

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: 1-10-23

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: PAUL Carter

ADDRESS: 125 Hope St. Prov. RT 1 ZIP CODE: 02906

APPLICANT: same

ADDRESS: ZIP CODE:

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 62 Edou Crest Dr.

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

3. LOT FRONTAGE: LOT DEPTH: LOT AREA:

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

5. BUILDING HEIGHT, PRESENT: PROPOSED:

6. LOT COVERAGE, PRESENT: PROPOSED:

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 8-16-21

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

9. GIVE SIZE OF EXISTING BUILDING(S):

10. GIVE SIZE OF PROPOSED BUILDING(S):

11. WHAT IS THE PRESENT USE? Home


12. WHAT IS THE PROPOSED USE? Home

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Extend front of garage 3.6 feet
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? NO
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.  
THIS PROPERTY IS ON A CORNER LOT, HAVING TO FRONT  
YARD SETBACKS. THE ADDITION WILL ENCROACH INTO  
THE REQUIRED FRONT YARD SETBACKS BY 4' ON ONE SIDE AND
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: 3.5' +/- ON THE OTHER  
17.20.770 - SCHEDULE OF INTENSITY REGULATIONS.

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

RESPECTFULLY SUBMITTED,

  
(OWNER SIGNATURE)

401-300-1000  
(PHONE NUMBER)

\_\_\_\_\_  
(OWNER SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(APPLICANT SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(LESSEE SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(ATTORNEY SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: \_\_\_\_\_

PRE-ZONING APPLICATION MEETING: \_\_\_\_\_  
(PLANNING DEPT. SIGNATURE) (DATE)

Your search returned 5 results

62 EDEN CREST DRIVE > Plat: 10 Lot: 1148 Condo:

1/5/2023 8:11 AM

**Plat: 10 Lot: 1148 Condo: 0**

**Entry ID: 405994 – Last Edited By: Joan Moretti**

› [View Image](#)

|             |                      |                        |                 |
|-------------|----------------------|------------------------|-----------------|
| Instrument  | 202108160136350      | Owners                 | Additional Info |
| Record Date | 8/16/2021 2:45:47 PM | Account #              | Deed Type       |
| Doc Type    | DEED                 | PAUL DAVID CARTER      | Warranty        |
| Deed Book   | 6316                 | NICKLAS BENGT ERIK     |                 |
| Deed Page   | 46                   | OLDENBURG TRUSTEES     |                 |
| Deed Signed | 8/10/2021            | Mailing Address        |                 |
| Sales Price | \$310000             | 125 HOPE ST,           |                 |
|             |                      | PROVIDENCE, RI 02906-  |                 |
|             |                      | 2008                   |                 |
|             |                      | Exemptions             |                 |
|             |                      | None listed            |                 |
|             |                      | Description            |                 |
|             |                      | PAUL DAVID CARTER 2009 |                 |
|             |                      | REVOCABLE TRUST        |                 |
|             |                      | SEE MEMO OF TRUST      |                 |
|             |                      | 6316/39                |                 |

Additional Images

[View Image](#) --- 6316/39

**Plat: 10 Lot: 1148 Condo: 0**

**Entry ID: 272869 – Last Edited By: Karen Burns**

|             |                       |                         |                 |
|-------------|-----------------------|-------------------------|-----------------|
| Record Date | 1/19/2014 12:00:00 AM | Owners                  | Additional Info |
| Sales Price | \$0                   | Account #               | Death Book      |
|             |                       | VOTTA REVOCABLE         | 105             |
|             |                       | LIVING TRUST            | Death Page      |
|             |                       |                         | 27              |
|             |                       | Mailing Address         |                 |
|             |                       | 62 EDEN CREST DR,       |                 |
|             |                       | CRANSTON, RI 02920-8104 |                 |
|             |                       | Exemptions              |                 |
|             |                       | Exemptions Removed      |                 |
|             |                       | Description             |                 |
|             |                       | ANTHONY J VOTTA DIED    |                 |
|             |                       | JAN 19,2014.            |                 |

Additional Images

[View Image](#) --- dis est tax lien

**Plat: 10 Lot: 1148 Condo: 0**

**Entry ID: 54506 – Last Edited By: Joan Moretti**

› [View Image](#)

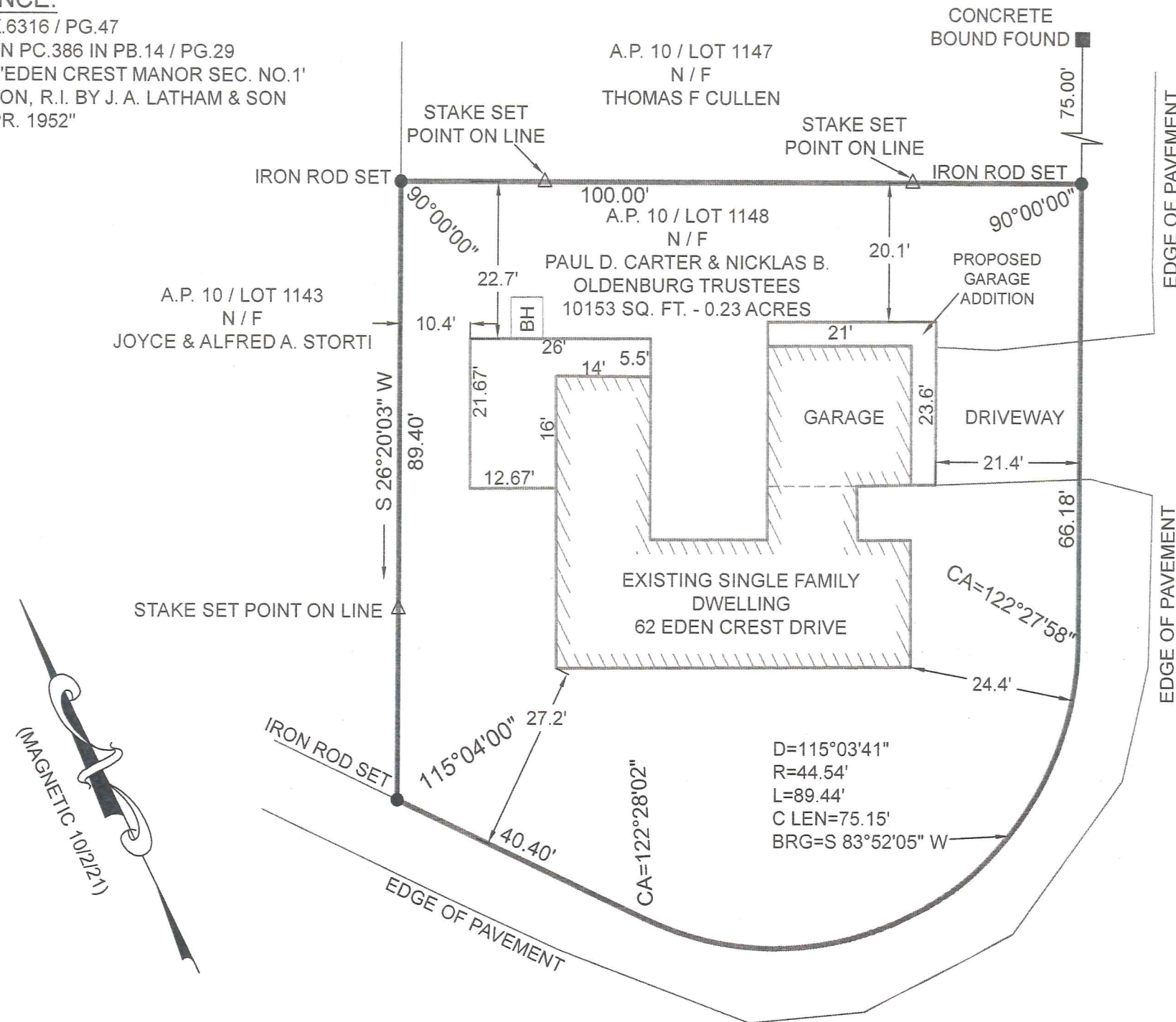
|            |                 |        |                 |
|------------|-----------------|--------|-----------------|
| Instrument | 200406080001240 | Owners | Additional Info |
|------------|-----------------|--------|-----------------|





# REFERENCE:

1. DEED BK.6316 / PG.47
2. LOT 11 ON PC.386 IN PB.14 / PG.29  
ENTITLED, "EDEN CREST MANOR SEC. NO.1"  
IN CRANSTON, R.I. BY J. A. LATHAM & SON  
ENGR'S. APR. 1952"



## EDEN CREST DRIVE

(50' 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:

LIMITED CONTENT BOUNDARY SURVEY

#### MEASUREMENT SPECIFICATION:

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, IN ORDER TO CONSTRUCT AN ADDITION TO THE EXISTING DWELLING.

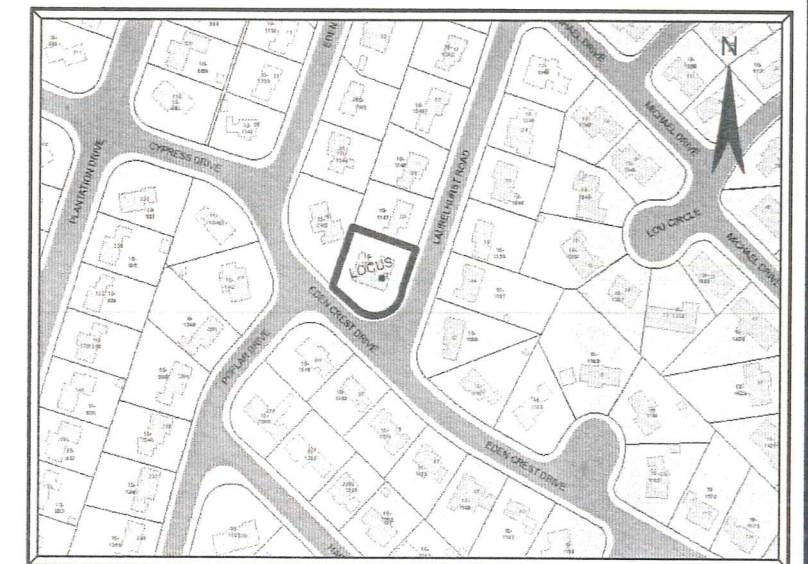
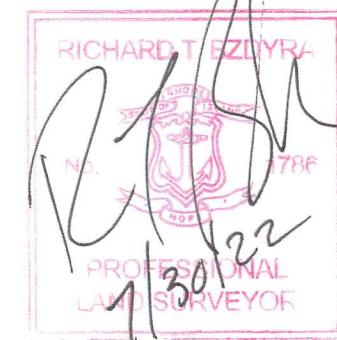
BY:

RICHARD T. BZDYRA, PLS; LICENSE #1786, COA #A 348

DATE:

7/30/22

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.



### LOCUS MAP

NOT TO SCALE

### ZONING DISTRICT A-8

|                           |            |
|---------------------------|------------|
| MINIMUM LOT AREA:         | 8,000 S.F. |
| MINIMUM LOT FRONTAGE:     | 80 FT.     |
| MINIMUM SETBACKS: FRONT:  | 25 FT.     |
| SIDE:                     | 10 FT.     |
| REAR:                     | 20 FT.     |
| MAXIMUM STRUCTURE HEIGHT: | 35 FT.     |
| MAXIMUM LOT COVERAGE:     | 30%        |
| PROPOSED LOT COVERAGE:    | 26%        |

### DIMENSIONAL CONFORMANCE SURVEY

A.P. 10 / LOT 1148  
62 EDEN CREST DRIVE  
CRANSTON, R.I. 02920

SCALE: 1"=20' DATE: JUNE 16, 2022

PREPARED FOR:

PAUL CARTER  
62 EDEN CREST DRIVE  
CRANSTON, R.I. 02920

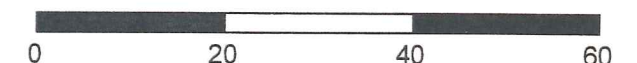
PREPARED BY:

### LAND PLANNERS

9 BENJAMIN STREET, WARWICK RI 02818  
PHONE: (401) 884-2220

JOB NO. 2161 / DWG. NO. 2161 - (ZTDS)

GRAPHIC SCALE / 1" = 20'

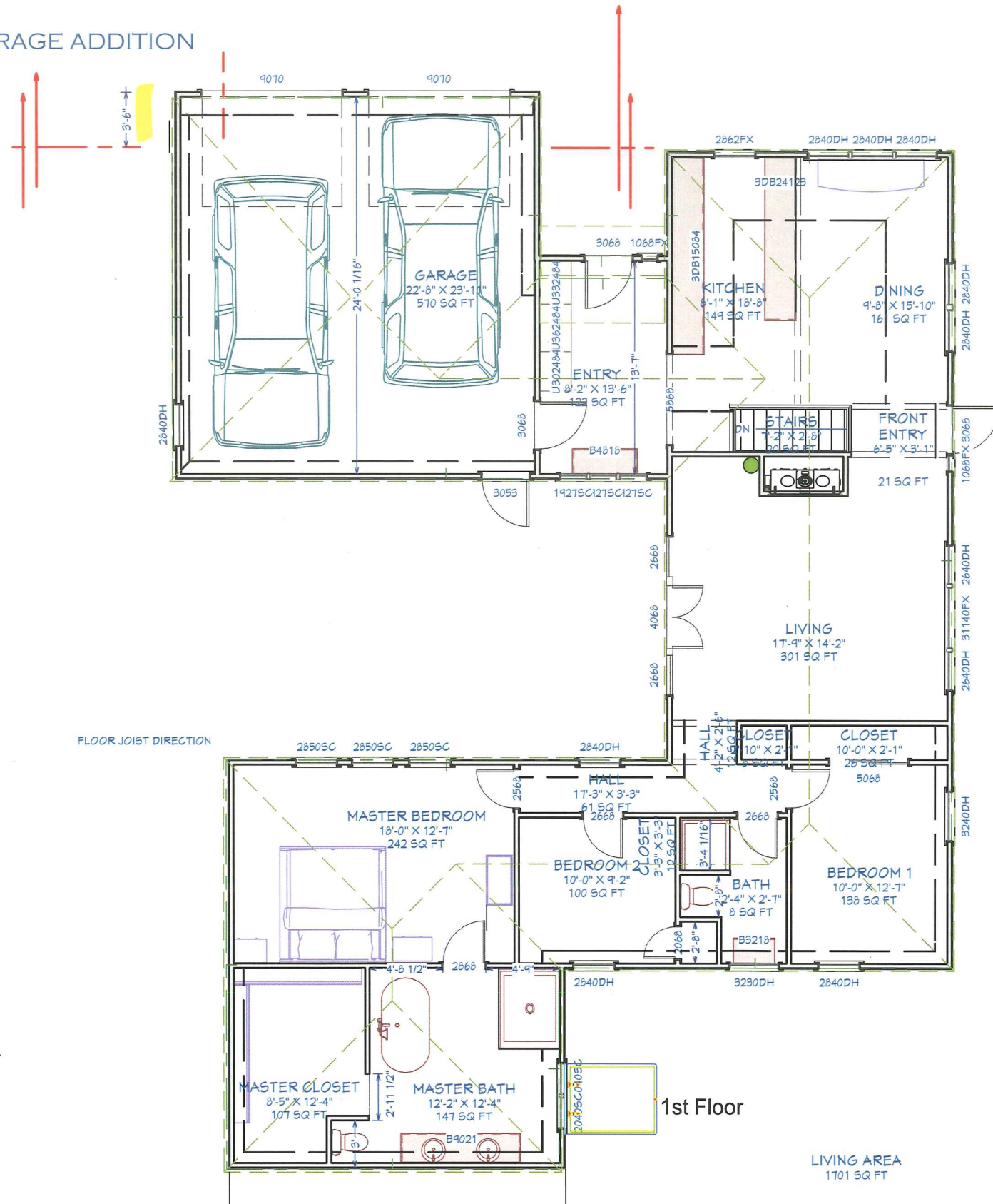




LAURELHURST ROAD

Elevation 1  
E1

GARAGE ADDITION



EDENCREST DRIVE

Elevation 2  
E2

Elevation 3  
E3

FLOOR JOIST DIRECTION

Elevation 4  
E4

SCALE 1/8"=1'

|                       |             |    |      |
|-----------------------|-------------|----|------|
|                       |             |    |      |
| NO.                   | DESCRIPTION | BY | DATE |
|                       |             |    |      |
|                       |             |    |      |
|                       |             |    |      |
|                       |             |    |      |
| SHEET TITLE           |             |    |      |
| PROJECT DESCRIPTION:  |             |    |      |
| 62 EDENCREST DRIVE    |             |    |      |
| GARAGE EXTENSION      |             |    |      |
| DRAWINGS PROVIDED BY: |             |    |      |
| CARRIAGE HOUSE        |             |    |      |
| CUSTOM HOMES          |             |    |      |
| DATE:                 |             |    |      |
| 1/8/2023              |             |    |      |
| SHEET:                |             |    |      |
| A-1                   |             |    |      |



Elevation 1

SCALE 1/4"=1'

|  |             |    |      |
|--|-------------|----|------|
|  |             |    |      |
| NO.  | DESCRIPTION | BY | DATE |
|  |             |    |      |
|  |             |    |      |
|  |             |    |      |
|  |             |    |      |
| SHEET TITLE:   |             |    |      |
| PROJECT DESCRIPTION:<br>62 EDENCREST DRIVE<br>GARAGE EXTENSION |             |    |      |
| DRAWINGS PROVIDED BY:<br>CARRIAGE HOUSE<br>CUSTOM HOMES        |             |    |      |
| DATE:  |             |    |      |
| 1/8/2023   |             |    |      |
| SHEET:   |             |    |      |
| A-3  |             |    |      |





Elevation 2

SCALE 1/4"=1'

|  |  |               |  |
|--|--|---------------|--|
| PROJECT DESCRIPTION:<br>62 EDENCREST DRIVE<br>GARAGE EXTENSION |  |               |  |
| DRAWINGS PROVIDED BY:<br>CARRIAGE HOUSE<br>CUSTOM HOMES        |  |               |  |
| DATE:<br>1/8/2023  |  | SHEET:<br>A-2 |  |
| NO.  |  | DESCRIPTION   |  |
| BY   |  | DATE          |  |







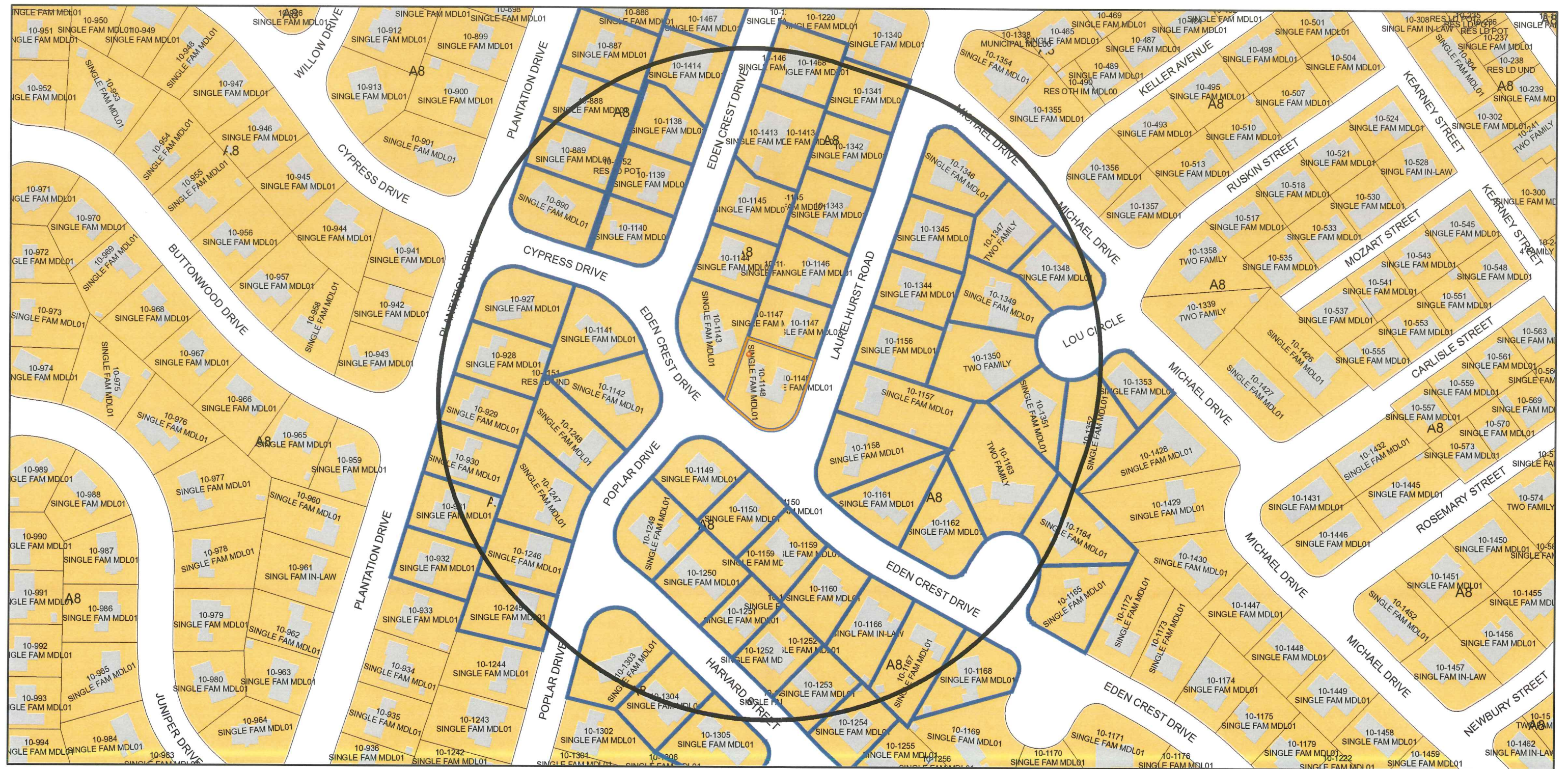
Elevation 4

SCALE 1/4"=1'

|   |  |  |  |              |  |    |  |      |  |
|---|--|--|--|--------------|--|----|--|------|--|
| DRAWINGS PROVIDED BY:<br>CARRIAGE HOUSE<br>CUSTOM HOMES |  | PROJECT DESCRIPTION:<br>62 EDENCREST DRIVE<br>GARAGE EXTENSION |  | SHEET TITLE: |  |    |  |      |  |
| DATE:<br>1/8/2023                                       |  | NO.  |  | DESCRIPTION  |  | BY |  | DATE |  |
| SHEET:<br>A-5   |  |  |  |              |  |    |  |      |  |



















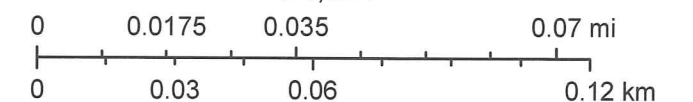
# 62 Eden Crest Dr 400' Radius Plat 10 Lot 1148



1/5/2023, 8:20:22 AM

1:1,621

| Parcel ID Labels  |  Historic Overlay District |  A8 |  C3 |  MPD   |
|-------------------|---|--|--|---|
| Streets Names     | <b>Zoning</b>   |  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