

**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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: No alterations planned
to existing single family dwelling.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? no


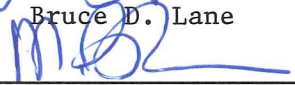
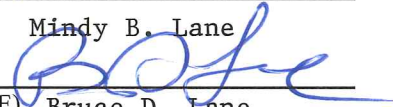
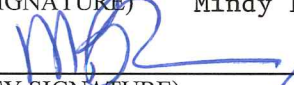

16. WERE YOU REFUSED A PERMIT? no

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
17.20.040 (Confromance to District Regulations Required): 17.20.120 (Schedule of
Intensity Regulations); 17.60.010 (Accessory Uses); 17.88.010 (Substandard Lots of
Record); 17.92.010 (Variances) and all other applicable sections of the zoning code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant looking to subdivide
existing house lot with vacant merged adjoining lot. Exosting garage does not
conform to required five foot setback for side and rear yard regulations. Dimensional
relief needed to leave pre-existing condition in place when lot is subdivided.

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

RESPECTFULLY SUBMITTED,

<u></u> (OWNER SIGNATURE) <u>Bruce D. Lane</u>	<u>935-1020</u> (PHONE NUMBER)
<u></u> (OWNER SIGNATURE) <u>Mindy B. Lane</u>	<u></u> (PHONE NUMBER)
<u></u> (APPLICANT SIGNATURE) <u>Bruce D. Lane</u>	<u></u> (PHONE NUMBER)
<u></u> (APPLICANT SIGNATURE) <u>Mindy B. Lane</u>	<u></u> (PHONE NUMBER)
<u></u> (ATTORNEY SIGNATURE) <u>Robert D. Murray, Esq.</u>	<u>946-3800</u> (PHONE NUMBER)
<u>(ATTORNEY NAME-PLEASE PRINT)</u>	

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING: (PLANNING DEPT. SIGNATURE) (DATE)

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, O 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:
Robert D. Murray, Esq.
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401) 946-3800 (O) rdmurray@taftmcsally.com

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)

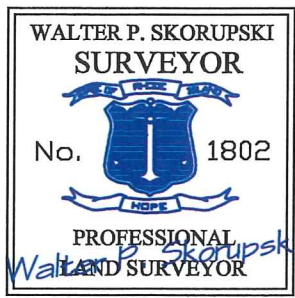
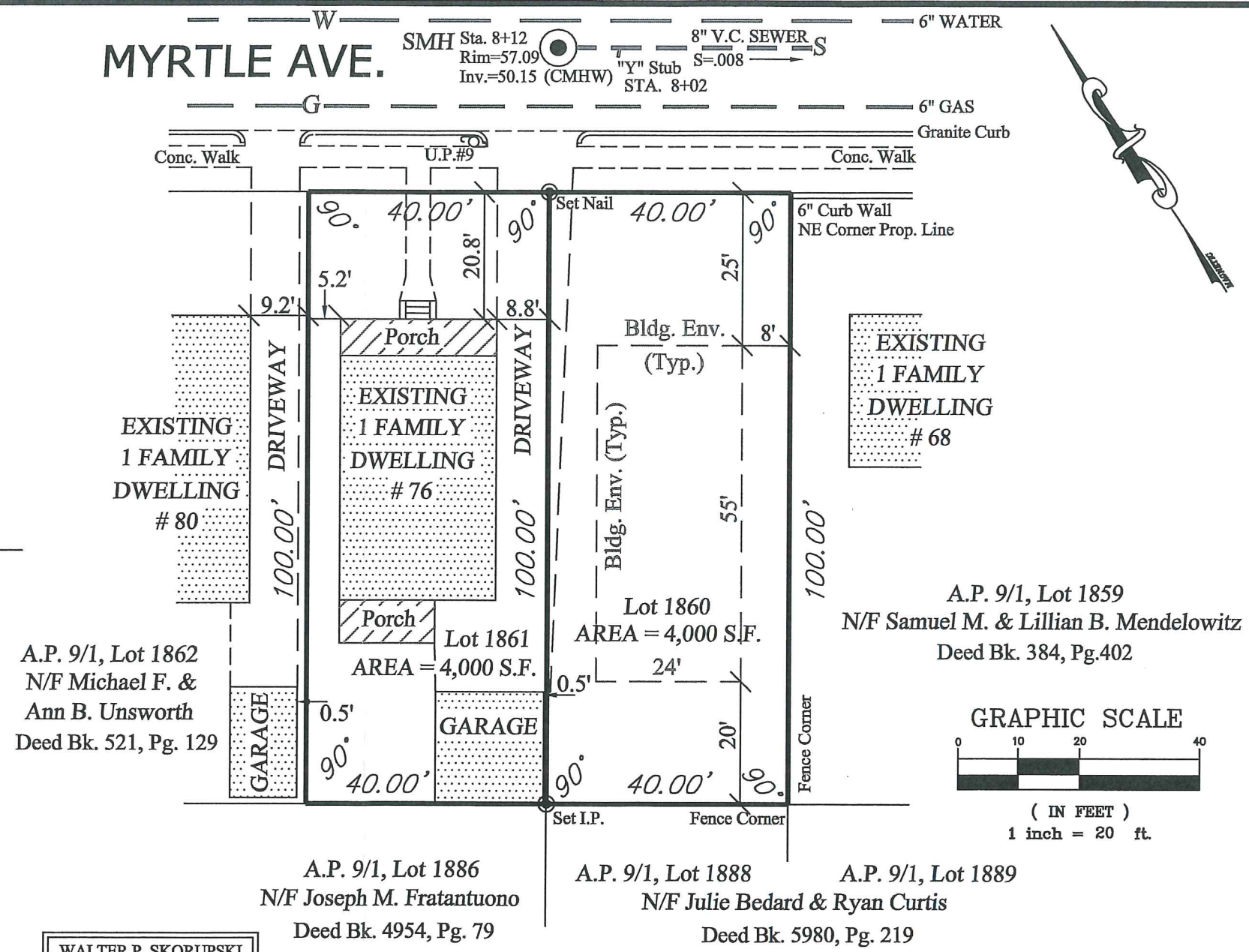
AREA	6,000 S.F. MIN.
FRONTAGE	60' MIN.
FRONT SETBACK	25' MIN.
REAR SETBACK	20' MIN.
SIDE SETBACK	8' MIN.
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	30% MAX.

EXISTING (LOT 1861)	PROPOSED (LOT 1860)
LOT COVERAGE:	LOT COVERAGE:
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.	
TOTAL AREA 1,614 S.F.	TOTAL AREA 833 S.F.
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.

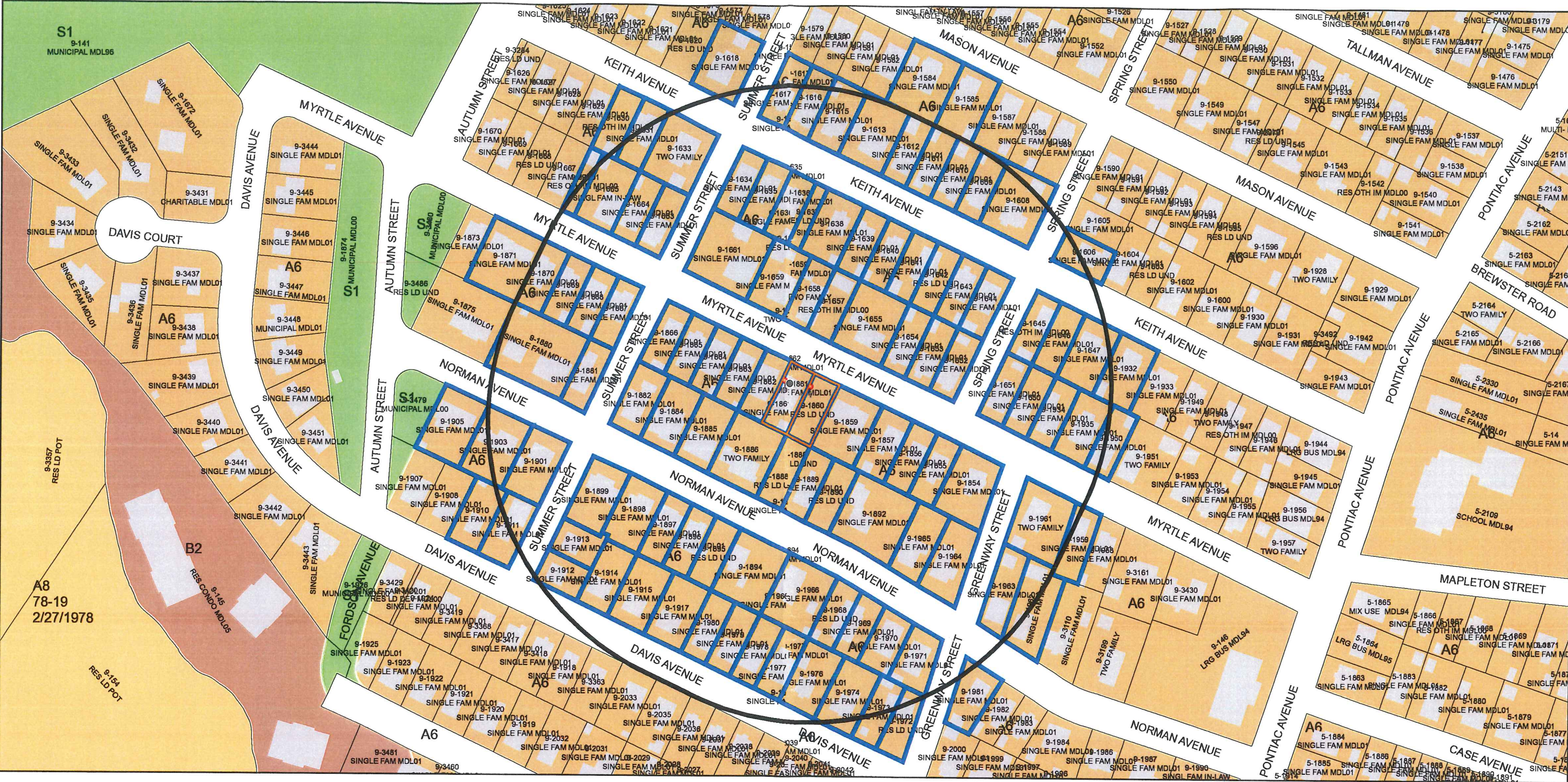
By: Walter P. Skorupski 9/3/2020
Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-COA



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

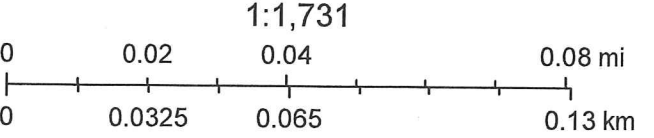
SURVEY & PROPOSED SITE PLAN
CITY OF CRANSTON
76 MYRTLE AVENUE
ASSESSOR'S PLAT 9/1
LOT 1860 & 1861

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		Other
	Parcels	A80		B2		M1		
	Buildings	A20		C1		M2		
	Zoning Dimensions	A12		C2		EI		



City of Cranston