

**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: June 7, 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: Bruce D. & Mindy B. Lane

ADDRESS: 175 Summit Drive, Cranston, RI ZIP CODE: 02920

APPLICANT: Bruce D. & Mindy B. Lane

ADDRESS: 175 Summit Drive, Cranston, RI ZIP CODE: 02920

LESSEE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 76 Myrtle Avenue

2. ASSESSOR'S PLAT #: 9/1 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 1861 WARD: 2

3. LOT FRONTAGE: 40' LOT DEPTH: 100' LOT AREA: 4000 sq ft

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

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

6. LOT COVERAGE, PRESENT: 40% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 7/24/20

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

9. GIVE SIZE OF EXISTING BUILDING(S): 46' x 26' approx

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

11. WHAT IS THE PRESENT USE? single family dwelling

12. WHAT IS THE PROPOSED USE? single family dwelling

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



**BRUCE D. LANE and MINDY B. LANE (“OWNER/APPLICANT”)**

76 Myrtle Avenue  
0 Myrtle Avenue  
Cranston, RI 02910

**PROJECT NARRATIVE**

This project narrative is offered in connection with the application of Bruce D. Lane and Mindy B. Lane for permission to construct a single-family dwelling on a vacant lot adjoining their single-family house at 76 Myrtle Avenue.

The existing house and detached garage are on Lot No. 1861 on AP 8/1. The vacant lot to be built on is Lot 1860. Both lots comprising 4,000 square feet have merged under Cranston’s zoning regulations. The lots are in an A-6 residential zone with a minimum area requirement of 6,000 square feet and sixty (60) feet of frontage.

The applicant proposes to build a 24’ x 38’ single family home on Lot 1860 that complies with the required setbacks. If allowed to subdivide the merged lots, the existing garage on Lot 1861 will require dimensional relief as it is built on the rear property line and would not meet the side yard requirement when separated from Lot 1860. As an accessory structure in an A-6 zone, the rear and side setbacks are five (5) feet.

The zoning official has requested two separate applications be submitted for each lot.

The following variances are sought from the Zoning Board of Review on both applications.

17.20.040 Conformance to District Regulations Required

The two lots owned by the Applicant are treated as merged. Neither will meet the area and frontage requirements alone. Dimensional relief sought from zoning board.

17.20.120 (Schedule of Intensity Regulations)

For a single-family dwelling six thousand (6,000) square feet is needed and each lot will only have four (4000) thousand square feet. The required frontage in the A-6 zone is sixty (60) feet and each lot will only have forty (40) feet.

17.88.010 Substandard Lots of Record

The two contiguous substandard lots of record are considered merged and approval is sought to subdivide them.

17.92.010 Variance for dimensional relief

Both lots require dimensional variances for lot size and frontage. The garage needs rear and side setback relief.

The following additional variance is sought from the Zoning Board of Review on the 76 Myrtle Avenue application:

17.60.010 Accessory Uses

The detached garage at 76 Myrtle Avenue is within the five (5) foot rear setback and will be within five (5) feet of the newly established side yard line. Dimensional variance is sought.

**BRUCE D. LANE and MINDY B. LANE**

**("Owner/Applicant")**

**76 Myrtle Avenue, 0 Myrtle Avenue Avenue, Cranston, RI 02910**

**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 76 Myrtle Avenue and 0 Myrtle Avenue designated as Lot Nos. 11860 and 1861 on Assessor's Plat No. 9.

The property is located in a B-1 zone and is surrounded by a mixed neighborhood of housing choices, land uses and businesses. The Tax Assessor identifies the following land uses in the area.

There are seventy 111 parcels (including the subject lots) and they breakdown as follows:

<u>TYPES OF LAND USES</u>	<u>NUMBER OF PARCELS</u>
SINGLE FAMILY	95
TWO FAMILY	4
RESIDENTIAL LAND UNDEVELOPED	8
RESIDENTIAL LAND OTHER	<u>4</u>
	111

The average lot size within the 400' radius of the subject lots is 5,007 square feet.

Prepared by:  
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Dated: 6-2-21







**REFERENCES:**  
 CITY OF CRANSTON, CLERK'S OFFICE  
 PLAT CARD 246 ENTITLED  
 "REPLAT OF TALLMAN HOMESTEAD PLAT"  
 DEED BOOK 6014, PAGE 244  
 CITY OF CRANSTON, DPW OFFICE  
 SEWER AS-BUILT "WELLINGTON PART 3, SHEET 8"

**A-6 ZONING REQUIREMENTS:(Single Family)**

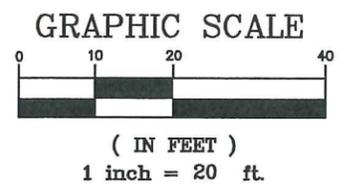
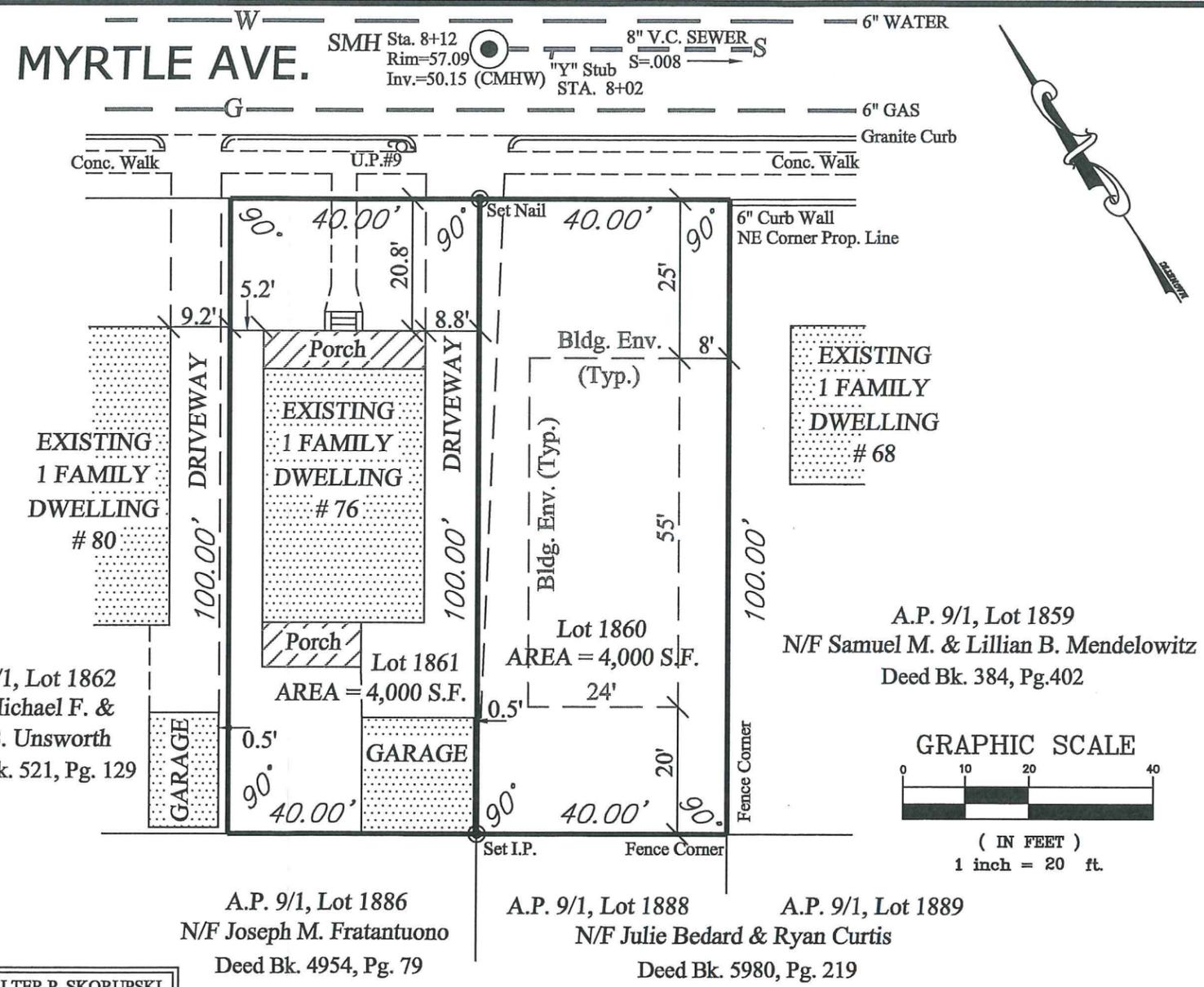
AREA	6,000 S.F. MIN.
FRONTAGE	60' MIN.
FRONT SETBACK	25' MIN.
REAR SETBACK	20' MIN.
SIDE SETBACK	8' MIN.
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	30% MAX.

<b>EXISTING (LOT 1861)</b>	<b>PROPOSED (LOT 1860)</b>
<b>LOT COVERAGE:</b>	<b>LOT COVERAGE:</b>
LOT AREA = 4,000 S.F.	LOT AREA = 4,000 S.F.
EXISTING DWELLING 1,308 S.F.	PROPOSED DWELLING 833 S.F.
EXISTING GARAGE 306 S.F.	
<b>TOTAL AREA 1,614 S.F.</b>	<b>TOTAL AREA 833 S.F.</b>
1,614 S.F./4,000 S.F.= 40.0%	833 S.F./4,000 S.F.= 16.7%

**FEMA INFO:**  
 ALL LOTS ARE LOCATED WITHIN A DESIGNATION  
 "X" ( AREAS OF MINIMAL FLOODING ) ZONE  
 PER F.I.R.M. 44007C0318H, 10/02/2015.

**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.  
 LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES – 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 Existing Site Features, Proposed Dwelling and Perimeter Property Lines at 76 Myrtle Ave., City of Cranston, A. P. 9/1, Lot 1861, and Proposed Dwelling, City of Cranston, A. P. 9/1, Lot 1860.

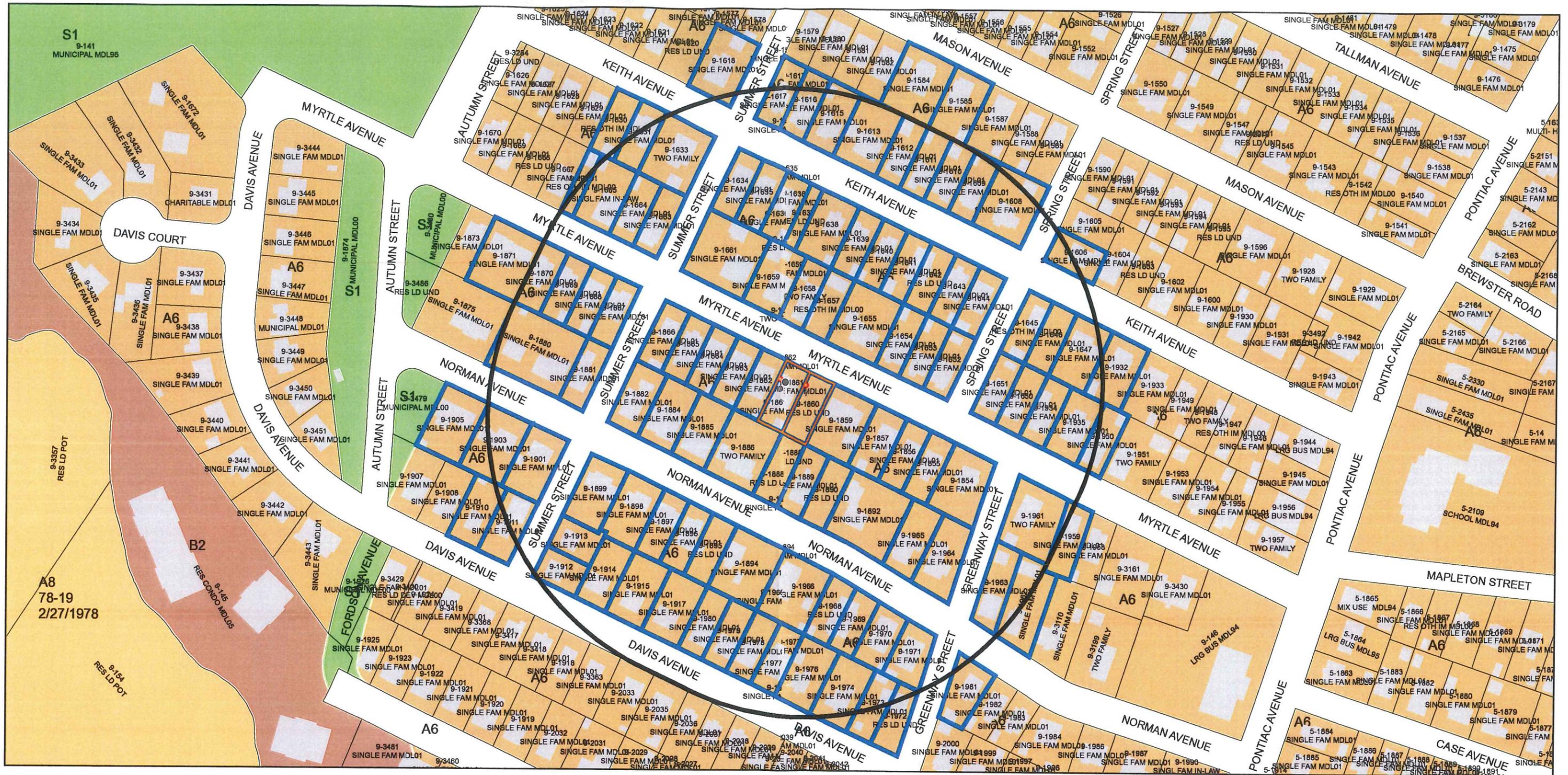
By: Walter P. Skorupski 9/3/2020  
 Date:  
 Walter P. Skorupski  
 Registered Professional Land Surveyor  
 LS A378-COA



**Owners:**  
 Bruce D. & Mindy B. Lane  
 August, 2020

**SURVEY & PROPOSED SITE PLAN**  
 CITY OF CRANSTON  
 76 MYRTLE AVENUE  
 ASSESSOR'S PLAT 9/1  
 LOT 1860 & 1861

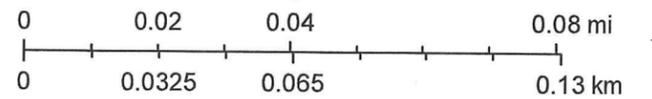
# 76 Myrtle Ave 400' Radius Plat 9 Lots 1860 & 1861



6/7/2021, 4:07:38 PM

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

1:1,731



City of Cranston