

**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: July 12, 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: Papillon Home Solutions, LLC

ADDRESS: 2 Millard Avenue, North Providence, RI ZIP CODE: 02911

APPLICANT: Papillon Home Solutions, LLC

ADDRESS: 2 Millard Avenue, North Providence, RI ZIP CODE: 02911

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

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

1. ADDRESS OF PROPERTY: 0 Dyer Avenue

2. ASSESSOR'S PLAT #: 8/3 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 1386 WARD: 3

3. LOT FRONTAGE: 50 ft LOT DEPTH: 100 ft LOT AREA: 5,000 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 35 ft  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: 2 story

6. LOT COVERAGE, PRESENT: -0- PROPOSED: 23.9%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 5/26/23

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? No

9. GIVE SIZE OF EXISTING BUILDING(S): N/A

10. GIVE SIZE OF PROPOSED BUILDING(S): 26' x 46'

11. WHAT IS THE PRESENT USE? vacant lot

12. WHAT IS THE PROPOSED USE? single family dwelling

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construct a 26' x 46'  
single family home on undersized lot with restricted width and frontage.
- 
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.  
17.20.090 (Specific requirements); 17.20.120 (Schedule of intensity regulations);  
17.88.100 (Substandard lot of record); 17.92.010 (Variances) and all other  
applicable sections of the zoning code
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Dimensional relief sought will  
amount to more than a mere inconvenience. Proposed house will introduce new  
housing into area. Proposal is consistent with the area.

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

RESPECTFULLY SUBMITTED,

Papillon Home Solutions, LLC

By: 

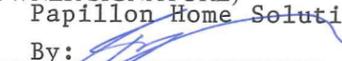
243-3590

(OWNER SIGNATURE)

(PHONE NUMBER)

(OWNER SIGNATURE)

Papillon Home Solutions, LLC

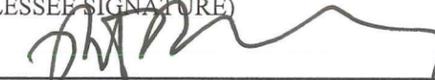
By: 

243-3590

(APPLICANT SIGNATURE)

(PHONE NUMBER)

(LESSEE SIGNATURE)



(PHONE NUMBER)

(ATTORNEY SIGNATURE)

946-3800

(PHONE NUMBER)

Robert D. Murray, Esq.

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

**PAPILLON HOME SOLUTIONS, LLC (“APPLICANT AND OWNER”)**

**592 Dyer Avenue  
Cranston, RI 02920**

**PROJECT NARRATIVE**

This project narrative is offered with the zoning applications of Papillon Home Solutions, LLC as owner and as applicant (“Applicant”) for the properties at 0 Dyer Avenue and 592 Dyer Avenue designated as Lot Nos. 1385 and 1386 on Assessor’s Plat No. 8/3.

Please note that the zoning designation is B-1 for the subject properties. Each lot contains 5,000 square feet.

The property at 592 Dyer Avenue on Lot 1385 on Cranston Assessor’s Plat No. 8/3 presently contains a three-family dwelling. The adjoining lot designated as Lot 1386 is vacant and sometimes used for parking.

The applicant desires to build a single-family dwelling on the vacant Lot 1386. The proposal also includes converting the existing three family dwelling at 592 Dyer Avenue on Lot 1385 to a two-family dwelling. One unit would be on the first floor and the second unit would occupy the second and third floors.

In the B-1 zone a two-family dwelling requires a a minimum lot size of 8,000 square feet for a two single-family dwelling. In the B-1 zone a single dwelling requires a a minimum lot size of 6,000 square feet. Both lots would be considered undersized.

Dimensional variances are sought from the Zoning Board of Review to allow the existing dwelling to maintain a side setback of 6.6 feet on the north side and a portion of the structure to have a rear setback of 4 feet. The pre-existing front yard setback is 23.5 feet.

In addition, dimensional relief is sought for the new structure to be on an undersized lot of 7,869 square feet and for rear yard relief to allow a portion of the proposed structure to be 18.5 feet from the rear lot line. All other intensity regulations can be met for the new dwelling.

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

**17.20.090 (Specific requirements)**

- A. The minimum lot areas in Section 17.20.120 are for a single-family dwelling in districts in which dwellings are permitted. For a two-family dwelling, the minimum lot area shall be eight thousand (8,000) square feet.

- D. Where a corner lot directly abuts a lot in a residential district along the same side of a street, all of the regulations of such residential district for front yards shall apply to such corner lot along the street whose frontage it shares with such residential district.

17.20.120 (Schedule of intensity regulations)

- A. The proposed house on Lot 1386 will not meet the 25 foot corner setback on the Lookout Avenue side of the property.
- B. Both lots are undersized for the intended uses.
- C. Both lots have restricted street frontages and widths for the B-1 zone of sixty (60) feet.

17.88.010 (Substandard lot of record and lot merger)

To the extent merged, Applicant desires to separate Lot 1385 from Lot 1386.

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.

**PAPILLON HOME SOLUTIONS, LLC (“APPLICANT AND OWNER”)**

**592 Dyer Avenue  
Cranston, RI 02920**

**NEIGHBORHOOD ANALYSIS**

This analysis is compiled to review the land uses and lot sizes within the 400’ radius of the subject applications for the property at 0 Dyer Avenue and 592 Dyer Avenue designated as Lot Nos. 1385 and 1386 on Assessor’s Plat No. 8/3. The zoning designation is B-1 for the subject properties.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS</u>
SINGLE FAMILY	27
TWO FAMILY	22
THREE FAMILY	4
FOUR FAMILY	2
APT + 6	1
RESIDENTIAL DEVELOPED	3
RESIDENTIAL UNDEVELOPED	20
ACCESSORY COMM	1
SMALL BUSINESS	1
LARGE BUSINESS	2
INDUSTRIAL	1
MUNICIPAL	1
CHARITABLE	<u>1</u>
	86

The average size of the twenty-seven (27) “single family” residential lots within 400’ radius is 6,257 +/- square feet. Of the twenty-seven (27) single family residential lots, nineteen (19) of them contain 5,000 square feet or less.

The average size of the twenty-two (22) “two family” residential lots within 400’ radius is 6,497 +/- square feet. Of the twenty-two (22) two family residential lots, eleven (11) of them contain 5,000 square feet or less.

The proposed lot to be built on is 5,000 square feet which is smaller than the average lot sizes in the 400’ radius and neighborhood. The proposed converted two-family dwelling would remain on a 5,000 square feet lot. Both dwellings would be consistent with the neighborhood.

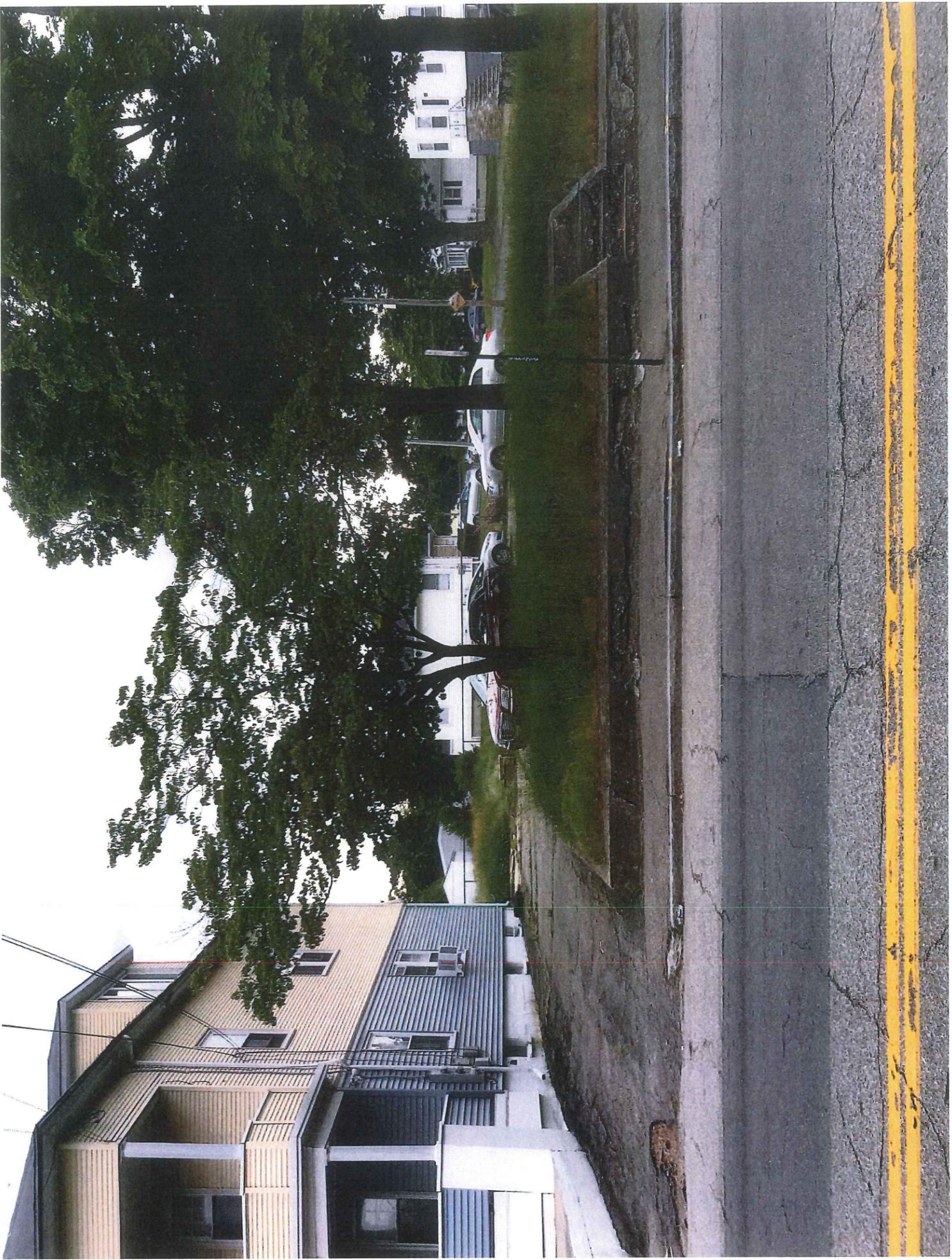
Prepared by:  
Robert D. Murray, Esq.  
Taft & McSally LLP  
21 Garden City Drive  
Cranston, RI 02920  
(401) 946-3800 (O)  
[rdmurray@taftmcsally.com](mailto:rdmurray@taftmcsally.com)

Dated: 7-12-23









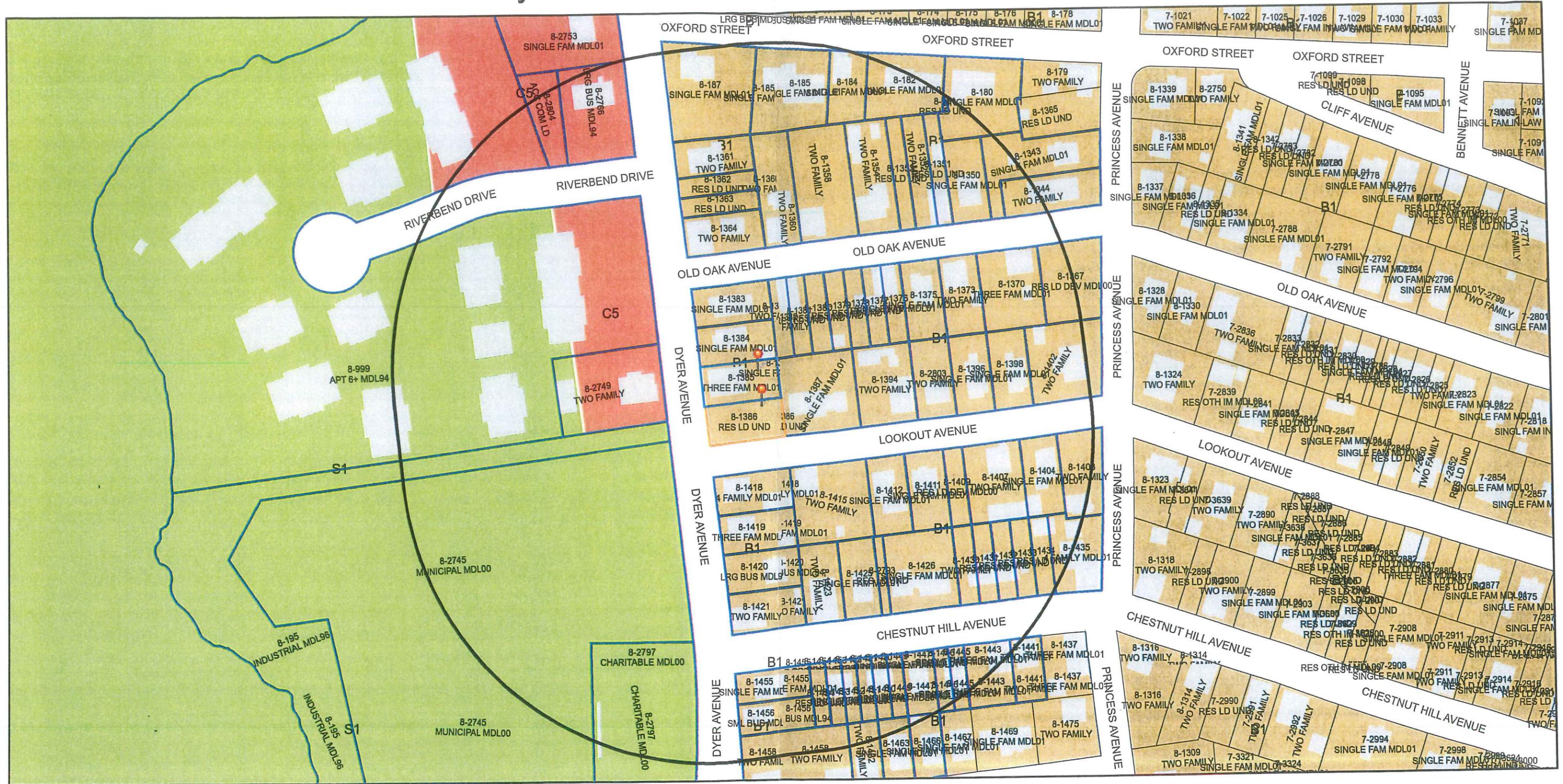








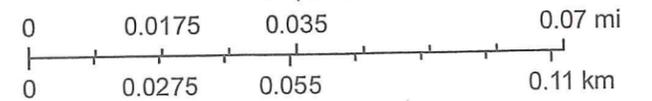
# 592 Dyer Ave 400' Radius Plat 8 Lot 1385, 1386



6/20/2023, 8:14:34 AM

UserSelectedParcels		Parcels	A80		B2		M1
vParcels_Buffer		Buildings	A20		C1		M2
ParcelsInBufferOutput		Zoning Dimensions	A12		C2		EI
Parcel ID Labels		Historic Overlay District	A8		C3		MPD
Streets Names		<b>Zoning</b>	A6		C4		S1
Cranston Boundary		none	B1		C5		Other

1:1,500



City of Cranston

**REFERENCE:**

- DEED BK. 6653 PG. 129
- LOTS 545 AND 546 ON "CHESTNUT HILL, ARLINGTON, R.I. BY J.A. LATHAM, MARCH 1902" WHICH IS RECORDED ON PLAT CARD 112
- AN UNRECORDED SURVEY ENTITLED "BOUNDARY STAKEOUT SURVEY AP 8-3 LOT 1351, 1352, AND 1353 87 OLD OAK AVENUE, CRANSTON PREPARED BY OCEAN STATE PLANNERS, INC. JOB # 9814"

**NOTE:**

PARCEL IS IN A B-1 ZONE, FOR WHICH NO MULTI-FAMILY USE IS PROVIDED. B-2 ZONE BEGINS 6 BLOCKS (~1300') AWAY

**ZONING DISTRICT B-2**  
THREE FAMILY

MINIMUM LOT AREA: 14,000 S.F.\*\*\*  
 MINIMUM LOT FRONTAGE: 60 FT.  
 MINIMUM SETBACKS: FRONT: 25 FT.  
 SIDE: 8 FT.  
 REAR: 20 FT.  
 MAXIMUM STRUCTURE HEIGHT: 35 FT.  
 MAXIMUM LOT COVERAGE: 50%  
 \*\*\*SEE FORMULA SECTION 17.20.090(a)

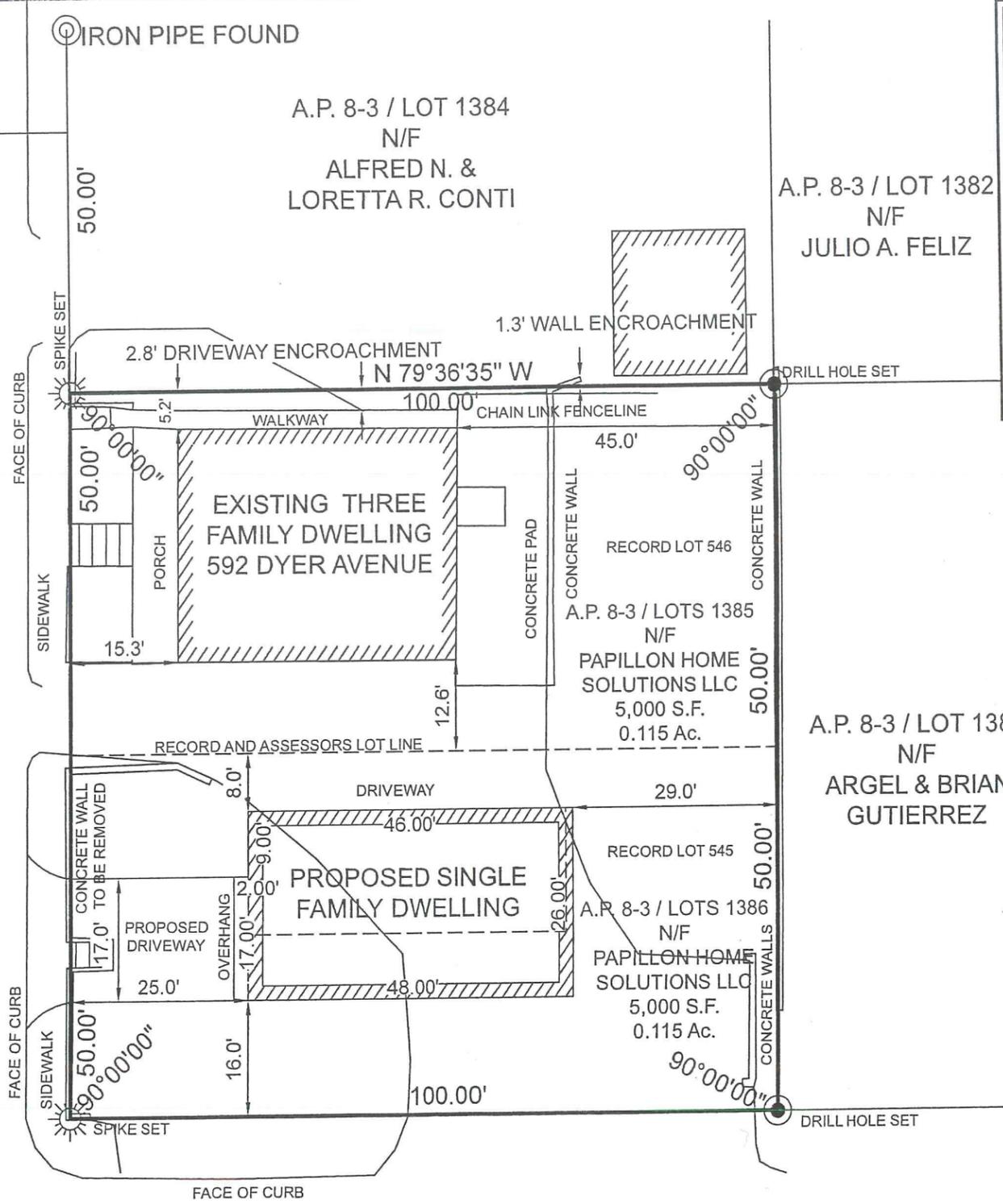
**SINGLE FAMILY**

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: 35 FT.  
 MAXIMUM LOT COVERAGE: 35%

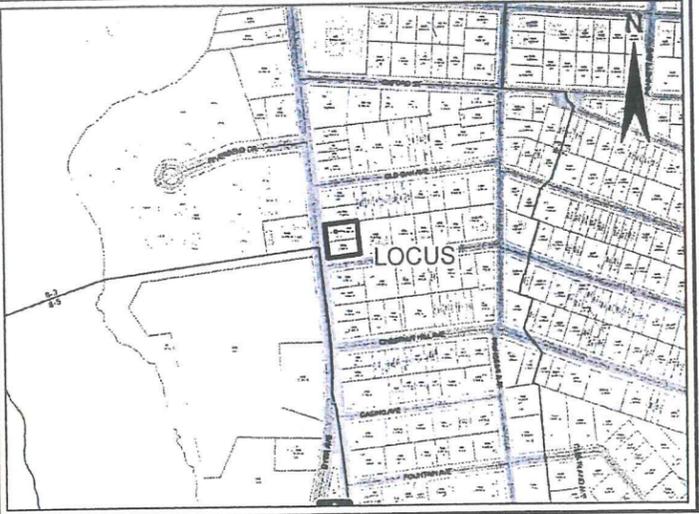
DRILL HOLE FOUND  
50.00'



**DYER AVENUE**  
(50' PUBLIC)



**LOOKOUT AVENUE**  
(40' PUBLIC)



**LOCUS MAP**  
NOT TO SCALE



**DIMENSIONAL CONFORMANCE SURVEY**

A.P. 8-3 / LOT 1385 & 1386  
 592 DYER AVENUE  
 CRANSTON  
 SCALE: 1"=20' DATE: JULY 5, 2023

PREPARED FOR:

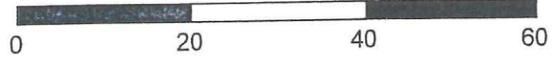
**PAPILLON HOME SOLUTIONS LLC.**  
 300 CENTREVILLE ROAD WARWICK, RI 02886  
 SUMMIT EAST SUITE 320  
 401-243-3590

PREPARED BY:

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

JOB NO. 10585 / DWG. NO. 10585 - C1 - (BMB)

GRAPHIC SCALE: 1" = 20'



**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:

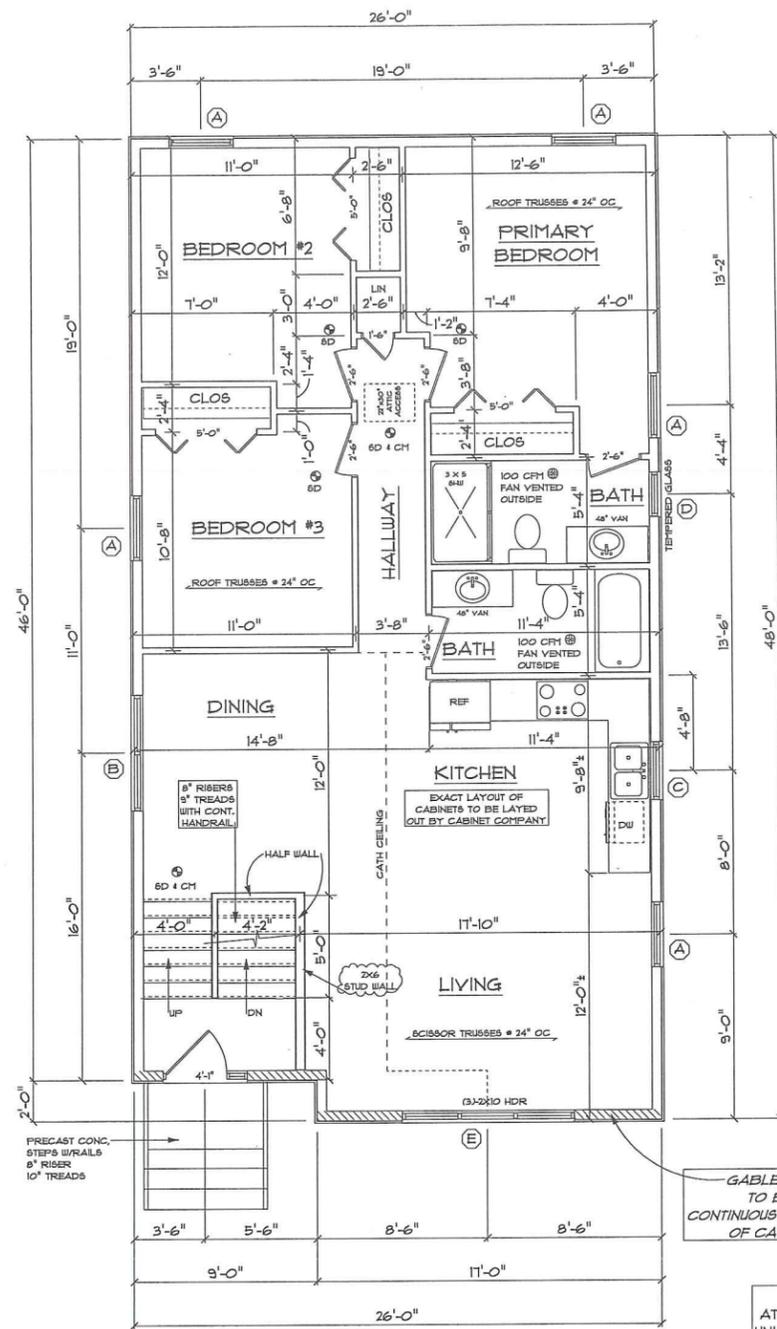
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION: CLASS I

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.

BY: *[Signature]* DATE: 7/12/23  
 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 RELATED TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

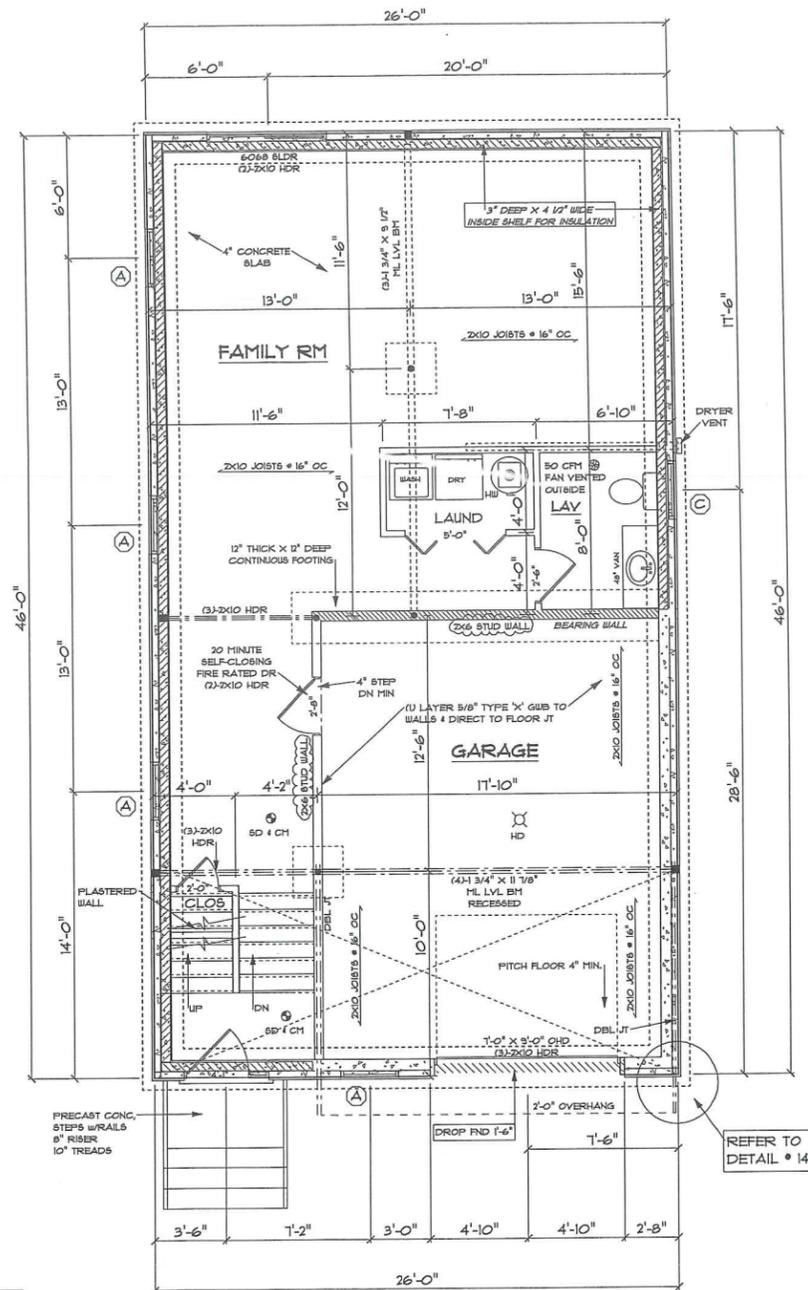




UPPER LEVEL 1/4" = 1'-0"

2x6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED

POINT LOAD FROM ABOVE  
 PROVIDE THE FOLLOWING:  
 1) SOLID BLOCKING BETWEEN BEAM (OR SILL) AND PLYWOOD SUBFLOOR  
 2) A MINIMUM OF THREE STUDS IN A BEARING WALL AS BEAM JACKS



FOUNDATION & LOWER LEVEL 1/4" = 1'-0"

**ISOMETRIC CONNECTIONS**

POINT LOAD FROM ABOVE  
 PROVIDE THE FOLLOWING:  
 1) SOLID BLOCKING BETWEEN BEAM (OR SILL) AND PLYWOOD SUBFLOOR  
 2) A MINIMUM OF THREE STUDS IN A BEARING WALL AS BEAM JACKS

PROVIDE SIMPSON TYPE POST CAP AT ALL SPLICES AND CONTINUOUS BEAM CONNECTIONS

SEE STRUCTURAL PLANS AND NOTES FOR REQUIRED CONNECTORS AND ANCHOR REQUIREMENTS

**WINDOW SCHEDULE**

TYPICAL HEADERS @ 2" X 10" TYPICAL HEADER HEIGHT = 6'-10"  
 (EXCEPTIONS ARE NOTED ON PLANS)

NOTE: ALL LIFEBR SPICES FOR HEADERS, JOISTS, AND BEAMS TO BE KD SPRUCE NO. 2 OR BETTER. ALL LOADS FOR FLOOR, JOISTS, RAFTERS, HEADERS AND BEAMS ARE BASED ON THE FOLLOWING:  
 FLOOR JOISTS LIVING AREAS: 40 PSF LIVE LOAD 30 PSF DEAD LOAD  
 FLOOR JOISTS SLEEPING AREAS: 30 PSF LIVE LOAD 30 PSF DEAD LOAD

MANUFACTURER (OR EQUIVALENT)	HARVEY WINDOWS MIN. U-FACTOR .35	DESIGN PRESSURE				
UNIT	ROUGH OPENING	TYPE	QTY	AREA / SILL FFF	NET AREA	DESIGN PRESSURE
A	3'-0" X 5'-4" 1/2"	DH	8	16.8 / 1'-8"	5.80	30
B	3'-0" X 4'-0" 1/2"	DH	1	30.0 / 1'-8"	5.80 EA	30
C	2'-0" X 3'-5" 1/2"	DH	2	5.5 / 3'-5"	3.31	30
D	2'-0" X 3'-5" 1/2"	DH	1	1.71 / 3'-5"	2.41	30
E	6'-3 3/4" X 8'-4" 1/2"	DH TRIP	1	49.0 / 1'-8"	5.80 EA	30
F						
G						

**DOOR SCHEDULE**

TYPICAL HEADERS @ 2" X 10" TYPICAL HEADER HEIGHT = 6'-10"  
 (EXCEPTIONS ARE NOTED ON PLANS)

INTERIOR AND EXTERIOR DOOR SIZES ARE NOTED ON PLANS.  
 INTERIOR DOORS: 6'-8" HIGH (TYPICAL)  
 EXTERIOR DOORS: 6'-10" HIGH (TYPICAL)

DESIGN PRESSURE	DESIGN PRESSURE REQUIRED	DESIGN PRESSURE PROVIDED
WIND ZONE: 10 MPH WIND EXPOSURE: C HEIGHT (MAX): 35'-0" PRESSURE ZONES: 4 1 5	71.8 / -23.6	30

- THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.
- RIBBC - 2 - 2019
  - WIND DESIGN: ZONE 2 (110 MPH)
  - LOAD DESIGN: 40 PSF LIVING AREA LOADS  
30 PSF SLEEPING AREA LOADS  
20 PSF DEAD LOADS  
30 PSF ATTIC LOADS  
60 PSF EXTERIOR DECK LOADS  
30 PSF SNOW LOADS
  - FROST DEPTH: MINIMUM 3'-6" DEEP
  - CLIMATE ZONE: 5
  - CONSTRUCTION TYPE: 5B
  - BUILDING HEIGHT: (MAXIMUM 35'-0") MEASURED FROM TOP OF FOUNDATION TO RIDGE
  - ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUMS AS PER THE PRESCRIPTIVE METHOD OF TABLE N10.2.2 OF THE ENERGY CONSERVATION CODES.

46 X 26 RAISED RANCH  
 PREPARED FOR:  
 MODERN LIVING RI  
 181 WINDMILL STREET  
 PROVIDENCE, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE USE ONLY  
 DLR DIMENSIONS, INC.  
 DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPERED WITH BY OUTSIDE PARTIES

EST. 1986  
**DLR DIMENSIONS**  
 RESIDENTIAL DESIGNERS & CONSULTANTS  
 401.738.3156  
 DLRDIMENSIONS.COM

DLR DIMENSIONS, INC. IS NOT LIABLE FOR ANY CHANGES, OMISSIONS, AND/OR DRAWING ERRORS. ALL DIMENSIONS AND INSURE COMPLIANCE WITH LOCAL AND STATE DURING CONSTRUCTION.

SCALE NOTED

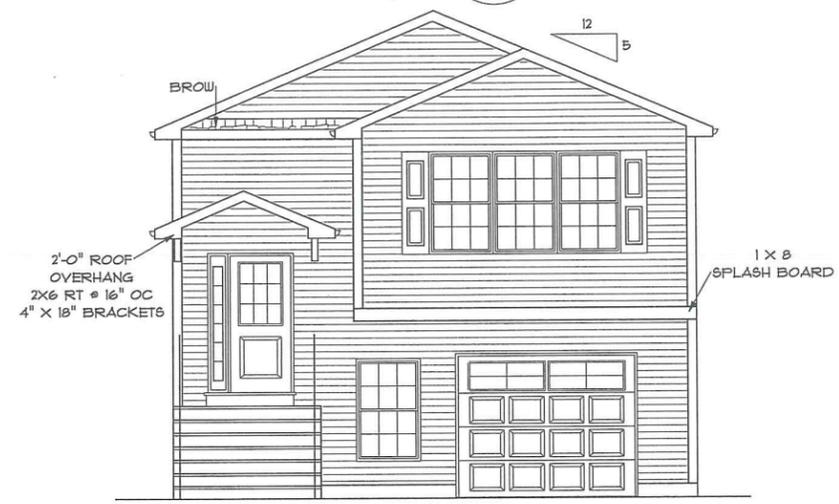
DATE  
 Thursday, January 13, 2022

APPROVED  
 DRR

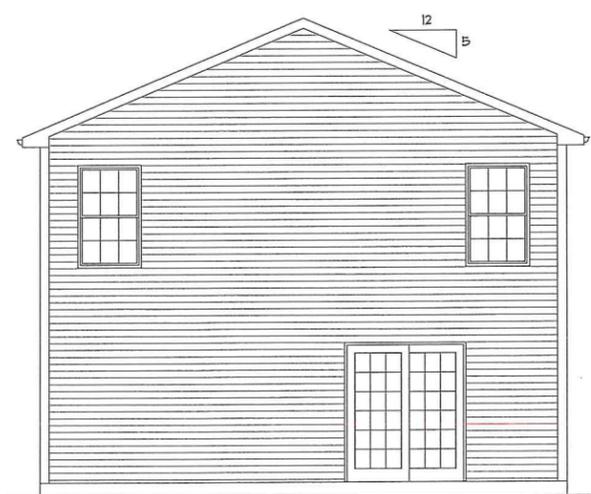
DRAWN BY  
 DRR

DRAWING NUMBER  
 5682

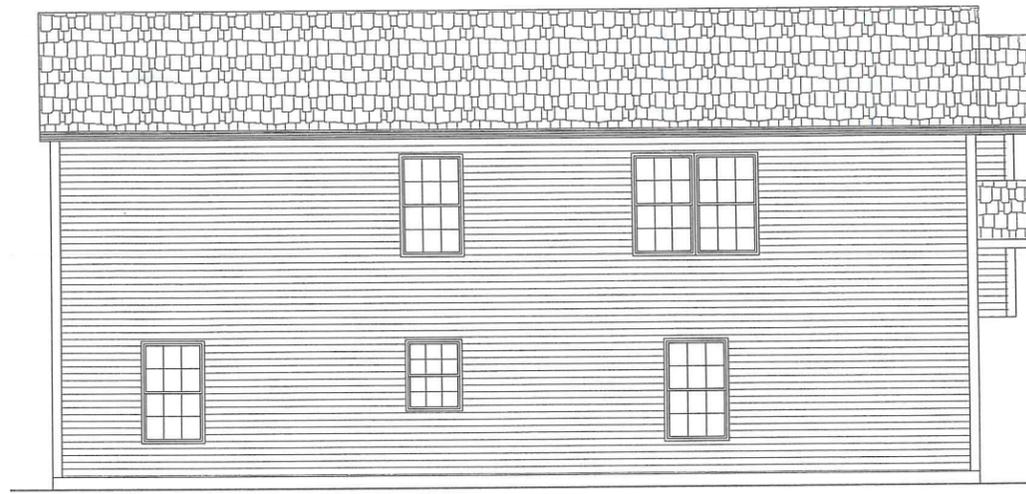
SQUARE FOOTAGE FOR FRONT WALL:  
 FRONT WALL: 17'-6" X 26'-0" = 455 SQ FT  
 PEAK = 71 SQ FT  
 526 SQ FT X 15% = 79 SQ FT GLASS REQUIRED  
 (1) - DH TRIP WIN = 45 SQ FT  
 (1) - DH WIN = 15 SQ FT  
 (1) - NINE LITE DOOR = 6 SQ FT  
 (1) - SIDELITE = 5 SQ FT  
 (2) - GLASS PANELS IN GARAGE DR = 6 SQ FT EA = 12 SQ FT  
 TOTAL = 83 SQ FT PROVIDED



**FRONT ELEVATION 1/4"=1'-0"**

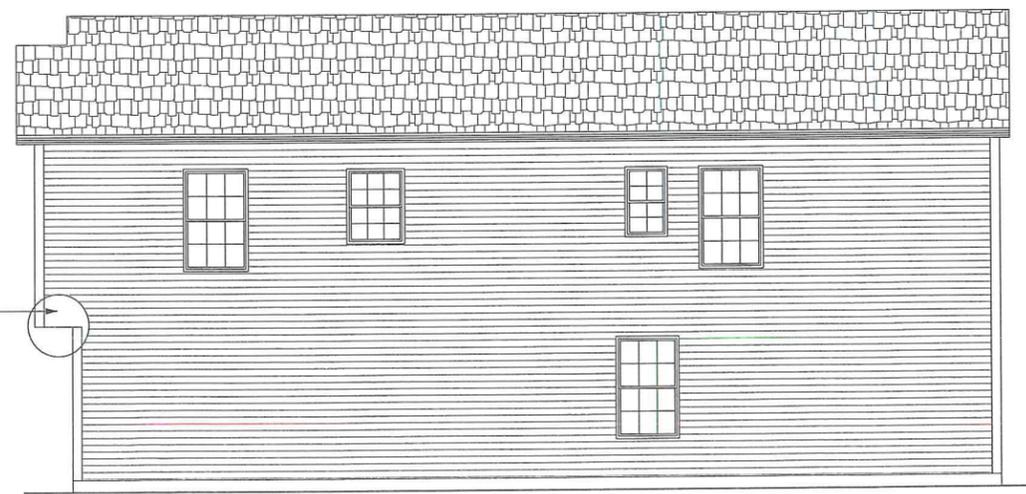


**BACK ELEVATION 1/4"=1'-0"**



**LEFT SIDE ELEVATION 1/4"=1'-0"**

REFER TO  
 DETAIL # 14



**RIGHT SIDE ELEVATION 1/4"=1'-0"**

**46 X 26 RAISED RANCH**  
 PREPARED FOR:  
 MODERN LIVING RI  
 181 WINDMILL STREET  
 PROVIDENCE, RHODE ISLAND

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SCALE NOTED  
 DATE Thursday, January 13, 2022  
 APPROVED DRR  
 DRAWN BY DRR  
 DRAWING NUMBER 5682

