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MAY 05 2021

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: April 20, 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: Hodsell 45 Investment + Development, LLC

ADDRESS: 10 Dorrance St Box 10 ZIP CODE: 02903

APPLICANT: Hodsell 45 Investment

ADDRESS: 10 Dorrance Street ZIP CODE:

LESSEE: Providence, RI 02903

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 45 Hodsell Street

2. ASSESSOR'S PLAT #: 5 BLOCK #: ASSESSOR'S LOT #: 526 WARD:

3. LOT FRONTAGE: 125 ft LOT DEPTH: 40 ft LOT AREA: 5355 sf

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B1 8000 sf 35' (ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 24' PROPOSED: 24'

6. LOT COVERAGE, PRESENT: 44 PROPOSED: 44

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? July 2020

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

9. GIVE SIZE OF EXISTING BUILDING(S): 20' x 80'

10. GIVE SIZE OF PROPOSED BUILDING(S): no changes

11. WHAT IS THE PRESENT USE? Office + Storage

12. WHAT IS THE PROPOSED USE? Two Apartment two home Offices

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: _____

Convert use from office + garage to
2 Apartments + Storage / Home Office

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? Yes, submitted to planning

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.

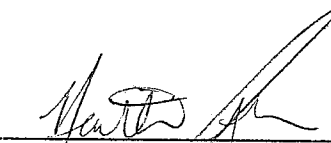
Cranston Zoning ~~Ordinance~~
Ordinance 17.20.120 - Relief 8000 sq ft

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: _____


The petitioner requests relief of
the square footage from 8,000 sq ft to
5,500 sq ft to have a two apartment building

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

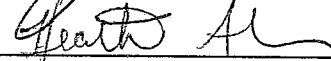
RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE)

1
(PHONE NUMBER)


(OWNER SIGNATURE)


1
(PHONE NUMBER)


(APPLICANT SIGNATURE)

1
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)


(ATTORNEY SIGNATURE)

401-738-4477
(PHONE NUMBER)

Michael K. Glucksman
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 109 Airport Rd, Warwick RI
02889

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

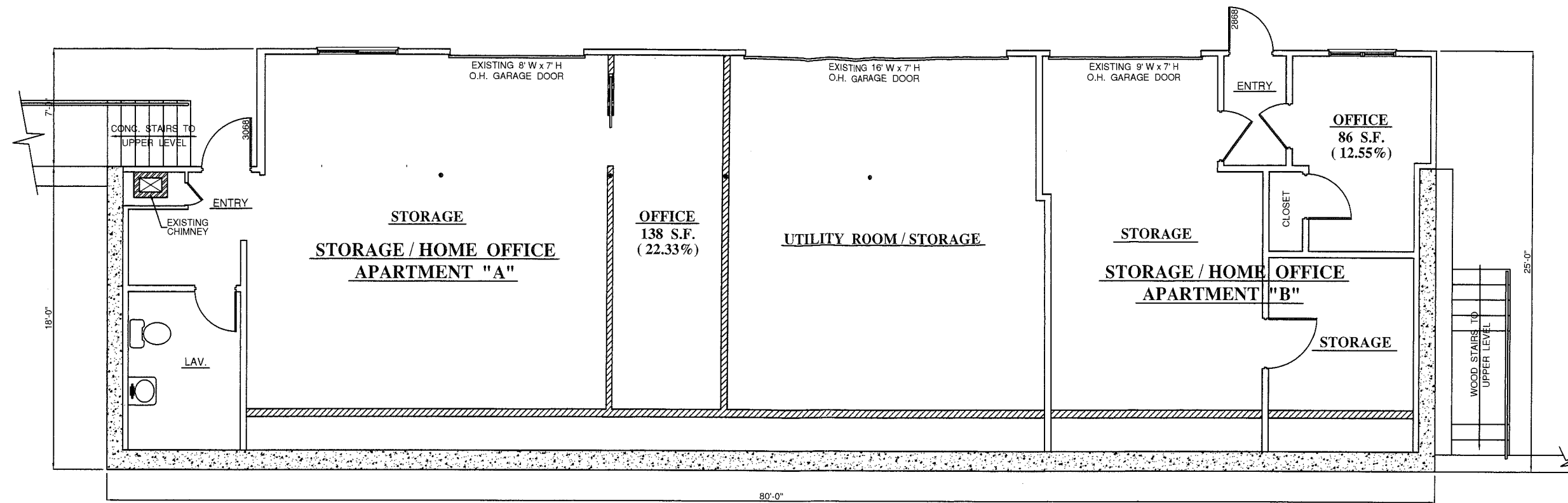
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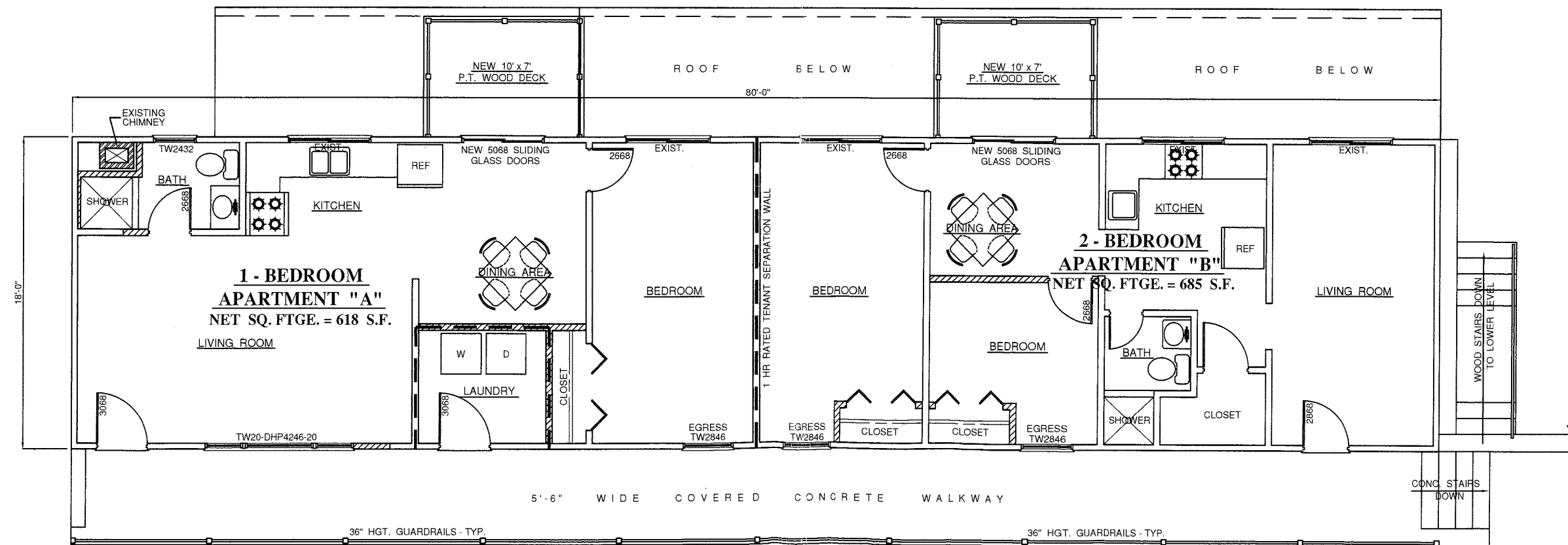




PROPOSED LOWER LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"

HODSELL

STREET



PROPOSED UPPER LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"

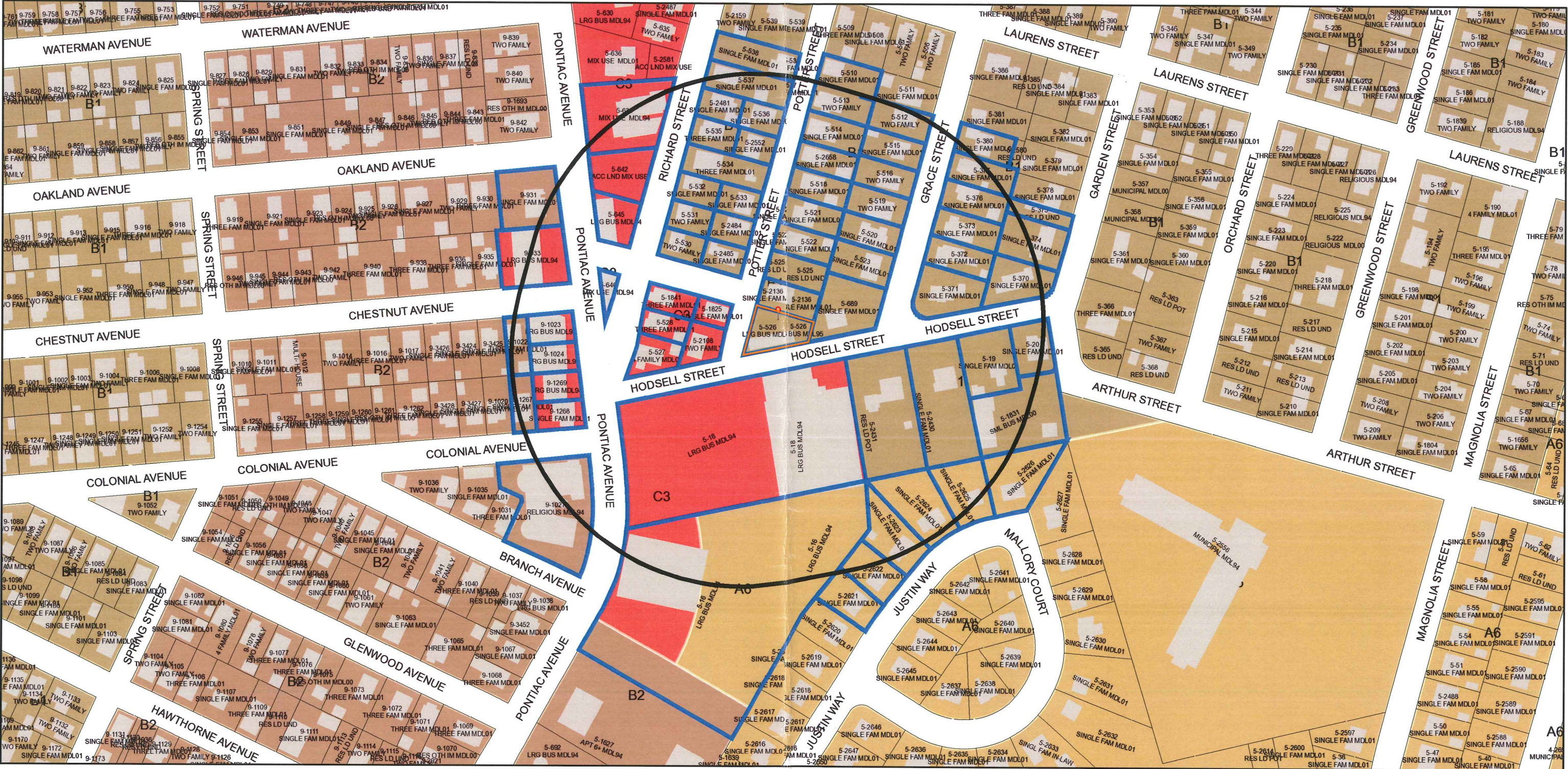
HODSELL

STREET



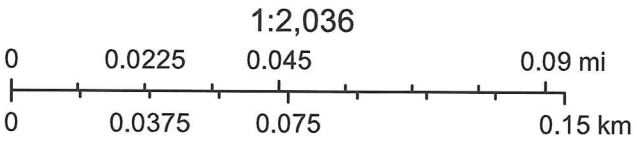
**45 HODSELL STREET
CRANSTON, R.I.**

45 Hodsell St 400' Radius Plat 5 Lot 526



9/16/2020, 2:39:53 PM

- | | | | | | | | | | |
|--|-------------------|--|---------------------------|--|-----|--|----|--|-------|
| | 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
City of Providence, Department of Planning and Development







