



Zoning-ZBR Application-565 Dyer Ave

PDF - 1.4 MB



City of Cranston Zoning Board of Review Application

Application for exception or variation under the zoning ordinance ~City of Cranston Zoning Code, December

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Date: 28

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTI
THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFF
FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER

OWNER: Gianta LLC

ADDRESS: 18 Central Street, Narragansett, RI ZIP CODE: 0288

APPLICANT: Armando Perez

ADDRESS: 12 Hopedale Drive, West Warwick, RI ZIP CODE: 0289

LESSEE: Armando Perez

ADDRESS: 12 Hopedale Drive, West Warwick, RI ZIP CODE: 0289

1. ADDRESS OF PROPERTY: 565 Dyer Avenue

2. ASSESSOR'S PLAT #: 8/3 BLOCK #: _____ ASSESSOR'S LOT #: 2766, 2804

3. LOT FRONTAGE: 115.12' LOT DEPTH: 129.44' LOT AREA: 13,552sf

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C5 10,000sf
(ZONE) (AREA LIMITATION)

5. BUILDING HEIGHT, PRESENT: 17'-4" PROPOSED: 17'-4"

6. LOT COVERAGE, PRESENT: 1,471.44sf PROPOSED: 1,774.55sf

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

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

9. GIVE SIZE OF EXISTING BUILDING(S): 2,942.8sf

10. GIVE SIZE OF PROPOSED BUILDING(S): 3,245.8sf

11. WHAT IS THE PRESENT USE? Place of Religious Worship

12. WHAT IS THE PROPOSED USE? Place of Religious Worship

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



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14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: The pr
addition to the right (north) side of the existing building. The addition will be c
a second bathroom, and an office for the pastor.

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 EN
APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

17.20.030 Schedule of Uses; Religious Worship is a Special Use

17.20.120 Schedule of intensity regulations; Front yard setback 35' required,

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Religiou:

The applicant wishes to add an addition to the north side of the building to ad
small bathroom with two new bathrooms to meet accessibility.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQ

RESPECTFULLY SUBMITTED,

[Handwritten Signature]
(OWNER SIGNATURE)

[Handwritten Signature]
(APPLICANT SIGNATURE)

(LESSEE SIGNATURE)

(ATTORNEY SIGNATURE)



Photographs of 565 Dyer Avenue, Cranston

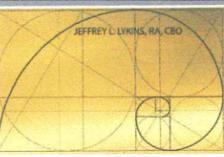


566 Dyer Avenue

Photographs of 565 Dyer Avenue, Cranston



566 Dyer Avenue



565 DYER AVE
CRANSTON, RI
02990

ADDITION: BATH ROOMS
AND AN OFFICE.

OWNERS / CLIENTS
ARMANDO PEREZ

ARCHITECT
JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD
FOSTER, RI 02825
401-474-9901
jeffrey.lykins@gmail.com



Handwritten signature of Jeffrey Lykins

SURVEY NOTE:
1. SITE PLAN, BOUNDARY LINES, AND BUILDINGS BASED ON SURVEY BY PETER V. CIPOLLA, JR.

ZONING DATA			
PLAT 8/3, LOTS 2776, & 2804			
DISTRICT C-5			
USE GROUP: RELIGIOUS WORSHIP			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	13,552 SF	13,552 SF
LOT COVERAGE	60% Max	8%	15%
FRONTAGE	80'	115.12'	115.13'
FRONT SETBACK	30'	21'-8.5"	21'-8.5"
SIDE SETBACK	8'	11'-8.5"	11'-8.5"
REAR SETBACK	20'	40'-10"	40'-10"
MAXIMUM HEIGHT	35'	17'-4"	17'-4"
PARKING 1SPACE PER 10 SEATS	55 Seats=6 Spaces		20 SPACES

RIVERBEND DRIVE



DYER AVENUE

1 SITE PLAN
A1.0 Scale: 1"=10'-0"



Drawn by: MB Scale: Indicated
Project #: Date: 11/28/22

SHEET NAME:

SITE

SHEET NUMBER:

A1.1

AP 8/3 LOT 999
n/f
GIANTA LLC



OWNER:
GIANTA, LLC
49 ARMAND WAY
SCITUATE, R.I.
02816

ZONING DATA:
CLASSIFICATION : C-5

FLOOD DATA:
ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD HAZARD
ON FIRM COMMUNITY PANEL 44007C0312H EFFECTIVE 10/02/2015

- REFERENCES:**
- 1.) CRANSTON ASSESSORS PLAT NO. 8/3
 - 2.) CRANSTON DEED BOOK/PAGE;
1004523 & 4082/93
 - 3.) CRANSTON RECORDED PLAT CARD 612 MAP 207
"THE PETRONIO PLAT" - 1997

SURVEY CERTIFICATION:

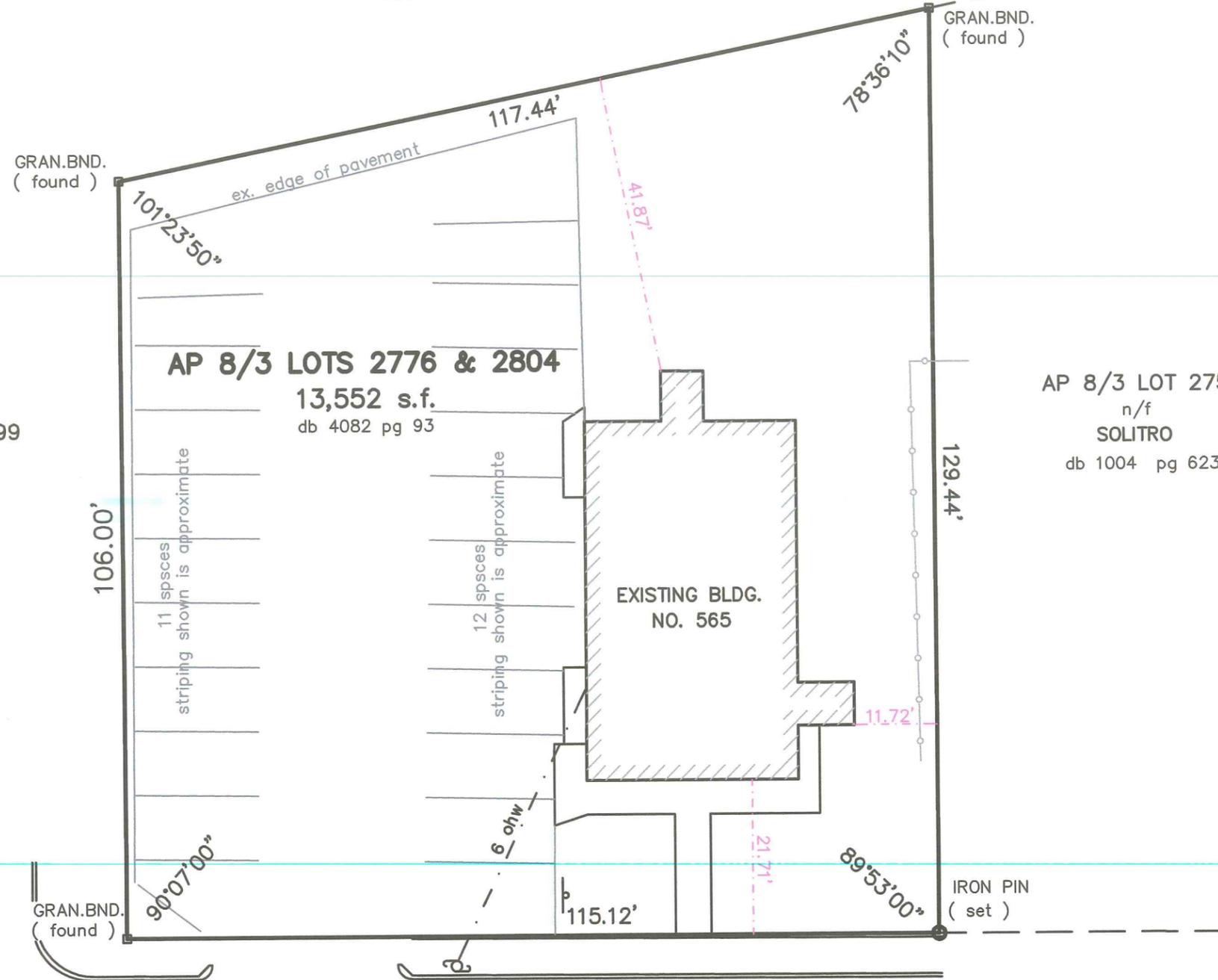
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

PERFORM A CLASS 1 PROPERTY SURVEY AND SHOW PROPOSED ADDITION

AP 8/3 LOT 999
n/f
GIANTA LLC



AP 8/3 LOT 275
n/f
SOLITRO
db 1004 pg 623

DYER AVENUE

SURVEY PLOT PLAN
A.P. 8/3 LOTS 2776 &
CRANSTON, R.I.

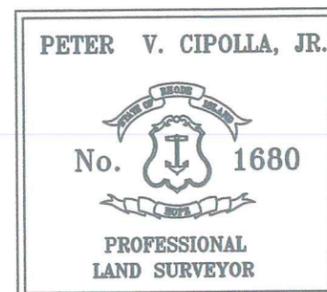
1" = 20' NOV. 20, 2022

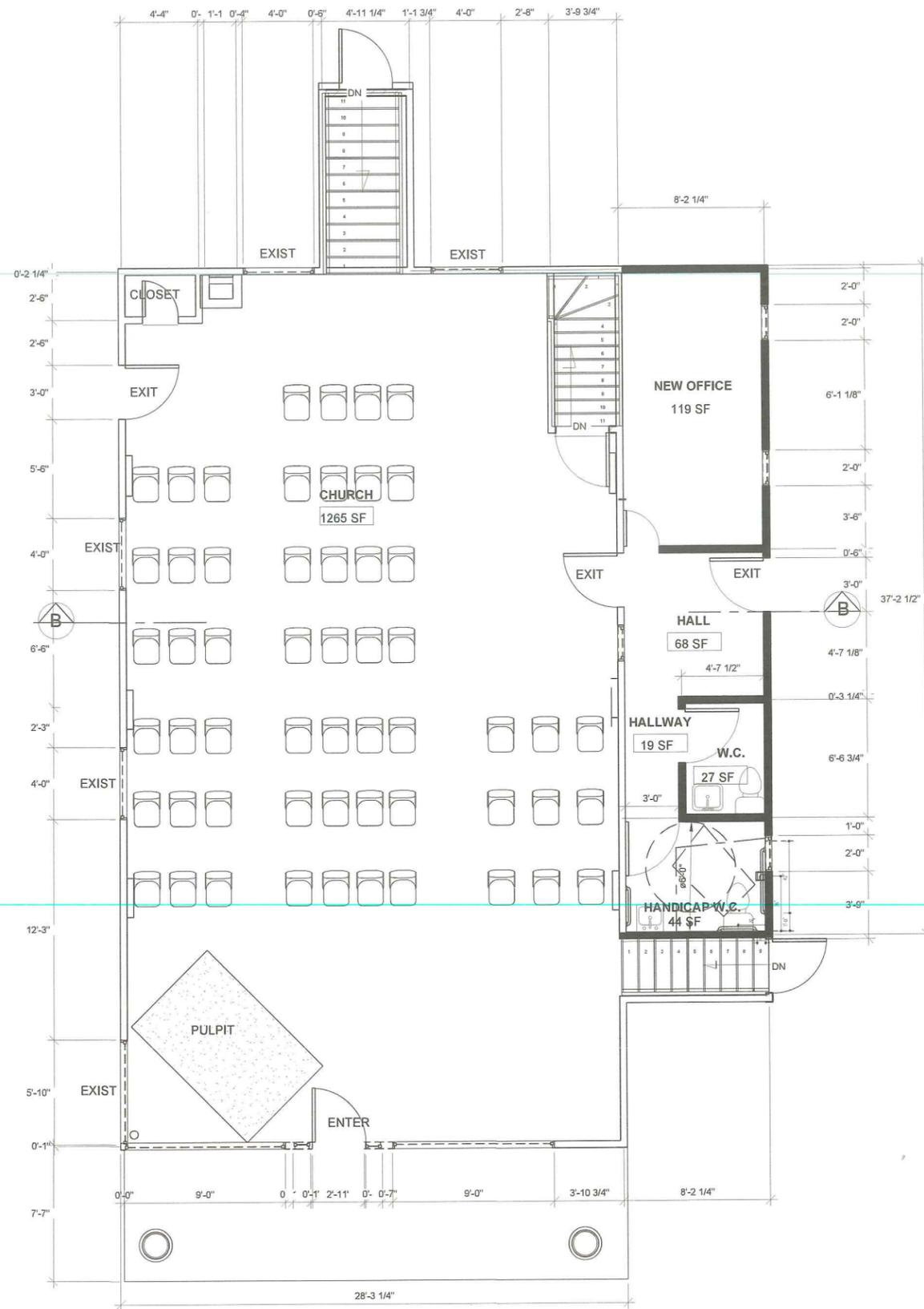
PETER V. CIPOLLA, JR.

professional land surveyor

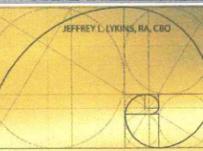
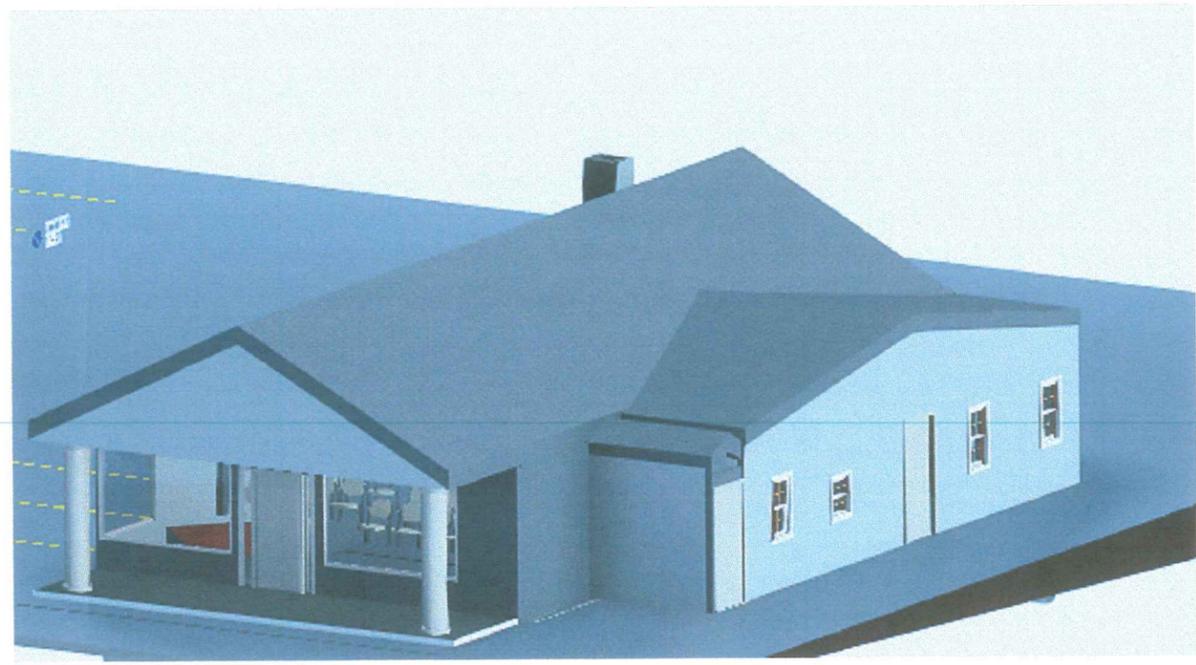
P.O. BOX 8662 - CRANSTON, R.I. - 029

BY: Peter V. Cipolla, Jr
PETER V. CIPOLLA, JR. - RIPLS # 1680
COA # LS-A64





1 PROPOSED FIRST FLOOR
 A1.1 Scale: 1/4"=1'-0"



565 DYER AVE
 CRANSTON, RI
 02990

ADDITION: BATH ROOMS
 AND AN OFFICE.

OWNERS / CLIENTS
 ARMANDO PEREZ

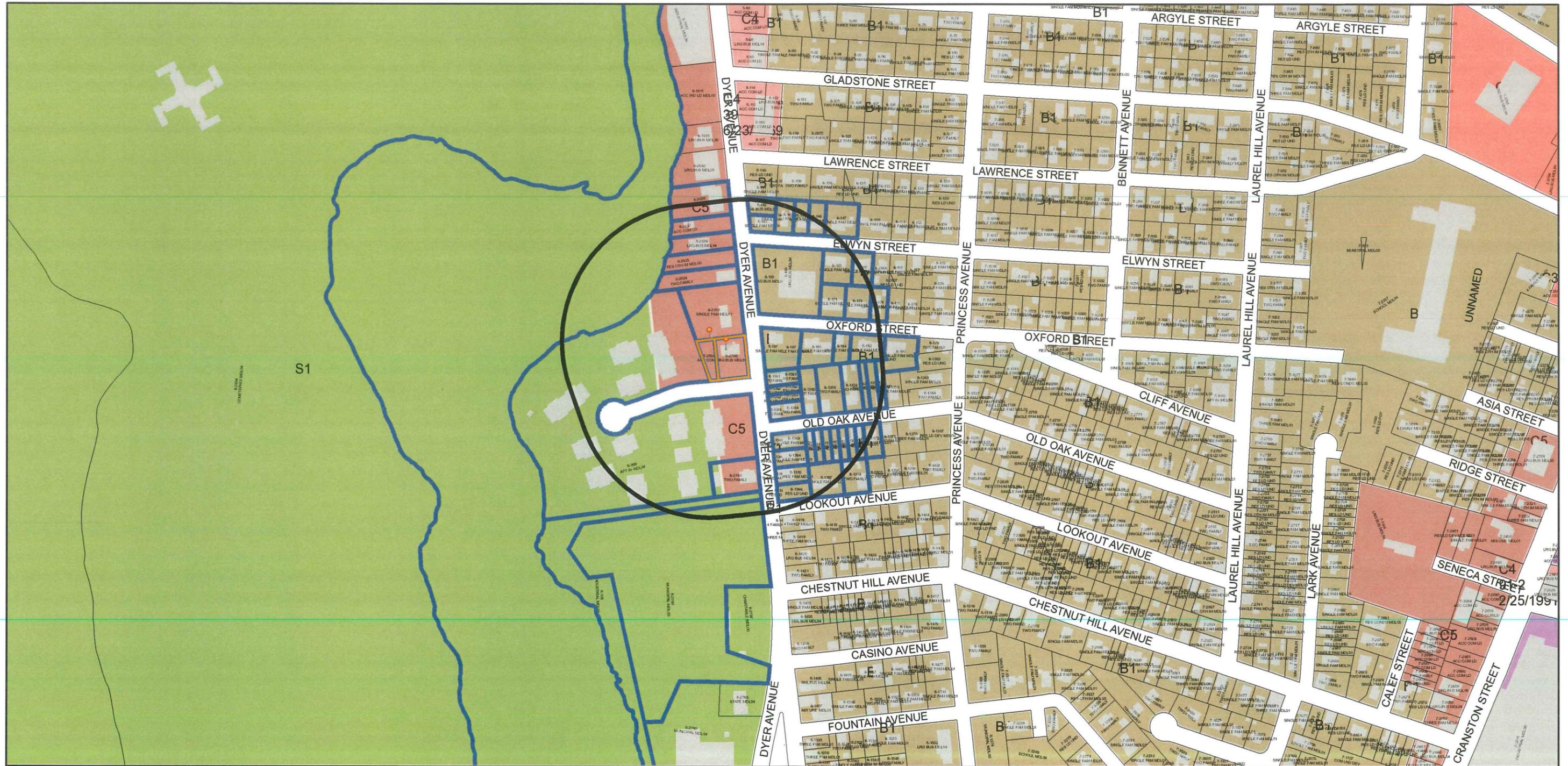
ARCHITECT
 JEFFREY LYKINS
 110-1/2 SOUTH KILLINGLY R
 FOSTER, RI 02825
 401-474-9901
 jeffrey.lykins@gmail.com

Drawn by: MB Scale: Indicate
 Project #: Date: 11/28/22

SHEET NAME:
 PROPOSED FIRST
 FLOOR PLAN

SHEET NUMBER:
A1.1

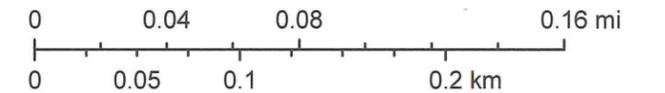
565 Dyer Ave 400' Radius Plat 8 Lots 2766, 2804



8/29/2022, 9:51:10 AM

1:3,459

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	E1	



City of Cranston