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BUILDING INSPECTIONS

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: December 1, 2020

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: Anthony D. Longano and Cindy Longano

ADDRESS: 35 Sparrow Lane, Cranston, RI ZIP CODE: 02921

APPLICANT: Anthony D. Longano and Cindy Longano

ADDRESS: 35 Sparrow Lane, Cranston, RI ZIP CODE: 02921

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 35 Sparrow Lane
2. ASSESSOR'S PLAT #: 35 BLOCK #: ASSESSOR'S LOT #: 226 WARD: 4
3. LOT FRONTAGE: 163 ' +/- LOT DEPTH: 145' +/- LOT AREA: 23,407 sq ft
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-20 (ZONE) 20,000 sq ft (AREA LIMITATION) 35 ft (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: n/a PROPOSED: n/a
6. LOT COVERAGE, PRESENT: 10.5% PROPOSED: same
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 6/17/19
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? yes
9. GIVE SIZE OF EXISTING BUILDING(S): Approximately 3,600 sq ft
10. GIVE SIZE OF PROPOSED BUILDING(S): n/a
11. WHAT IS THE PRESENT USE? single family dwelling
12. WHAT IS THE PROPOSED USE? same with in ground pool
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: one

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Install an inground pool approximately 18' x 36'. Corner lot requires 30 foot setback. Pool will be fenced and yard is extensively landscaped. As accessory use, a thirty foot front setback should be observed.

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.

17.20.120 (Schedule of intensity regulations; 17.60.010 (D) (Accessory Uses Swimming Pools); 17.92.010 (Variances) and all other applicable sections of zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks dimensional relief corner lot front yard setback for pool. Pool will be hidden from view by extensive landscaping. Location of pool will not have adverse impact on surrounding area.

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

RESPECTFULLY SUBMITTED,

(OWNER SIGNATURE) Anthony D. Longano	527-8183 (PHONE NUMBER)
(OWNER SIGNATURE) Cindy Longano	(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, RI 02920

PRE-ZONING APPLICATION MEETING: (PLANNING DEPT. SIGNATURE) 12/2/20 (DATE)

ElementaL Designs

Thuja (standishii x plicata) 'Green Giant' Growth Rate

- Raulston reported 2 – 4ft of growth (height) per year at Raleigh, North Carolina
  Manual of Woody Landscape Plants
  - By Michael Dirr

- Reaches 25 – 30 ft tall by 8 – 10ft wide in 10 years
  - Monrovia Nursery

- Can grow 3 -4 ft per year in optimal conditions
  - NC State University Cooperative Extension

Based on the published data listed above, my personal observations of Thuja 'Green Giant' over the years & in conjunction with the growth already observed by Client, Anthony Longano, it is my professional opinion that with proper care the Thuja 'Green Giant' should continue to grow at a rate of roughly 2 – 3ft per year. This means if the trees are currently 6 – 7ft tall they should be roughly 8 – 10ft tall by the end of the next growing season (Autumn of 2021) & 10 – 13ft tall by the Autumn of 2022.

Colin T. Hynes
Registered Landscape Architect RI, CT
ISA Certified & Rhode Island Licensed Arborist
Date: 12/07/2020

Colin Hynes