

**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: _____

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: Daniel J Lyons

ADDRESS: 48 Valley St Cranston R.I ZIP CODE: 02920

APPLICANT: Daniel J Lyons

ADDRESS: 48 Valley St Cranston R.I ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 48 Valley St Cranston R.I 02920

2. ASSESSOR'S PLAT #: 17 BLOCK #: 3 ASSESSOR'S LOT #: 964 WARD: _____

3. LOT FRONTAGE: 175 LOT DEPTH: 100 LOT AREA: 6,000 SF

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-6
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 16 FT PROPOSED: Same

6. LOT COVERAGE, PRESENT: 1,464 SF PROPOSED: 1,800 SF

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 29 years

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

9. GIVE SIZE OF EXISTING BUILDING(S): 1,464 SF

10. GIVE SIZE OF PROPOSED BUILDING(S): 1,800 SF

11. WHAT IS THE PRESENT USE? Home

12. WHAT IS THE PROPOSED USE? Master bedroom-walk in closet-master-bathroom

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Put in Foundation
24' x 14' - Then build a single room
bedroom. encroaches on corner
lot setback.

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
17.20.110 RESIDENTIAL YARD EXCEPTIONS
17.92.010 VARIANCES

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: conform to
characters of neighborhood. Won't have
negative impact. only place to put
addition.

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

RESPECTFULLY SUBMITTED,
Samuel J. Jones (401) 943-0571
(OWNER SIGNATURE) (PHONE NUMBER)

(OWNER SIGNATURE) (PHONE NUMBER)

(APPLICANT SIGNATURE) (PHONE NUMBER)

(LESSEE SIGNATURE) (PHONE NUMBER)

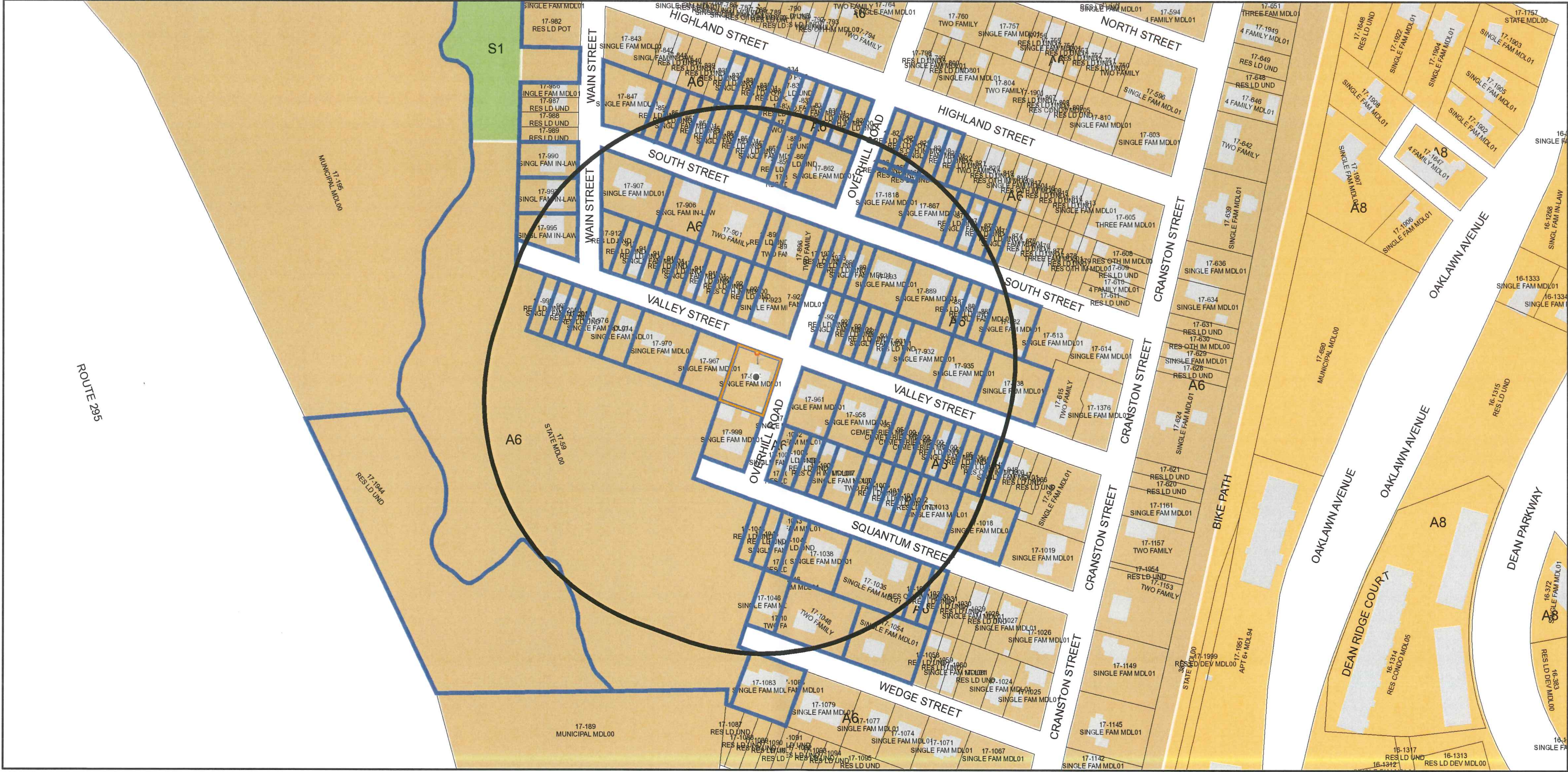
(ATTORNEY SIGNATURE) (PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS:

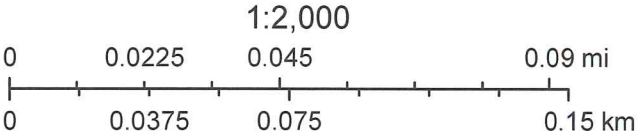
PRE-ZONING APPLICATION MEETING: [Signature] 3/11/22
(PLANNING DEPT. SIGNATURE) (DATE)

48 Valley St 400' Radius Plat 17 Lot 964



1/31/2022, 9:16:20 AM

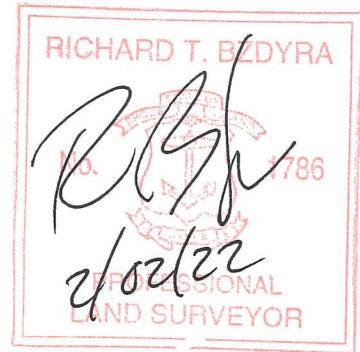
Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
Cranston Boundary		none		B1		C5		Other
Parcels		A80		B2		M1		
Buildings		A20		C1		M2		
Zoning Dimensions		A12		C2		EI		



City of Cranston

REFERENCES:

1. DEED BOOK 796, PAGE 332
2. PLAN ENTITLED "MESHANTICUT PARK, PLAT NO. 3 CRANSTON, R.I. BELONGING TO JOHN M. DEAN. BY FRANK E. WATERMAN, SEPT., 1894" FILED ON PLAT CARD 38.



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

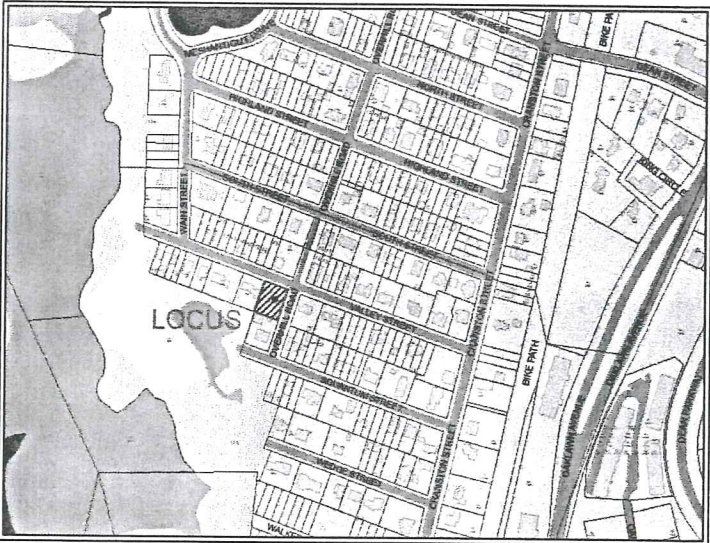
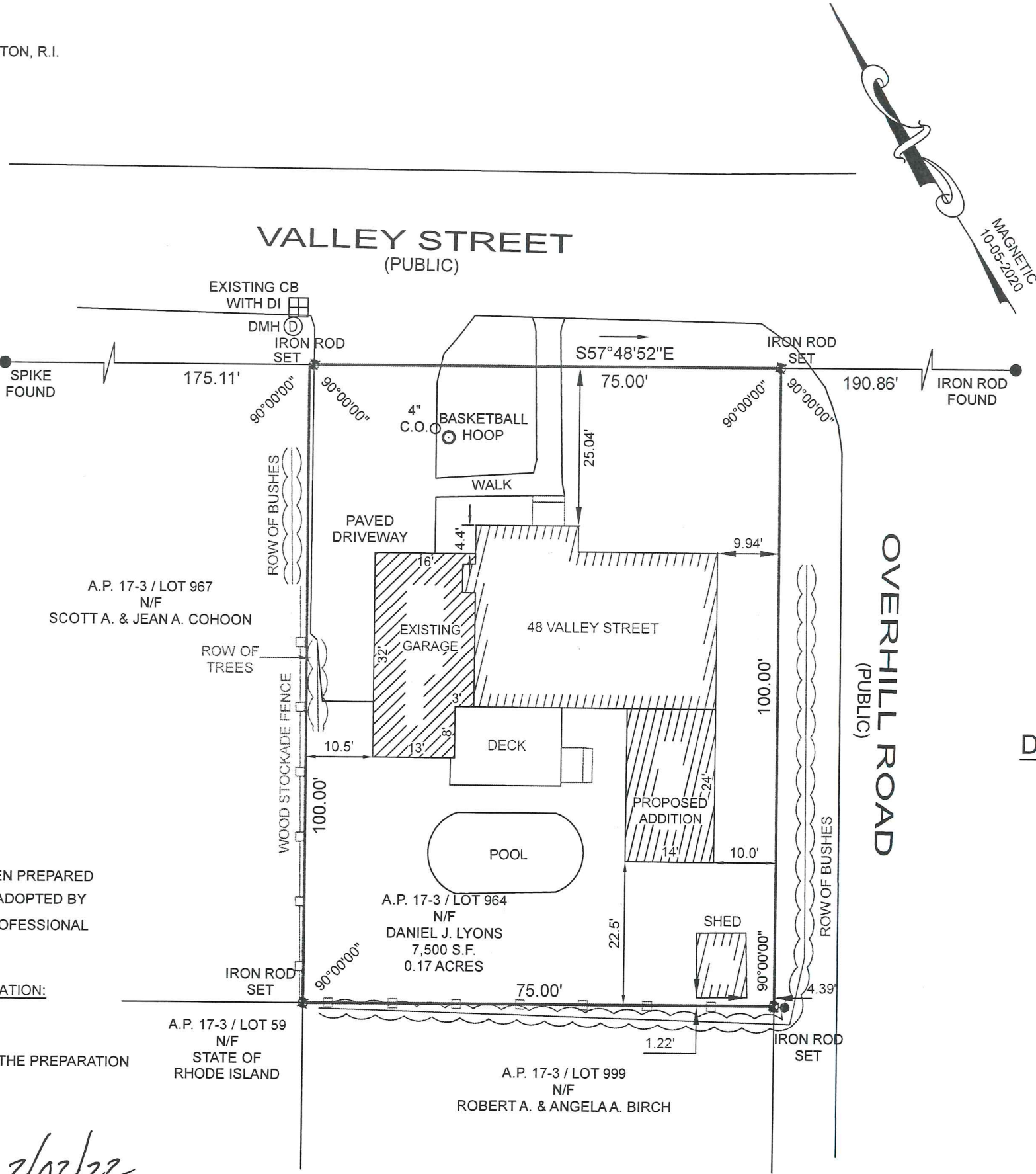
LIMITED CONTENT BOUNDARY SURVEY CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *Richard T. Bzdyra* DATE: 2/02/22

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786, COA # LS-A60



LOCUS MAP

ZONING DISTRICT A-6

MINIMUM LOT AREA:	6,000 S.F.
MINIMUM LOT WIDTH:	60 FT.
MINIMUM LOT FRONTAGE:	60 FT.
MINIMUM SETBACKS	
FRONT:	25 FT.
SIDE:	8 FT.
REAR:	20 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
MAXIMUM LOT COVERAGE:	30%
PROPOSED LOT COVERAGE:	24.4%

DIMENSIONAL CONFORMANCE SURVEY

A.P. 17-3 / LOT 964
48 VALLEY STREET
CRANSTON, R.I. 02920

SCALE: 1" = 20' DATE: JANUARY 26, 2022

PREPARED FOR:

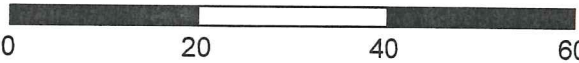
DANIEL J. LYONS
48 VALLEY STREET
CRANSTON, R.I. 02920

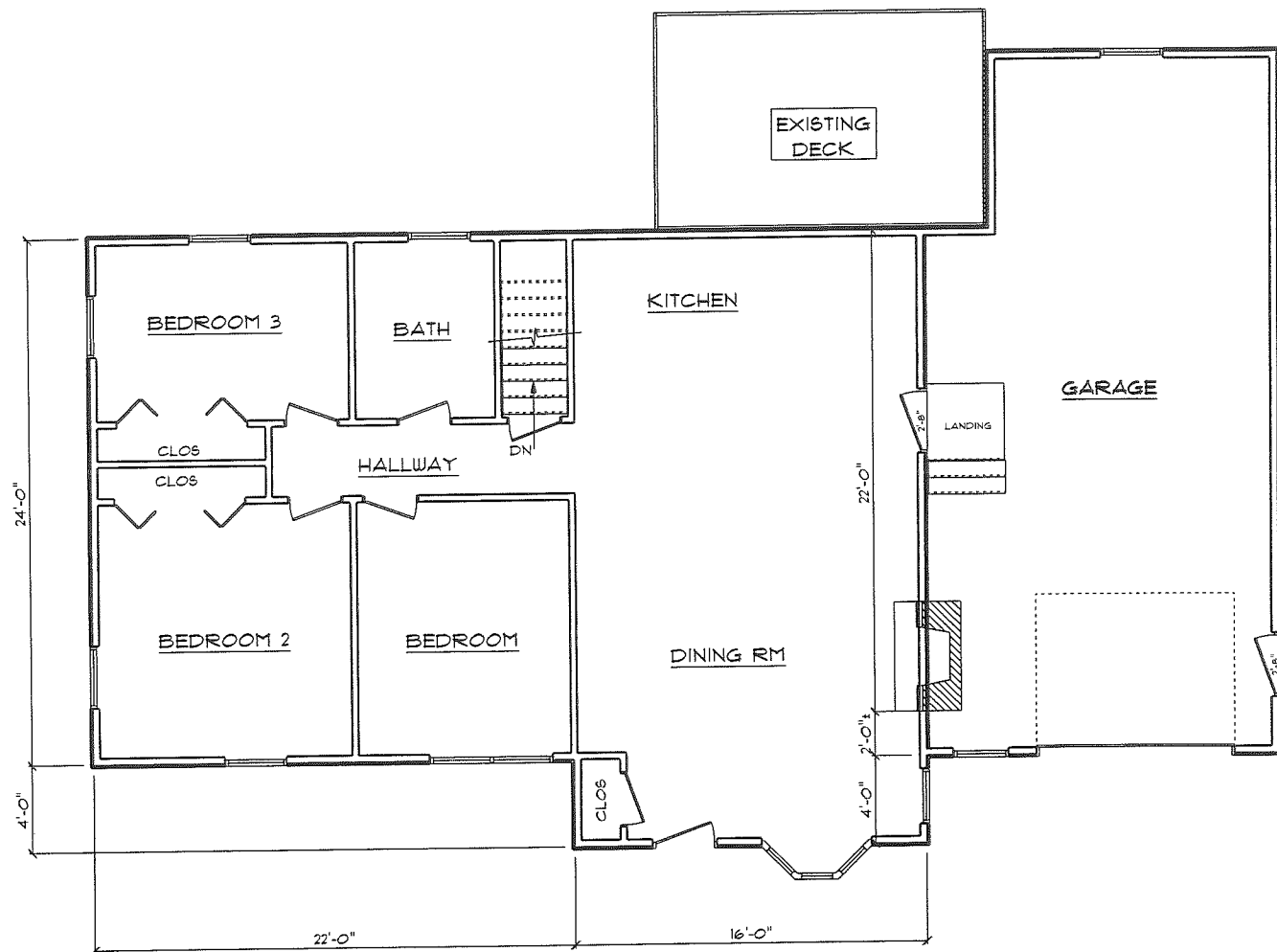
PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9821 / DWG. NO. 9821 - DC - (CJB/AJB)

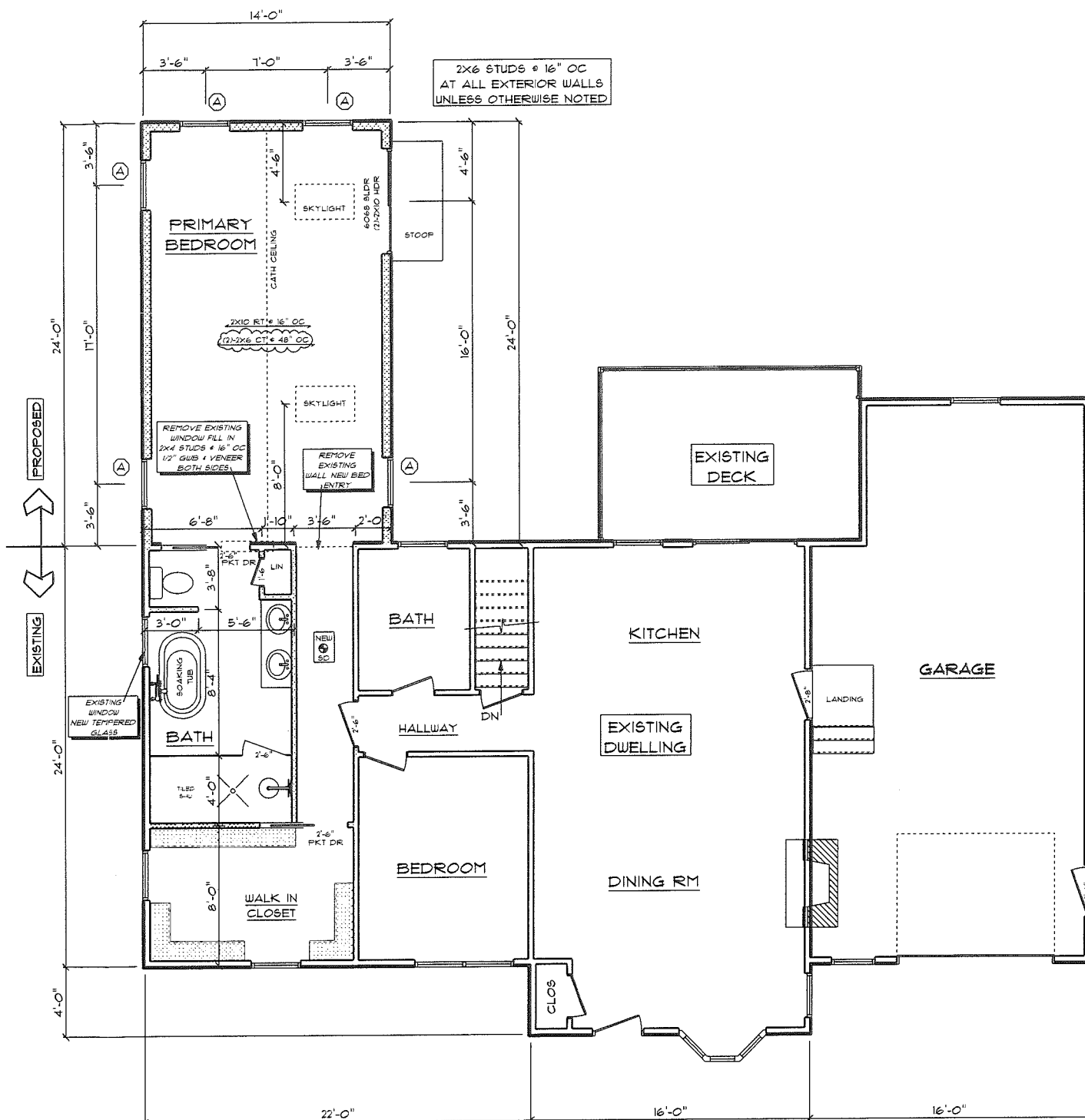
GRAPHIC SCALE / 1" = 20'





EXISTING FIRST FLOOR PLAN 1/4"=1'-0"

PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY



EXISTING & PROPOSED FIRST FLOOR PLAN 1/4"=1'-0"

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

1. RIBC - 2 - 2018
2. WIND DESIGN: ZONE 1 (100 MPH)
3. LOAD DESIGNS: 40 PSF LIVING AREA LOADS
30 PSF SLEEPING AREA LOADS
20 PSF DEAD LOADS
20 PSF ATTIC LOADS
60 PSF EXTERIOR DECK LOADS
30 PSF SNOW LOADS
4. FROST DEPTH: MINIMUM 3'-6" DEEP
5. CLIMATE ZONE: 5
6. CONSTRUCTION TYPE: 5B
7. BUILDING HEIGHT: (MAXIMUM 35'-0") MEASURED FROM TOP OF FOUNDATION TO RIDGE
8. ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUMS AS PER THE PRESCRIPTIVE METHOD OF TABLE N102.1.2 OF THE ENERGY CONSERVATION CODES.

LEGEND:

- SOLID BEARING TO FOUNDATION
- TG TEMPERED GLASS
- Ⓢ SMOKE DETECTOR
- Ⓢ SMOKE DETECTOR & CARBON MONOXIDE
- HU HOT WATER
- HU HEATING UNIT/ BOILER
- Ⓢ 100 CFM FAN VENTED TO OUTSIDE
- Ⓢ HEAT DETECTOR
- WC WALK IN CLOSET
- M/C MAKE UP COUNTER
- BEARING WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING TO BE REMOVED
- Ⓢ WINDOW UNIT NUMBER
- Ⓢ DOOR UNIT NUMBER

WINDOW SCHEDULE						
TYPICAL HEADER: (2) 2" X 10"			TYPICAL HEADER HEIGHT: 6'-11"			
RECTIONS ARE NOTED ON PLANS						
NOTE: ALL LUMBER SPECIES FOR HEADERS, JOISTS, AND BEAMS TO BE KD SPRUCE NO. 2 OR BETTER.						
ALL LOADS FOR FLOOR JOISTS, RAFTERS, HEADERS AND BEAMS ARE BASED ON THE FOLLOWING:						
FLOOR JOISTS LIVING AREAS:			40 PSF LIVE LOAD, 20 PSF DEAD LOAD			
FLOOR JOISTS SLEEPING AREAS:			30 PSF LIVE LOAD, 20 PSF DEAD LOAD			
MANUFACTURER (OR EQUIVALENT): HARVEY WINDOWS MIN. U-FACTOR .35						
UNIT	ROUGH OPENING	TYPE	QTY	AREA / SILL FFF	CLR. CPN.	DESIGN PRESSURE
A	2'-0" X 4'-5 1/2"	D-	5	13.2 / 1'-1"	5.03	30

DOOR SCHEDULE			MINIMUM DESIGN PRESSURE FOR SLIDING / SWING DOORS
TYPICAL HEADER: (2) 2" X 10"			
TYPICAL HEADER HEIGHT: 6'-11"			
RECTIONS ARE NOTED ON PLANS			
INTERIOR AND EXTERIOR DOOR SIZES ARE NOTED ON PLANS.			
INTERIOR DOORS 6'-11" HIGH (TYPICAL)			
EXTERIOR DOORS 6'-11" HIGH (TYPICAL)			
20			

DESIGN PRESSURE		DESIGN PRESSURE REQUIRED:	PRESSURE PROVIDED:
WIND ZONE:	100 MPH	18.0 / -18.5	30
WIND EXPOSURE:	B		
HEIGHT (MAX):	35'-0"		
PRESSURE ZONES:	4 & 5		

14 X 24 MASTERSUITE ADDITION

PREPARED FOR:
DANIEL LYONS
48 VALLEY STREET
CRANSTON, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE-USE ONLY
DLR DIMENSIONS, INC.
DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPERED WITH BY OUTSIDE PARTIES

EST. 1985
DLR DIMENSIONS
RESIDENTIAL DESIGNERS & CONSULTANTS
401.738.3156
DLRDIMENSIONS.COM

DLR DIMENSIONS, INC. IS NOT LIABLE FOR ANY CHANGES TO NOTES, DIMENSIONS, AND/OR DRAWINGS. ALL DIMENSIONS AND INQUIRE COMPLIANCE WITH LOCAL CODES PRIOR TO AND DURING CONSTRUCTION.

SCALE
NOTED

DATE
Monday, March 7, 2022

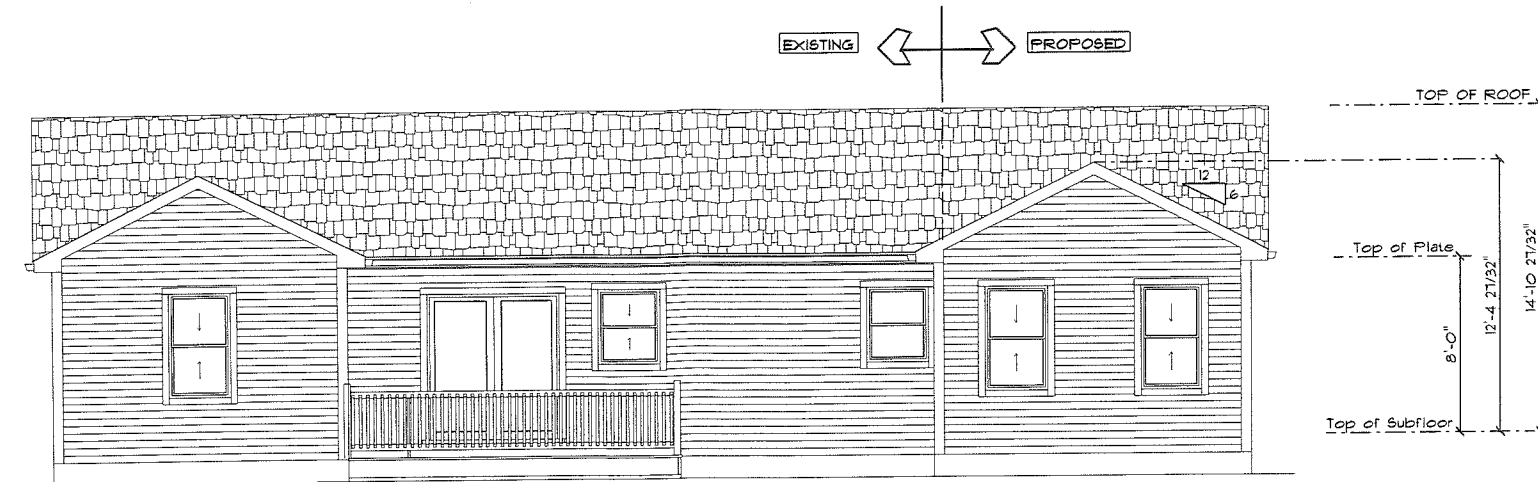
APPROVED

DRR

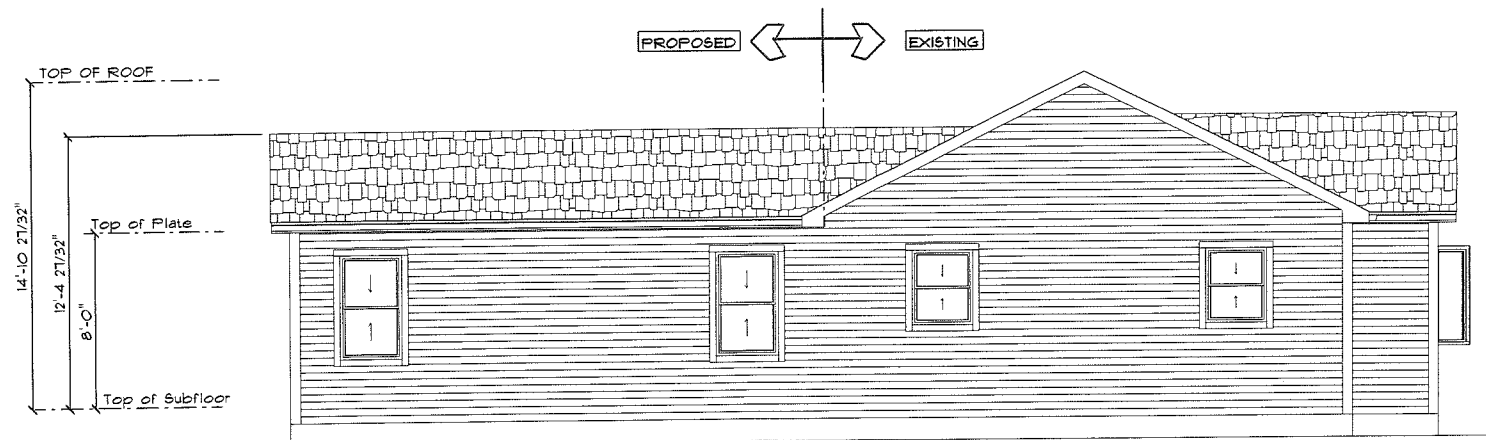
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DRR

DRAWING NUMBER

6226-1

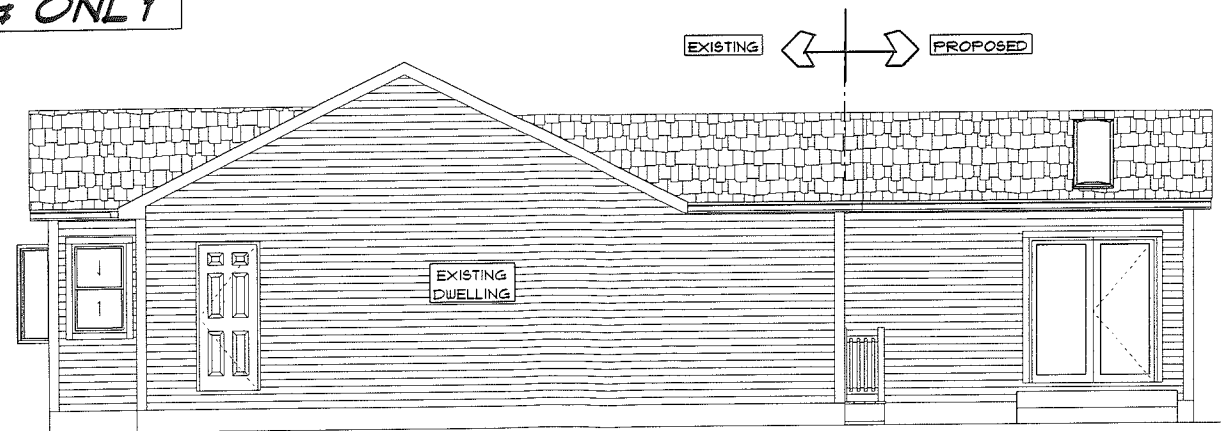


BACK ELEVATION 1/4"=1'-0"



LEFT SIDE ELEVATION 1/4"=1'-0"

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RIGHT SIDE ELEVATION 1/4"=1'-0"

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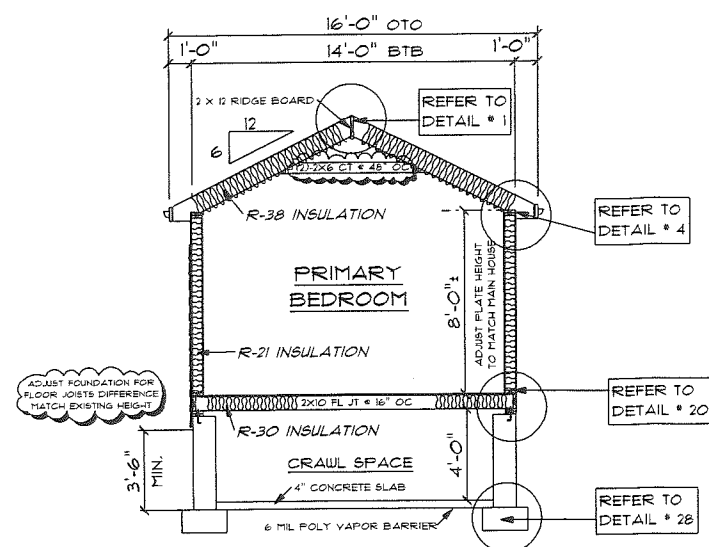
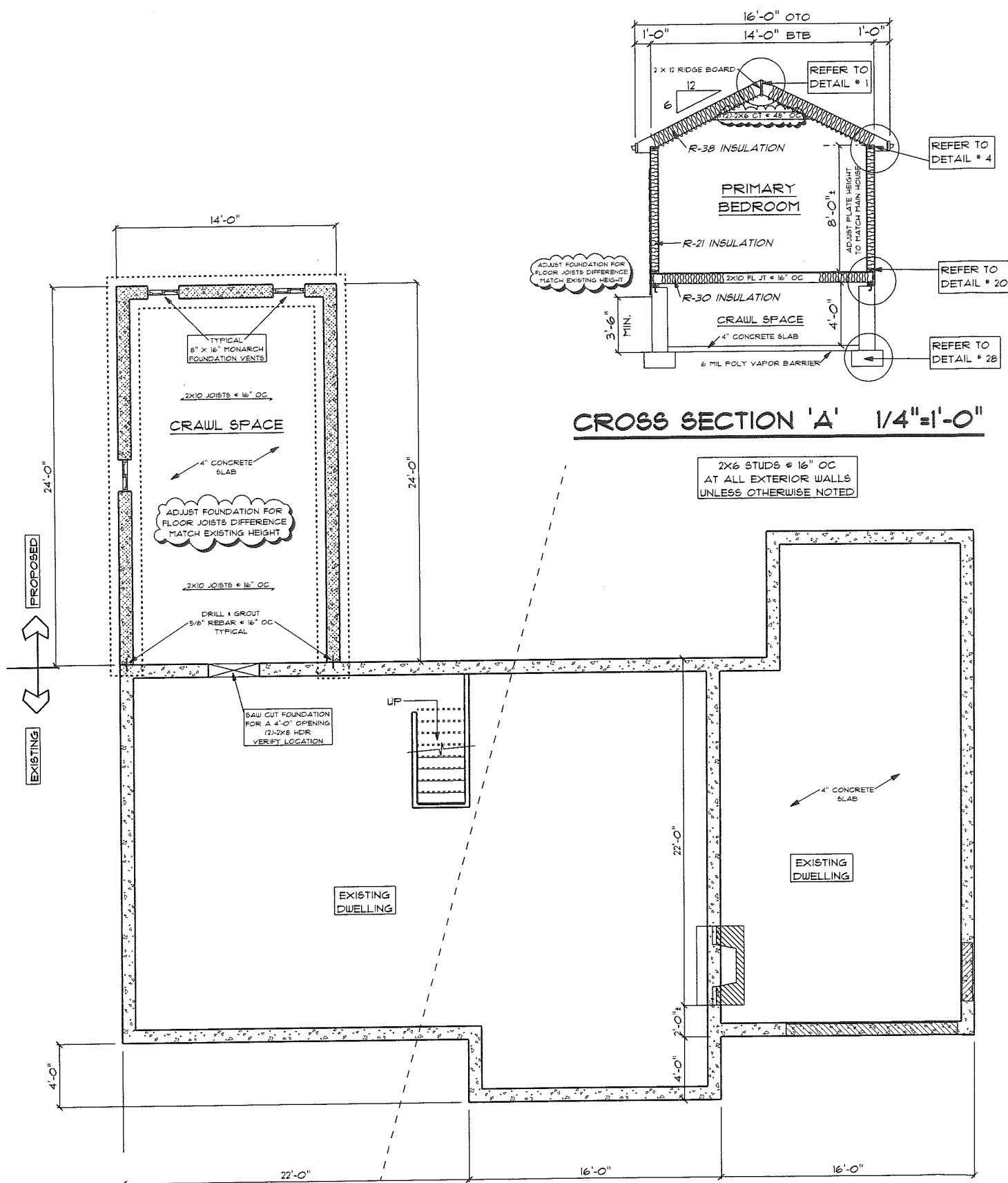
DRAWN BY

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2 OF 3



TYPICAL NAILING SCHEDULE
TYPICAL FLOORS
JOIST TO SILL OR GIRDER, TOE NAIL (3) 8D
RIM JOIST TO JOIST (3) 16D
3/4" DECK SHEATHING TO FRAMING 8D COMMON NAIL,
OR 14GA. 13/4" STAPLE, OR 11/2" RING OR SCREW SHANK
NAILS @ 6" FROM EDGE 12" O.C.

TYPICAL BUILT-UP GIRDERS AND BEAMS
NAIL EACH LAYER WITH 10D NAILS @ 32" O.C.
AT TOP AND BOTTOM STAGGERED.
TWO NAILS AT ENDS AND AT EACH SPLICE.

TYPICAL WALLS
BOTTOM PLATE TO JOIST 16D @ 16" O.C.
STUD TO BOTTOM PLATE 12 16D OR (3) 8D
STUD TO TOP PLATE 12 16D OR (3) 8D
DOUBLE TOP PLATE 12 10D @ 24" O.C.
DOUBLE STUDS 12 16D OR (3) 8D @ 16" O.C.
PLATE LAPS AT CORNERS AND INTERSECTIONS (4) 10D
1/2" WALL SHEATHING TO FRAMING 6D OR 15 GA. 1 1/2"
STAPLES OR 1 1/2" RING OR SCREW SHANK NAILS
@ 6" FROM EDGES 12" O.C.

TYPICAL BUILT-UP HEADERS
TWO PIECES WITH 1/2" SPACER 16D @ 16" O.C. ALONG EACH EDGE

TYPICAL ROOFS
CEILING JOIST TO PLATE, TOE NAIL (3) 8D
CEILING JOIST LAP OVER PARTITION FACE NAIL (3) 10D
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL (3) 10D
RAFTER TO PLATE, TOE NAIL (2) 16D
1/2" ROOF SHEATHING TO FRAMING 6D OR 15 GA. 1 1/2"
STAPLES OR 1 1/2 RING OR SCREW SHANK NAILS
6" FROM EDGES 12" O.C.

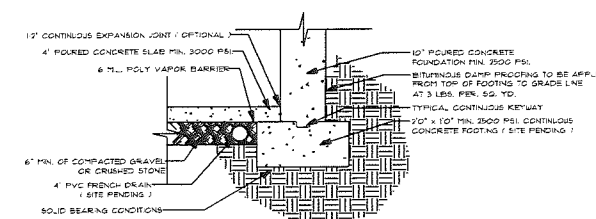
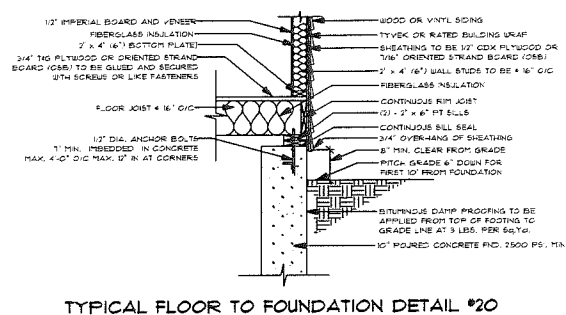
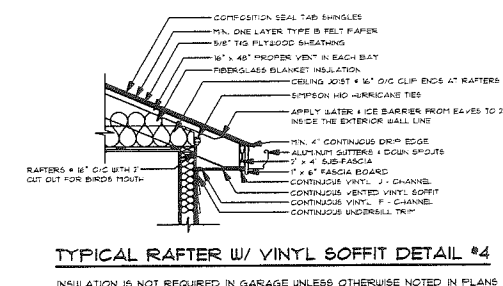
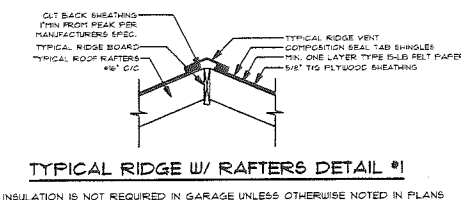
GENERAL NOTES:
EGRESS WINDOWS IN ALL BEDROOMS
AS PER CODE

SMOKE DETECTORS & CARBON MONOXIDE
AS PER FIRE PROTECTION CODE.

PROVIDE A 22" X 30" ATTIC ACCESS OPENING

THIS DRAFT PERSON SHALL NOT BE
RESPONSIBLE FOR ANY CHANGES
THAT WOULD MAKE THE STRUCTURE
PHYSICALLY UNSAFE.

UNFORESEEN SITE CONDITIONS MAY CAUSE
A DEVIATION FROM THE CONSTRUCTION
DOCUMENTS AND IS THE RESPONSIBILITY
OF THE BUILDER / CONTRACTOR TO INSURE
STRUCTURAL STABILITY AND CONFORMANCE
TO APPLICABLE CODES.



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14 X 24 MASTERSUITE ADDITION

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PRIOR TO AND

SCALE
NOTED

DATE _____

Monday, March 7, 2022

APPROVED

DRR

DRAWN BY

DRR

DRAWING NUMBER

6226-1

