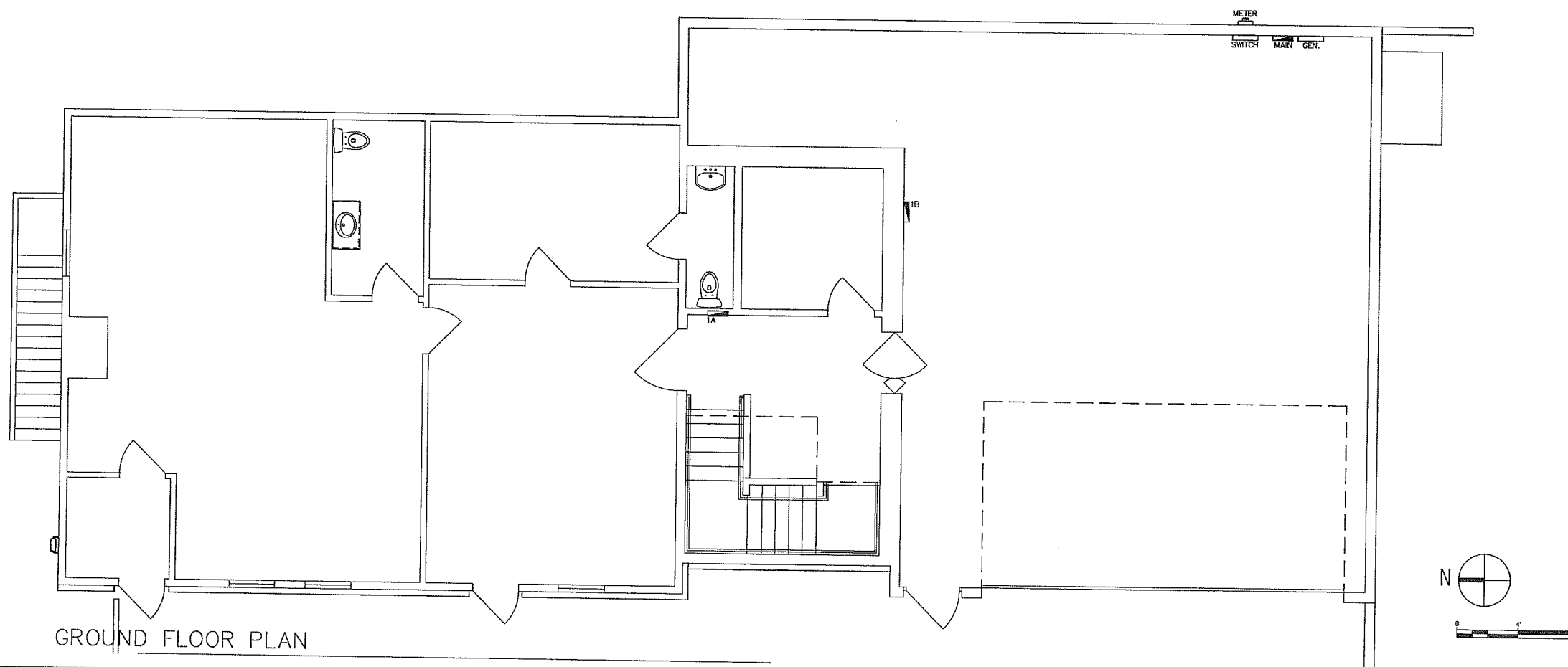
34 Commercial Street
Cranston, RI
02905

EXISTING PLAN
SITE AND GROUND FLOOR

ISSUE TYPE: SCHEMATIC DESIGN	REVISED: -
ISSUE DATE: 03/19/2021	
DRAWN BY: EXD JR	
SCALE: 3/16" = 1'-0"	
B+A PROJECT NO: 2020.60	
SD-1.1	



SECOND FLOOR PLAN



GROUND FLOOR PLAN

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT

BISSANO + ASSOCIATES, INC.
RISING SUN MILLS | 188 VALLEY STREET | PROVIDENCE, RI | 02909
VOICE 401.404.8310 FAX 401.404.8311 WWW.BISSANO.COM

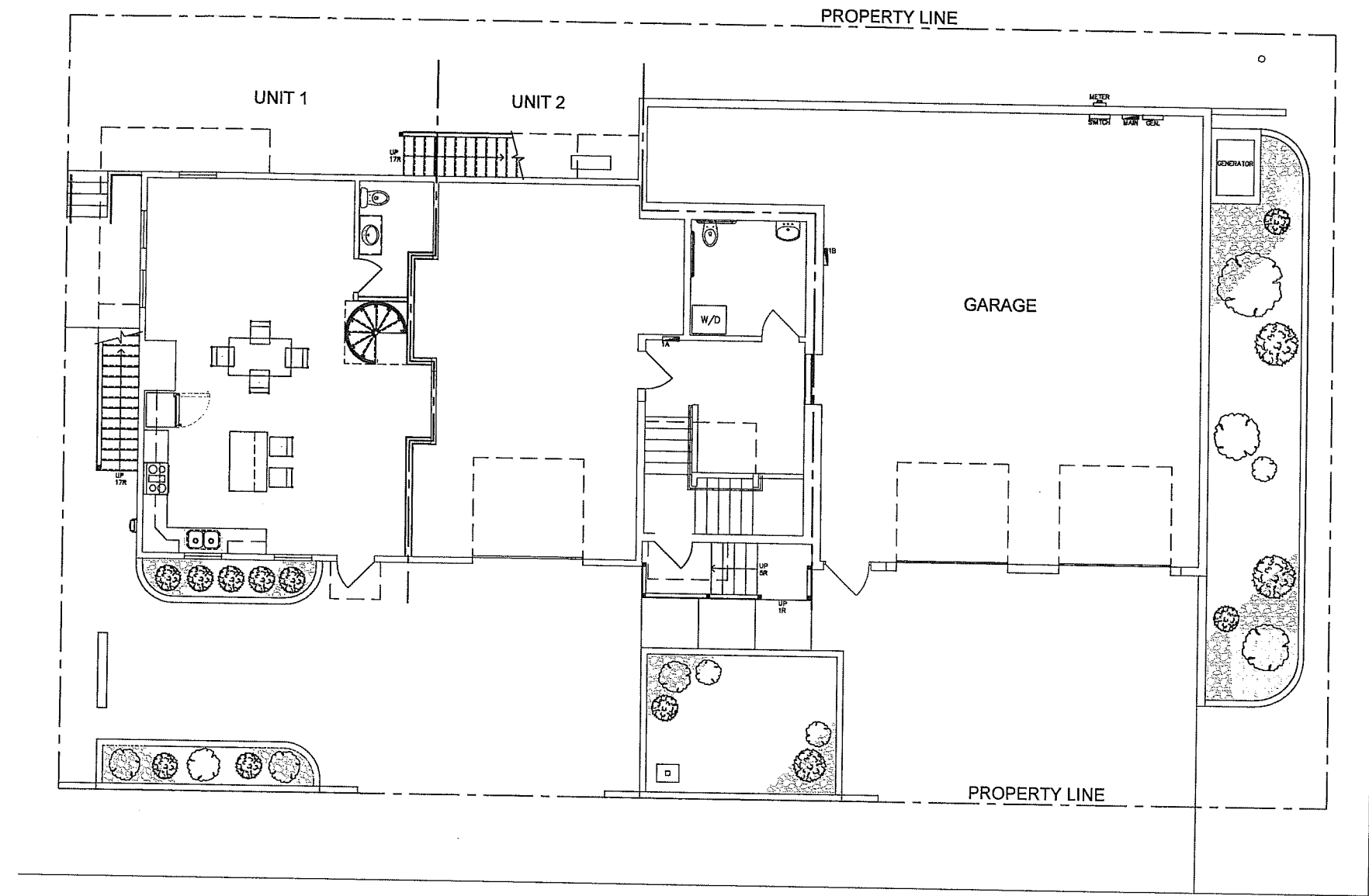
34 Commercial Street
Cranston, RI
02905

EXISTING PLAN
GROUND & SECOND FLOOR

ISSUE TYPE: SCHEMATIC DESIGN	REVISED:
ISSUE DATE: 03/19/2021	
DRAWN BY: EXD JR	

SCALE: 1/4" = 1'-0"
B+A PROJECT NO: 2020.60

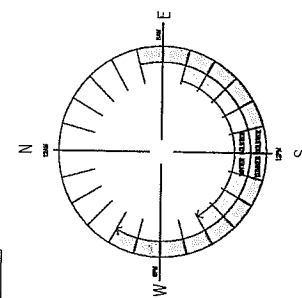
SD-1.2



GROUND FLOOR AND SITE PLAN

COMMERCIAL STREET

SHELDON STREET



SQUARE FOOTAGES:

UNIT 1
 FIRST FLOOR
 682 SQ FT
 SECOND FLOOR
 622 SQ FT INTERIOR
 83 SQ FT BALCONY
 TOTAL: 1,387 SQ FT

UNIT 2
 FIRST FLOOR
 780 SQ FT
 SECOND FLOOR
 1,951 SQ FT INTERIOR
 260 BALCONY
 TOTAL: 2,991 SQ FT

ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 FACILITIES MANAGEMENT
 PROJECT MANAGEMENT
BISBAND + ASSOCIATES, INC.
 150 SUNNYSIDE BLVD. | 100 VALLEY STREET | PROVIDENCE, RI 02909
 VOICE 401.404.8310 FAX 401.404.8311 WWW.BISBAND.COM

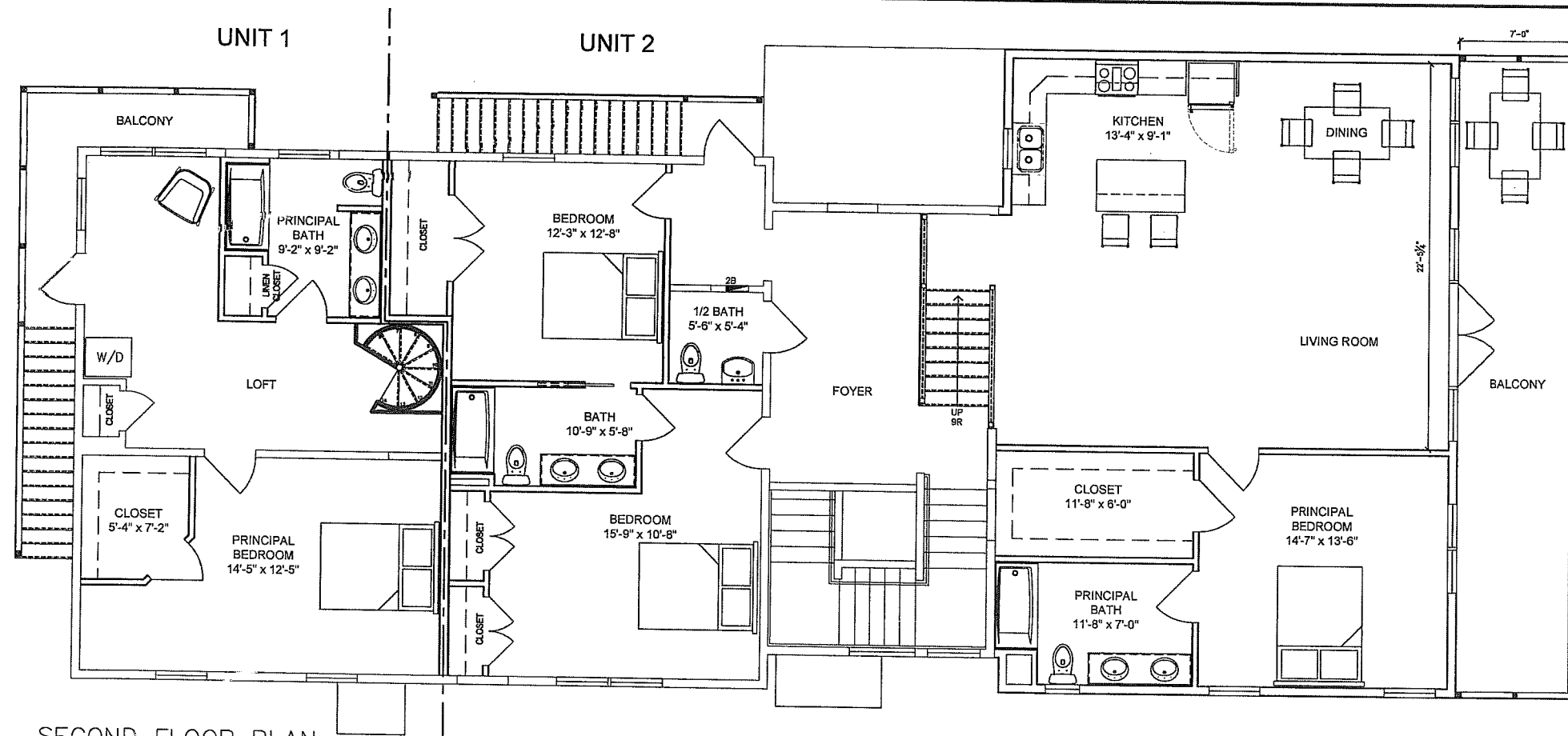
34 Commercial Street
 Cranston, RI
 02905

PROPOSED PLAN
 SITE AND GROUND FLOOR

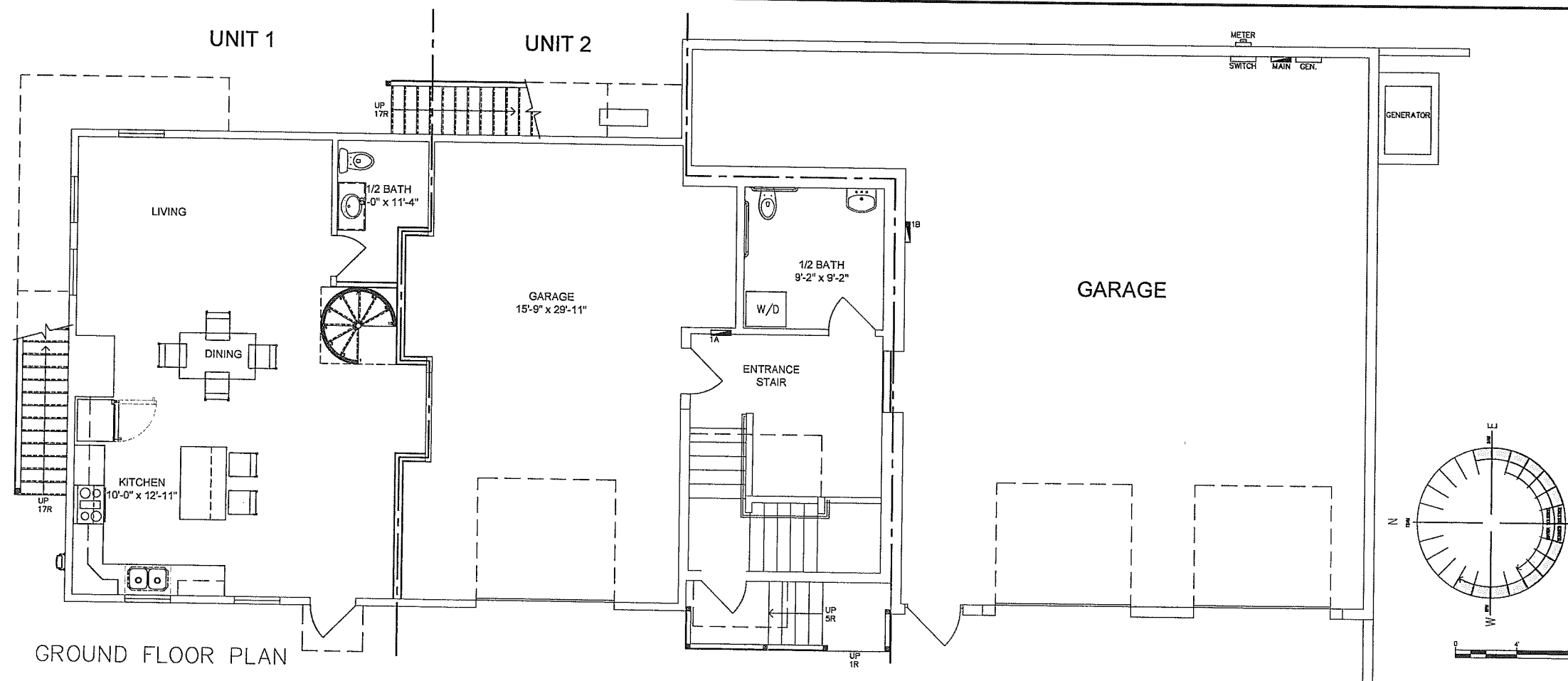
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ISSUE DATE: 03/19/2021	
DRAWN BY: EXD JR	

SCALE: 3/16" = 1'-0"
B+A PROJECT NO. 2020.60

SD-2.1



SECOND FLOOR PLAN



GROUND FLOOR PLAN

SQUARE FOOTAGES:

UNIT 1
FIRST FLOOR
682 SQ FT
SECOND FLOOR
622 SQ FT INTERIOR
83 SQ FT BALCONY
TOTAL: 1,387 SQ FT

UNIT 2
FIRST FLOOR
780 SQ FT
SECOND FLOOR
1,951 SQ FT INTERIOR
260 BALCONY
TOTAL: 2,991 SQ FT

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
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PROJECT MANAGEMENT

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34 Commercial Street
Cranston, RI
02905

PROPOSED PLAN
GROUND & SECOND FLOOR

ISSUE TYPE:
SCHEMATIC DESIGN
ISSUE DATE:
03/19/2021
DRAWN BY:
EKD
JR

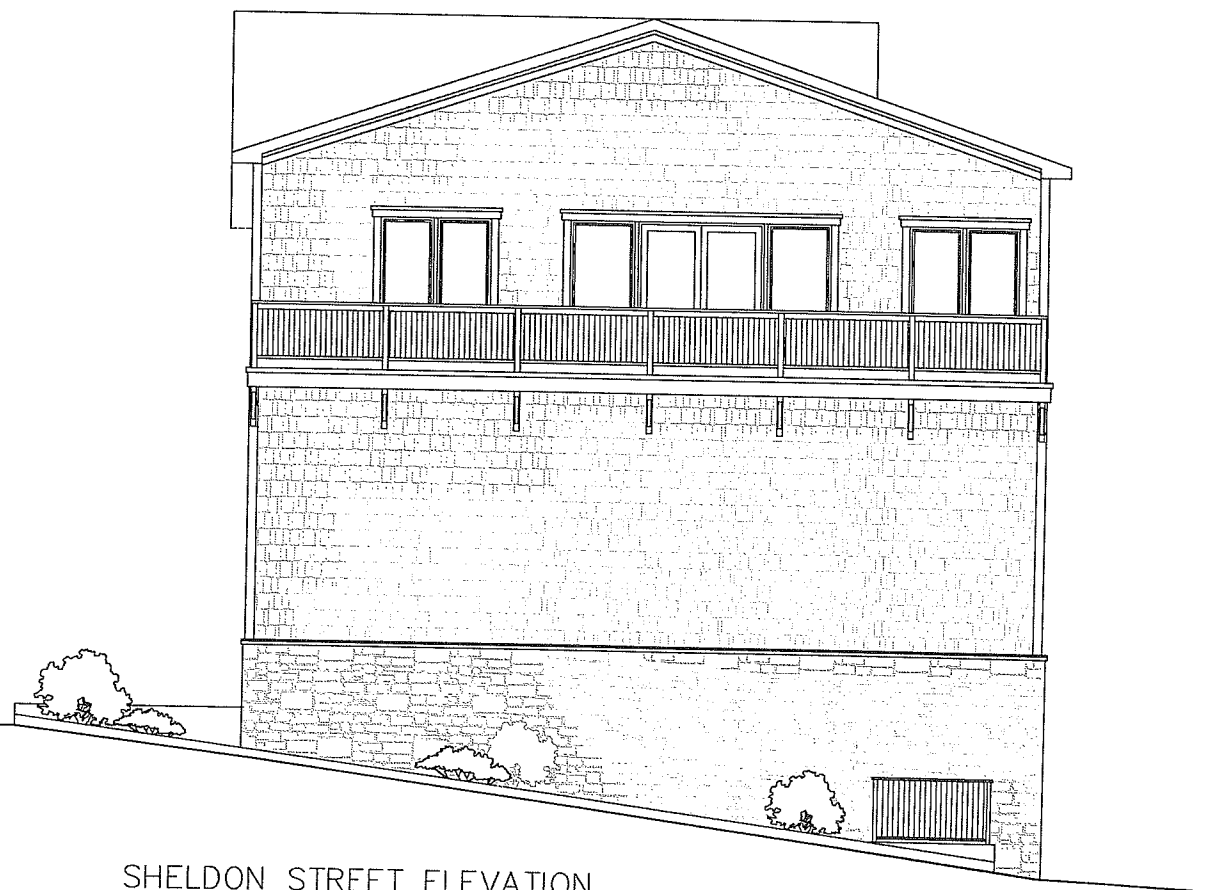
REVISD:

SCALE:
1/4" = 1'-0"
S+A PROJECT NO:
2020.60

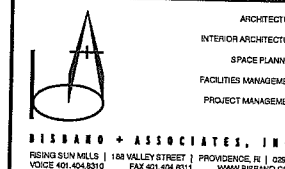
SD-2.2



COMMERCIAL STREET ELEVATION



SHELDON STREET ELEVATION



34 Commercial Street
Cranston, RI
02905

PROPOSED ELEVATIONS

ISSUE TYPE: SCHEMATIC DESIGN	REVISED:
ISSUE DATE: 03/19/2021	
DRAWN BY: EKD	
SCALE: 1/4" = 1'-0"	
BVA PROJECT NO: 2020.60	
	SD-2.3