

**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: September 24, 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: Bridge Group, LLC

ADDRESS: 2204 Broad Street, Cranston, RI ZIP CODE: 02905

APPLICANT: Bridge Group, LLC

ADDRESS: 2204 Broad Street, Cranston, RI ZIP CODE: 02905

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

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

1. ADDRESS OF PROPERTY: 5 Aborn Street

2. ASSESSOR'S PLAT #: 1 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 30 WARD: 1

3. LOT FRONTAGE: 95' LOT DEPTH: 55' LOT AREA: 5,278 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-3 6,000 sq. ft. 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 24'9" PROPOSED: 35'

6. LOT COVERAGE, PRESENT: 34.4% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 8/30/12

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

9. GIVE SIZE OF EXISTING BUILDING(S): 52'2" x 34'4"

10. GIVE SIZE OF PROPOSED BUILDING(S): same

11. WHAT IS THE PRESENT USE? storage

12. WHAT IS THE PROPOSED USE? two residential units

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS; Convert an existing commercial building into a two-unit residential building.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? Yes

16. WERE YOU REFUSED A PERMIT? Yes

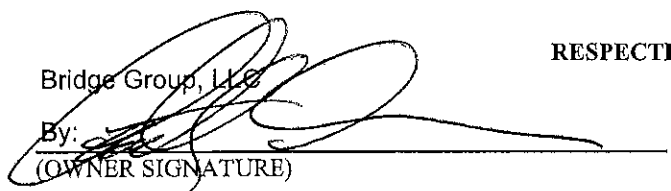
17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.  
17.20.010 (Schedule of Uses); 17.20.120 (Schedule of Intensity Regulations); 17.92.010 (Variance) and all other applicable sections of the Cranston Zoning Code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: A variance was granted by zoning board in 2002 to convert commercial/industrial building into two residential units. Applicant desires to modify building for two residential units. Proposed uses are compatible with surrounding area. Unique character of lot poses challenges to use the property as a commercial property.

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

**RESPECTFULLY SUBMITTED,**

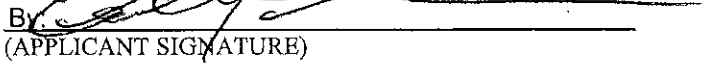
Bridge Group, LLC

  
By: \_\_\_\_\_  
(OWNER SIGNATURE)

263-7989  
(PHONE NUMBER)

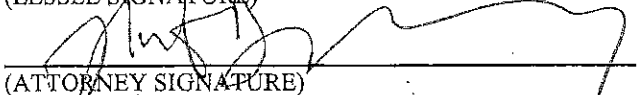
(OWNER SIGNATURE)

Bridge Group, LLC

By:   
(APPLICANT SIGNATURE)

(PHONE NUMBER)  
263-7989  
(PHONE NUMBER)

(LESSEE SIGNATURE)

  
(ATTORNEY SIGNATURE)

(PHONE NUMBER)  
401-946-3800  
(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)