

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: 11/11/2021

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: fatima Hiraldo

ADDRESS: 81 fairweather ave ZIP CODE: 02910

APPLICANT: fatima Hiraldo

ADDRESS: 81 fairweather ave ZIP CODE: 02910

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 81 fairweather ave cranston RI 02910

2. ASSESSOR'S PLAT #: 5 BLOCK #: ASSESSOR'S LOT #: 935 WARD: 2

3. LOT FRONTAGE: LOT DEPTH: LOT AREA:

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

5. BUILDING HEIGHT, PRESENT: PROPOSED: 10x10 deck and 12x12

6. LOT COVERAGE, PRESENT: PROPOSED: gazebo

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 2

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

9. GIVE SIZE OF EXISTING BUILDING(S):

10. GIVE SIZE OF PROPOSED BUILDING(S):

11. WHAT IS THE PRESENT USE? yard

12. WHAT IS THE PROPOSED USE? build a deck attached to the house

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: a 2 floor deck is
going to be build attached to the house and
be near 12 x 12 gazebo.

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.

fatima suffers from stress / anxiety. The gazebo acts as a
form of destresser for her. by having a safe and calming
location where she can relax. The reasoning for the

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: deck is that fatima
experiences panic attacks at night when sleeping. This causes
her to get out of bed in order to get fresh air. by
building the deck it will eliminate the need for her
to wake all the way outside since it is connected to her

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

RESPECTFULLY SUBMITTED,

Fatima Hinalo
(OWNER SIGNATURE)

(OWNER SIGNATURE)

(APPLICANT SIGNATURE)

(LESSEE SIGNATURE)

(ATTORNEY SIGNATURE)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: _____

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

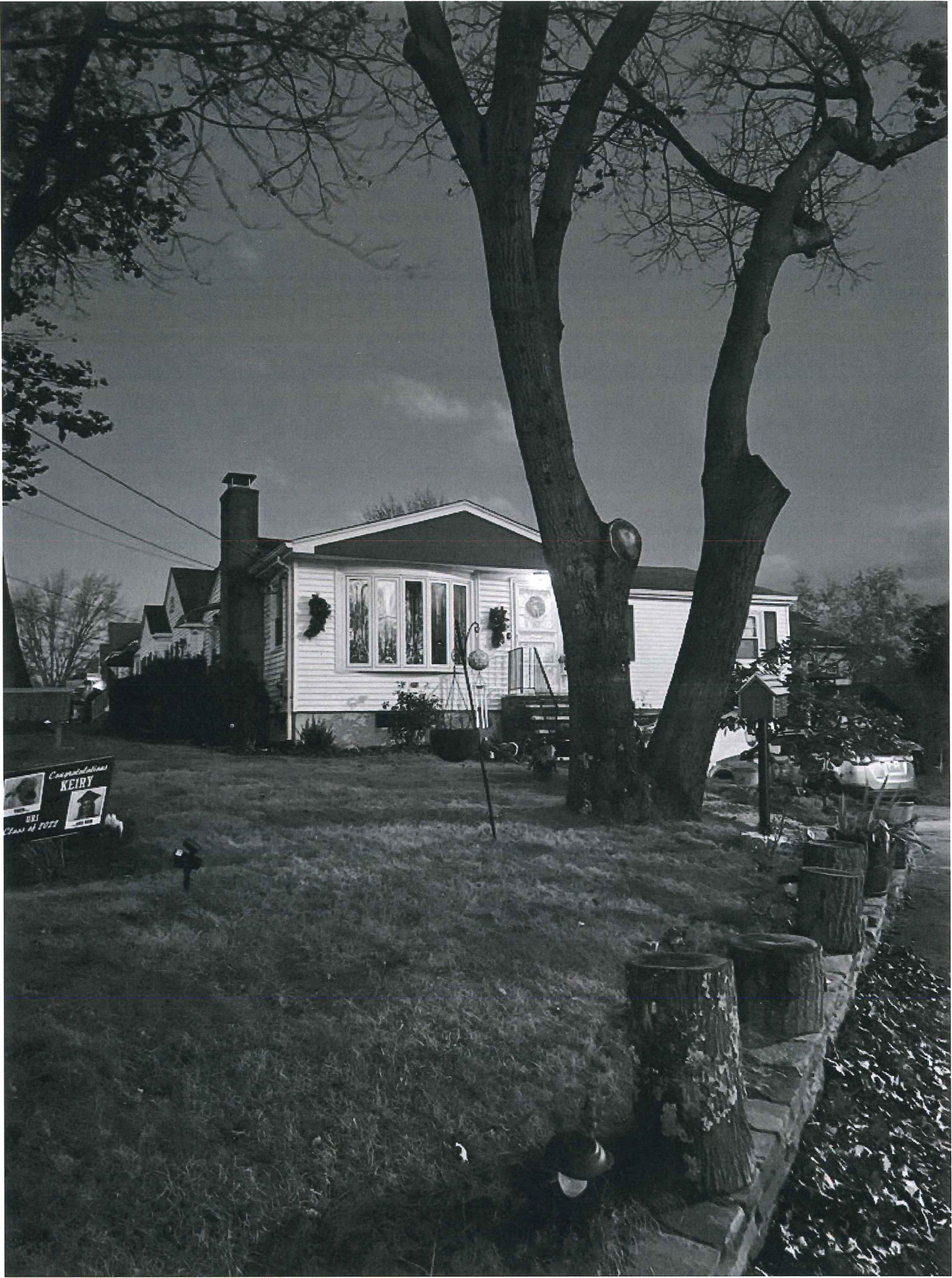
401-212-7138
(PHONE NUMBER)

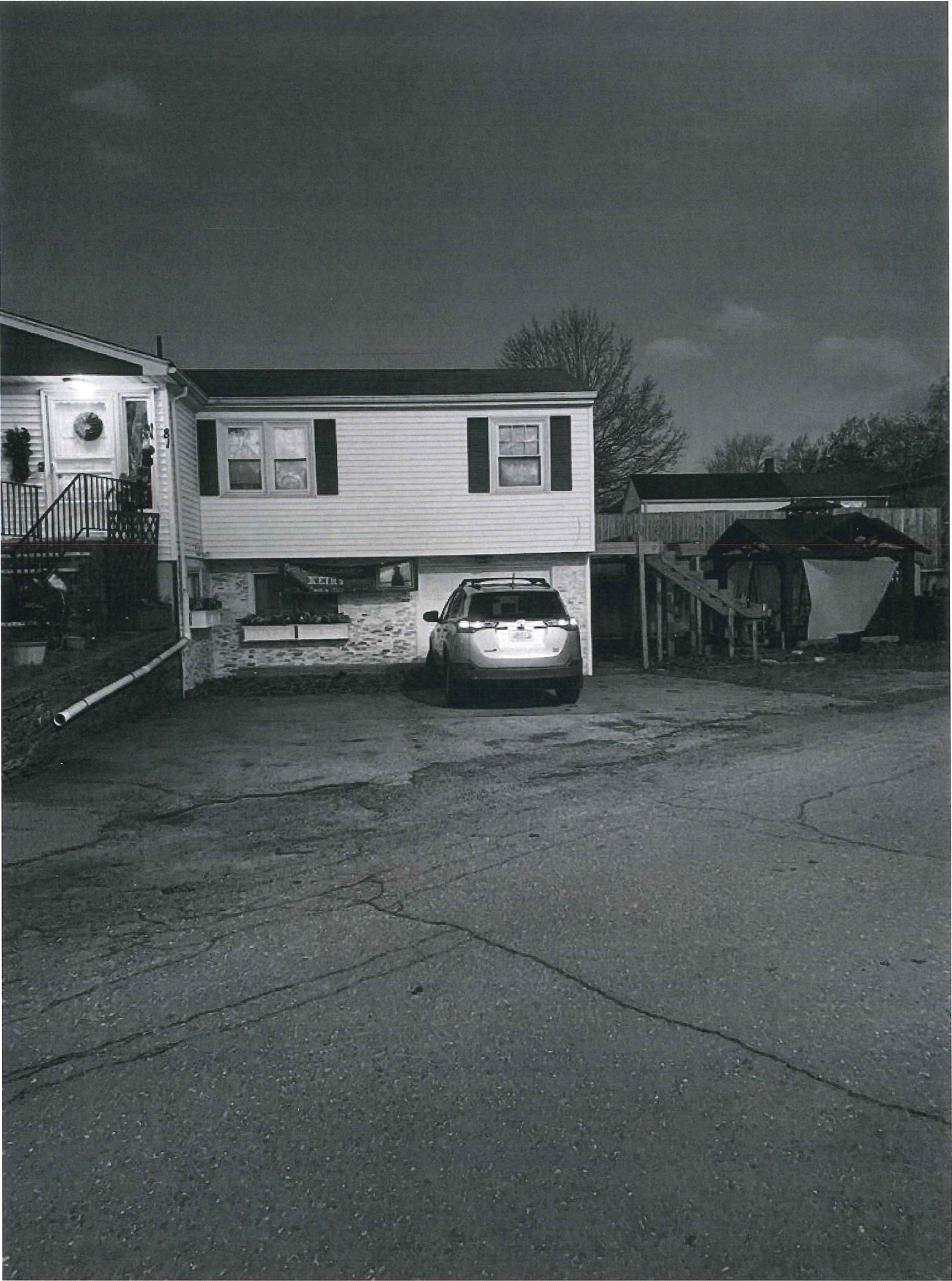
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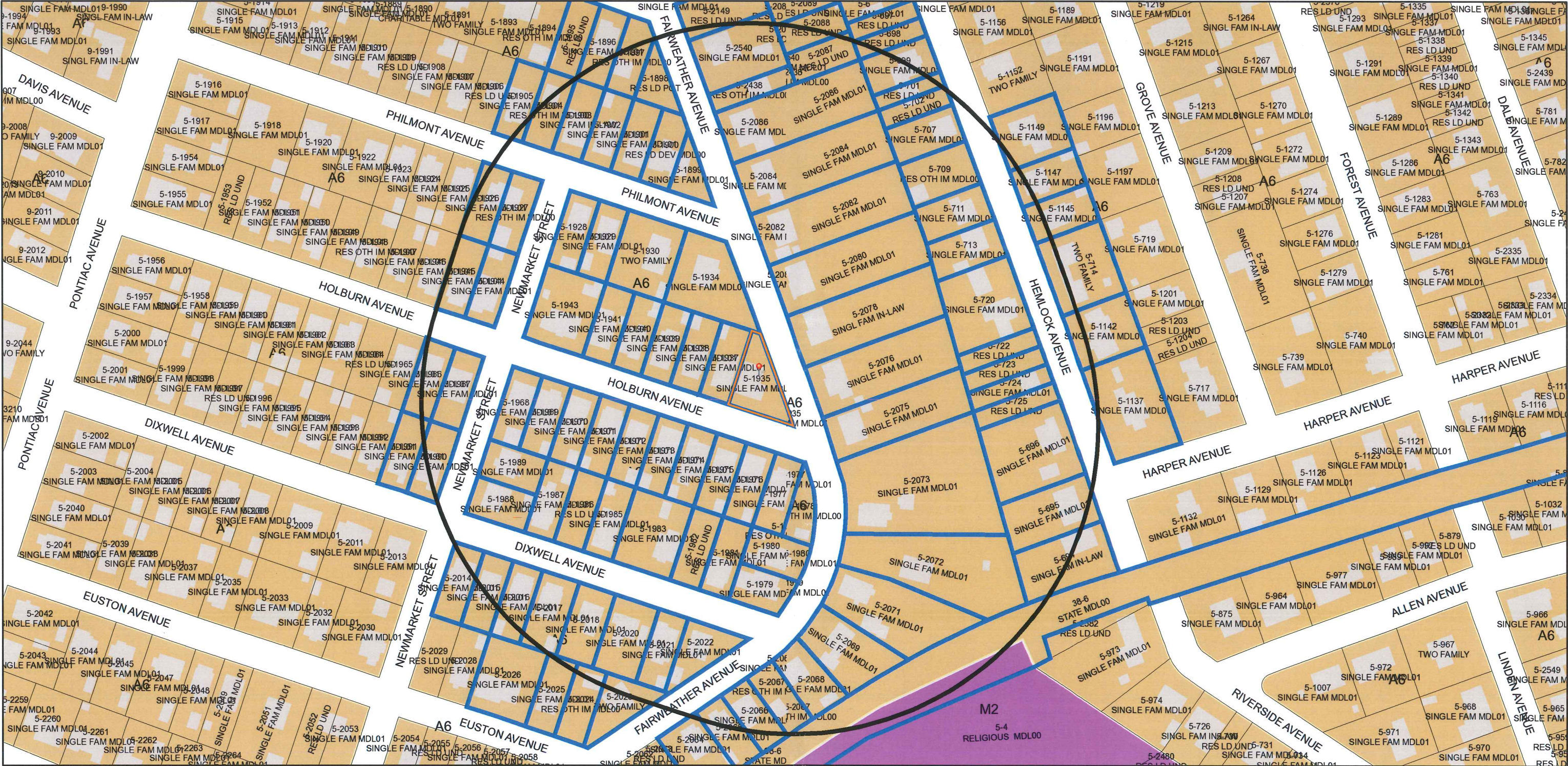
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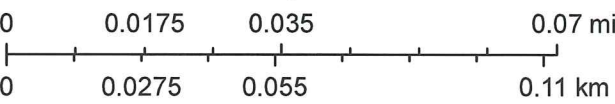
81 Fairweather Ave 400' Radius Plat 5 Lot 1935



11/30/2021, 8:38:23 AM

1:1,535

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	



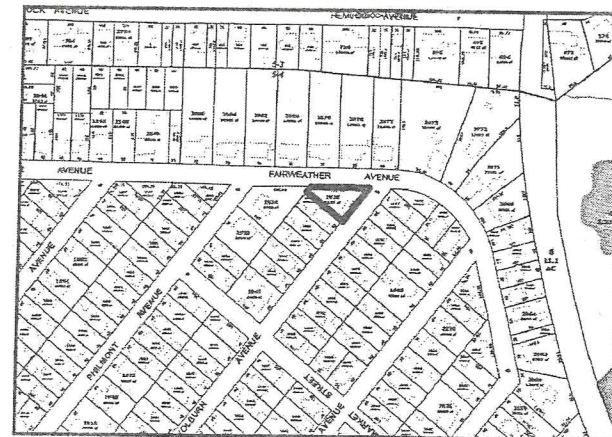
City of Cranston

MAGNETIC 09-20-21

PHILMONT AVENUE
GRANITE BOUND FOUND

REFERENCE:

DEED BK. 5884 / PG. 21 DESIGNATED AS LOTS 73 & 74
ON THAT PLAT ENTITLED: GREEN ACRES CITY OF
CRANSTON, R.I. BELONGING TO MECHANICS REALTY
COMPANY, ESTEN & BLACK ENGRS., JULY 1923"
PLAT CARD 254



LOCUS MAP

ZONING DISTRICT A-6

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

A.P. 5-4 / LOT 1937
N/F
JULIE ELIZABETH VACCARO

IRON ROD SET 12.67' IRON ROD SET

EDGE OF PAVEMENT
SIDEWALK

FAIRWEATHER AVENUE
(40' PUBLIC)

5.4'

S 31°09'27" W
100.00'

DECK

EXISTING SINGLE
FAMILY DWELLING
81 FAIRWEATHER AVE

A.P. 5-4 / LOT 1935
N/F
KEIRY & FATIMA HIRALDO
5,169 S.F.
0.12 AC

WALK

EDGE OF PAVEMENT
SIDEWALK

52°01'53"

IRON ROD SET

SIDEWALK
UP-9 GUY WIRE

DRILL HOLE SET
HYDO

HOLBURN AVENUE
(40' PUBLIC)

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:

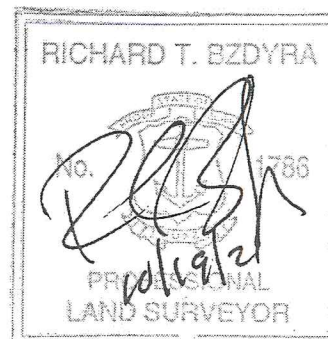
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY:

DATE: 10/19/21

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

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY:
RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF
POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE
BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE
THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



BOUNDARY STAKE-OUT SURVEY

A.P. 5-4 / LOT 1935
81 FAIRWEATHER AVENUE
CRANSTON, R.I. 02910

SCALE: 1"=20' DATE: OCTOBER 19, 2021

PREPARED FOR:

KEIRY HIRALDO
81 FAIRWEATHER AVENUE
CRANSTON, R.I. 02910

PREPARED BY:

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

JOB NO. 10114 / DWG. NO. 10114 - (JNP)

GRAPHIC SCALE / 1" = 20'

