

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: 7/10/23

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: Jo-Anne Gorman

ADDRESS: 0 Lakeside Ave ZIP CODE: 02910

APPLICANT:

ADDRESS: 45 Fairlawn St ZIP CODE: 02910

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 45 Fairlawn St

2. ASSESSOR'S PLAT #: 4 BLOCK #: ASSESSOR'S LOT #: 1448/1447 WARD:

3. LOT FRONTAGE: 60 ft LOT DEPTH: LOT AREA: 6,000 S.F.

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

5. BUILDING HEIGHT, PRESENT: PROPOSED:

6. LOT COVERAGE, PRESENT: PROPOSED:

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? November 10, 2006 17 years

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? NO, Deck pool yes

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

10. GIVE SIZE OF PROPOSED BUILDING(S): 24 ft x 10 ft + 7' 10 ft + x 6 ft + 3"

11. WHAT IS THE PRESENT USE? yard

12. WHAT IS THE PROPOSED USE? Deck

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1 (myself)

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: 3 feet 4 inches variance  
and a set back Frontage 8'.1"

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

16. WERE YOU REFUSED A PERMIT? yes to apply for Set back Variance

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 - ACCESSORY USES

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Hard ship to move or  
take it down. I had to Borrow money from my  
dad For the Survey.

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

RESPECTFULLY SUBMITTED,

to Anne Gorman  
(OWNER SIGNATURE)

401-226-4928  
(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)

**ZONING DATA:**

CLASSIFICATION : A6  
 MINIMUM LOT AREA = 6,000 s.f.  
 MINIMUM LOT FRONTAGE = 60 ft.  
 SETBACKS :  
 FRONT = 25 ft.  
 SIDE = 8 ft.  
 REAR = 20 ft.

**FLOOD DATA:**

ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD HAZARD  
 ON FIRM COMMUNITY PANEL 44007C0318H EFFECTIVE 10/02/2015

**REFERENCES:**

- 1.) CRANSTON ASSESSORS PLAT NO. 4
- 2.) CRANSTON DEED BOOK/PAGE;  
3522/179, 1956/158, 5062/59 & 534/982
- 3.) CRANSTON RECORDED PLAT CARD 174  
"PARK VIEW" by J.A.LATHAM - 1905

**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:

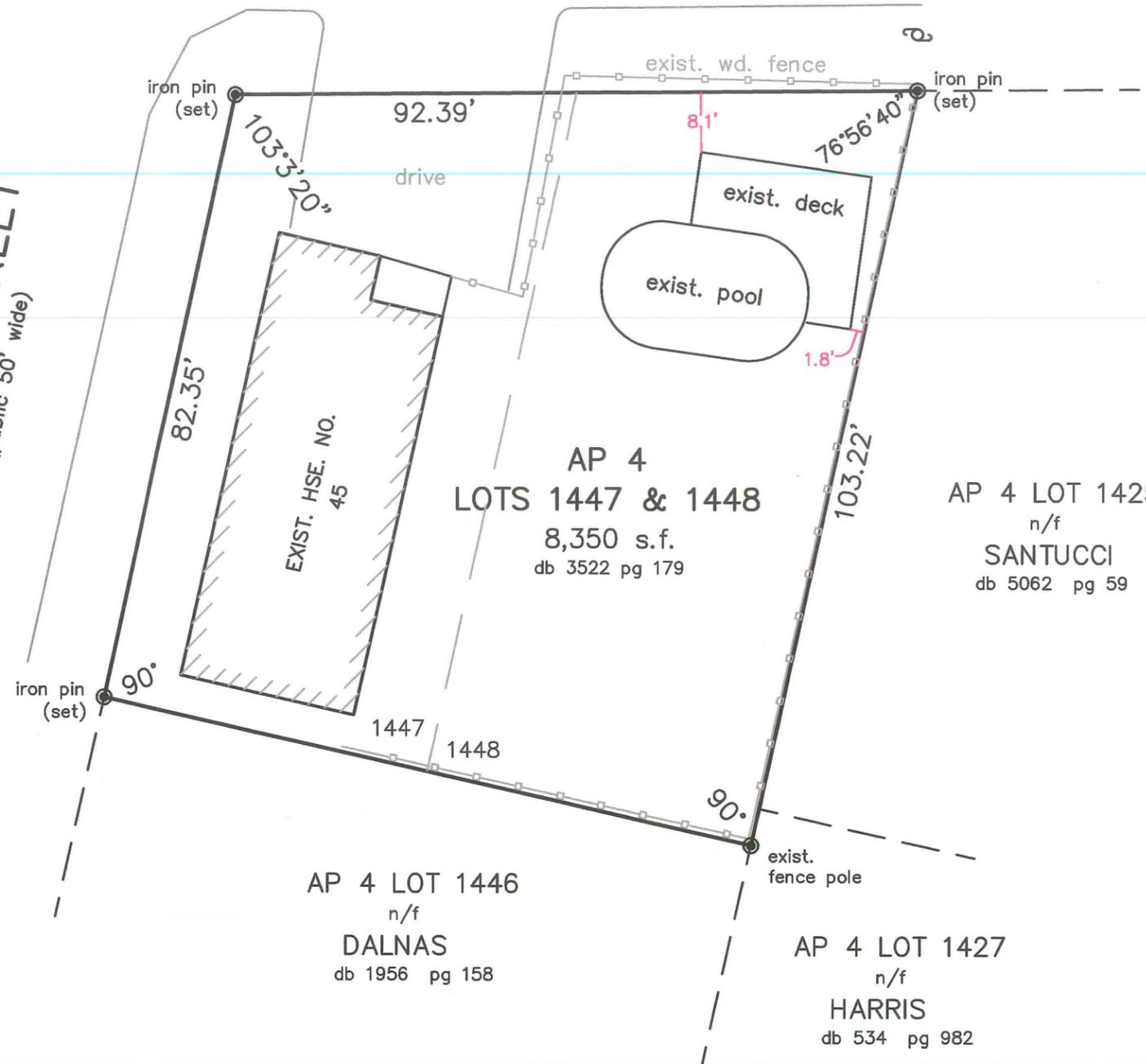
PERFORM A CLASS 1 PROPERTY SURVEY AND SHOW EXISTING HOUSE AND FENCES



FAIRLAWN STREET  
(public 50' wide)

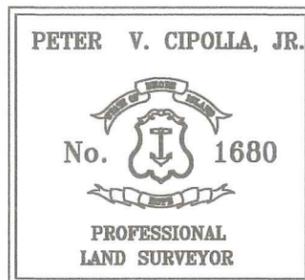
LAKESIDE AVENUE

(public 50' wide)



BY: Peter V. Cipolla, Jr

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



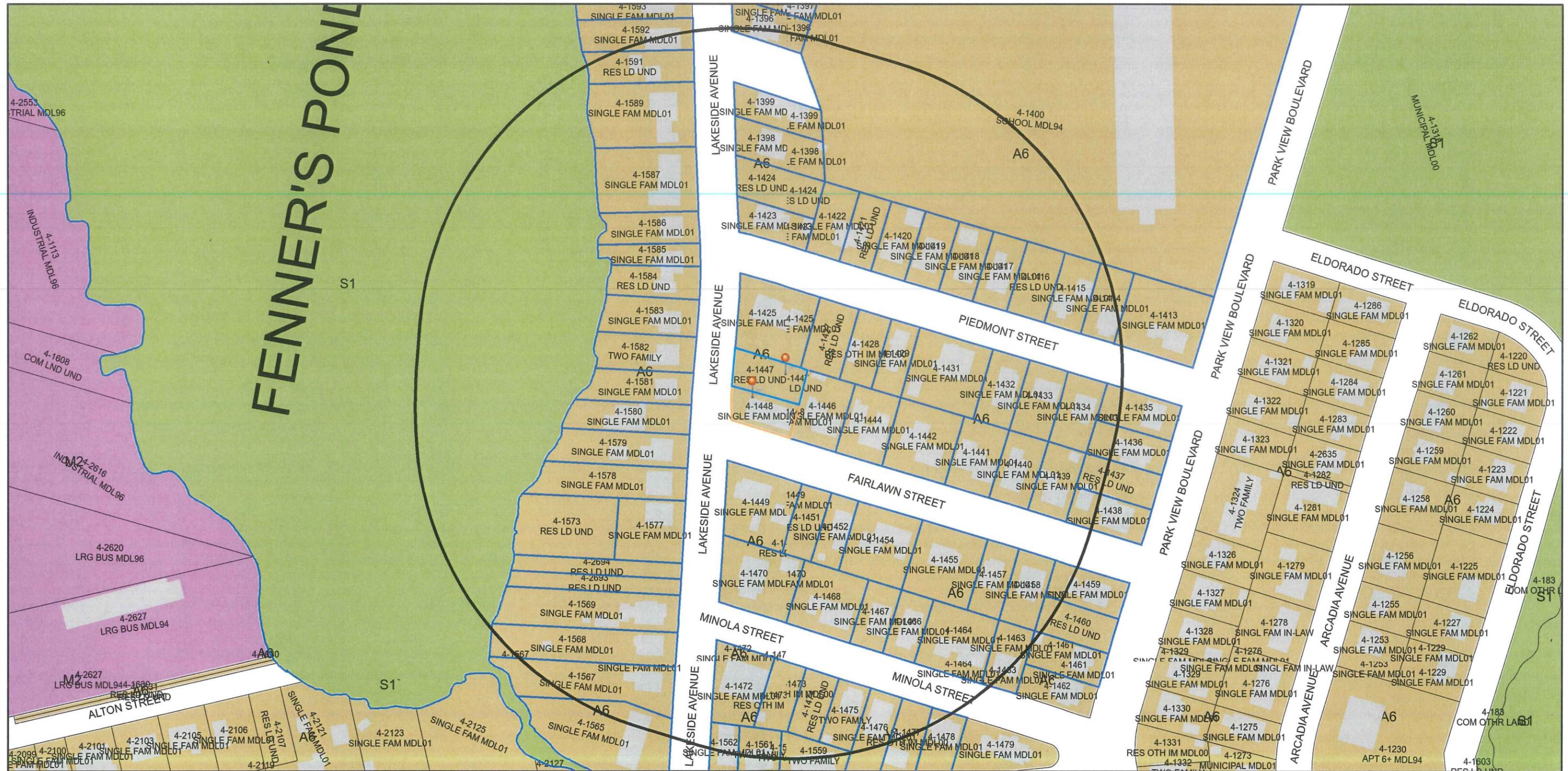
SURVEY PLOT PLAN  
 A.P. 4 LOT 1447 & 1448  
 CRANSTON, R.I.

1" = 20' JULY 17, 2023

PETER V. CIPOLLA, JR.  
 professional land surveyor

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

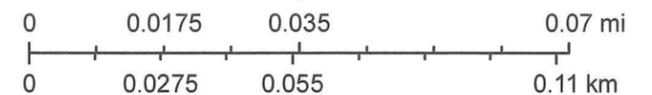
# 0 Lakeside Ave 400' Radius Plat 4 Lot 1447



7/5/2023, 7:56:49 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

1:1,482



City of Cranston