

**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: August 30, 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: James A. Bacca and Kristina K. Bacca, Trustees

ADDRESS: 70 Ellen Lane, Cranston, Rhode Island ZIP CODE: 02921

APPLICANT: James A. Bacca, Trustee

ADDRESS: 70 Ellen Lane, Cranston, Rhode Island ZIP CODE: 02921

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

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

1. ADDRESS OF PROPERTY: 70 Ellen Lane

2. ASSESSOR'S PLAT #: 25/3 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 394 WARD: 4

3. LOT FRONTAGE: \_\_\_\_\_ LOT DEPTH: \_\_\_\_\_ LOT AREA: 20,189 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-20 20,000 sq. ft. 35 ft.  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: one story PROPOSED: one story

6. LOT COVERAGE, PRESENT: 9.5% PROPOSED: 13%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 10/12/2022

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

9. GIVE SIZE OF EXISTING BUILDING(S): 26' x 63' +/-

10. GIVE SIZE OF PROPOSED BUILDING(S): 26' x 63' with attached 24' x 25' garage

11. WHAT IS THE PRESENT USE? single family dwelling

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: Convert existing one car garage to living space and construct new attached two car garage.

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.  
17.20.120 (Schedule of intensity regulations); 17.60.010 B (Accessory uses); 17.92.010 (Variances) and all other applicable sections of zoning code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicants desire to convert existing garage to living space. Proposed attached two car garage requires dimensional variance for front setback on corner lot. Thirty feet required and proposed is twenty three feet on Ellen Lane side.

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

RESPECTFULLY SUBMITTED,

James A. Bacca TRUSTEE  
(OWNER SIGNATURE) James A. Bacca, Trustee  
209-485-1075  
(PHONE NUMBER)

Kristina K. Bacca Trustee  
(OWNER SIGNATURE) Kristina K. Bacca, Trustee  
(PHONE NUMBER)

James A. Bacca TRUSTEE  
(APPLICANT SIGNATURE) James A. Bacca, Trustee  
(PHONE NUMBER)

(LESSEE SIGNATURE)  
(PHONE NUMBER)  
946-3800

Robert D. Murray, Esq.  
(ATTORNEY SIGNATURE)  
(PHONE NUMBER)  
Robert D. Murray, Esq.  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

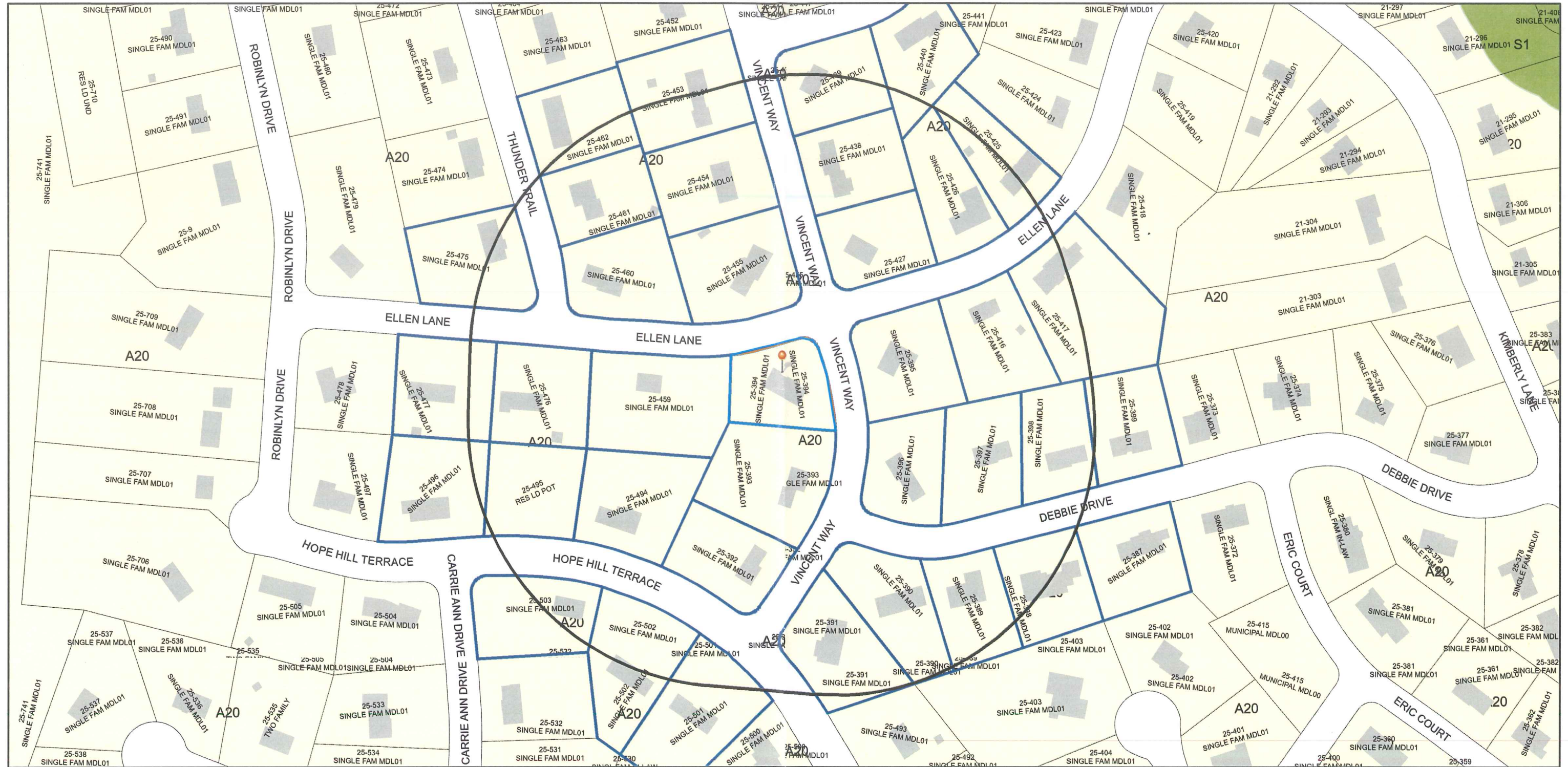
PRE-ZONING APPLICATION MEETING: \_\_\_\_\_  
(PLANNING DEPT. SIGNATURE) (DATE)





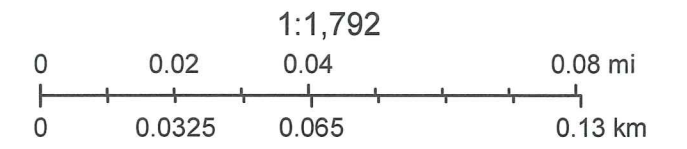


# 70 Ellen Ln 400' Radius Plat 25 Lot 394

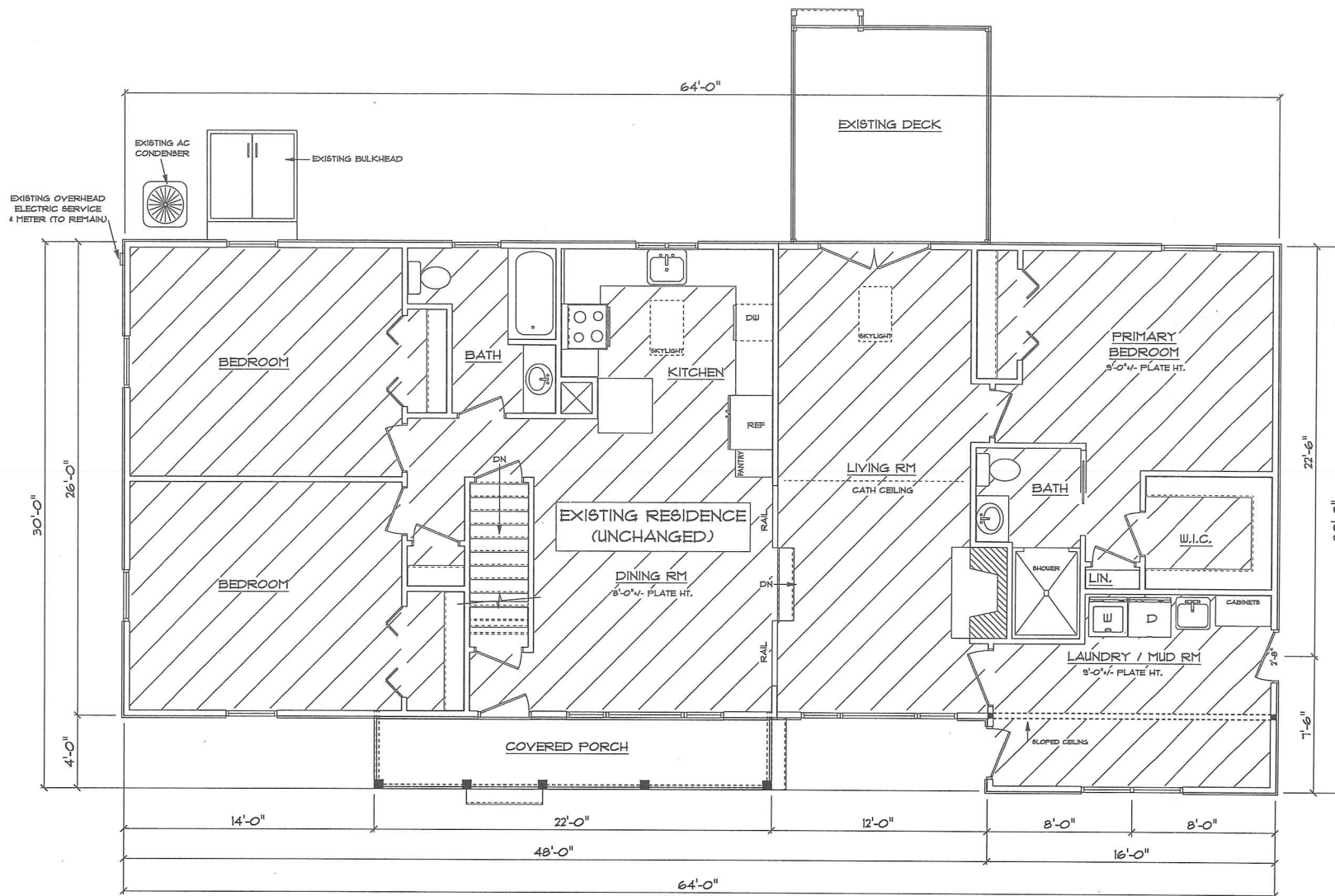


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Selected Parcels in Buffer	□ Parcels	A80	B2	M1
Selected Parcels	■ Buildings	A20	C1	M2
Parcels In Buffer	Zoning Dimensions	A12	C2	EI
Parcel ID Labels	Historic Overlay District	A8	C3	MPD
Streets Names	<b>Zoning</b>	A6	C4	S1
— Cranston Boundary	none	B1	C5	Other



City of Cranston



EXISTING FIRST FLOOR PLAN 1/4"=1'-0"

PROPOSED GARAGE ADDITION  
FOR JAMES & KRISTINA BACCA  
TO ELLEN LANE, CRANSTON, RI

PRELIMINARY PLANS ONLY  
FOR ZONING AND PRICING ONLY



EXISTING FRONT

- THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.
1. RISBC - 2 - 2011
  2. WIND DESIGN: ZONE 1 (100 MPH)
  3. LOAD DESIGN: 40 PSF LIVING AREA LOADS  
30 PSF SLEEPING AREA LOADS  
20 PSF DEAD LOADS  
20 PSF ATTIC LOADS  
60 PSF EXTERIOR DECK LOADS  
30 PSF SNOW LOADS
  4. FROST DEPTH: MINIMUM 3'-6" DEEP
  5. CLIMATE ZONE: 5
  6. CONSTRUCTION TYPE: 5B
  7. BUILDING HEIGHT: (MAXIMUM 35'-0") MEASURED FROM TOP OF FOUNDATION TO RIDGE
  8. ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUMS AS PER THE PRESCRIPTIVE METHOD OF TABLE N102.1.2 OF THE ENERGY CONSERVATION CODES.

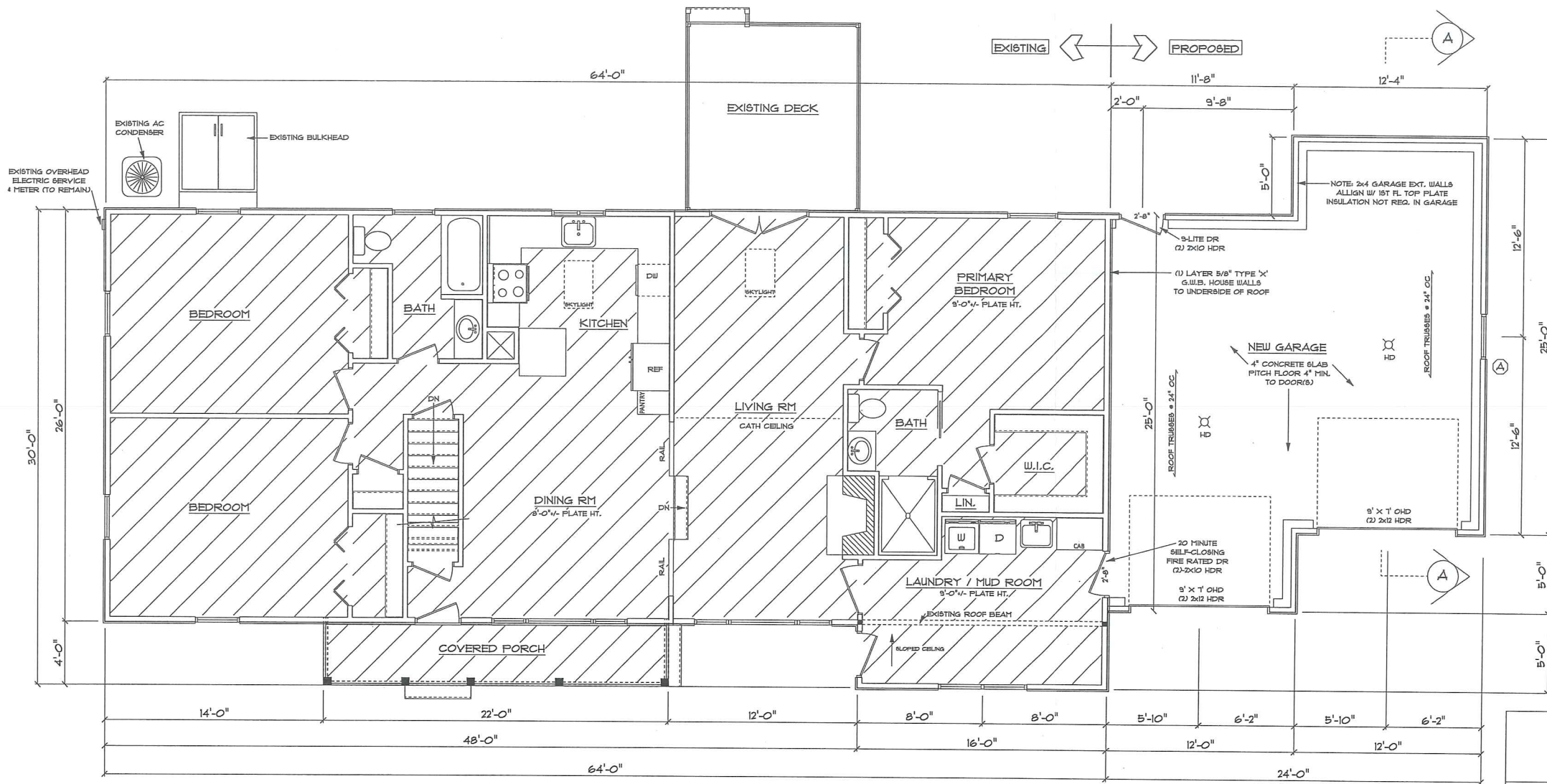
2 CAR GARAGE ADDITION  
PREPARED FOR:  
JAMES & KRISTINA BACCA  
TO ELLEN LANE  
CRANSTON, RHODE ISLAND

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. 1985  
**DLR DIMENSIONS**  
RESIDENTIAL DESIGNERS & CONSULTANTS  
401.738.3156  
DLRDIMENSIONS.COM

DLR DIMENSIONS, INC. IS NOT RESPONSIBLE FOR ANY CHANGES TO NOTES, DIMENSIONS, OR SPECIFICATIONS MADE BY THE BUILDER/CONTRACTOR. ALL DIMENSIONS AND ANGLES SHALL BE WITH LOCAL CODES PRIOR TO AND DURING CONSTRUCTION.

SCALE	NOTED
DATE	Monday, August 21, 2023
APPROVED	DRR
DRAWN BY	DRR
DRAWING NUMBER	69TT-2



**EXISTING & PROPOSED FIRST FLOOR PLAN 1/4"=1'-0"**

**LEGEND:**

- SOLID BEARING TO FOUNDATION
- TG TEMPERED GLASS
- SD SMOKE DETECTOR
- SD + CH SMOKE DETECTOR & CARBON MONOXIDE
- HU HOT WATER
- HU HEATING UNIT/ BOILER
- 100 CFM FAN VENTED TO OUTSIDE
- HD HEAT DETECTOR
- WIC WALK IN CLOSET
- M/C MAKE UP COUNTER
- BEARING WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING TO BE REMOVED
- WINDOW UNIT NUMBER
- DOOR UNIT NUMBER

**WINDOW SCHEDULE**

TYPICAL HEADERS: 2" x 10" TYPICAL HEADER HEIGHT: 6'-4"  
 (EXCEPTIONS ARE NOTED ON PLANS)

NOTE: ALL LUMBER SPECIES 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 20 psf DEAD LOAD  
 FLOOR JOISTS SLEEPING AREAS: 30 psf LIVE LOAD 20 psf DEAD LOAD

MANUFACTURER (OR EQUIVALENT)	ANDERSEN WINDOWS	400 SERIES	MIN. U-FACTOR	.35		
UNIT	ROUGH OPENING	TYPE	QTY	AREA / SILL FFF	CLK. OPN.	DESIGN PRESSURE
A	T22846	2'-0" 1/8" x 4'-6" 1/8"	DH	1	13.28 / 7'-2"	5.86
B						

**DOOR SCHEDULE**

TYPICAL HEADERS: 2" x 10" TYPICAL HEADER HEIGHT: 6'-4"  
 (EXCEPTIONS ARE NOTED ON PLANS)

INTERIOR AND EXTERIOR DOOR SIZES ARE NOTED ON PLANS.  
 INTERIOR / EXTERIOR DOOR R.O.: NOTED WIDTH + 2 1/2" (TYPICAL)  
 POCKET DOOR R.O.: NOTED WIDTH X 2 1/2" X 2-0 1/2" HIGH (TYPICAL)

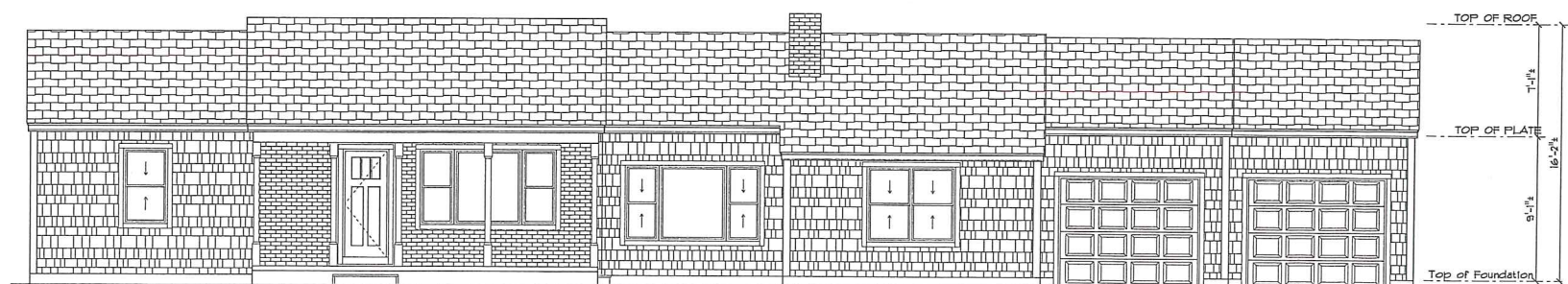
FINISH DESIGN PRESSURE FOR SLIDERS / FRENCH DOORS
20

**DESIGN PRESSURE**

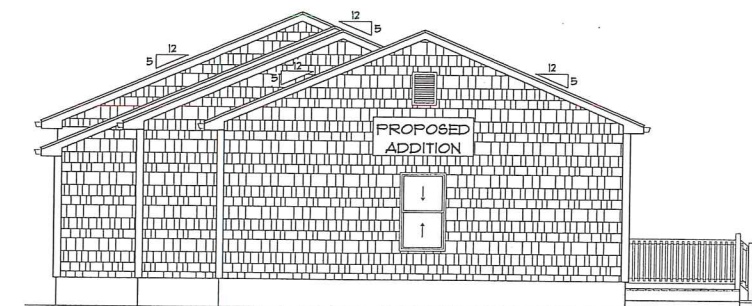
WIND ZONE	100 MPH	DESIGN PRESSURE REQUIRED	DESIGN PRESSURE PROVIDED
WIND EXPOSURE	B	18.0 / -15.5	30
HEIGHT (MAX)	35'-0"		
PRESSURE ZONES	4 & 5		

**AREA CALCULATIONS:**  
 EXISTING 1ST FL: 1728 SQ FT  
 GARAGE ADDITION: 600 SQ FT

**PRELIMINARY PLANS ONLY  
 FOR ZONING AND PRICING ONLY**



**FRONT ELEVATION 3/16"=1'-0"**



**RIGHT SIDE ELEVATION 3/16"=1'-0"**

**2 CAR GARAGE ADDITION**  
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