

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: November 17, 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: Grace ElizabethVarghese, Trustee

ADDRESS: 41 Alderbrook Drive, Cranston, RI ZIP CODE: 02920

APPLICANT: Paul Varghese

ADDRESS: 41 Alderbrook Drive, Cranston, RI ZIP CODE: 02920

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 41 Alderbrook Drive

2. ASSESSOR’S PLAT #: 16/1 BLOCK #: ASSESSOR’S LOT #: 792 WARD: 6

3. LOT FRONTAGE: 209.99 ft.LOT DEPTH: 94 ft. +/- LOT AREA: 10,774 +/- sq. ft.

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

5. BUILDING HEIGHT, PRESENT: one story PROPOSED: same

6. LOT COVERAGE, PRESENT: 22.6% PROPOSED: 25.5%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 11/7/74

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

9. GIVE SIZE OF EXISTING BUILDING(S): 2,434 sq ft dwelling with attached one car garage

10. GIVE SIZE OF PROPOSED BUILDING(S): New 2 car garage 24' x 26'

11. WHAT IS THE PRESENT USE? single family dwelling

12. WHAT IS THE PROPOSED USE? same

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construct addition on
to existing attached garage. New two car garage will be 24' x 26'.

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.
17.20.120 (Schedule of intensity regulations(; 17.92.010 (Variances) and all other
applicable sections of the zoning code including 17.60.010 (B) Location of
Residential Accessory Building

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Owner/Applicant seek dimensional
variance for front setback for addition to existing garage. Corner lot requires a
a 25' front setback. Uniqueness of frontage places the house on a curve, Closest
point of corner of expanded garage will be approximately 6'9 3/4" from property line.

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

RESPECTFULLY SUBMITTED,

Grace Elizabeth Varghese
(OWNER SIGNATURE) Grace Elizabeth Varghese, Trustee

401-944-1242
(PHONE NUMBER)

Paul Varghese
(OWNER SIGNATURE)
(APPLICANT SIGNATURE) Paul Varghese

401-347-4441
(PHONE NUMBER)

Robert D. Murray, Esq.
(LESSEE SIGNATURE)
(ATTORNEY SIGNATURE)

415-425-7418
(PHONE NUMBER)

(PHONE NUMBER)

946-3800
(PHONE NUMBER)

Robert D. Murray, Esq.
(ATTORNEY NAME-PLEASE PRINT)

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

PRE-ZONING APPLICATION MEETING:

[Signature]
(PLANNING DEPT. SIGNATURE)

11/23/20
(DATE)



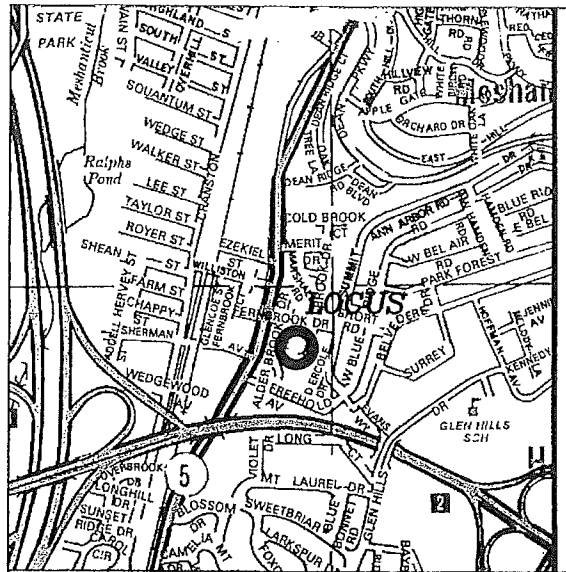












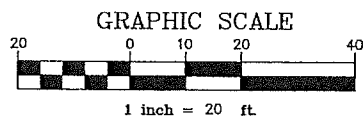
LOCATION MAP

LEGEND

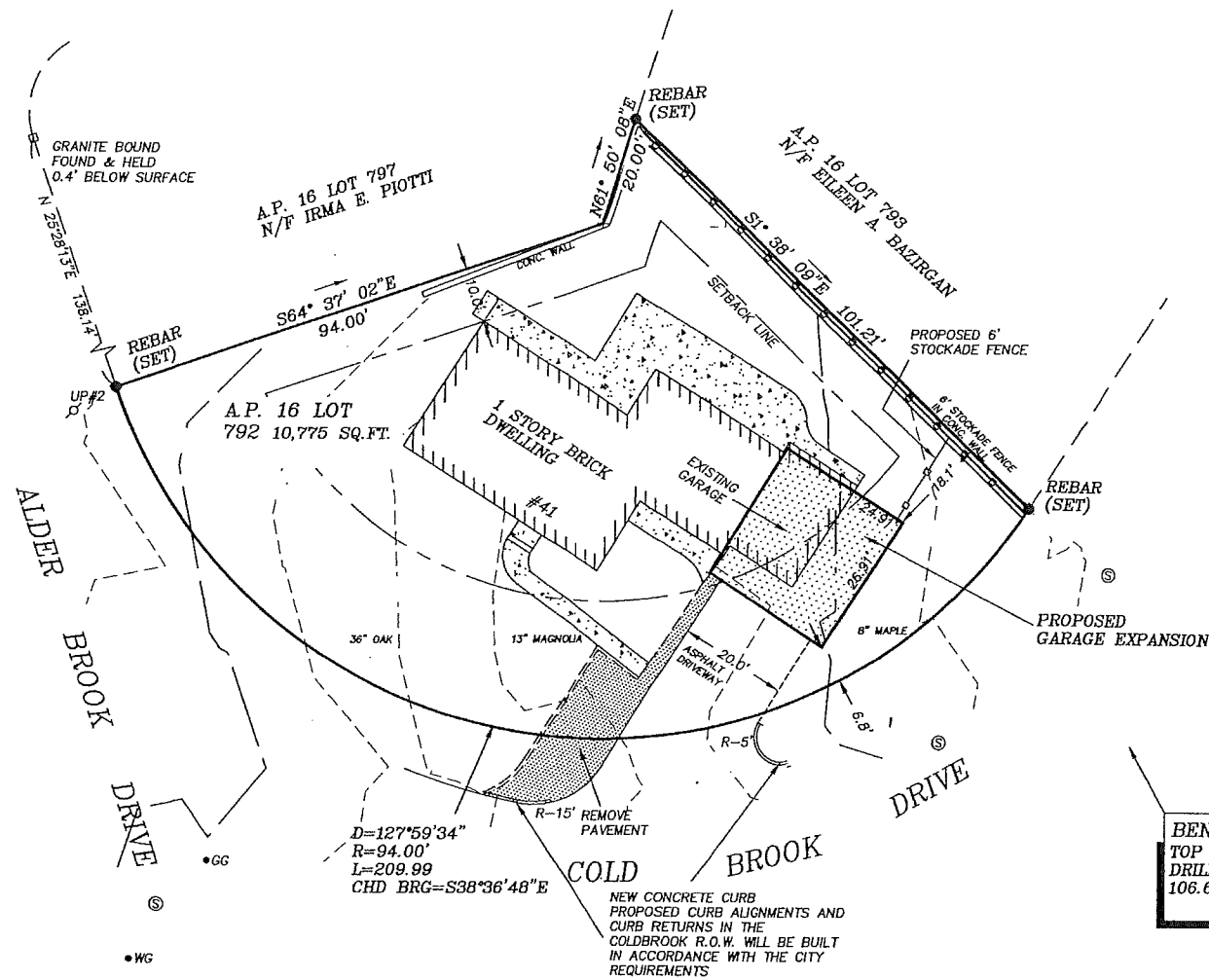
	EDGE OF WOODS
	CHAIN LINK FENCE
	STOCKADE FENCE
	WATER MAIN
	GAS MAIN
	EXISTING CONTOUR
	EDGE OF PAVEMENT
	BUILDING SETBACK
	UTILITY POLE
	SANITARY SEWER MANHOLE
	HYDRANT
	GATE VALVE
	CONCRETE

REFERENCES

- 1.) "FERN BROOK TERRACE CRANSTON, RHODE ISLAND OWNED BY ELTON F. DURFEE JUNE 1956" SCALE 1"=40 SEE PLAT BOOK 15 PAGE 18



ZONING A-8
SETBACK REQUIREMENTS
FRONT 25 FEET
SIDE 10 FEET
REAR 20 FEET
ACCESSORY USE
SIDE 5 FEET
MAXIMUM LOT COVERAGE 30%

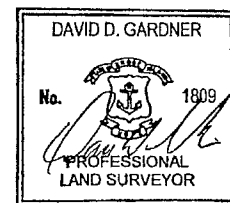


BENCHMARK
TOP OF CURB AT
DRILL HOLE ELEV.=
106.67 (ASSUMED)

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE NOVEMBER 25, 2015 AND ARE AS FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION I
DATA ACCUMULATION SURVEY MEASUREMENT SPECIFICATION III
TOPOGRAPHIC SURVEY T-1
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
EXISTING CONDITIONS PLAN FOR PROPOSED GARAGE

BY
DAVID D. GARDNER PLS LICENSE NO. 1809
COA NO. A359



GARAGE LOCATION PLAN

COMPREHENSIVE BOUNDARY SURVEY
41 ALDER BROOK DRIVE
CRANSTON, R.I.
FOR
ELIZABETH VARGHESE
A.P. 16 LOT 792

DAVID D. GARDNER
& ASSOCIATES, INC.



1 HOPE COURT
BARRINGTON, RHODE ISLAND 02806
(401) 738-3200

ENGINEERS • SURVEYORS • PLANNERS

DATE	REVISIONS

DATE ISSUED: 10/30/20

SCALE: 1"=20'

DESIGNED BY: D.D.G.

DRAWN BY: D.D.G.

CHECKED BY:

JOB NO.: 19-055

DWG NO.:

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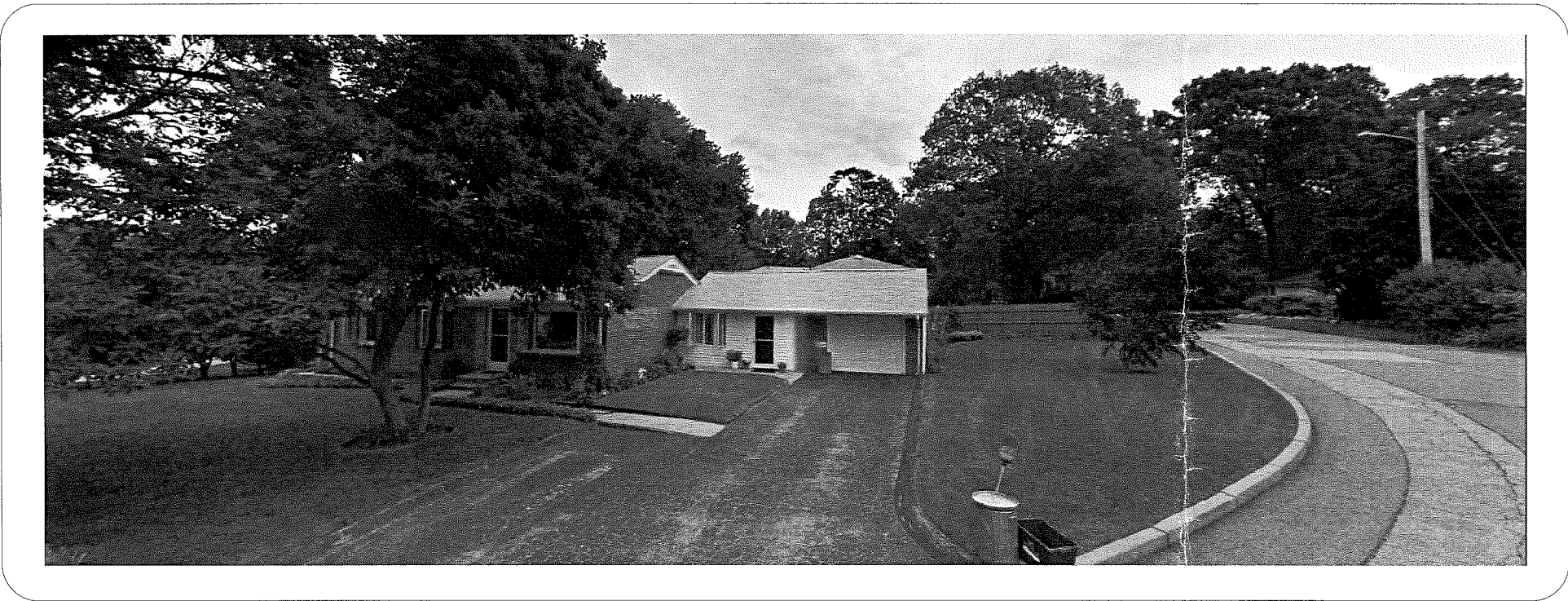
41 ALDERBROOK DR. CRANSTON, RI 02920

VARGHESE RESIDENCE

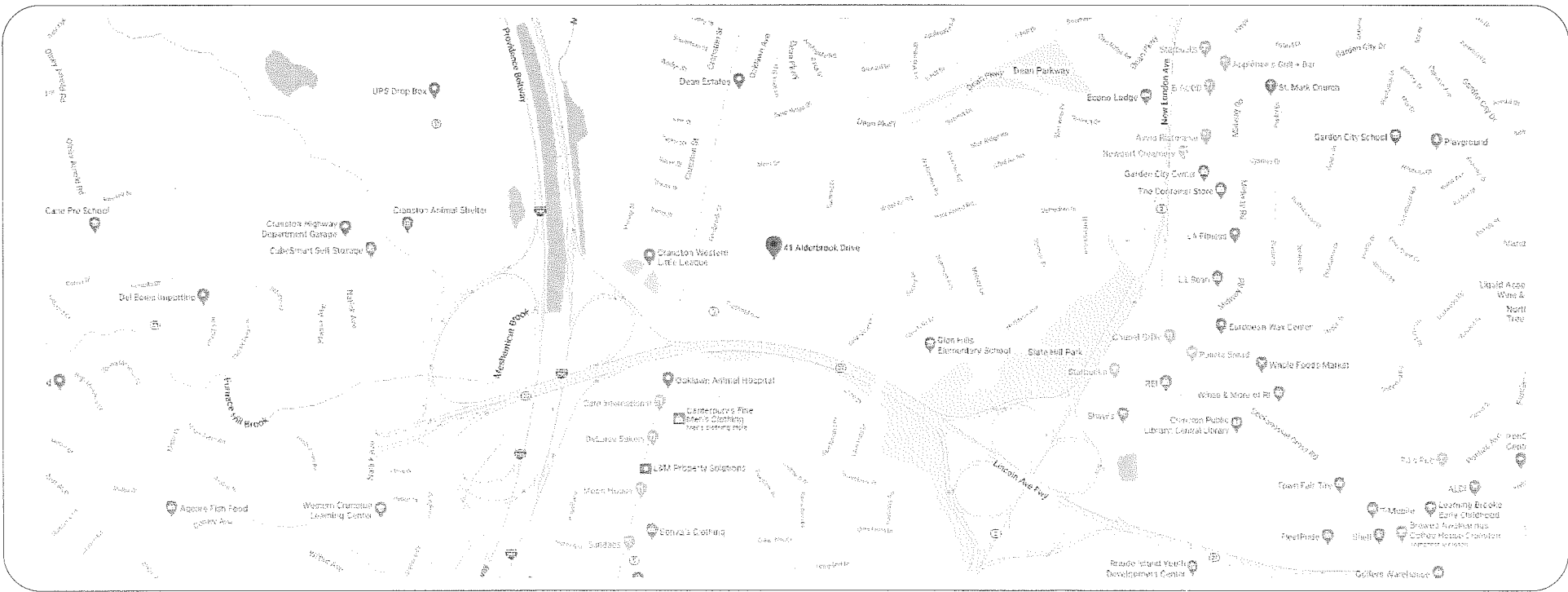
ZONING BOARD OF REVIEW

11.03.2020

Photo:



Location:



Project Team:

ARCHITECT
ATELIER ET ALIA, LLC
1275 WASHINGTON ST
WEST NEWTON MA 02465
617 960 0788

SURVEYOR
DAVID D. GARDNER & ASSOCIATES, INC
1 HOPE COURT
BARRINGTON, RI 02806
401.738.3200



Drawing List:

- CS COVER SHEET
- 1 GARAGE LOCATION PLAN + BOUNDARY SURVEY
- A-121 PROPOSED FLOOR PLAN
- A-122 PROPOSED ROOF PLAN
- A-201 PROPOSED EXTERIOR ELEVATIONS

Code Summary:

ASSESSOR'S DATA:
PLAT: 16
SEC: 1
LOT: 792
BOOK+ PAGE: 1377 / 333

ZONING DATA:
DISTRICT: A8, SINGLE FAMILY
LOT SIZE: 10774 SF
MIN. YARD, FRONT: EXISTING NON CONFORMING

architect:
ATELIER ET ALIA
1275 WASHINGTON ST
WEST NEWTON, MA 02465
617 960 0788

VARGHESE RESIDENCE
41 ALDERBROOK DR
CRANSTON, RI 02920

stamp:



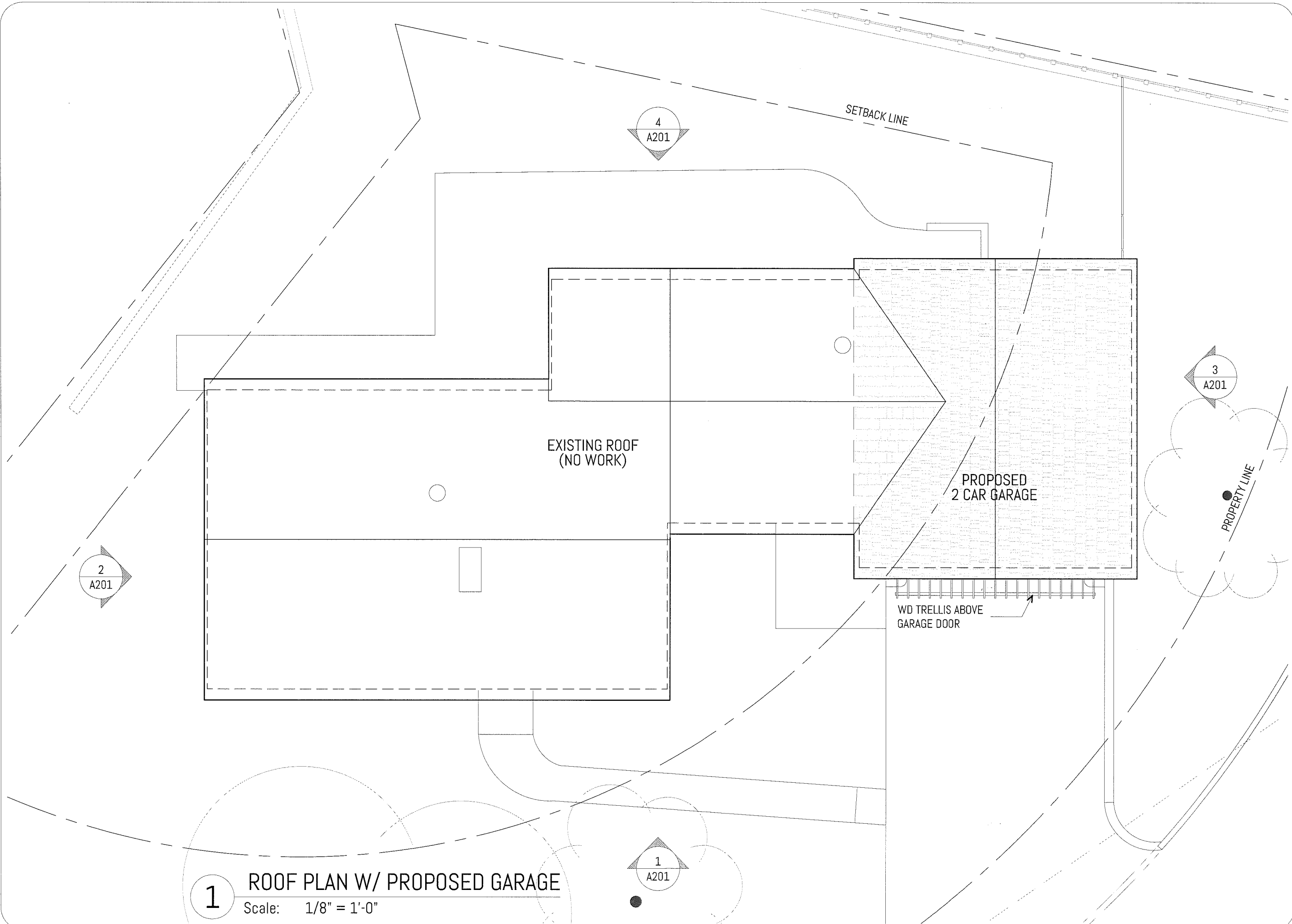
Christina Marsh

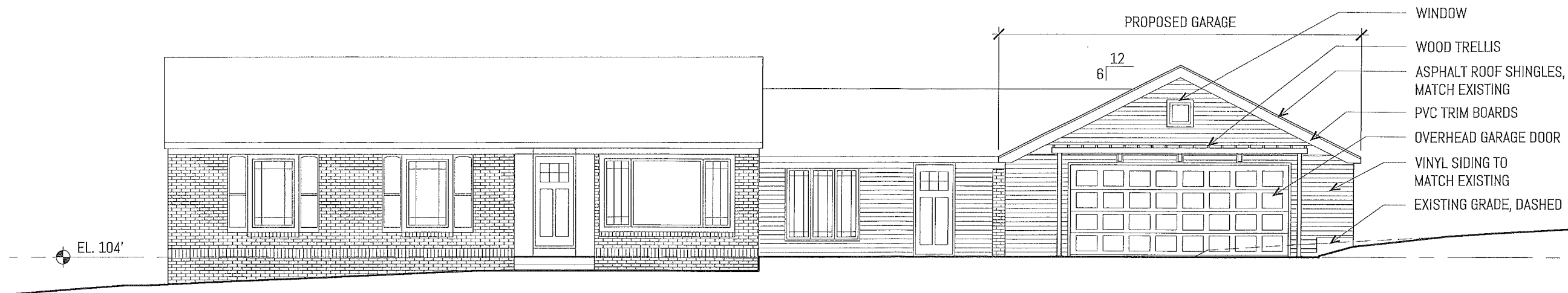
revision:
11.03.20 ZBR

scale:
1/8" = 1'-0"

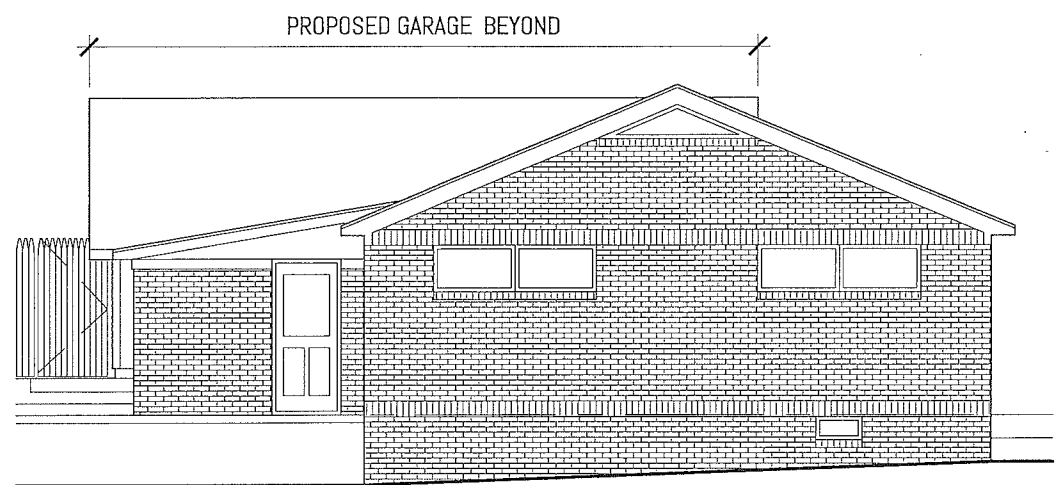
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PROPOSED
ROOF PLAN

A-122

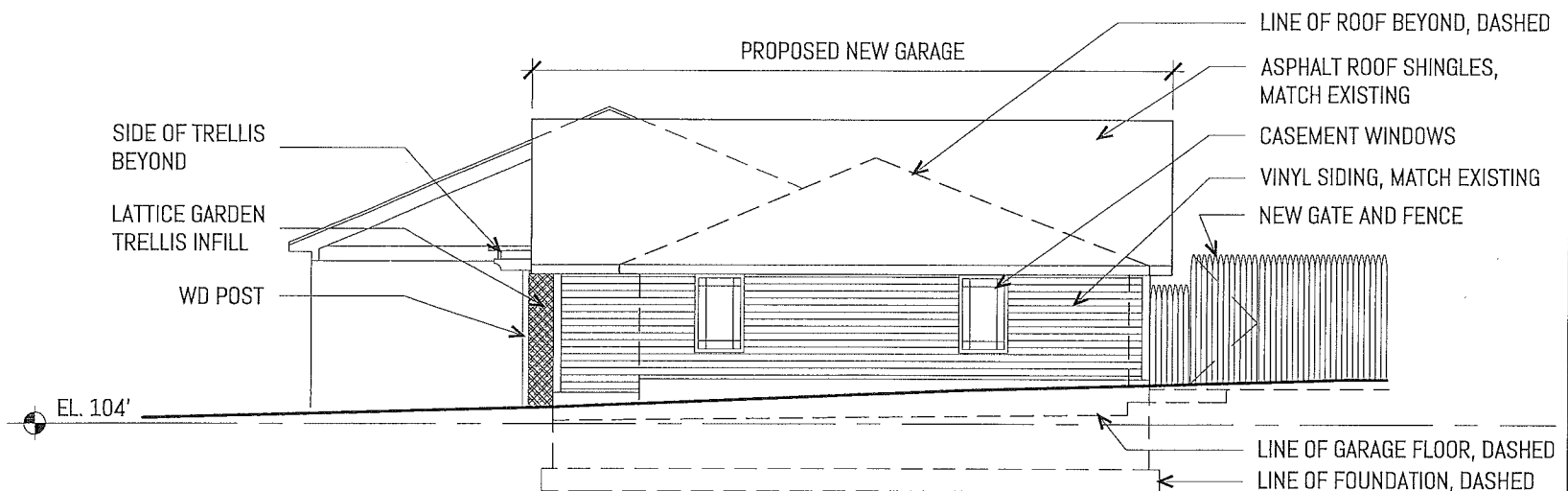




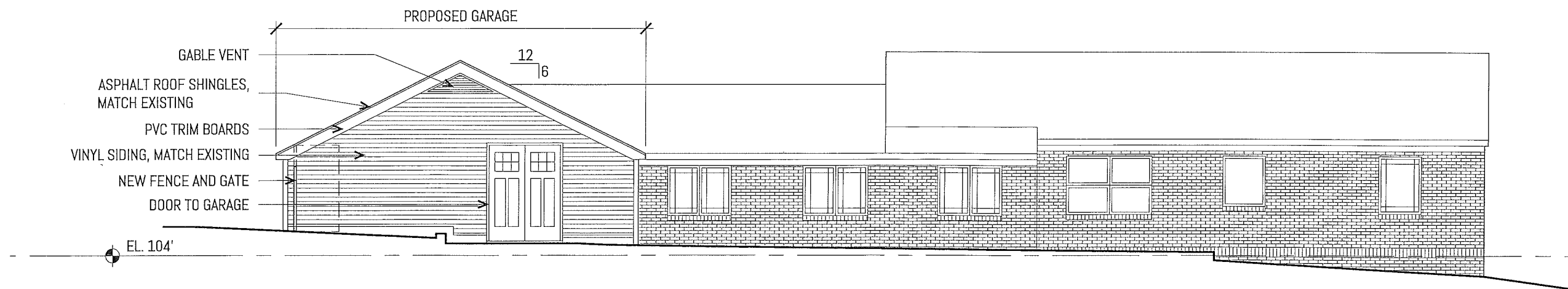
1 EXTERIOR ELEVATION-WEST
Scale: 1/8" = 1'-0"



2 EXTERIOR ELEVATION-NORTH
Scale: 1/8" = 1'-0"



3 EXTERIOR ELEVATION-SOUTH
Scale: 1/8" = 1'-0"



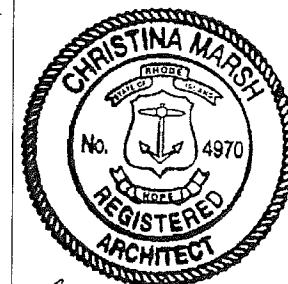
4 EXTERIOR ELEVATION-EAST
Scale: 1/8" = 1'-0"

architect:

ATELIER ET ALIA
1276 WASHINGTON ST
WEST NEWTON, MA 02465
617 960 0788

VARGHESE RESIDENCE
41 ALDERBROOK DR
CRANSTON, RI 02920

stamp:



Christina Marsh

revision:
11.03.20 ZBR

scale:

1/8" = 1'-0"

sheet title:

PROPOSED EXTERIOR
ELEVATIONS

A-201