

**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
1090 CRANSTON STREET
CRANSTON, RI 02920

DATE: May 14, 2021

MEMBERS:

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: Phoenix Properties, LLC
ADDRESS: 86 Calder Street, Cranston, RI ZIP CODE: 02920
APPLICANT: Phoenix Properties, LLC
ADDRESS: 86 Calder Street, Cranston, RI ZIP CODE: 02920
LESSEE: NONE
ADDRESS _____ ZIP CODE: _____
1. ADDRESS OF PROPERTY: 86 Calder Street, Cranston, RI ZIP CODE: 02920
2. Assessor's PLAT 11 LOT #: 2064 WARD _____
3. LOT FRONTAGE: 128 FEET LOT DEPTH: 160 FEET LOT AREA: 20,480 SQUARE FEET
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M-1 30,000 SQUARE FEET 35 ' FEET
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: within height limitations PROPOSED: within height limitations
6. LOT COVERAGE, PRESENT: 24.4 % PROPOSED LOT: 41 %
7. HOW LONG HAVE YOU OWNED ABOVE PREMISES? 5 YEARS
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? YES
9. GIVE SIZE OF EXISTING BUILDING(S): 5,000 SQUARE FEET
10. GIVE SIZE OF PROPOSED BUILDING(S) 8,300 SQUARE FEET
11. WHAT IS THE PRESENT USE? Truck and auto repair and inspection of vehicles; installation of breathalyzer system
12. WHAT IS THE PROPOSED USE? Same
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 0
14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Constrution of 3,300 square foot addition to the existing building

OVER

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING INSPECTOR? 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 VARIATION IS MADE: Section 17.92.010 Variances:

Section 17.20.120 - Schedule of Intensity Regulations - minimum lot area, minimum lot width and frontage, minimum front yard requirement, minimum side yard requirement - all pre-existing. Sec 17.88.030, 17.88.050 All other applicable Sections of the Cranston Zoning Ordinance.


18. STATE GROUNDS FOR EXCEPTION OR VARIATION IN THIS CASE: Applicant proposes to construct a 3,300 square foot addition to an existing building in a M-1 Zone

The granting of this application will cause no injury to the public health, public safety or welfare. It will not alter the essential character of the neighborhood nor substantially injure the appropriate use of neighboring properties.

SIGNATURE OF OWNER, APPLICANT, LESSEE AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

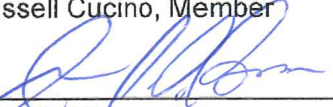
RESPECTFULLY SUBMITTED,


Owner: Phoenix Properties, LLC

By:  (401) 489-2497
Russell Cucino, Member (PHONE NUMBER)

Applicant: Phoenix Properties, LLC

By:  (401) 489-2497
Russell Cucino, Member (PHONE NUMBER)

 401-943-6655
John S. DiBona, Attorney (PHONE NUMBER)
~~481 Kenwood St., Cranston, RI 02906~~
78 Kenwood St., Cranston, RI 02907

PRE-ZONING APPLICATION MEETING :  5/28/21
(Planning Dept. Signature) (Date)

REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE
PLAT CARD 791 ENTITLED
"THE SOPRANO PLAT"
DEED BOOK 5326, PAGE 184 & 190

ZONING:

ALL LOTS SHOWN ARE LOCATED IN A M-1 ZONE

M-1 ZONING REQUIREMENTS:

30,000 S.F. MIN.

FRONTAGE	150' MIN.
FRONT SETBACK	40' MIN.
REAR SETBACK	30' MIN.
SIDE SETBACK	20' MIN.
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	60% MAX.

A.P. 11/2, Lot 4078
N/F Phoenix Properties LLC

SIGNAGE NOTES:

EXISTING SIGNS

①	3'x6' WALL SIGN	18 S.F.
②	3.7'x8' WALL SIGN	30 S.F.

TOTAL AREA OF SIGNS 48 S.F.

NO ADDITIONAL SIGNS ARE PROPOSED

PARKING NOTES:

PARKING REQUIRED:

CUSTOMER PARKING TO BE CONTAINED
INSIDE BUILDING AT SERVICE BAYS
SERVICE BAYS = 10 TOTAL
EMPLOYEES = 5
COMPANY VEHICLES = 1
6 SPACES TOTAL

PARKING PROVIDED:

6 - 9'x18' SPACES
1 - 16'x18' VAN ACCESSIBLE
HANDICAP SPACE
7 SPACES TOTAL

CERTIFICATION:

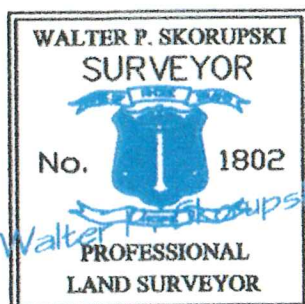
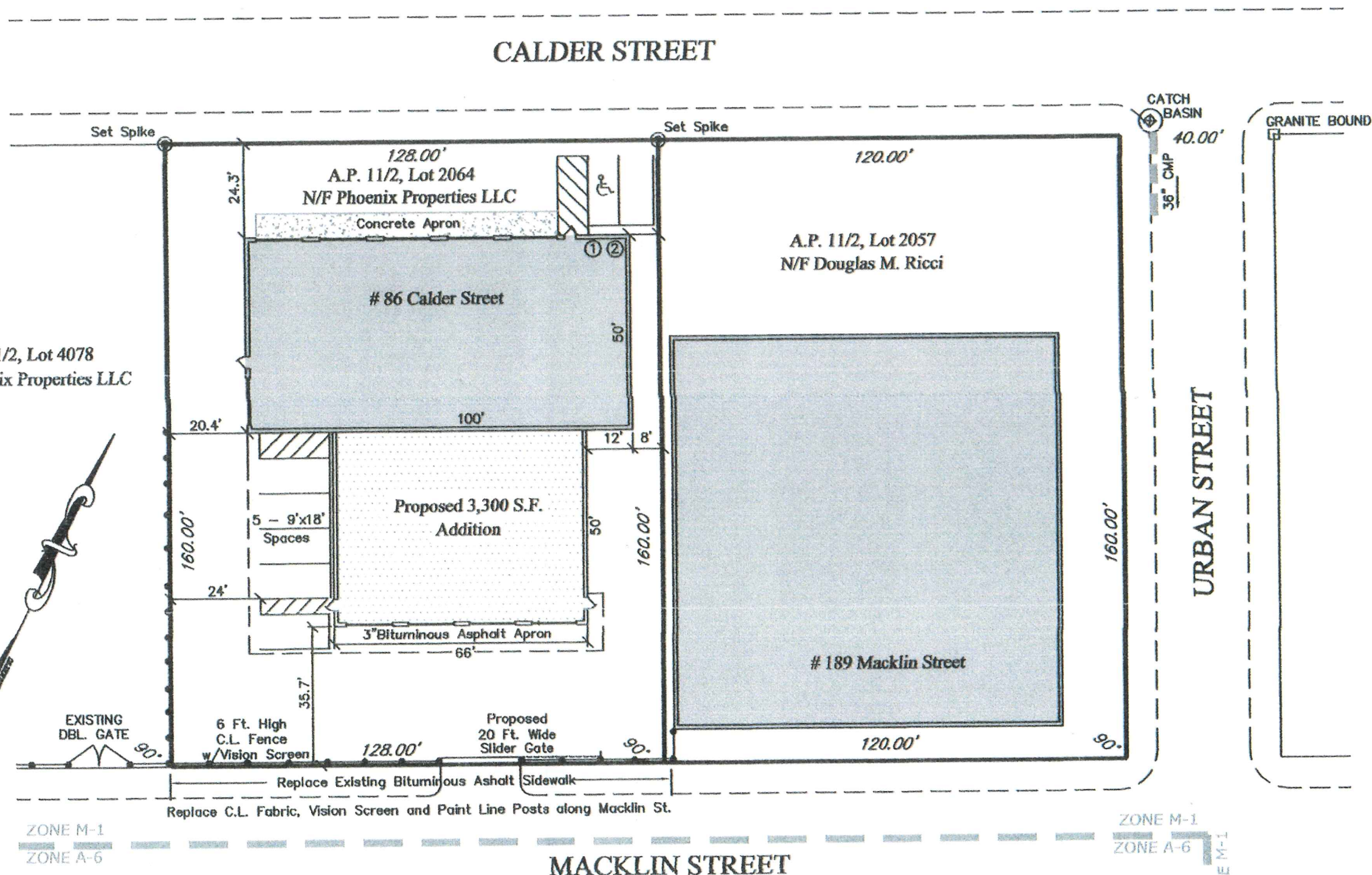
This Survey has been conducted and the Plan prepared
pursuant to Section 9 of the Rules and Regulations
adopted by the Rhode Island Board of Registration
for Professional Land Surveyors.

LIMITED CONTENT BOUNDARY SURVEY - 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 Site Conditions
at 86 Calder Street for Phoenix Properties, LLC, Cranston, R.I.
Assessor Plat 11/2, Lot 2064 for Zoning Board of Review Application.

By: Walter P. Skorupski 4/24/2021

Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-COA



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Owners:

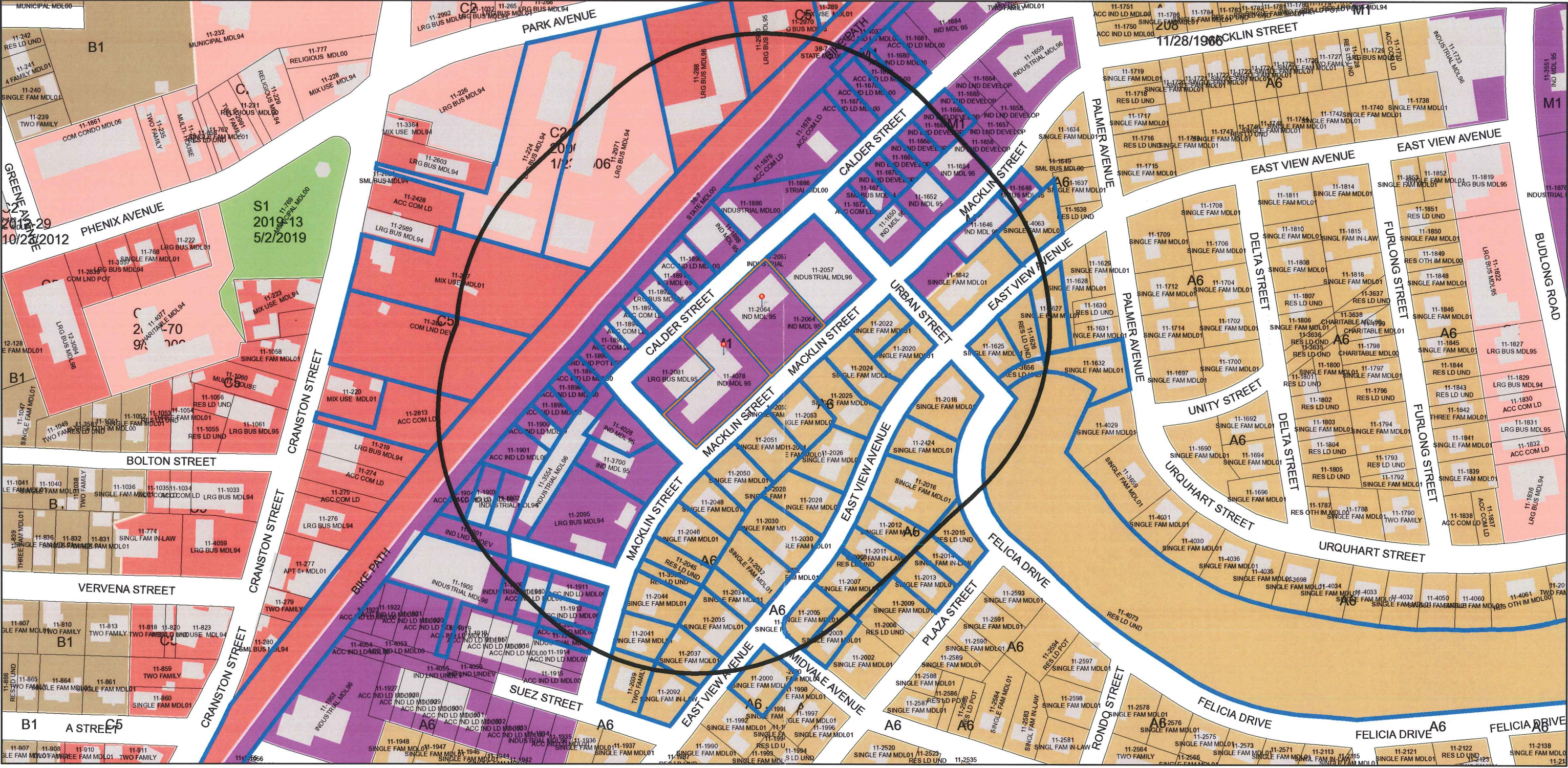
Phoenix Properties LLC
225 Macklin Street
Cranston, R.I. 02920

April, 2021

SURVEY & SITE PLAN

CITY OF CRANSTON
86 CALDER STREET
ASSESSOR'S PLAT 11/2
LOT 2064

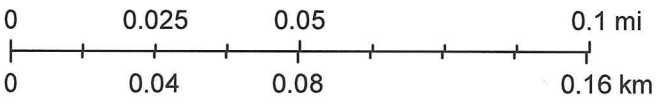
86 Calder St 400' Radius Plat 11 Lot 2064 & 4078



5/12/2021, 9:19:11 AM

1:2,089

- | | | | | | | | | | |
|--|-------------------|--|---------------------------|--|-----|--|----|--|-------|
| | 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