

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: October 11, 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: Brian Longo

ADDRESS: 16 Robin Lane, West Warwick, Rhode Island ZIP CODE: 02893

APPLICANT: Brian Longo

ADDRESS: 16 Robin Lane, West Warwick, Rhode Island ZIP CODE: 02893

LESSEE: N/A

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 45 Windsor Road, Cranston, Rhode Island 02905

2. ASSESSOR'S PLAT #: 2-2 BLOCK #: _____ ASSESSOR'S LOT #: 2406 WARD: _____

3. LOT FRONTAGE: 60'-0" LOT DEPTH: 100'-0" LOT AREA: 6,000SF

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B2 35'-0"
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 26'-6" PROPOSED: 26'-6"

6. LOT COVERAGE, PRESENT: 4,788sf = 79.8% PROPOSED: 3,230sf = 53.83%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 2 months

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

9. GIVE SIZE OF EXISTING BUILDING(S): 4,788sf

10. GIVE SIZE OF PROPOSED BUILDING(S): 3,230sf

11. WHAT IS THE PRESENT USE? Commercial

12. WHAT IS THE PROPOSED USE? Residential

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Demolition, removal & disposal of 2/3 of existing garage space to create open landscaped/grass area. Conversion of existing two-story building to a two-family, townhouse style residence with separate entrances at front and rear of property. Total on site parking for (4) vehicles (2 per tenant).

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? No

16. WERE YOU REFUSED A PERMIT? N/A

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

Request to change commercial use to residential use to fit the surrounding residential zoning for this neighborhood.

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

Current use does not fit the neighborhood. The intention is to convert the existing property to a two-family dwelling which

will be in line with the surrounding single family, two-family, and three-family residences in this neighborhood.

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

RESPECTFULLY SUBMITTED,

Brian S. Longo | Brian Longo
(OWNER SIGNATURE)

401.339.9108
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

Brian S. Longo | Brian Longo
(APPLICANT SIGNATURE)

401.339.9108
(PHONE NUMBER)

N/A
(LESSEE SIGNATURE)

(PHONE NUMBER)

Joseph C. Manera Jr.
(ATTORNEY SIGNATURE)

401.944.3900
(PHONE NUMBER)

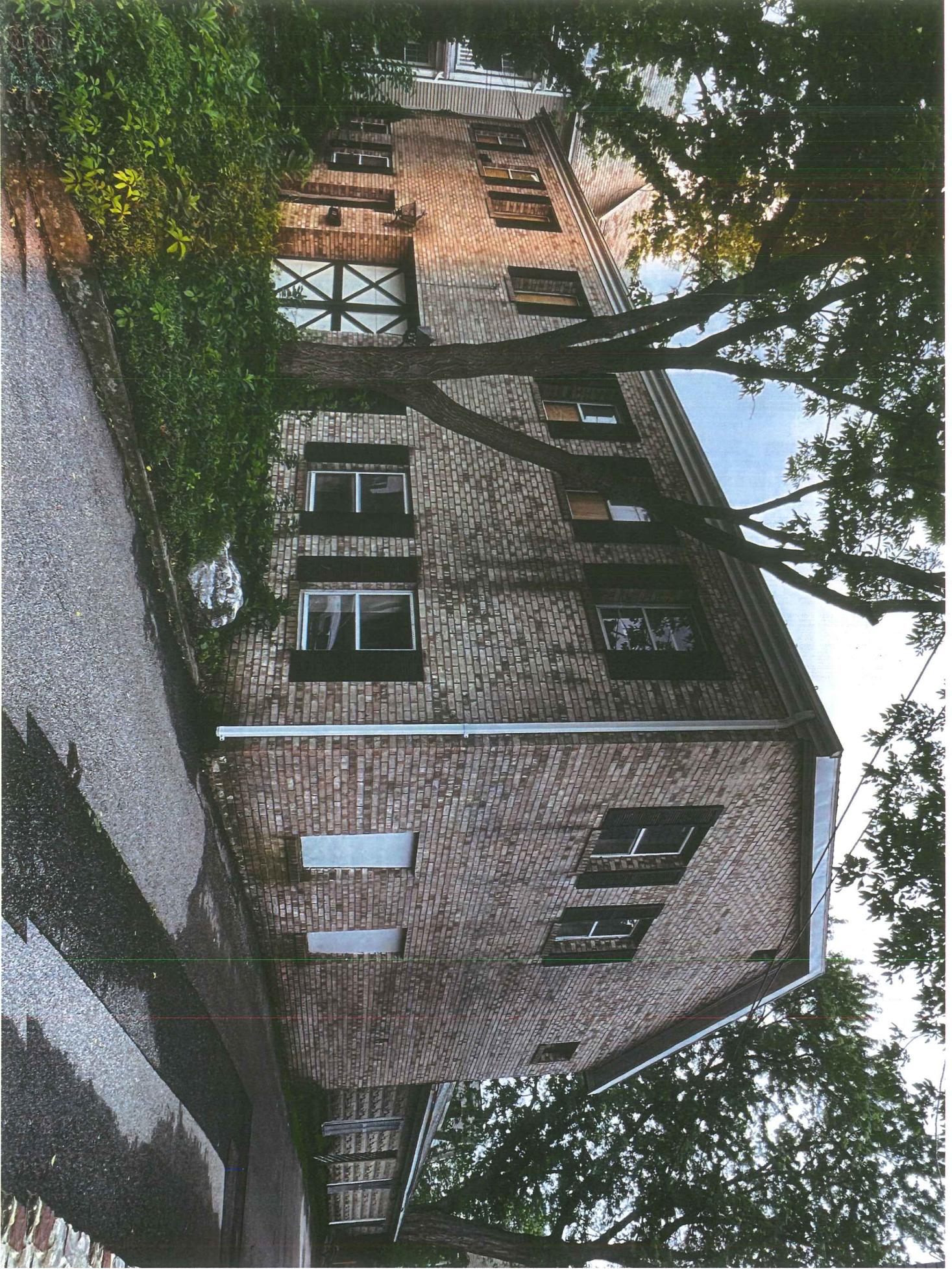
Joseph C. Manera Jr., Esq.
(ATTORNEY NAME-PLEASE PRINT)

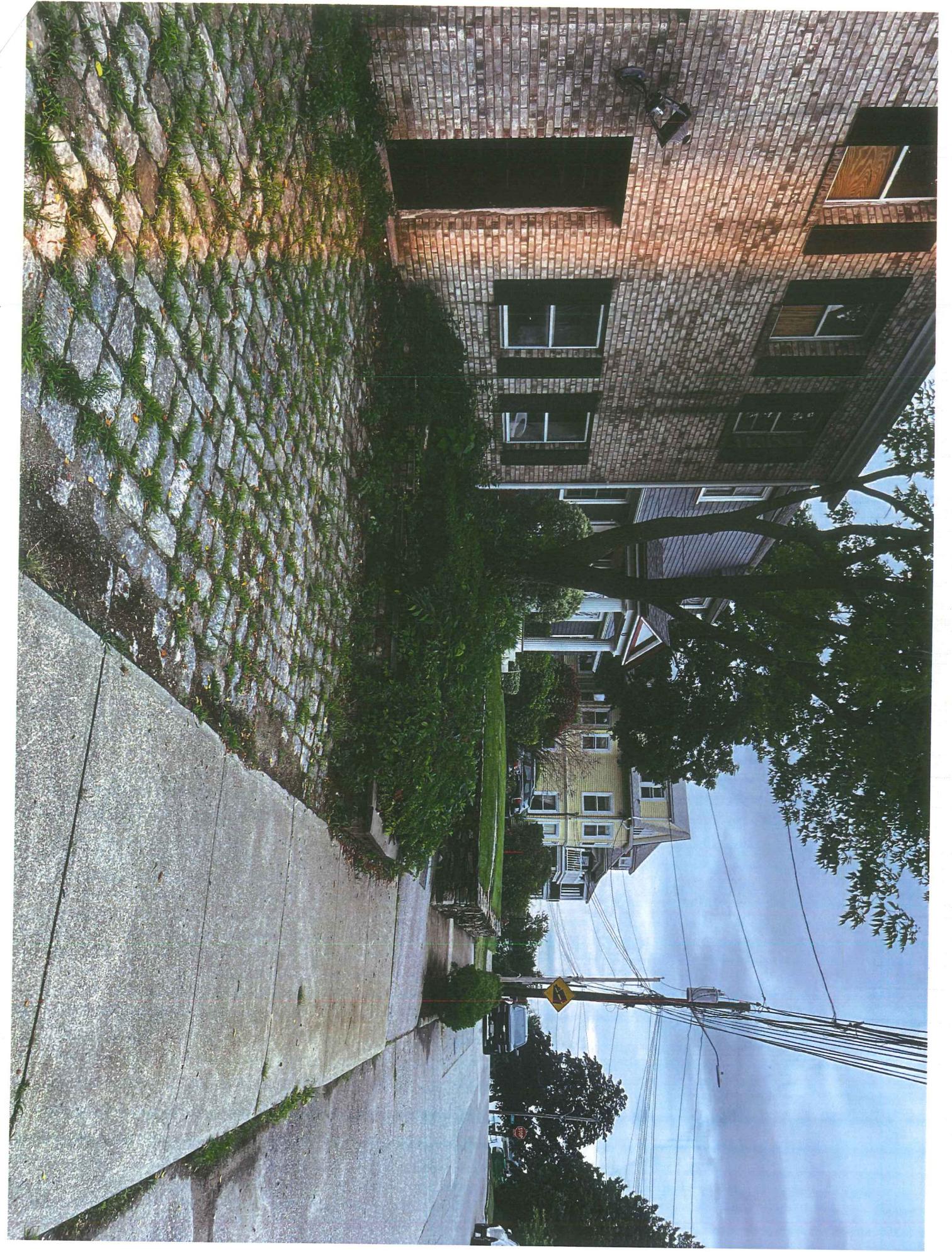
ATTORNEY ADDRESS: 1062 Reservoir Avenue, Cranston, Rhode Island 02910

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)







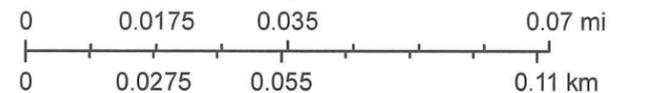
45 Windsor Rd 400' Radius Plat 2 Lot 2406



10/5/2023, 7:57:55 AM

- | | | | | | | |
|----------------------------|---------------|---------------------------|--|-----|--|-------|
| Selected Parcels in Buffer | | Parcels | | A80 | | M1 |
| Selected Parcels | | Buildings | | A20 | | M2 |
| Parcels In Buffer | | Zoning Dimensions | | A12 | | EI |
| Parcel ID Labels | | Historic Overlay District | | A8 | | MPD |
| Streets Names | Zoning | | | A6 | | C4 |
| Cranston Boundary | none | | | B1 | | C5 |
| | | | | | | Other |

1:1,521

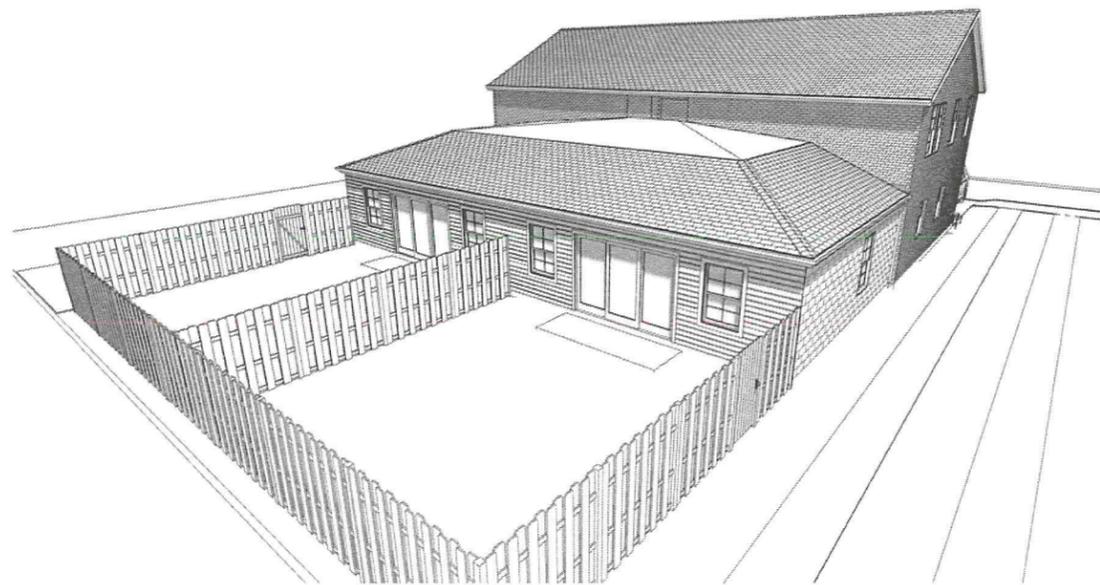


City of Cranston

LONGO RESIDENCE



FRONT (SOUTH) ISOMETRIC VIEW - WINDSOR ROAD



LEFT REAR (NORTHWEST) ISOMETRIC VIEW



FRONT RIGHT (SOUTHEAST) ISOMETRIC VIEW

PROJECT DESCRIPTION:
RENOVATIONS TO AN EXISTING TWO-FAMILY RESIDENCE.

CODE REFERENCE:
SBC-1-2019 RHODE ISLAND BUILDING CODE

DESIGN LOADS:
WIND DESIGN: 100 MPH (3 Second Gust)
SNOW LOAD DESIGN: 30psf
FROST DEPTH DESIGN: 4'-0"
CLIMATE ZONE: 5
CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: SINGLE FAMILY
BUILDING HEIGHT: 35'-0" MAXIMUM

FLOOR LOAD DESIGNS:
LIVING SPACE - 40psf
SLEEPING ROOMS - 30psf
DECKS - 40psf
EXTERIOR BALCONIES - 60psf
UNINHABITABLE ATTICS - 20psf.

SQUARE FOOT TOTALS:

EXISTING PLAN - GROSS AREA
UNIT 1
1st FLOOR: 4,145sf (Including Storage Garage)
2nd FLOOR: 1,825sf
TOTAL SF: 6,510sf

PLAN 'C'

UNIT 1	UNIT 2
1st FLOOR: 1,385sf	1st FLOOR: 1,385sf
2nd FLOOR: 1,115sf	2nd FLOOR: 1,115sf
TOTAL SF: 2,100sf	TOTAL SF: 2,100sf

DRAWING LIST:

- T1.0 - TITLE PAGE
- A1.0 - EXISTING AND PROPOSED FLOOR PLANS
- A2.0 - PROPOSED SECOND FLOOR PLAN
- A4.0 - EXTERIOR ELEVATIONS



LONGO RESIDENCE
45 WINDSOR ROAD
CRANSTON, RHODE ISLAND 02905
A.P. 2.2 / LOT 2406

SCHEMATIC DESIGN SET

DATE: 10.10.2023

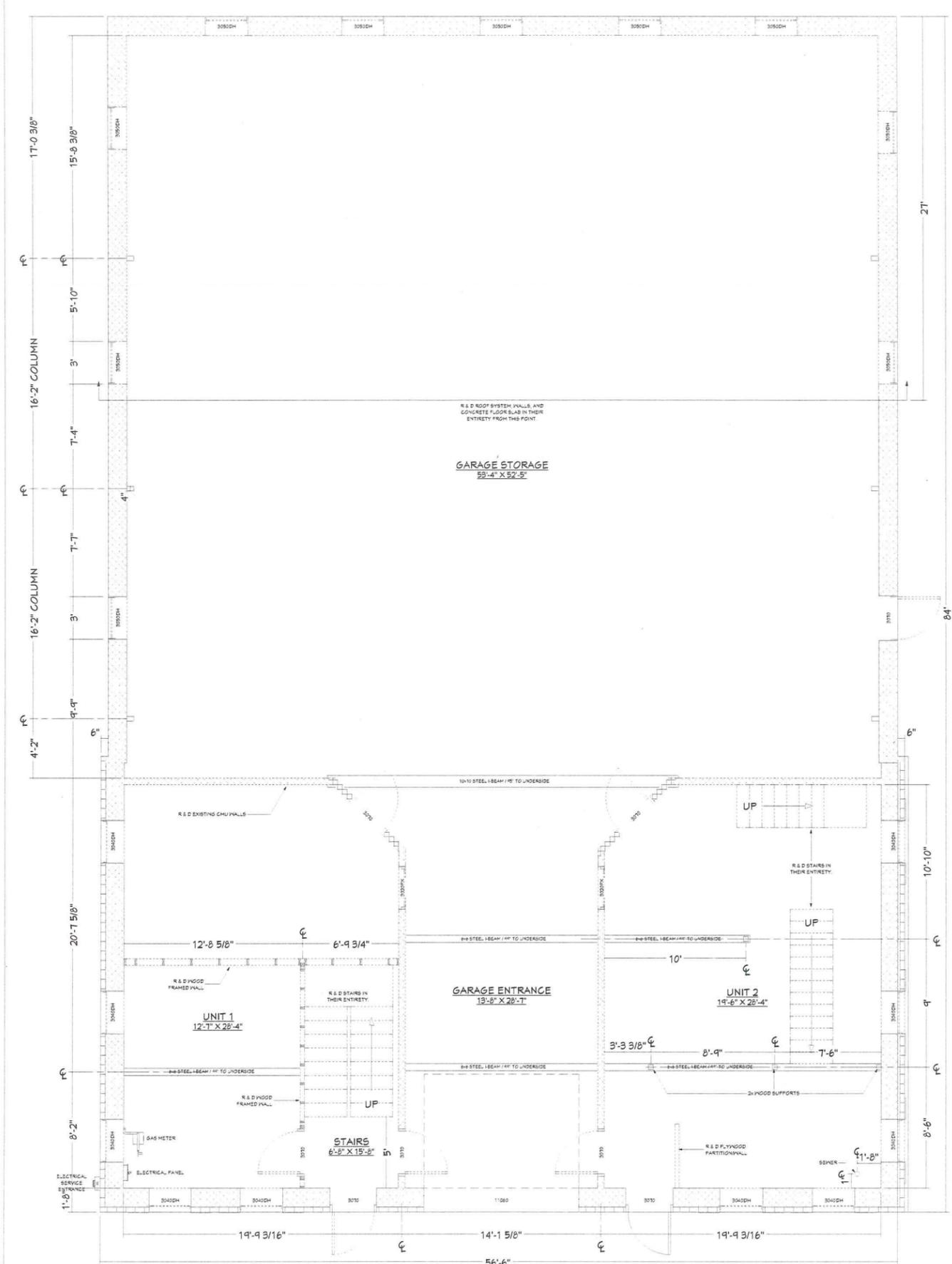
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REVISIONS

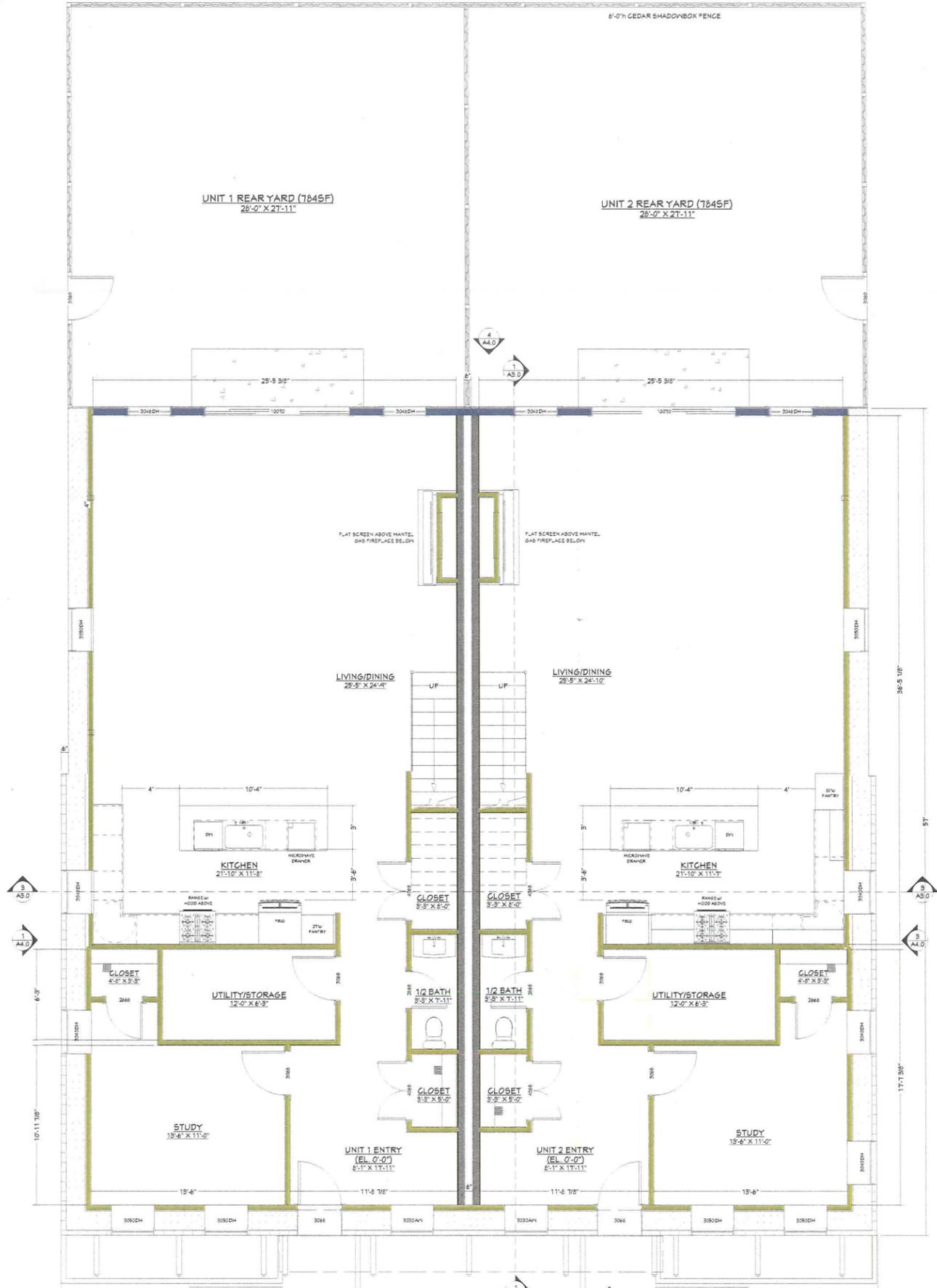
NO.	DESCRIPTION

TITLE PAGE

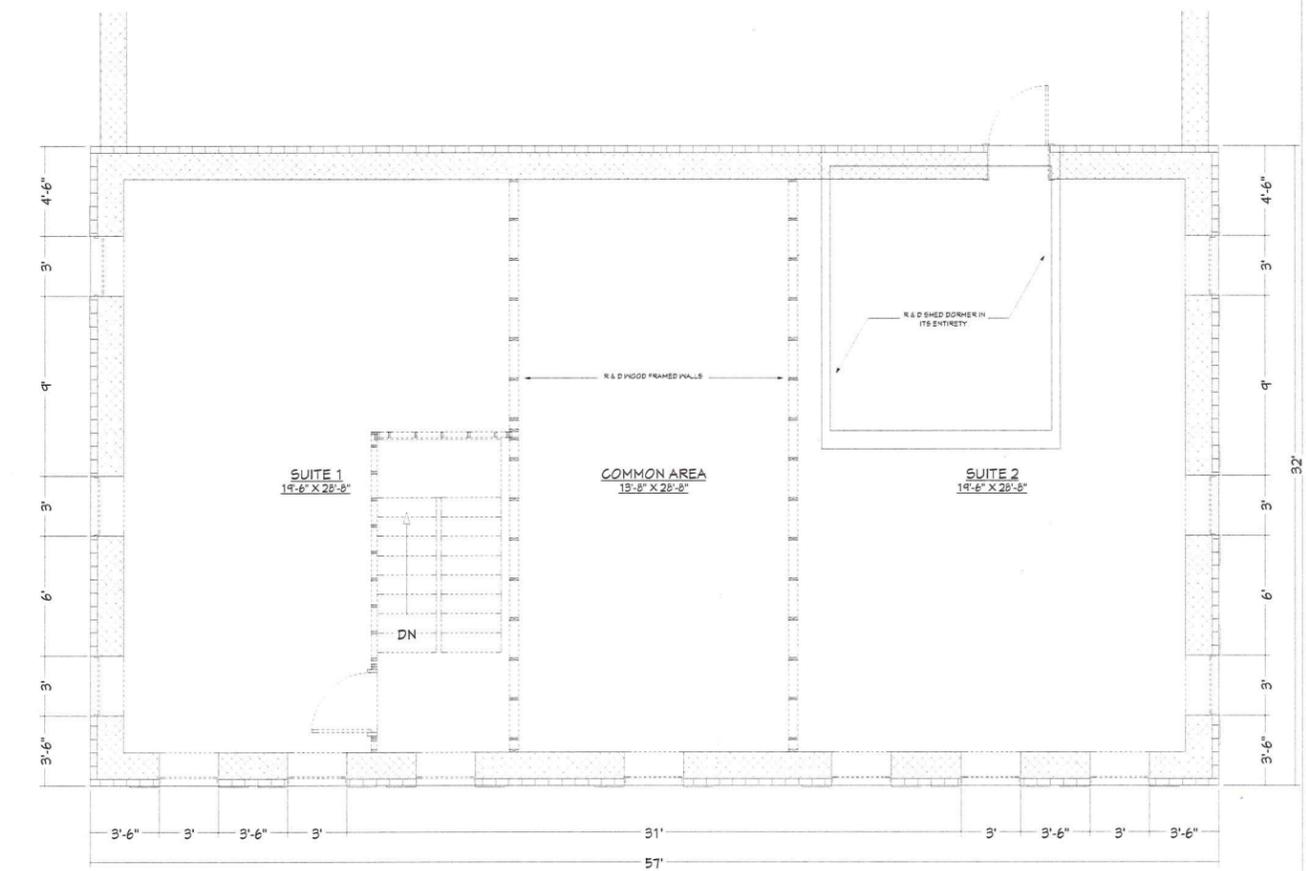
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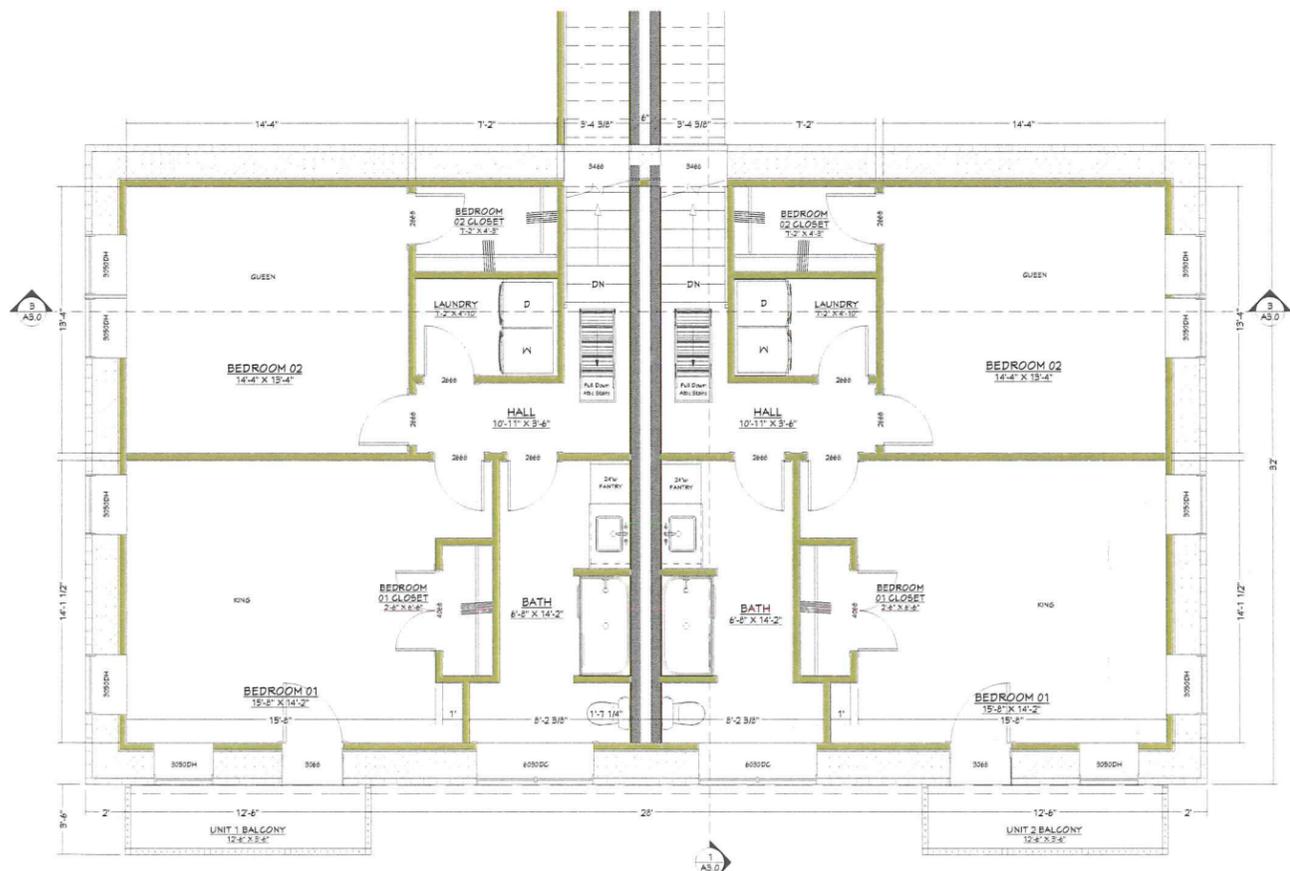
FIRST FLOOR - EXISTING
Scale: 1/4" = 1'-0"



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



SECOND FLOOR - EXISTING
Scale: 1/4" = 1'-0"



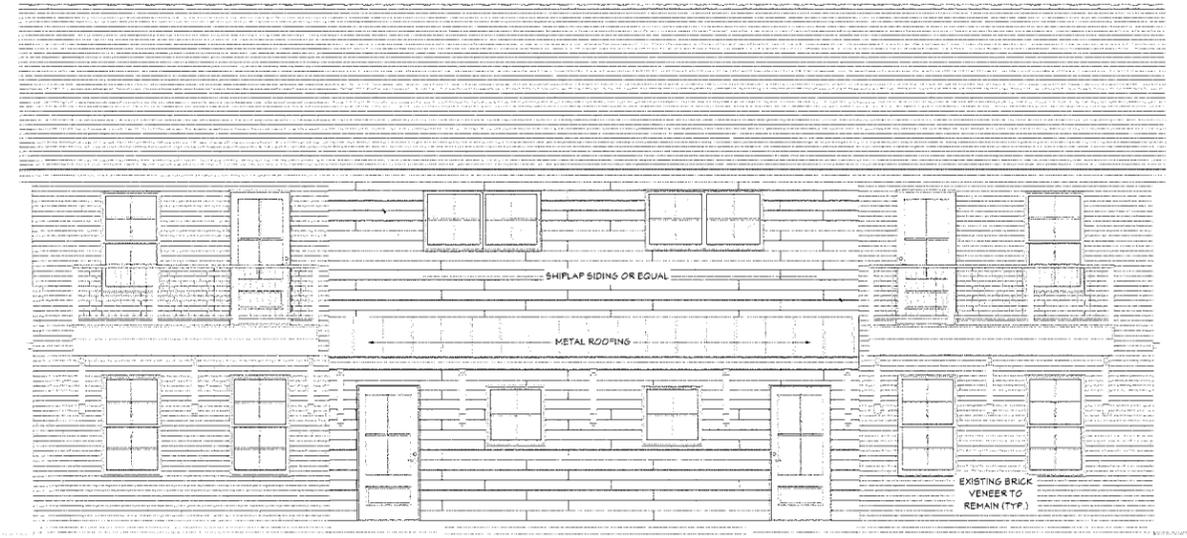
SECOND FLOOR - PROPOSED
Scale: 1/4" = 1'-0"

UNIT 1 - NET AREA
2nd Floor SF: 715

UNIT 2 - NET AREA
2nd Floor SF: 715



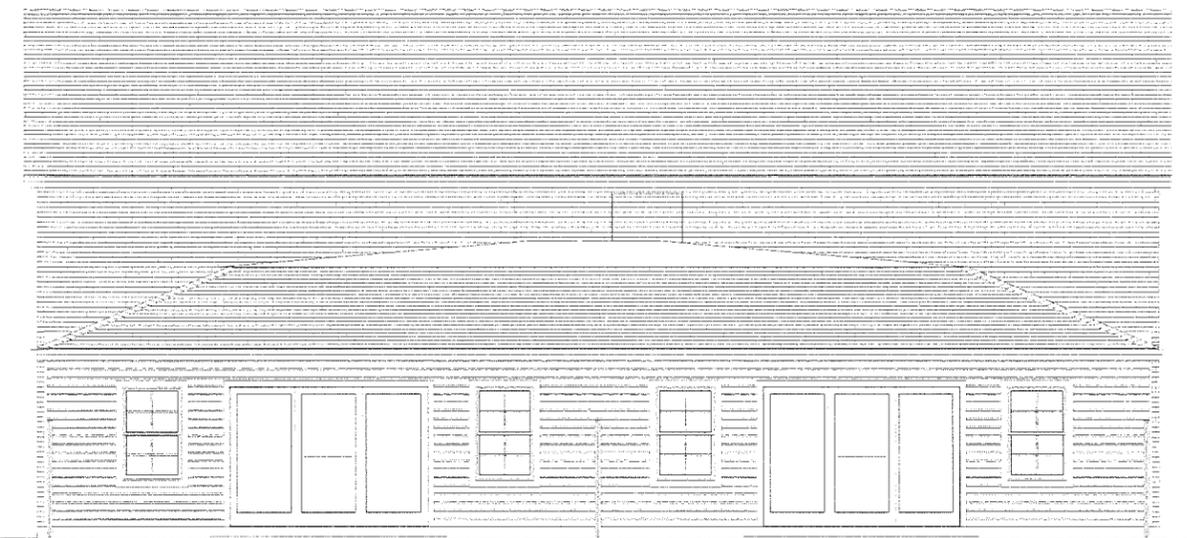
1 PROPOSED LEFT (WEST) ELEVATION
A4.0 Scale: 1/4" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION
A4.0 Scale: 1/4" = 1'-0"



3 PROPOSED RIGHT (EAST) ELEVATION
A4.0 Scale: 1/4" = 1'-0"



4 PROPOSED REAR (NORTH) ELEVATION
A4.0 Scale: 1/4" = 1'-0"

PREPARED FOR:

BRIAN LONGO
c/o CD HOME VISION, LLC
17 HALIBURTON ROAD
RUMFORD, R.I.
02916

FLOOD DATA:

ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD
HAZARD ON FIRM COMMUNITY PANEL 44007C0319J EFFECTIVE 10/02/2015

REFERENCES:

- 1.) CITY OF CRANSTON ASSESSORS PLAT NO. 2-2
- 2.) CITY OF CRANSTON DEED BOOK/PAGE;
4406/177, 5868/117, 1103/19 & 5753/241
- 3.) CITY OF CRANSTON RECORDED PLAT CARD 160
" TAFT ESTATE " - AUGUST, 1904

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:

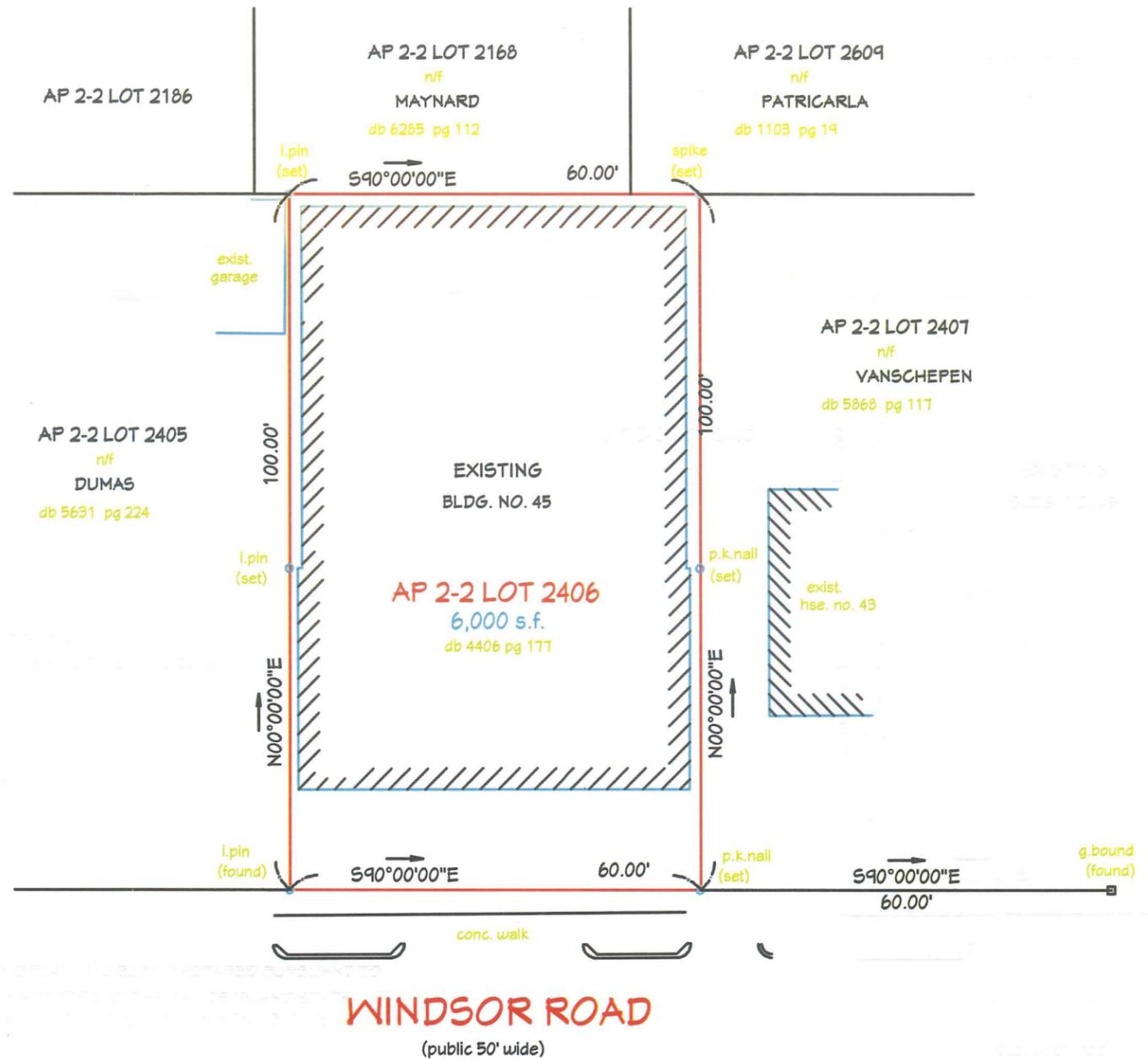
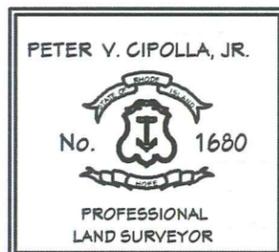
TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

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

PERFORM A CLASS 1 PROPERTY SURVEY

BY: Peter V. Cipolla, Jr

PETER V. CIPOLLA, JR. - RIPLS # 1680
COA # LS-A64



SURVEY PLOT PLAN
A.P. 2-2 LOT 2406
CRANSTON, R.I.

1" = 20' JULY 11, 2023

PETER V. CIPOLLA, JR.
professional land surveyor

P.O. BOX 8662 - CRANSTON, R.I. - 02920