

**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: January 2, 2024

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: Fort Properties LLC (Sole Member Karley Carto)

ADDRESS: 593 Charles Street, Providence, RI ZIP CODE: 02904

APPLICANT: Fort Properties LLC (Sole Member Karley Carto)

ADDRESS: 593 Charles Street, Providence, RI ZIP CODE: 02904

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 1579 Elmwood Avenue

2. ASSESSOR'S PLAT #: 4 BLOCK #: _____ ASSESSOR'S LOT #: 222 WARD: _____

3. LOT FRONTAGE: 40' LOT DEPTH: 116' LOT AREA: 8010 sq.ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-5 Min 10K 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 2 Story PROPOSED: No Change

6. LOT COVERAGE, PRESENT: 11,920 PROPOSED: 8010 SqFt Proposed Parcel A

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 1 Year, 11 months

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? yes, 1 buildings

9. GIVE SIZE OF EXISTING BUILDING(S): 935 sqft (parcel A)

10. GIVE SIZE OF PROPOSED BUILDING(S): Same as current - no proposed change

11. WHAT IS THE PRESENT USE? Two unit residential (each building)

12. WHAT IS THE PROPOSED USE? Same as current use / no change

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 2 units

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Seeking Variances for 1. frontage for proposed parcel A (40ft) , 2. setback relief, 3. substandard minimum square footage, and 4. multifamily use for building

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? n/a (no proposed change to buildings)

16. WERE YOU REFUSED A PERMIT? no / N/A


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

17.20.030, 17.20.120, 17.20.130

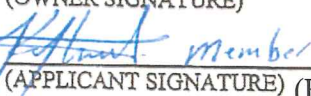
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Current Use has 2 buildings on one merged lot. Splitting up current lot into two (as it was prior to merger) meant to make current more inline and palatable to current regulations. The change results in a substandard frontage (due to current position of buildings, setbacks (for the same reason), Sq footage (due to overall size of lot prior to split) and Current multi use (as was the case prior to acquisition and proposed change).

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


RESPECTFULLY SUBMITTED,


Member
(OWNER SIGNATURE) (Karley Carto - Member)

(401) 243-3641
(PHONE NUMBER)

(OWNER SIGNATURE)

(APPLICANT SIGNATURE) (Karley Carto - Member)

(PHONE NUMBER)
(401) 243-3641
(PHONE NUMBER)

(LESSEE SIGNATURE)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)
401-569-2477
(PHONE NUMBER)

Attorney David M. Dolbashian
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 70 Jefferson Boulevard Suite 300, Warwick, RI 02888

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

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ADDRESS: 593 Charles Street, Providence, RI ZIP CODE: 02904

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 1581 Elmwood Avenue

2. ASSESSOR'S PLAT #: 4 BLOCK #: _____ ASSESSOR'S LOT #: 221 WARD: _____

3. LOT FRONTAGE: 60' LOT DEPTH: 116' LOT AREA: 8737 sp. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-5 Min 10K 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 2 Story PROPOSED: No Change

6. LOT COVERAGE, PRESENT: 4,827 sq ft PROPOSED: 8737 SqFt Proposed Parcel B

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 1 Year, 11 months

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? yes, 1 building

9. GIVE SIZE OF EXISTING BUILDING(S): 1,80 sq. ft (parcel B)

10. GIVE SIZE OF PROPOSED BUILDING(S): Same as current - no proposed change

11. WHAT IS THE PRESENT USE? Two unit residential building

12. WHAT IS THE PROPOSED USE? Same as current use / no change

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 2 units

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Seeking Variances for 1. frontage for proposed parcel B (60ft), 2. setback relief, 3. substandard minimums square footage , and 4. multifamily uses for building

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? n/a (no proposed change to buildings)


16. WERE YOU REFUSED A PERMIT? no / N/A

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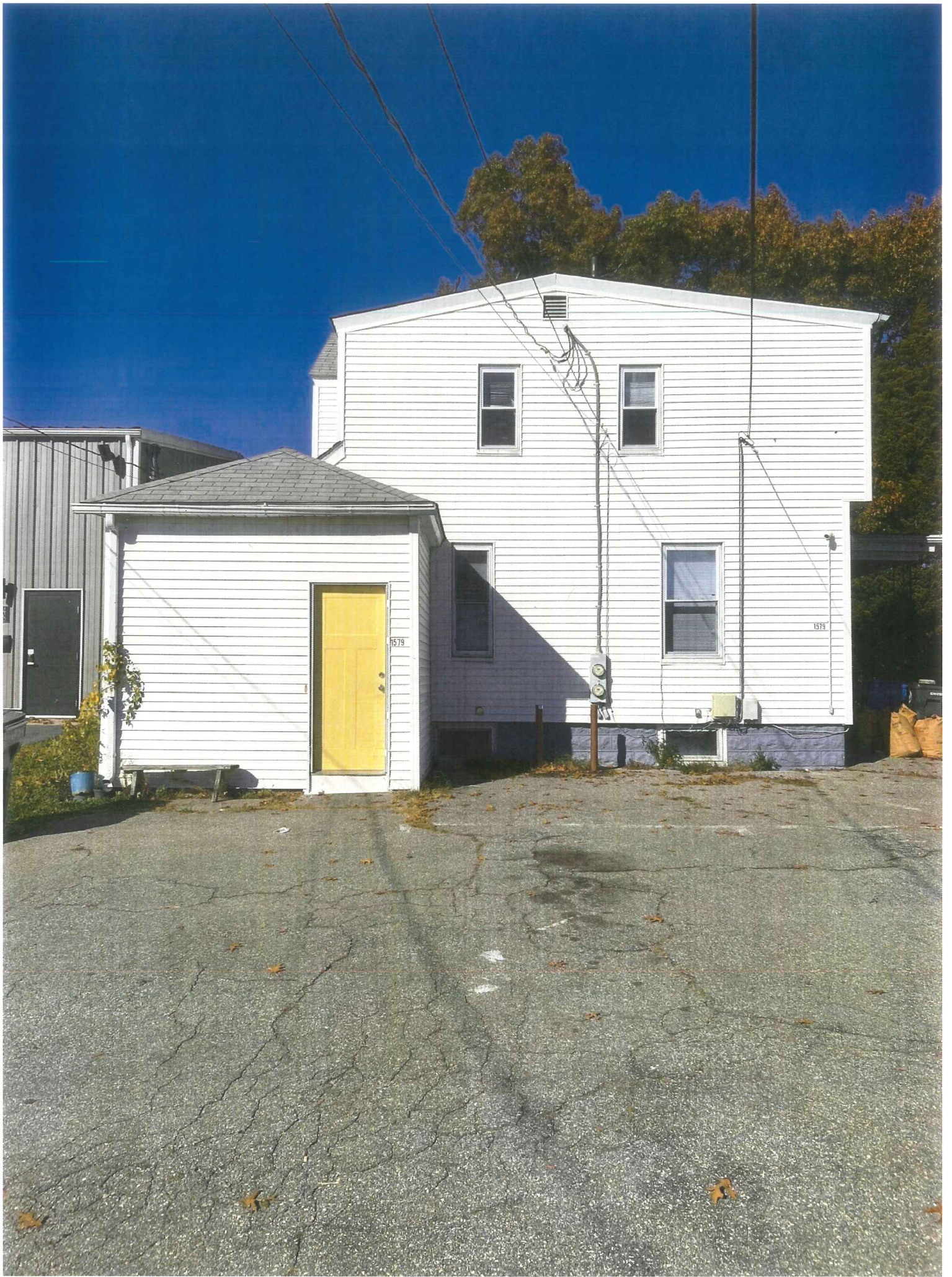
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