

**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: January 4, 2023

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: Alphonse R. Cardi III

ADDRESS: 51 Cleveland Avenue, Cranston, RI ZIP CODE: 02920

APPLICANT: Alphonse R. Cardi III

ADDRESS: 51 Cleveland Avenue, Cranston, RI ZIP CODE: 02920

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

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

1. ADDRESS OF PROPERTY: 1303 Cranston Street aka 49 Cleveland Avenue
2. ASSESSOR'S PLAT #: 8/2 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 767 & 768 WARD: 3
3. LOT FRONTAGE: 80' LOT DEPTH: 60' +/- LOT AREA: 4,844 sq ft (proposed Parcel B)
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-2 6,000 sq ft 35 ft  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: 2 stories PROPOSED: no change
6. LOT COVERAGE, PRESENT: NA (two buildings) PROPOSED: 28% (new configuration)

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Family owned 11/2/56 Lot 768  
2/4/46 Lot 767

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

9. GIVE SIZE OF EXISTING BUILDING(S): 33' x 41' +/-

10. GIVE SIZE OF PROPOSED BUILDING(S): no change

11. WHAT IS THE PRESENT USE? mixed use (office and two apartments)

12. WHAT IS THE PROPOSED USE? three apartments

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: After reconfiguration of lots  
applicant desires to convert first floor office space to apartment. Second floor  
apartmenst will remain.

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 regulations); 17.92.010 (Variances) and all  
other applicable sections of the zoning code


18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Administrative subdivision will  
realign sizes of two existing lots subject to dimensional variances for intensity  
regulations and lot size. Applicant desires to place existing buildings on separate  
lots. Pre-existing buildings will not alter character of neighborhood.

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

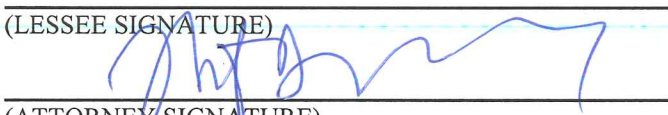
RESPECTFULLY SUBMITTED,

  
(OWNER SIGNATURE) Alphonse R. Cardi III

327-0797  
(PHONE NUMBER)

(OWNER SIGNATURE)  
  
(APPLICANT SIGNATURE)

(PHONE NUMBER)  
327-0797  
(PHONE NUMBER)

(LESSEE SIGNATURE)  
  
(ATTORNEY SIGNATURE)

(PHONE NUMBER)  
946-3800  
(PHONE NUMBER)

Robert D. Murray, Esq. Taft & McSally LLP  
(ATTORNEY NAME-PLEASE PRINT)

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

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

**ALPHONSE CARDI III ("OWNER/APPLICANT")**

**51 Cleveland Avenue  
1303 Cranston Street  
Cranston, RI 02920**

**PROJECT NARRATIVE**

This project narrative is offered with an administrative subdivision and zoning applications of Alphonse Cardi III as owner and as applicant ("Applicant") in connection with a proposed reconfiguration of properties at 51 Cleveland Avenue and 1303 Cranston Street.

The Applicant owns both buildings and they are primarily assessed on one lot (Lot 767). An adjoining lot serves as a parking area for the Cranston Street property. The Applicant desires to realign the lot lines so the buildings are on separate lots in order to convey one of the houses to his sister.

The Applicant's property includes a single-family dwelling at 51 Cleveland Avenue and a mixed-use building at 1303 Cranston Street aka 49 Cleveland Avenue. Historically, the Cranston Street structure contained a first-floor office and two (2) second floor apartments. The subject properties have been in the Cardi family dating back to 1956 and for many years the Cranston Street property housed the medical office of the Applicant's grandfather.

The subject parcels are zoned C-2 and contain Lots Nos. 767 and 768 on Cranston Assessor's Plat No. 8/2. A companion administrative subdivision application is in process with the zoning board applications.

Based on the survey performed Lot No. 767 contains 6,469 square feet. Lot 768 contains 3,131, square feet.

If relief is granted, the new lot configuration for the structure at 51 Cleveland Avenue (Parcel A) would be 4,756 square feet. The new lot configuration for the structure at 1303 Cranston Street (Parcel B) would be 4,844 square feet. As proposed, Parcel A would be short by 1,244 square feet for the area requirement. Parcel B will be short by 1,156 square feet for the C-2 area requirement.

All lots in a C-2 commercial zone require 6,000 square feet. The single-family residential use for the Cleveland Avenue structure is permitted under the zoning code. The conversion of the mixed use for the Cranston Street property to a three family (multi-family) use is also permitted in the C-2 zone.

Dimensional variances are sought from the Zoning Board of Review to affirm all existing setbacks. The Cleveland Avenue structure was initially built in 1949. The Cranston Street structure was built in 1920.



The intensity regulations for Setbacks in the C-2 zone include:

Area	6,000 square feet
Lot width	60 feet
Front setback	25 feet
Rear setback	20 feet
Side setback	8 feet

Neither existing structures meet the current setback requirements for the C-2 zone. While nothing will change from that perspective, the realignment of lot sizes requires zoning board relief.

In summary, the following dimensional variances are sought from the Zoning Board of Review

17.20.120 (Schedule of intensity regulations)

- A. The existing one family house at 51 Cleveland Avenue will be located on an undersized lot of 4,756 square feet where 6,000 square feet is required.
- B. The Cleveland Avenue structure does not conform to the setback requirements of the zoning district.
- C. The existing structure at 1303 Cranston Street will be located on an undersized lot of 4,844 square feet where 6,000 square feet is required.
- D. The setbacks for the Cranston Street structure do not conform to the setback requirements of the zoning district.

17.92.010 Variance for dimensional relief

The hardship from which the Applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the Applicant;

The hardship is not the result of any prior action of the Applicant and does not result primarily from the desire of the Applicant to realize greater financial gain;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based; and

The relief to be granted is the least relief necessary.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience.



































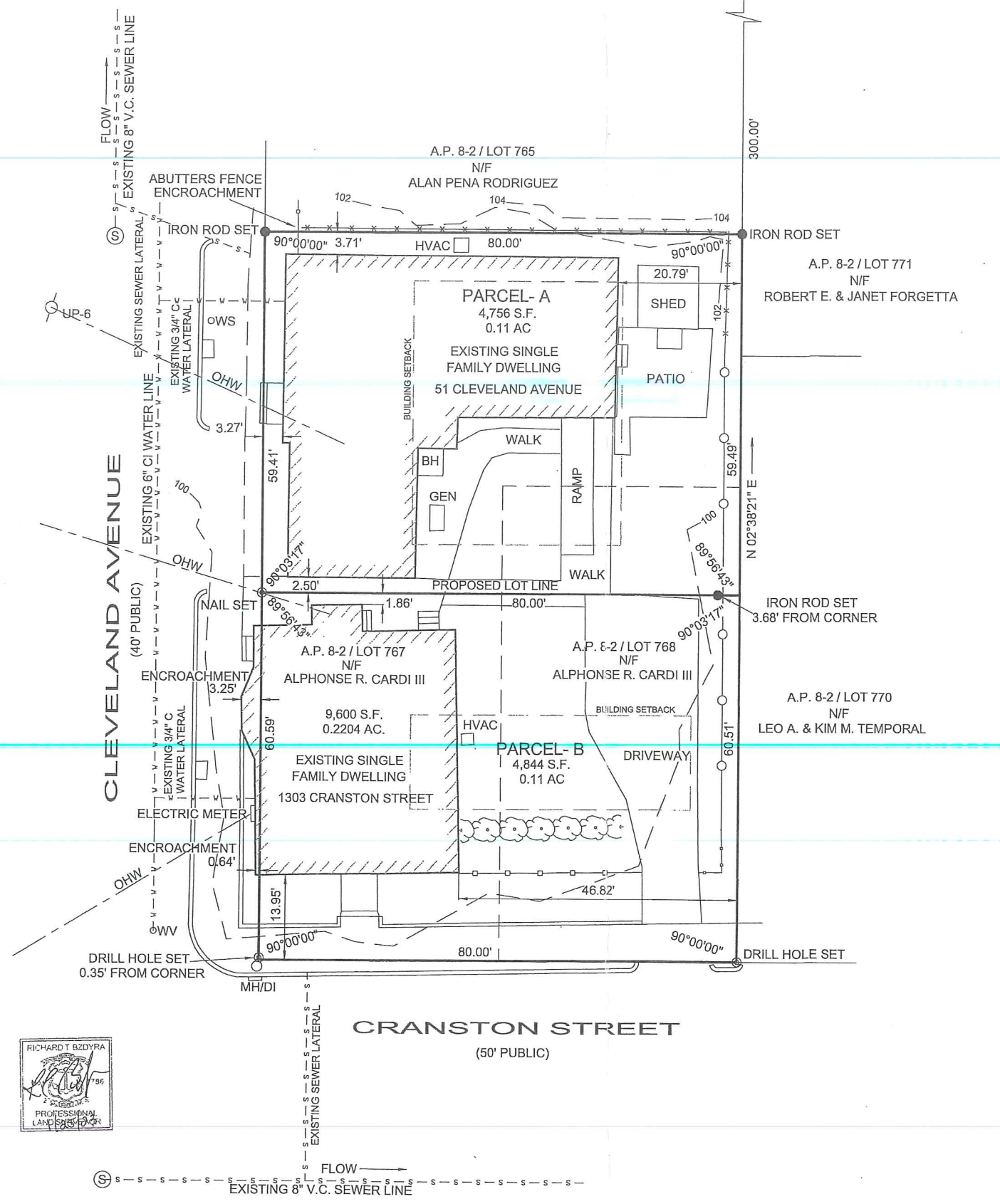




CLEVELAND AVENUE  
CRANSTON STREET  
STREET INDEX

- NOTE:
1. FEMA MAP 44007C0312H / 10/02/2015 / ZONE - X
  2. SOIL SURVEY OF R.I. MU - MERRIMAC-URBAN LAND COMPLEX
  3. RIDEM ENVIRONMENTAL MAP THERE ARE NO WETLANDS WITHIN OR AROUND THIS PROPERTY.
  4. PROPOSED SUBDIVISION WILL REQUIRE ZONING SETBACK RELIEF.

MAGNETIC 06-28-22



LOCUS MAP

**ZONING DISTRICT C-2**

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: 30 FT.  
MAXIMUM LOT COVERAGE: 60%

REFERENCE:

1. DEED BK. 6523 / PG. 381 DESIGNATED AS RECORD LOTS 74, 75 & 76 ON THAT PLAT ENTITLED: "THE SPRAGUE HOMESTEAD PLAT ON CRANSTON STREET, CRANSTON, R.I. BY J.A. LATHAM 1890" PLAT CARD 13

LOT / PARCEL	OLD AREA	NEW AREA
LOT 767	6,469 S.F.	0
LOT 768	3,131 S.F.	0
PARCEL - A	0	4,756 S.F.
PARCEL - B	0	4,844 S.F.

**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:** LIMITED CONTENT BOUNDARY SURVEY  
**MEASUREMENT SPECIFICATION:** CLASS I

DATA ACCUMULATION SURVEY CLASS III

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. Bzdrya* DATE: 1/25/23

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.



ADMININISTRATIVE SUBDIVISION PLAN

CLEVELAND PLAT  
A.P. 8-2 / LOTS 767 & 768  
51 CLEVELAND AVENUE  
CRANSTON, R.I.

SCALE: 1"=10' DATE: JANUARY 23, 2023

PREPARED FOR:  
**ALPHONSE R. CARDI III**  
51 CLEVELAND AVENUE  
CRANSTON, R.I.

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

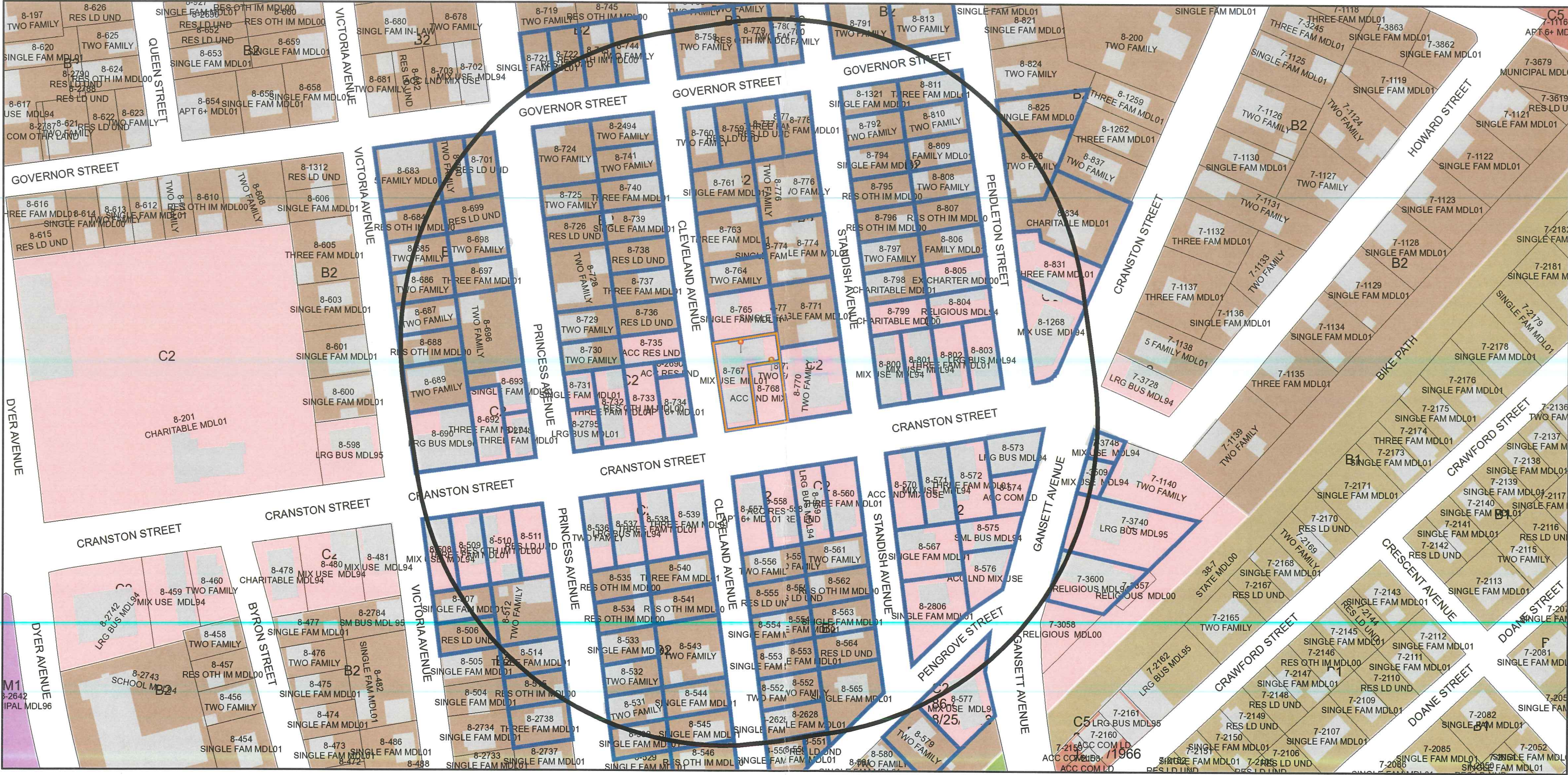
JOB NO. 10256 / DWG. NO. 10256 - (JNP)

GRAPHIC SCALE / 1" = 10'

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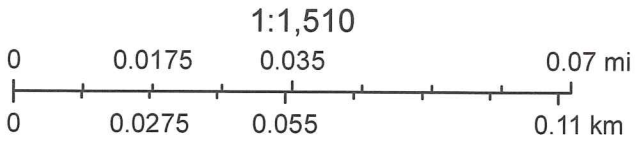


51 Cleveland Ave 400' Radius Plat 8 Lots 767, 768



1/20/2023, 2:12:02 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