

**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 16, 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: Benjamin Hanson and Colleen Hanson

ADDRESS: 195 Main Street, Fiskeville, RI ZIP CODE: 02823

APPLICANT: Benjamin Hanson and Colleen Hanson

ADDRESS: 195 Main Street, Fiskeville, RI ZIP CODE: 02823

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 195 Main Street

4, 5

2. ASSESSOR'S PLAT #: 30 BLOCK #: _____ ASSESSOR'S LOT #: 124, 125 WARD: 4

3. LOT FRONTAGE: 147' +/- LOT DEPTH: 235' +/- LOT AREA: 36,986 sq ft +/-

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-4 12,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 2 story PROPOSED: 2 story

6. LOT COVERAGE, PRESENT: 9% PROPOSED: 9.8%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 7/12/21

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

9. GIVE SIZE OF EXISTING BUILDING(S): 32' x 24' (main structure)

10. GIVE SIZE OF PROPOSED BUILDING(S): 30' x 68'

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: Remove existing dwelling
and construct new single family dwelling

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.

17.20.030 (Schedule of uses); 17.20.120 (Schedule of intensity regulations);
17.92.010 (Variances) and all other applicable sections of zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicants seek to rebuild home
and seek variance for use and front setback. Existing home and foundation will
be removed. Age of dwelling makes re-use impractical. Area is zoned commercial
but is dominated by residential uses.

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

RESPECTFULLY SUBMITTED,

Ben Hanson
(OWNER SIGNATURE) Benjamin Hanson

524-2839
(PHONE NUMBER)

Colleen Hanson
(OWNER SIGNATURE) Colleen Hanson

(PHONE NUMBER)

Ben Hanson
(APPLICANT SIGNATURE) Benjamin Hanson

(PHONE NUMBER)

Colleen Hanson
(LESSEE SIGNATURE) Colleen Hanson

(PHONE NUMBER)

Robert D. Murray, Esq.
(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)

BENJAMIN HANSON AND COLLEEN HANSON

("OWNERS AND APPLICANTS")

195 Main Street

Fiskeville, RI 02823

PROJECT NARRATIVE

This project narrative is offered in connection with the petition of Benjamin and Colleen Hanson, owners and applicants for permission to construct a new single-family home at 195 Main Street in Fiskeville.

The existing structure was Benjamin Hanson's grandmother's house. The initial construction was in 1836. The fieldstone foundation and floor joists are failing and therefore a new structure is necessary.

The subject area along Main Street is zoned C-4 which is a heavy commercial zone without any significant non-residential or commercial uses in the corridor. A variance is sought to observe the existing front setback line of 21'9" rather than 40 feet required in the C-4 zone

The following dimensional variances are sought from the Zoning Board of Review

17.20.030 (Schedule of uses)

- A. Existing single-family home is a non-conforming use in the C-4 commercial zone.

17.20.120 (Schedule of intensity regulations)

Dimensional variance needed to maintain existing front setback of 21'9" for existing house.

17.92.010 Variance for use and dimensional relief

- A. The property is zoned C-4 and even though has been a single-family home, a use variance will be necessary to continue the non-conform use in the commercial zone.
- B. A dimensional variance for the front setback will be necessary. Front setback in the C-4 zone, is forty (40) feet and the proposal has a front setback meeting the existing measurement of 21' 9":









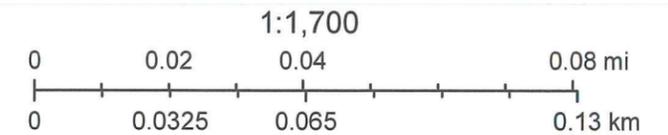


195 Main St 400' Radius Plat 30 Lots 4, 5, 124, 125

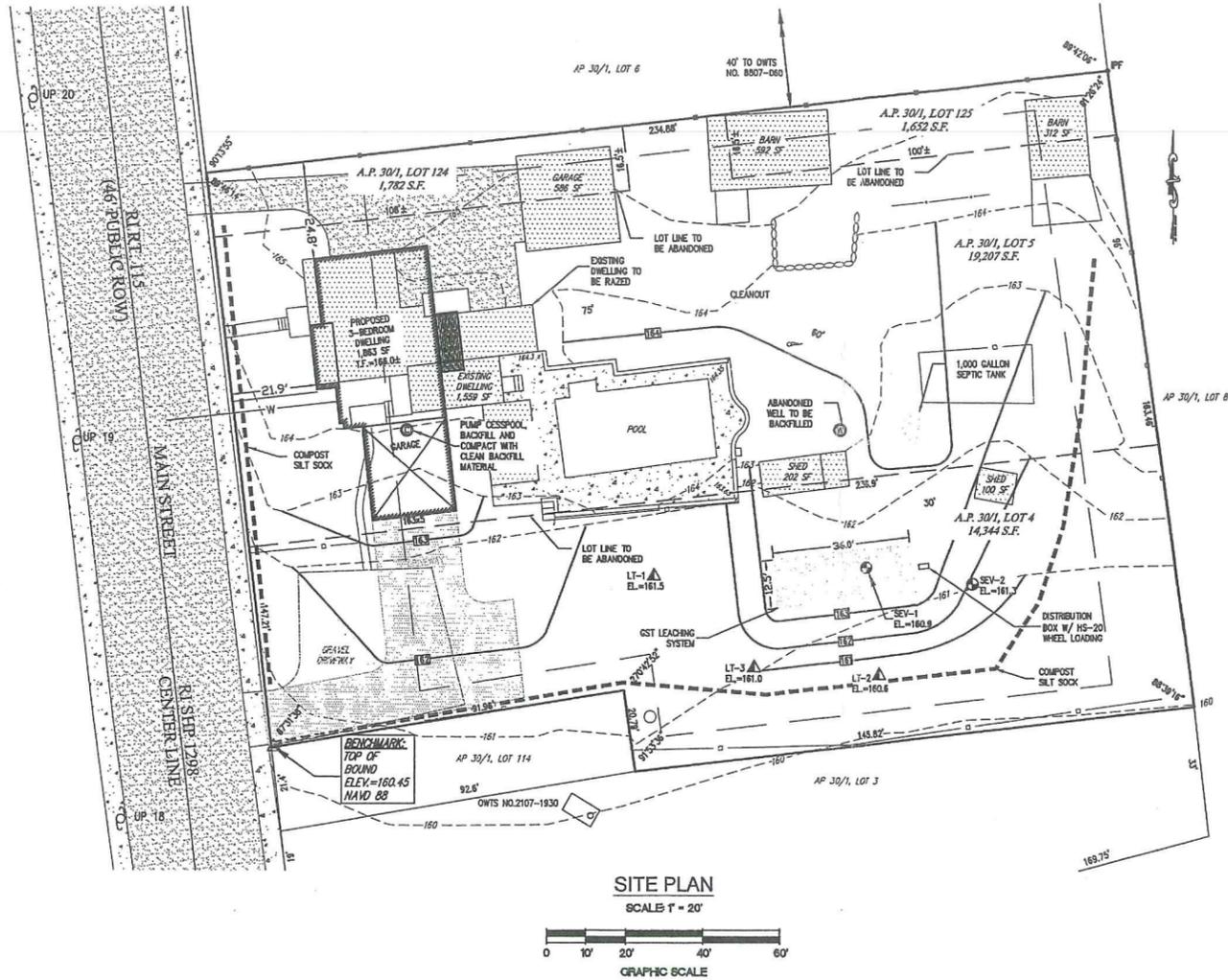


7/17/2023, 8:51:37 AM

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		Zoning		A6		C4		S1
Cranston Boundary		none		B1		C5		Other



City of Cranston



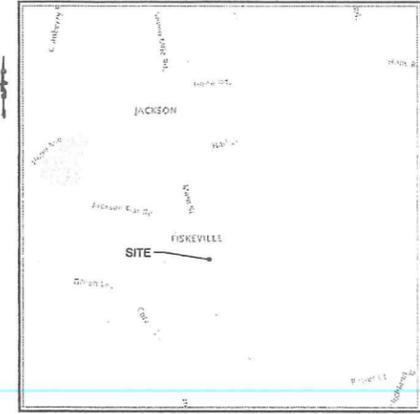
SITE PLAN

SCALE 1" = 20'



LEGEND:

- PROPERTY LINE
- - - ZONING SETBACK LINE
- A-104 Δ WETLAND FLAG
- FRESHWATER WETLAND EDGE
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB/BERM
- EXISTING CULVERT
- UTILITY POLE
- SOIL EVALUATION
- ASSESSOR'S PLAT, LOT
- BUFFER ZONE MARKER



LOCATION MAP
NOT TO SCALE

REFERENCES:

- EXISTING CONDITIONS SURVEY PERFORMED ON-SITE BY MILLSTONE ENGINEERING, P.C., OCTOBER 2022
- CITY OF CRANSTON GIS
- SUBJECT LOT AND ADJUTING DEEDS OF RECORD
- RI DOT STATE HIGHWAY PLAT 1298

NOTES:

- EXISTING CONDITIONS SURVEYED BY MILLSTONE ENGINEERING, P.C. APRIL 2021, TOPOGRAPHY BASED UPON NAVD 88 DATUM.
- UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION

FLOOD NOTE:

THIS SITE LIES ENTIRELY WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAPS (FIRM), PROVIDENCE COUNTY, RHODE ISLAND, MAP NUMBER 44007C0406H, MAP REVISED OCTOBER 2, 2015.

ZONING:

ZONE: COMMERCIAL C-4	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	12,000 S.F.	36,986 S.F. ±	36,986 S.F. ±
MINIMUM LOT WIDTH AND FRONTAGE	120 FT.	147.21 FT. ±	147.21 FT. ±
MINIMUM FRONT YARD SETBACK	40 FT.	21.9 FT.*	21.9 FT.
MINIMUM REAR YARD SETBACK	20 FT.	155.8 FT.	175.1 FT.
MINIMUM SIDE YARD SETBACK	8 FT.	24.8 FT	24.8 FT.
MAXIMUM LOT COVERAGE	50%	9%	9.8%
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

* EXISTING NON-CONFORMING
THE SUBJECT PROPERTY IS A RESIDENTIAL LOT WHICH AND IS LEGALLY NON-CONFORMING USE IN A C-4 ZONE. ZONING RELIEF IS REQUIRED TO REPLACE THE EXISTING DWELLING.

OWNER:

BENJAMIN & COLLEEN HANSON
195 MAIN STREET
FISKEVILLE, RI 02823



CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	I
DATA ACCUMULATION SURVEY	III

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

TO PROVIDE AN ACCURATE EXISTING CONDITIONS SURVEY PLAN FOR PROPERTY IMPROVEMENTS.

BY *TH Kinder* 6-23-2023
TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534 DATE

NO.	DATE	REVISION



MILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LAND PLANNING
291 Centerville Road, Building E-12
Warwick, Rhode Island 02886
P: (401) 821-3344 F: (401) 821-3303
www.MillstoneEng.com

SITE PLAN

HANSON RESIDENCE

A.P. 30/1, LOT 5
195 MAIN STREET
CRANSTON, RI

PREPARED FOR:
BENJAMIN & COLLEEN HANSON

Scale: 1"=20'
JUNE 2023

Drawn By: JCH
Checked By: JCH
Sheet
1
of 1
FILE NO.: 22.497.753

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION



DRAWING NAME:
 Proposed Rendering

PROJECT FOR:
 Hanson-Healey Residence
 145 Main Street
 Fisherville, RI 02823

DRAWINGS PROVIDED BY:
 Mod-Tech Homes, LLC
 49 Derby Street, Ste. 306
 Hingham, MA 02043
 781.834.0040

DATE:

9/30/2022

SCALE:

3/8" = 1'-0"

SHEET:

P-1

These drawings are schematic and are intended to be illustrations only. Actual house will differ- not for construction use.


 _____ September 30, 2022 _____
 Sign Date

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWING NAME:
Exterior Elevation Front

PROJECT FOR:
Hanson-Healy Residence
185 Main Street
Fitchville, RI 02823

DRAWINGS PROVIDED BY:
Mod-Tech Homes, LLC
44 Parry Street, Ste. 306
Hingham, MA 02043
Tel: 508-204-0040

DATE:

9/30/2022

SCALE:

3/8" = 1'-0"

SHEET:

P-2



Exterior Elevation Front

These drawings are schematic and are intended to be illustrations only. Actual house will differ- not for construction use.


 Sign _____ Date September 30, 2022

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

DRAWING NAME:
Exterior Elevation Back

PROJECT FOR:
Hannan-Headley Residence
115 Main Street
Fiskeville, RI 02823

DRAWINGS PROVIDED BY:
Mod-Tech Homes, LLC
49 Dartsy Street, Ste. 306
Hingham, MA 02043
Tel: 508.534.0240

DATE:

9/30/2022

SCALE:

3/8" = 1'-0"

SHEET:

P-3



Exterior Elevation Back

These drawings are schematic and are intended to be illustrations only. Actual house will differ. not for construction use.


 September 30, 2022
 Sign Date

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWING NAME:
Exterior Elevation Left

PROJECT FOR:
Hanson-Healey Residence
155 Main Street
Fiskeville, RI 02823

DRAWINGS PROVIDED BY:
Mod-Tech Homes, LLC
44 Derby Street, Ste. 306
Hingham, MA 02043
Tel. 834.0040

DATE:
9/30/2022

SCALE:
3/8"=1'-0"

SHEET:
P-4

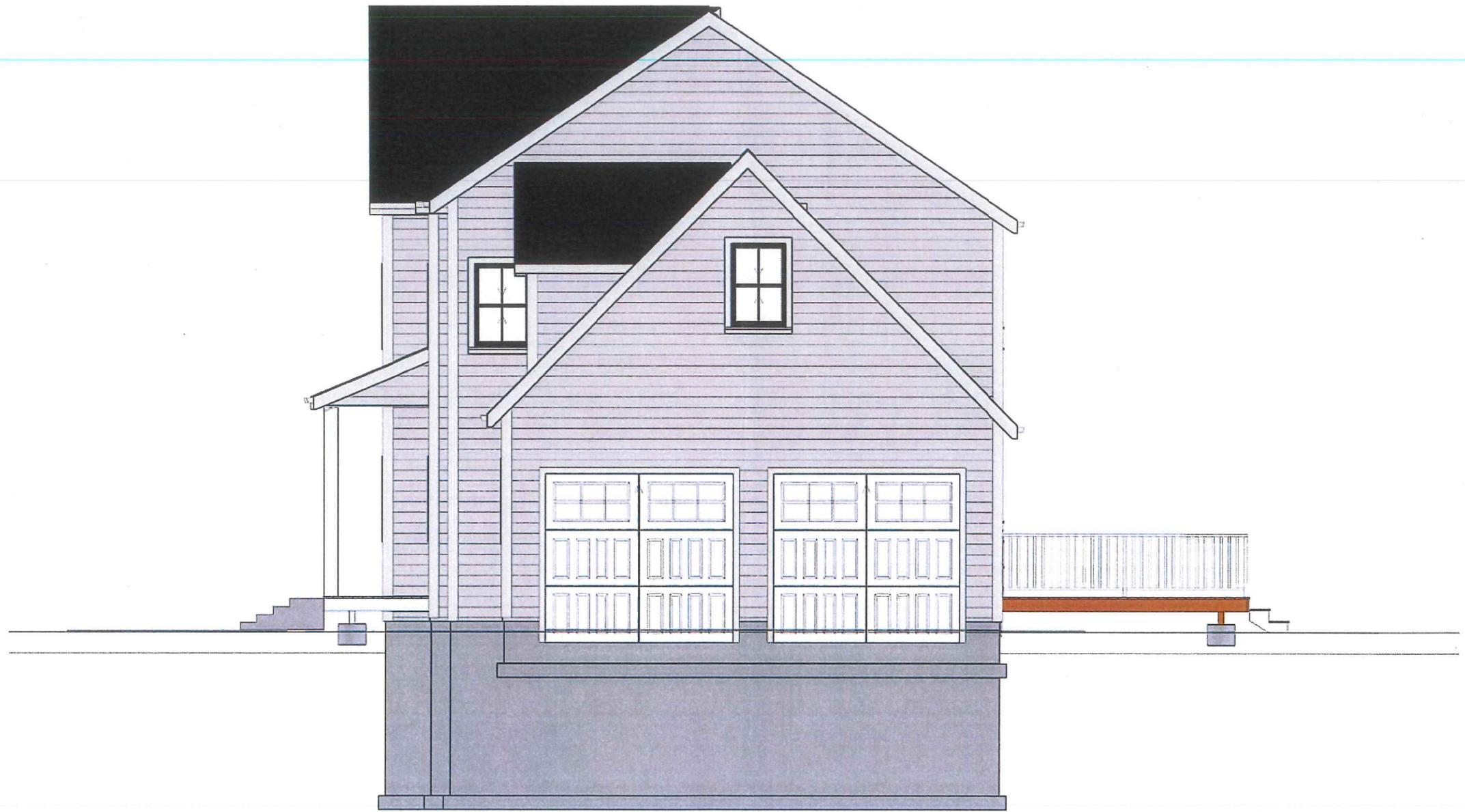


Exterior Elevation Left

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 Sign _____ Date September 30, 2022

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION



Exterior Elevation Right

DRAWING NAME:
Exterior Elevation Right

PROJECT FOR:
Hanson-Healey Residence
145 Main Street
Fiskeville, RI 02823

DRAWINGS PROVIDED BY:
Mod-Tech Homes, LLC
49 Dering Street, Ste. 506
Providence, RI 02905
Tel: 857-0740

DATE:
9/30/2022

SCALE:
3/8" = 1'-0"

SHEET:
P-5

These drawings are schematic and are intended to be illustrations only. Actual house will differ. not for construction use.


 Sign _____ Date September 30, 2022

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWING NAME:
Proposed Main Level

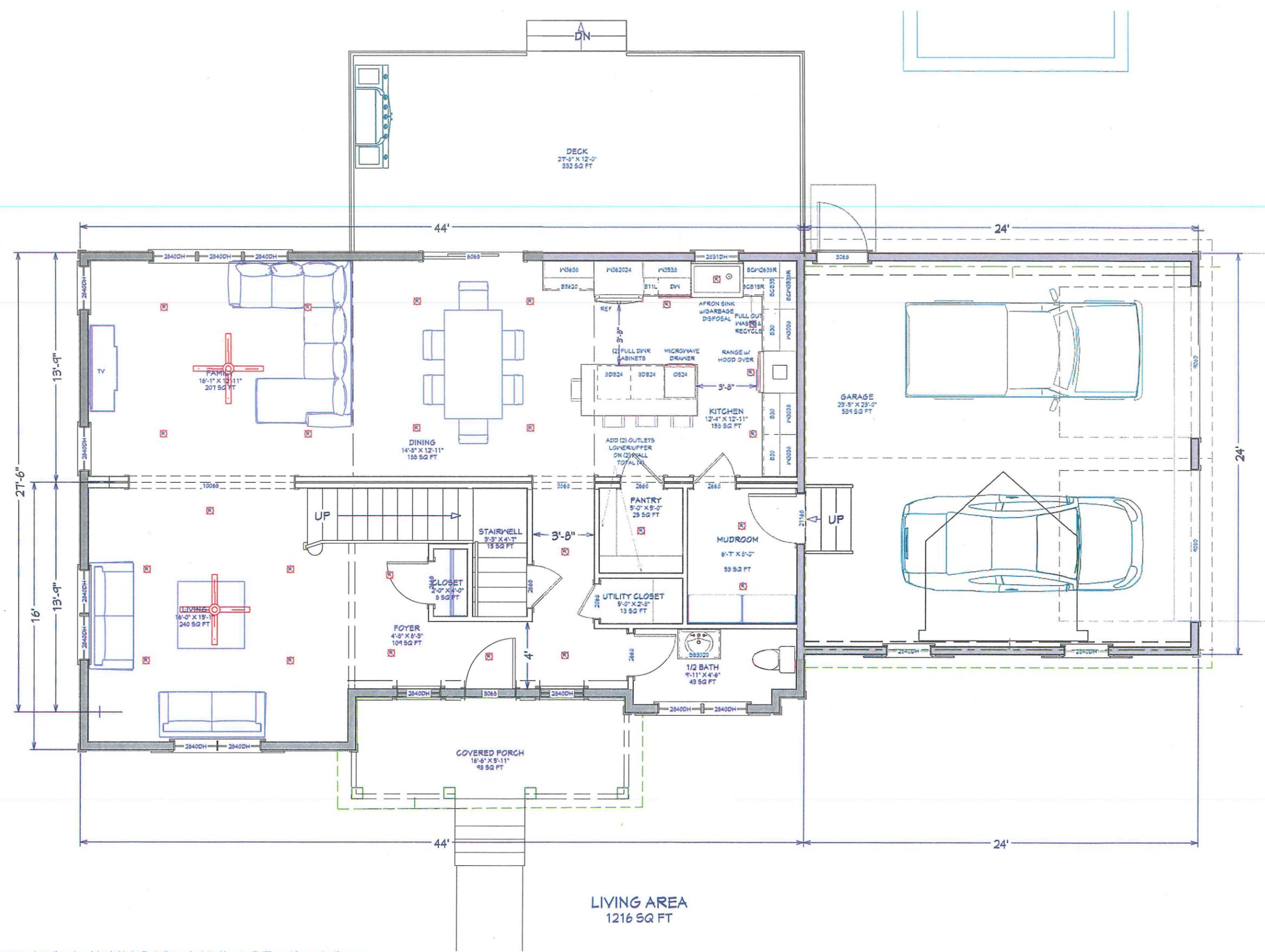
PROJECT FOR:
Hanson-Healey Residence
115 Main Street
Riverside, RI 02825

DRAWINGS PROVIDED BY:
Mod-Tech Homes, LLC
49 Derby Street, Ste. 306
Highland, MA 02343
Tel: 531.0340

DATE:
9/30/2022

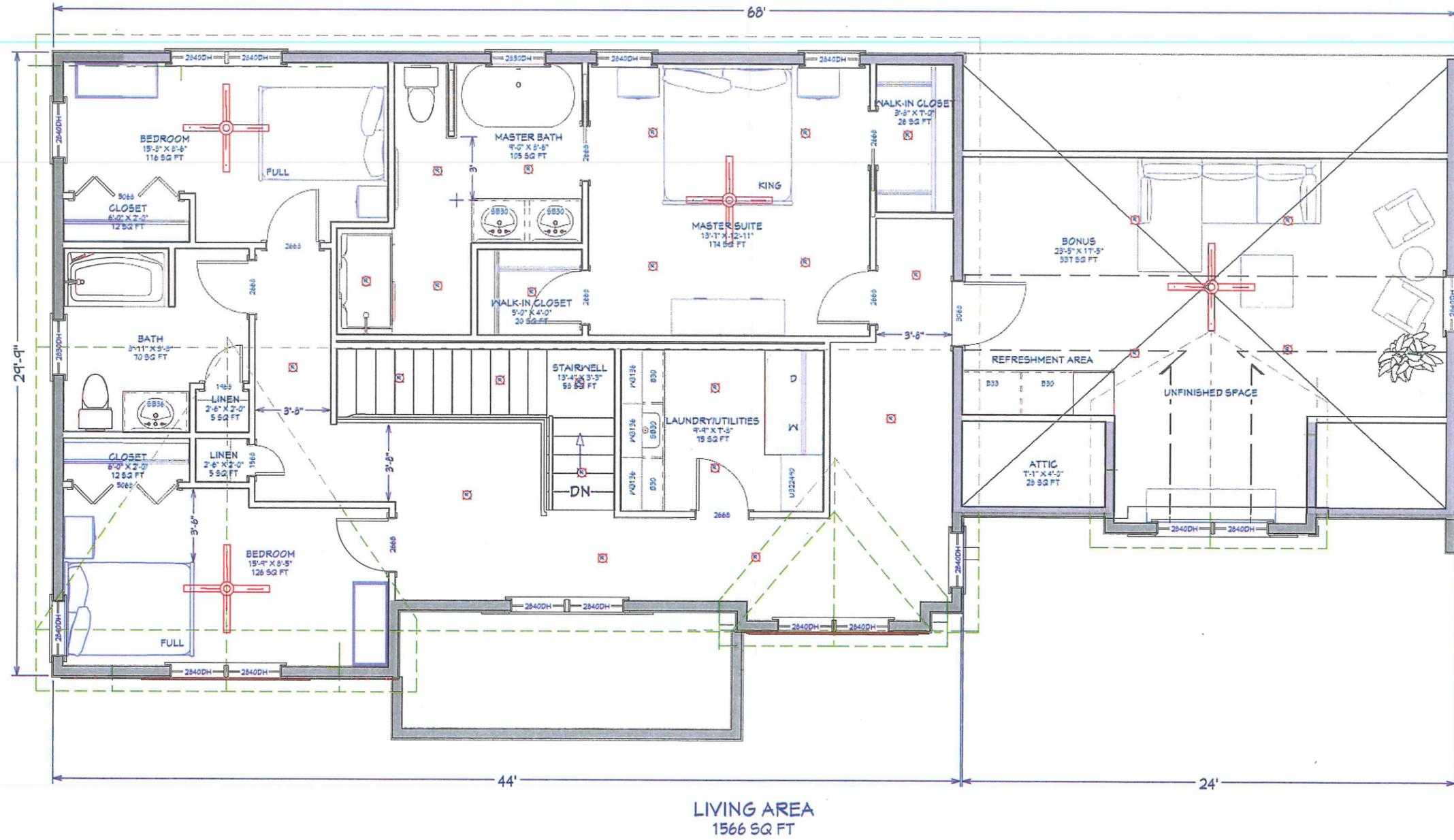
SCALE:
3/8" = 1'-0"

SHEET:
P-6



These drawings are schematic and are intended to be illustrations only. Actual house will differ- not for construction use.
 Sign Date September 30, 2022

LIVING AREA
1216 SQ FT
1st Floor



2nd Floor

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	DESCRIPTION

DRAWING NAME: Proposed Upper Level

PROJECT FOR: Hinson-Holmes Residence
145 N. Main St.
Fiskeville, RI 02923

DRAWINGS PROVIDED BY: Mod-Tech Homes, LLC
49 Derby Street, Ste. 306
Hingham, MA 02043
Tel: 834.0040

DATE:

9/30/2022

SCALE:

3/8"=1'-0"

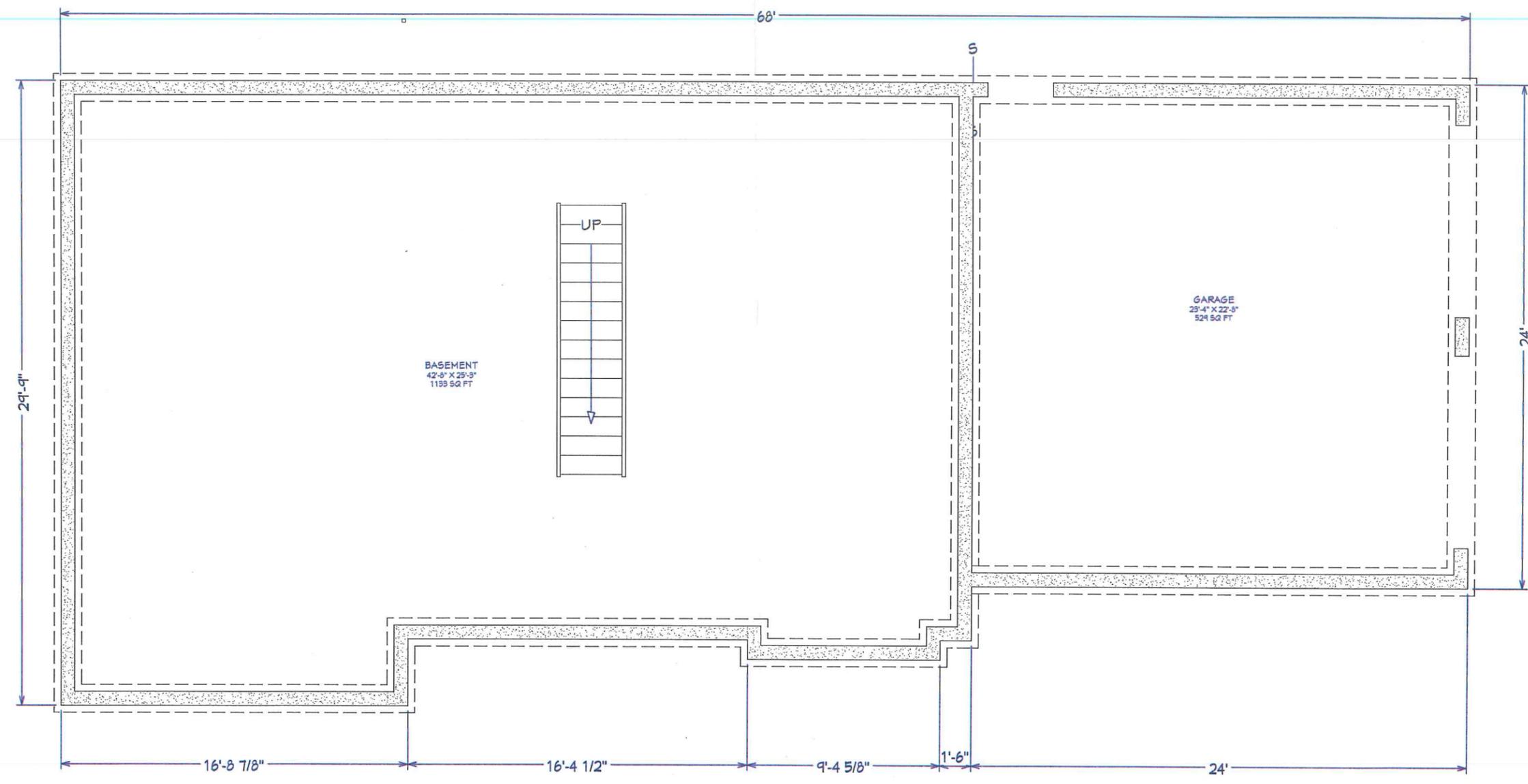
SHEET:

P-7

These drawings are schematic and are intended to be illustrations only. Actual house will differ- not for construction use.

September 30, 2022
Date

REVISION TABLE	NUMBER	DATE	REVISION	DESCRIPTION



LIVING AREA
1231 SQ FT

Foundation

These drawings are schematic and are intended to be illustrations only. Actual house will differ- not for construction use.

September 30, 2022
Date

DRAWING NAME:
Foundation Plan

PROJECT FOR:
Hanson-Healey Residence
145 Main Street
Flakeville, RI 02823

DRAWINGS PROVIDED BY:
Mod-Tech Homes, LLC
49 Derby Street, Ste. 306
Hingham, MA 02043
151.854.0040

DATE:
9/30/2022

SCALE:
3/8"-1'-0"

SHEET:
P-8