



Zoning-ZBR Application-565 Dyer Ave

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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 EXCEPTION TO THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER

OWNER: Gianta LLC

ADDRESS: 18 Central Street, Narragansett, RI ZIP CODE: 02882

APPLICANT: Armando Perez

ADDRESS: 12 Hopedale Drive, West Warwick, RI ZIP CODE: 02891

LESSEE: Armando Perez

ADDRESS: 12 Hopedale Drive, West Warwick, RI ZIP CODE: 02891

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,


(OWNER SIGNATURE)

(OWNER SIGNATURE)

(APPLICANT SIGNATURE)

(LESSEE SIGNATURE)

(ATTORNEY SIGNATURE)



Photographs of 565 Dyer Avenue, Cranston

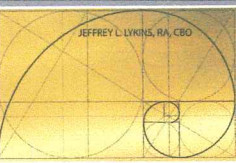


566 Dyer Avenue

Photographs of 565 Dyer Avenue, Cranston



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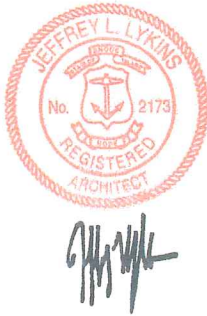


565 DYER AVE
CRANSTON, RI
02990

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



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

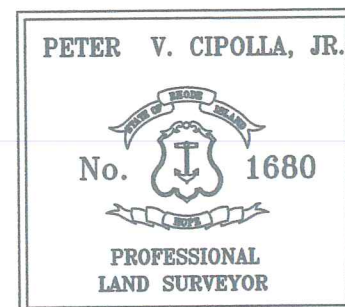
- REFERENCES:
- 1.) CRANSTON ASSESSORS PLAT NO. 8/3
 - 2.) CRANSTON DEED BOOK/PAGE;
1004523 & 4082/93
 - 3.) CRANSTON RECORDED PLAT CARD 612 MAP 207
"THE PETRONIO PLAT" - 1997

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	

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



AP 8/3 LOT 999
n/f
GIANTA LLC

GRAN.BND.
(found)

106.00'

90°07'00"

GRAN.BND.
(found)

11 spces
striping shown is approximate

AP 8/3 LOTS 2776 & 2804
13,552 s.f.
db 4082 pg 93

ex. edge of pavement

101°23'50"

117.44'

12 spces
striping shown is approximate

EXISTING BLDG.
NO. 565

115.12'

41.87'

89°53'00"

IRON PIN
(set)

129.44'

78°36'10"

GRAN.BND.
(found)

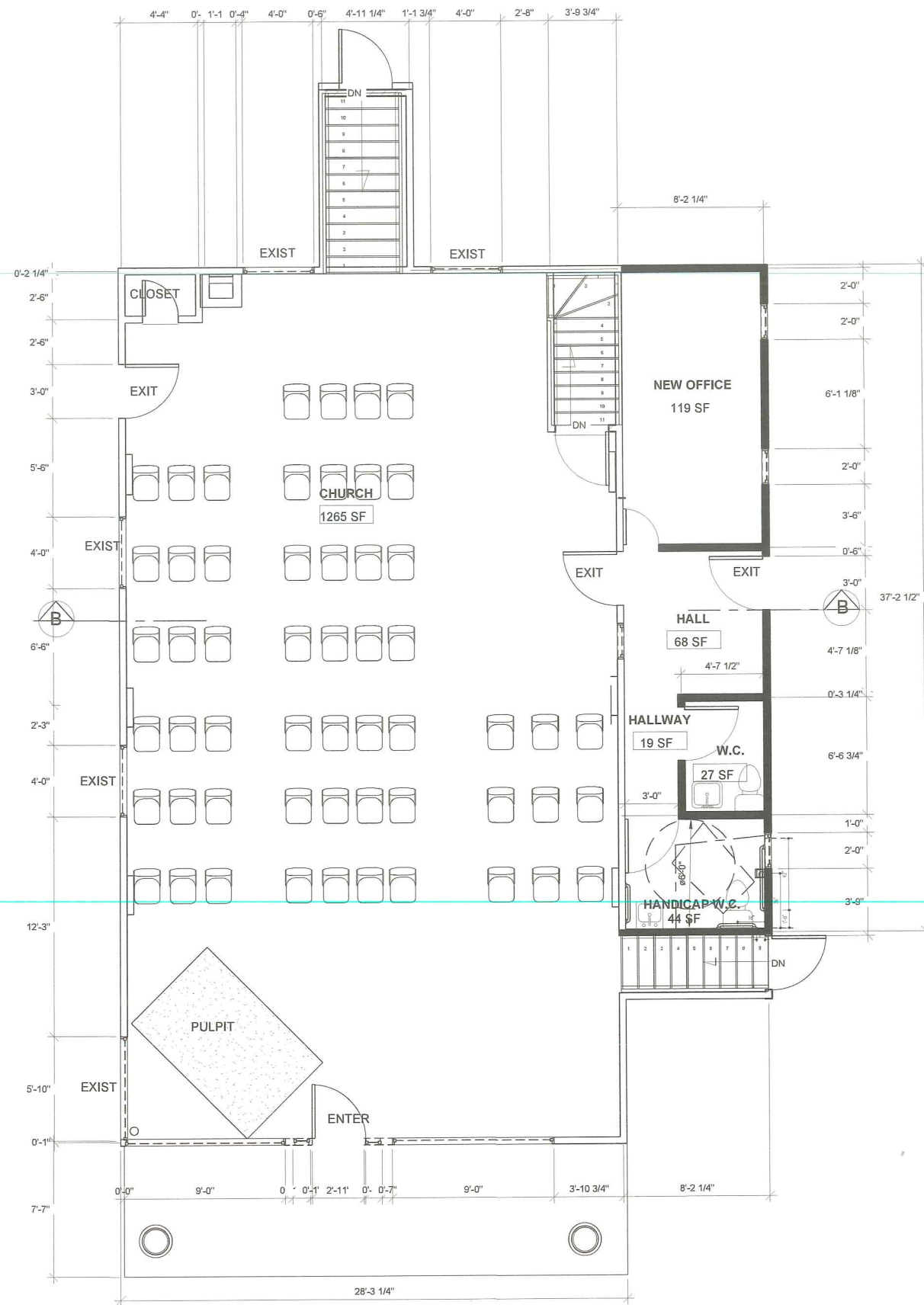
AP 8/3 LOT 275
n/f
SOLITRO
db 1004 pg 623

DYER AVENUE

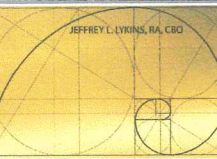
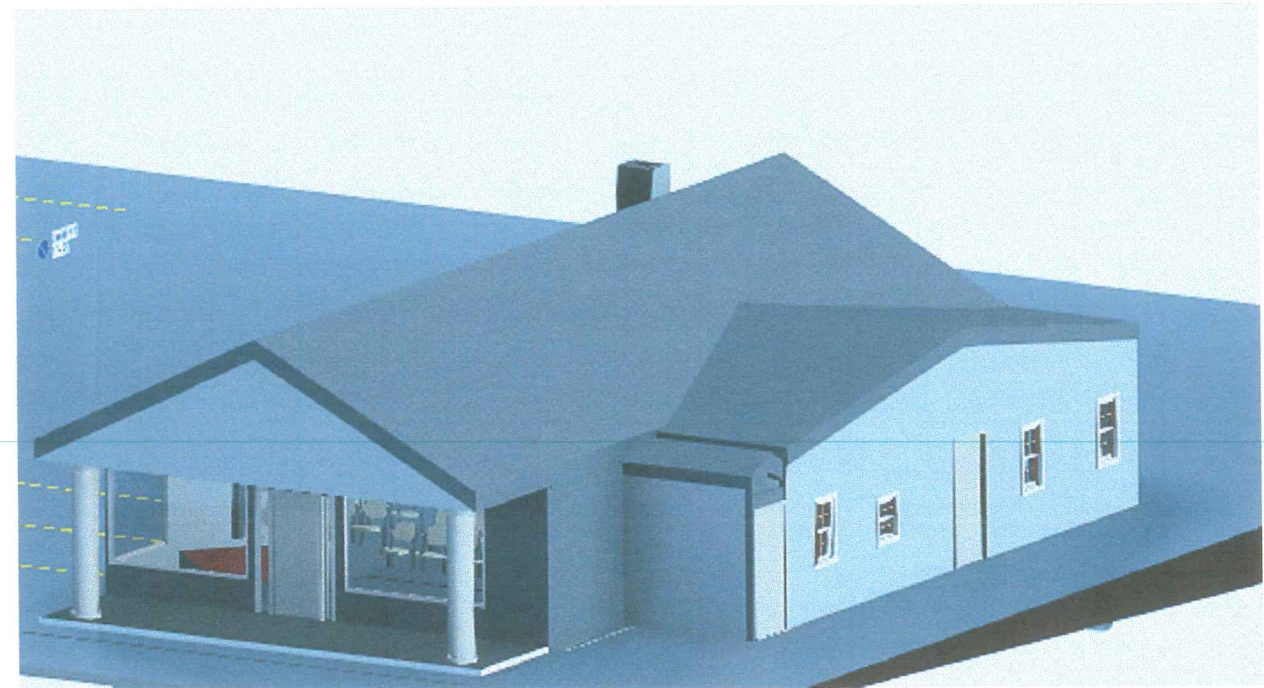
SURVEY PLOT PLAN
A.P. 8/3 LOTS 2776 &
CRANSTON, R.I.

1" = 20' NOV. 20, 2022

PETER V. CIPOLLA, JR.
professional land surveyor
P.O. BOX 8662 - CRANSTON, R.I. - 02910



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



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CRANSTON, RI
02990

ADDITION: BATH ROOMS
AND AN OFFICE.

OWNERS / CLIENTS
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ARCHITECT
JEFFREY LYKINS

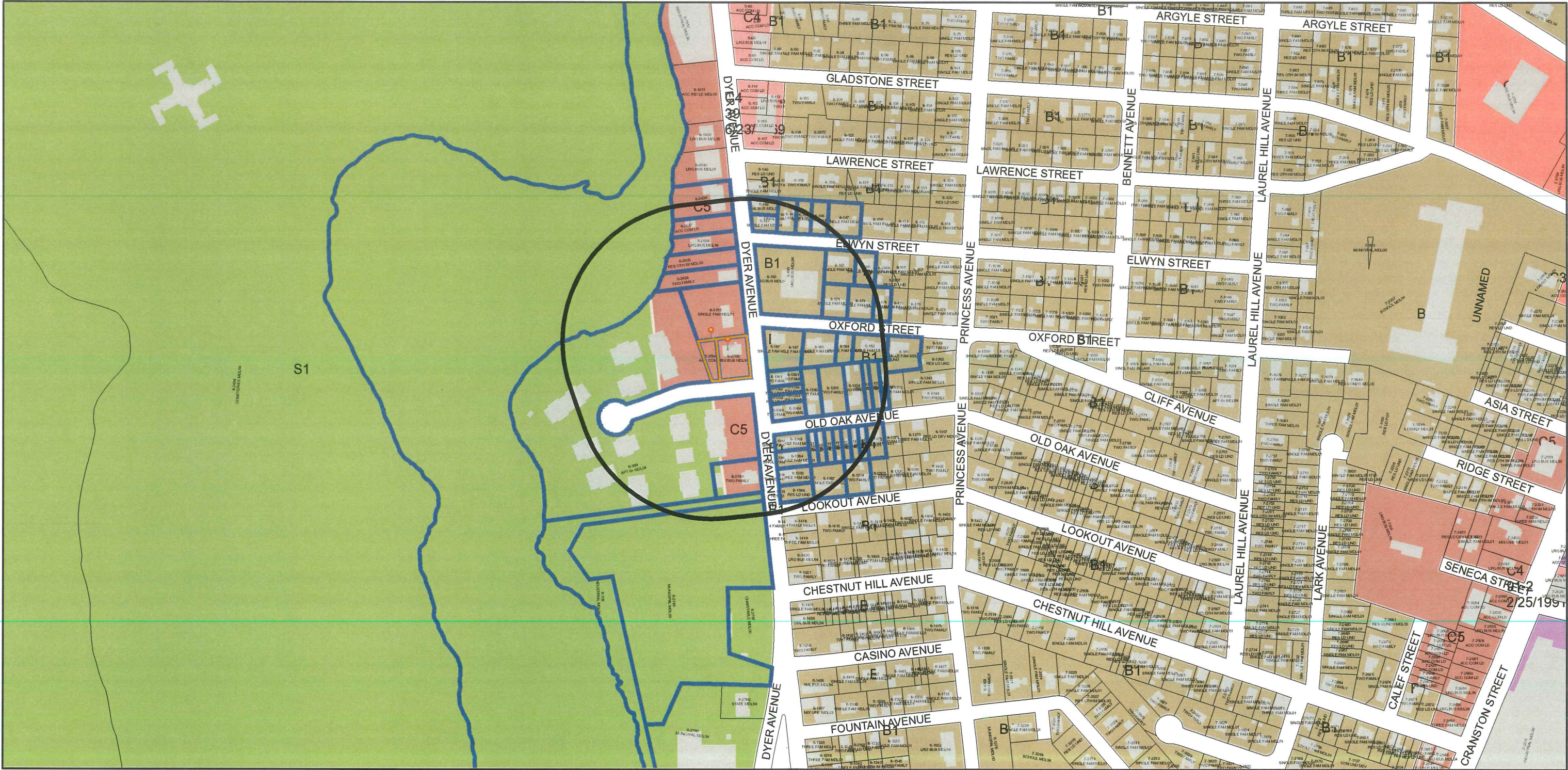
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FOSTER, RI 02825
401-474-9901
jeffrey.lykins@gmail.com

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

SHEET NAME:
PROPOSED FIRST
FLOOR PLAN

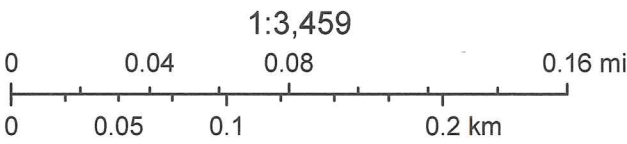
SHEET NUMBER:
A1.1

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



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

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