



Incorporated 1910

# Minor Subdivision Application

Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

**Project Phase:** ☐ Pre-application ☒ Preliminary ☐ Final

Project Info

**Project Info**

Project Name: 199 Gladstone Street Subdivision

Assessor's Plat(s): 8/3 Assessor's Lot(s): 90

Address of Project: 199 Gladstone Street

Contact Information

**Applicant**

Name: Conrado Sanchez-Attorney Represented

Address: 123 Dyer Street, Suite 3B, Providence, RI 02903

Phone: 401-415-9835 X16 Email: zbourdony@conleylawri.com

**Property Owner** (If there are more owners please submit an addendum with this application form)

Name: Conrado Sanchez & Dilaine Rodriguez Benitez-Attorney Represented

Address: 123 Dyer Street, Suite 3B, Providence, RI 02903

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney** (If applicable)

Name: Zachary Bourdony-Conley Law & Associates

Address: 123 Dyer Street, Suite 3B, Providence, RI 02903

Phone: 401-415-9835 X16 Email: zbourdony@conleylawri.com

Cranston Planning Department  
869 Park Avenue Cranston, RI 02908  
(401) 780-3136

**Engineer**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Surveyor**

Name: Ocean State Planners

Address: 1255 Oaklawn Avenue, Cranston, RI 02920

Phone: 401-463-9696 Email: info@osplanners.com

**Owner/Applicant Signature**

I (we) hereby certify that I (we) own the subject property and seek Minor Subdivision and/or Land Development Plan approval(s) as drafted in the accompanying plans for review by the City Plan Commission.

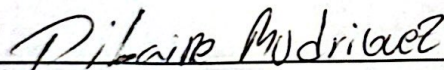
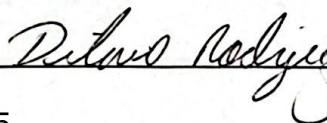
Conrado Sanchez



Applicant Name & Title (please print)

Applicant Signature

Date: 5/15/25

Signature of Owner (if different than above)

Date: 5/15/25

Signature of Owner(s)

Date: \_\_\_\_\_

Certification

Cranston Planning Department  
869 Park Avenue Cranston, RI 02908  
(401) 780-3136



Incorporated 1910

# Minor Subdivision Checklist

Name of proposed subdivision/development:

199 Gladstone UDR & Subdivision

Preparer: Zachary Bourdony, Esq.

Phone Number: 401-415-9835 X16

Email: zbourdony@conleylawri.com

Date of Application: 5/15/25

Plat and Lot Number(s) of the land being subdivided/developed: 8/3-90

Date Received / Initials

## INSTRUCTIONS

**Digital copies of all submissions are required.** Email initial submission for review to [planning@cranstonri.org](mailto:planning@cranstonri.org) prior to printing documents.

All plans required by this checklist shall show the following information (as applicable). The shaded boxes in the checklist indicate an item is **not** required at a particular stage. If any checklist items are marked "not applicable (NA)" please provide a brief explanation as to why the item is not applicable in the space provided at the end of each section of the checklist.

For items required at the pre-application stage of review, conceptual design and approximate locations of required checklist items is generally acceptable. For items required at the preliminary and final stage of review, engineered design and proposed final locations of required checklist items shall be provided, with certification by registered Professional Engineer or Land Surveyor where required. The City Planning Department can provide further guidance on specific checklist items. See Section V of the Subdivision Regulations for more details.

*Review Codes are for administrative use: **Item Confirmed – Yes (Y), No (N), Partial (P), or Not Applicable (NA)***

**Please check the applicable stage of review for the submission:**

Stage of Review: ☐ Pre-Application with Staff (PA)  
☒ Preliminary Plan (PR)  
☐ Final Plan (F)

Check if requesting zoning relief for this stage of review: ☒ Unified Development Review

**A. FORMS AND DOCUMENTS**

A	PA	PR	F	REQUIRED FORMS AND DOCUMENTS	REVIEW CODE
1.		Y		1 digital copy of all plans and application materials	
2.		Y		2 paper copies of the plan set (24"x 36")	
3.		Y		Minor Subdivision Application	
4.		Y		Relevant Filing Fee (See Table G.)	
5.		Y		Radius Package from Tax Assessor's Office (map and mailing list for notices)	
6.		N/A		All relevant supporting materials as determined during Pre-Application Conference	
7.				All relevant supporting materials as conditioned by Preliminary Plan Approval	
Checklist Item #		Applicant Comments on Required Forms/Documents:			
Checklist Item #		Reviewer Comments on Required Forms/Documents:			

**B. GENERAL INFORMATION (\*to be provided on plan sheets)**

B	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		Y		*Name of the proposed subdivision project	
2.		Y		*Plat and lot number(s) of land being subdivided/developed	
3.		Y		*Addresses, plat and lot number(s) of abutting properties and property owners	
4.		Y		*Address/Location of Subdivision	
5.		Y		Name and address of the applicant(s)	
6.		Y		Name and address of property owner(s)	
7.		Y		*Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans	
8.		Y		*Date of plan preparation and all revision date(s), if any	
9.		Y		*True north arrow and graphic scale	
10.		Y		*Site plan legend (all items displayed on site plans shall be symbolized in a legend)	
11.		Y		*Relevant references to deeds and recorded plans	
12.		Y		*List of sheets contained within the plan set	
13.		N/A		*Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable	
14.		N/A		Names and addresses of adjoining communities or agencies requiring notification under these regulations	

**C. EXISTING CONDITIONS PLAN(S)**

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		Y		A general location map showing the relationship of the parcel to the area within a half-mile radius, provide an aerial or satellite image depicting the subject parcel	



C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
2.		Y		Certification by a RI Registered Land Surveyor that a perimeter study of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information	
3.		Y		District Dimensional Regulations of the subject parcel	
4.		Y		Zoning district(s) of the subject parcel(s), with zoning boundary lines shown if there is more than one district	
5.		Y		Notes referencing any relevant previous zoning relief including conditions of approval	
6.		N/A		Boundaries and total area of any land classified as “unsuitable for development”	
7.		Y		Dimensions & area of subject parcel, and location and dimensions of existing property lines, type of easements and rights-of-way within or adjacent to the subject parcel	
8.				Existing contours at intervals at intervals of ten (10) feet	
9.		Y		Existing contours at intervals at a minimum of two (2) feet	
10.		Y		FEMA Flood Map and Base flood elevation; use the North American Vertical Datum of 1988 (NAVD 88)	
11.		N		Boundaries and notation of soil classifications for the entire project area	
12.		N/A		Location of soil contaminants present on the subject parcel	
13.				Location of Phase III Remediation Plan area, if required by RIDEM	
14.		N/A		Location of wetlands, watercourses or coastal features within and adjacent to the parcel(s), including buffer areas as defined by RIDEM for wetlands OR notation that none are present	
15.		N / A		Notation of existing ground cover with approximate location of wooded areas and areas of active agricultural use. Identify prime agricultural soils as determined by NRCS.	
16.		Y		Location of known easements and rights-of-way within or adjacent to the subject parcel(s), including streets, driveways, farm roads, and/or trails that have been in public use	
17.		Y		Location, width, classification, and names of existing public, private, and paper streets within and adjacent to the subject parcel(s)	
18.		Y		Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls, on the subject parcel(s)	
19.		Y		Location and size of existing buildings or significant above-ground structures on parcels immediately adjacent to the subject parcel(s)	
20.		Y		Location, size, and type of all known, existing above and below ground utilities, including sewer, OWTS, wells, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right of way along the property frontage	
21.		N/A		Location of any unique and/or historic features within or adjacent to the subject parcel(s), including stone walls, historic cemeteries and access, or, if none, a notation indicating such	
22.		Y		Accurate location of any unique natural features present on the site, including but not limited to significant specimen trees, or if none, a notation indicating such	
23.		N/A		Determination if the proposed development or subdivision lies within any area designated by the town or state for purposes of environmental, natural or cultural resource protection, such as: <ul style="list-style-type: none"> <li>a. Natural Heritage Areas, as defined by RIDEM</li> <li>b. 200’ Coastal Buffer / Special Area Management Plan (SAMP) of RI CRMC</li> <li>c. A Groundwater Protection Overlay District</li> <li>d. Wellhead Protection Area</li> <li>e. Groundwater Recharge Area</li> </ul>	

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
				f. Areas within a TMDL watershed, as identified by RIDEM g. An OWTS Critical Resource Area, as defined by RIDEM h. A Drinking Water Supply Watershed, as defined by RIDEM i. National Register of Historic Places j. Cranston Historic District	
Checklist Item #			Applicant Comments on Required Items:		
			N/A not applicable/found on subject property		
Checklist Item #			Reviewer Comments on Required Items:		

**D. PROPOSED CONDITIONS PLAN(S)**

D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		N / A		Location, size, and use/type of proposed buildings and structures, including proposed number of residential units per building, if applicable, and include all accessory structures, building setbacks, and total lot coverage	
2.		N / A		Proposed buildings and other site improvements for a commercial or industrial development, include building setback lines and lot coverage	
3.		Y		Proposed lots with dimensions and areas indicated, include all interior lot lines, building setback lines and street lines with dimensions indicated and drawn so as to distinguish them from existing lot line	
4.		N/A		For lots with multiple frontages, identification of primary frontage	
5.		Y		Proposed zoning relief -Unified Development Review	
6.		N/A		Proposed waivers	
7.				Notation of zoning relief and waivers received under UDR	
8.		N / A		Boundaries and total area of any land classified as “unsuitable for development” (see definition in Subdivision Regulations)	
9.		N / A		Concept measures to minimize impacts to the natural topography of the site using the Low Impact Development (LID) Site Planning & Design Guidance Manual	
10.		N / A		Any proposed on- and /or off-site improvements including streets, access drives, loading areas, parking areas, sidewalks, and bicycle paths, include profiles and typical cross-sections	
11.		N/A		Utilities Plan: Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development	
12.		N / A		If future development is to be serviced by an On-Site Wastewater Treatment System(s), soil evaluations in the relative location where each system is proposed, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM	
13.		N / A		Location and dimensions of proposed easements and rights-of-way within the development parcel(s), or those to be acquired adjacent to the development parcel(s) as maybe necessary	
14.		N / A		Location, dimension, monumentation, and proposed use of any area(s) proposed to be set aside as open space, if any	
15.		N / A		Proposed phasing, including depiction of which structures and on- and off-site improvements are to be installed in which phase, if applicable	

D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
16.				Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation	
17.		N / A		Grading plan(s) to show contours at sufficient detail (2-foot intervals) for all on and off-site street construction, drainage facilities, and individual house lots, certified by a RI registered Professional Engineer for final plans	
18.		N/A		Stormwater management plan(s), to show accurate designs and details of proposed stormwater management infrastructure, including type, location, drainage calculations, extension of existing lines, and configuration, prepared by a RI-Registered Professional Engineer	
19.		N/A		Landscape plan(s), maintenance plan and tree preservation plan, to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations, signed by a RI licensed Landscape Architect for final plans	
20.				Certification by a RI Registered Professional Engineer that the Proposed Conditions Plan is correct	
21.				Any revisions to the proposed conditions required by the Preliminary Plan approval	
22.				Notation of any special conditions/documents received as required by the Preliminary Plan approval	
Checklist Item #				Applicant Comments on Required Items:	
				N/A items not applicable as subdividing and creating a vacant lot	
Checklist Item #				Applicant Comments on Required Items:	

**E. PROJECTS WITH STREET CREATION/EXTENSIONS**

E	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
<b>Required Elements in the Plans</b>					
1.		N/A		Roadway design plan(s) and profile(s), including existing and proposed elevations and locations of proposed utility infrastructure, and proposed street names	
2.				Roadway design plan(s) and profile(s), including existing and proposed elevations and typical cross-sections and paved (impervious) areas delineated on the appropriate plans, including all pedestrian facilities	
3.		N/A		Notation whether the street extension or creation is to be private or public	
<b>Required Supporting Materials</b>					
1.		N/A		City Engineer memo of approval and performance guarantee amount	
2.		N/A		Draft Roadway deed	
3.		N/A		Draft public improvement guarantee	
Checklist Item #				Applicant Comments on Required Items:	
				No street creation/extension to be done	

**SUPPORTING MATERIALS** (determined during Pre-Application Conference with staff)

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.				Renderings, elevations or photographs to illustrate the visual impact of the proposal for subdivision/development (on request)	
2.		N / A		Copies of an aerial photograph or satellite image vicinity map drawn to a measurable scale as necessary to show the relationship of the subject parcel(s) to the area within a half-mile radius, identifying the locations of all streets, zoning district boundaries, schools, parks, fire stations, and other significant public facilities (on request)	
3.		Y		Copies of a narrative report or written statement including: <ul style="list-style-type: none"> <li>a. A general description of the existing physical environment and existing use(s) of the property;</li> <li>b. A general description of the location, use(s), type(s), and density of subdivision/development proposed;</li> <li>c. A general statement and supporting maps and/or graphics that illustrates the approach utilized in designing the proposed subdivision/development, including consideration of existing conditions and significant site features;</li> <li>d. Proposed waiver(s) from Subdivision Regulations</li> <li>e. Proposed zoning relief</li> <li>f. A general analysis of soil types and suitability for the subdivision/development proposed;</li> <li>g. A description of proposed phasing, if any.</li> </ul>	
4.				Copy of the Deed/Title to the subject parcel, if requested	
5.				Copies of any RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required	
6.		N/A		Copies of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the system (submission for Final Plan stage only upon significant changes to calculations or documents)	
7.		N / A		Soil Erosion Sediment Control Plan (submission for Final Plan stage only upon significant changes to plan)	
8.		N/A		Environmental Site Assessments, if any (on request)	
9.				RIDEM Approved Environmental Site Assessment Phase III (Remediation Plan) if required	
10.		Y		<u>If requesting zoning relief under UDR:</u> Narrative report describing requested zoning relief citing relevant sections of the Zoning Ordinance AND provide evidence towards each of the required findings in RIGL §45-24-41.(d) & (e).	
11.		Y		Copies of all legal documents; legal description of property, proposed easement and rights-of-way, dedications, restrictions or other required legal documents including but not limited to covenants or Homeowners Association, Stormwater Management Plan, Landscaping Maintenance Plan, a deed conveying open space or offer of street dedication	
12.				Draft copies of the metes and bounds description(s) and warranty deed(s) for all proposed public roadways and/or lands proposed to be dedicated to the City for open space purposes, if any, in a form acceptable to the Administrative Officer and reflective of any conditions of the Preliminary Plan approval	
13.		Y		Municipal Lien Certificate (MLCs) from the Tax Collector dated within 6 months showing taxes are paid and no outstanding municipal liens on the parcel.	

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
14.				Approval letter from RI Coastal Resources Management Council if subject lot(s) is within 200' of a <u>coastal shoreline</u>	
15.				For lots containing or impacting <u>freshwater wetlands</u> or <u>tidal waters and their tributaries</u> , copies of either: a. A RIDEM wetlands permit, if required pursuant to RIDEM rules and regulations; or b. A letter of non-jurisdiction from RIDEM	
16.		N/A		If <u>proposing service by public water</u> , copy of a water availability letter	
17.				If <u>proposing service by public water</u> , copies of a written statement from the applicable water service provider that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing water main as depicted on the plan; and, b. If extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan	
18.		N/A		If proposing service by public sewer, copy of sewer service availability letter from the Department of Public Works	
19.				If <u>proposing service by public sewer</u> , copies of a written statement from the Department of Public Works and applicable sewer operator that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing sewer main as depicted on the plan; b. If a <u>sewer main extension</u> is proposed, approval of extension by the Department of Public Works as depicted on the plan.	
20.				If <u>proposing septic and on-site wastewater treatment systems</u> , copies of a RIDEM OWTS permit must be provided.	
21.				If proposing new physical access or alteration to access to a State right-of-way a letter evidencing the issuance of a RIDOT – Physical Alteration Permit	
22.		N / A		Written confirmation and/or permits from any additional required federal, state or local agencies as needed	
23.		N/A		Traffic study performed by a RI Licensed Engineer (if requested)	
24.				Location, type, intensity and direction of illumination of outdoor lighting fixtures	
25.		N/A		Signage including location, size, design and illumination.	
26.		N / A		Building elevations showing exterior building design, materials, colors & height (Optional)	
Checklist Item #				Applicant Comments on Required Items:	
				Either not requested or not applicable as creating a vacant lot	
Checklist Item #				Reviewer Comments on Required Items:	

**G. FEES**

G	PA	PR	F		Received?
1.				Pre-Application Conference with Staff: <i>No fees</i>	
2.		Y		Preliminary Plan Review Fee: \$300 + 35 per unit*	
3.		N/A		Review Fee for Street Creation/Extension: \$200	
4.				Final Plan Fee: \$200 + 35 per unit*	



5.		Y		For public hearings: Radius Package (collected at the City Assessor's Office, 1st floor City Hall, 869 Park Ave. Cranston RI 02910): \$75.00	
6.		Y		UDR Filing Fee if zoning relief is needed (applied to appropriate stage of approval) <u>Residential units</u> 1-or 2 family (incl. additions/alternations & ADUs): \$150/unit Multi-family (incl. additions/alterations): \$450 + \$50/unit <u>Commercial and industrial buildings</u> up to 5,000 SF. (incl. additions/alterations): \$550 5,000–10,000 SF. (incl. additions/alterations): \$800 over 10,000 SF. (incl. additions/alterations): \$1,050	
7.		TBD		For public hearings: Beacon Communications advertising fee (determined after advertising, paid directly to BC)	
8.				<u>Capital Facilities Development Impact Fee:</u> Eastern Cranston: \$593.46 / dwelling unit Western Cranston: \$1,389.50 / dwelling unit	
9.				Final Decision Recording Fee (\$49 for each decision + \$1 per additional page) – submitted <u>AFTER</u> Final Plan approval	
10.				Final Plan Recording Fee (\$49 for plat map + \$1 per additional page) – submitted <u>AFTER</u> Final Plan approval	
11.				Sewer Connection Fee ( <i>Municode</i> 13.08, Art. III, Sec.13.08.100, E)	
12.				Water Impact Fee ( <i>Municode</i> 15.04.020, Sec. 1408.0 B.)	

\*For residential developments the unit fee is per residential unit. For commercial/industrial developments, and non-residential elements of Mixed Used Planned Districts, unit fees are assessed per developed acre or per 1,000 square feet of gross floor area, whichever is greater.

#### H. Materials to be submitted after Approval of Final Plan

H	ELEMENT REQUIRED	REVIEW CODE
1.	2 paper copies (24"x36") of the record plan (applicant may supply additional copies for applicant's use)	
2.	3 paper copies (24"x36") of the Final Plan set	
3.	1 mylar (24"x36") of the record plan for recording	
4.	Final Decision and Plan Recording Fees (see Table G)*	
5.	For street creation/extension: submission of improvement guarantee and 2% inspection fee	
6.	AutoCAD .DWG files compatible with ArcGIS Pro and located in the RI state plane coordinate system that, at a minimum, include parcel lines, zoning lines and dimension annotation ( <i>Land Developments where no lot lines are created, moved, or removed are exempt</i> )	

\* The Final Decision is valid up to 1 year after recording. Vesting becomes permanent once the Record Plan is recorded.

Signature of Applicant or Applicant Representative: \_\_\_\_\_

Signature of reviewer: \_\_\_\_\_

Date of Review: \_\_\_\_\_

May 15, 2025

To: Cranston City Planning Commission

From: Conley Law & Associates  
Zachary Bourdony, Esq.

Re: 199 Gladstone Street Minor Subdivision & UDR Application  
Project Narrative & Zoning Narrative

### **PROJECT NARRATIVE**

#### **Existing and Proposed Use, Type, Locations, Density, Physical Environment**

This is an application for a minor subdivision to split 199 Gladstone Street into two lots. One lot will site the existing single-family home. The other lot will be a vacant, buildable lot.

199 Gladstone Street is zoned B-1, which allows, by-right, single-family and two-family dwellings. There is currently a single family home at 199 Gladstone Street. There is no proposed zone or use change to the two proposed lots. The west lot (Record Lot 129) will keep the existing single-family home. The east lot (Record Lot 132) will be vacant. The subject property is the last B-1 lot on Gladstone Street before reaching the C-4 corridor on Dyer Avenue. Particularly, 199 Gladstone Street borders the C-4 lot containing Emmanuel's Bakery and Taqueria. 199 Gladstone is in the middle of the developed and historically dense Laurel Hill neighborhood. Of the neighborhoods in Cranston, especially on the eastern half, it is one of the densest and most populous neighborhoods. This particular area of Laurel Hill was originally designed and platted to be dense as the original plattor created all 5000sqft lots. The current lot, in addition to the single-family home, contains an abandoned swimming pool, a pool house cabana, along with a manicured yard and garden. Gladstone Street is sloped westerly going towards Dyer Avenue.

#### **Lot Proposal Approach**

The subdivision proposal would split the current lot into two 5,000sqft lots. 199 Gladstone was previously two separate 5,000sqft lots when the neighborhood was originally platted back in 1887. The proposed lots are based upon the originally platted record lots. Regarding the concrete retaining wall to be left that crosses both proposed lots, we will defer to the Commission's recommendation as to the options of how to address this – raze the wall; move the lot lines and possible affect the lot areas. Whatever option chosen, we can ensure that a plan reflecting that option is provided to the Planning Department for their approval of the final plan.

#### **Application Waivers**

There is no request for the waiver of any application requirements. Making a vacant lot and keeping a pre-existing non-conforming building make some of the requirements moot.<sup>1</sup>

---

<sup>1</sup> However, if there are any items not seen in the application package that the Planning Department and/or Commission deems would be needed, in order to move this project forward, we would ask that these items are deferred to staff review upon submission for final plan approval.

## **Zoning Relief**

This section is being prefaced with our belief that zoning relief is not necessary for either proposed lots. However, in their review of this project, the City has advised us that zoning relief shall be needed in conjunction with the subdivision application.

It is our belief that zoning relief is not necessary for Record Lot 132, the proposed vacant lot. Upon the approval of the subdivision, the proposed lots become substandard lots of record. The dimensional standards are reduced for lot size and lot frontage.<sup>23</sup> Lot width would be met, leaving only lot size as the outstanding dimensional standard.<sup>4</sup> §45-24-38(b) states that when lot size is the only requirement not in conformance, zoning relief “shall not be required.” Here, only lot size is nonconforming, and thus zoning relief is not required. See §45-24-38(b).

It is our belief that zoning relief is also not necessary for Record Lot 129, the single-family dwelling is a pre-existing legal nonconforming building by dimension. Any nonconformities are grandfathered in. Moving the lot line via subdivision will not alter the pre-existing nonconformities. Once the subdivision is approved, for the same reasons as with Record Lot 132, only lot size will be the As such, the becomes a legal non-conforming use. the dimensional requirements and proportional reductions are the same as Lot 2794, as they are the same lot size. See §45-24-38(b), (b)(1). As a vacant lot, only lot width and lot size are eligible for possible relief. But with the proportional reduction, the lot width is conforming and with lot width met, zoning relief is not necessary solely for lot size, pursuant to state law. See §45-24-38(b). Because only lot size would be non-conforming for both lots, state law explicitly states that zoning relief shall not be required.

However, the City believes it necessary to obtain zoning relief. Record Lot 132 would only need relief from the 6,000sqft minimum lot size and 60 foot minimum lot width requirements set out in Section 17.20.120 of the Zoning Ordinance.

Record Lot 129 would need relief from the 6,000sqft minimum lot size and 60 foot minimum lot width requirements set out in Section 17.20.120 of the Zoning Ordinance. If the Commission asks for it, relief may be needed for the front and side setback of the pre-existing building – though, as stated above, any building dimension non-conformities are grandfathered in. The pre-existing non-conforming dimensional setbacks on Record Lot 129 will not be made more non-conforming by the proposed subdivision.

## **Zoning Standards-§45-24-41(d),(e)(2)**

***§45-24-41(d)(1): That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16).***

---

<sup>2</sup> Lot 132 would be 5,000sqft; B-1 requires 6,000sqft. Lot 132 is 83.33% of the minimum lot area. Under §45-24-38, the dimensional requirements are reduced to 83.33% of what is listed in Section 17.20.120 of the Zoning Ordinance.

<sup>3</sup> The new substandard dimensional requirements are 50ft for lot width, which would be met.

<sup>4</sup> Lot 2794 frontage is 50ft, front setback is 16.2 ft, rear setback is 18.8 ft, and side setback is 7.8 ft.

We are proposing lots of 5,000sqft, each with 50 foot lot width. The subject lot was originally platted in 1887 as two separate 5,000sqft lots. When the neighborhood was originally platted, all lots were created as identical 5,000sqft lots. Thus, given that the Lots 129 and 132 previously had common ownership and merged to one 10,000 sq. ft. lot, the current lot is well positioned to be subdivided back into their two original separate lots.

The existing structure has been present since 1939, nearly ninety years before the applicant acquired the property and more than thirty years before the lots merged. It was placed on the original 5,000sqft lot. The off center position of the structure shows it was clearly the intent of the original builder to allow for building on the other lot.

***§45-24-41(d)(2): That the hardship is not the result of any prior action of the applicant.***

As previously stated, the neighborhood was platted in 1887, the existing structure was built in 1939, and the lots were merged in 1972 – all well prior to the Applicant’s property acquisition.

***§45-24-41(d)(3): That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.***

The granting of this variance will keep with the general characteristics of the neighborhood. The lot is positioned within a residential zone. The lot is positioned in the Laurel Hill neighborhood, a dense neighborhood sandwiched between Cranston Street and Dyer Avenue, two main thoroughway and commercial arteries that connect between Cranston and Providence. The neighborhood has a mix of housing units, though primarily single family.

The existing single-family dwelling has been around since 1939. Additionally, just looking up Gladstone Street, there are multiple 5,000sqft lots of record. Moving one street over in either direction shows the same thing. Moving up to the next intersecting road, Princess Avenue, there are plenty of 5,000sqft lots, and even some under 5,000sqft. Granting the variance requested will keep with the surrounding area as there are a plentiful amount of single family homes on 5,000sqft lots.

With the proposed subdivision, the unit density remains the same. This section of Laurel Hill desires a maximum unit density, per the Future Land Use map, of less than 10.89 units per acre. As it stands, the current residential density within a 200ft radius is 9.38 units per acre.

***§45-24-41(e)(2): In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief. The zoning board of review, or, where unified development review is enabled pursuant to § 45-24-46.4, the planning board or commission has the power to grant dimensional variances where the use is permitted by special-use permit.***

Without approving the requested variances, the existing single-family home will have to be razed and the Applicants property rights will be taken. While merged in the past, the current lot did previously exist of two separate lots. The Applicants should be able to enjoy the usage of two separate lots and enjoy their by-right usage of these lots. A denial of this variance request will

wholly preclude the applicants' ability to use their property in the same manner as those in the surrounding area.

**Subdivision Standards-RIGL §45-23-60(a)(1-5); Subdivision Regulations Section III(L)**

State law and the applicable City's subdivision regulations mirror each other.

***§45-23-60(a)(1); III(L)(1): The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies.***

The Comprehensive Plan outlines goals, policies, and action items pertaining to residential development. The subject subdivision application achieves various goals and policies of the Comprehensive Plan.

Housing Goal 4 in particular seeks to, "*promote housing opportunity for a wide range of household types and income levels.*" The subject subdivision application would allow a single-family building to remain and create a buildable lot that would allow a, by-right, single or two-family home. The buildable lot can provide for new families, young families, young individuals, old families, and multiple generations living within one building.

Housing Policy 6 seeks to, "*maintain a varied housing stock, with units of different age, size[, and type that are affordable to a wide range of incomes.*" Just about every home on Gladstone Street has been around since before 2000. Many homes on Gladstone Street were built nearly one hundred years ago. One of the oldest was built in 1904 (75 Gladstone Street). By making the vacant lot a buildable lot, any future building will drastically decrease the average age of the housing stock; whether it is built in 2025, 2026, or beyond. There is a fairly even mix of single-family and two-family homes right around 199 Gladstone and going further away from Dyer Avenue.

Housing Action Item 7 seeks to, "*Review zoning in existing residential neighborhoods to ensure the zoning matches, as closely as possible, what has already been built. Revise in terms of dimensions and unit types, unless site constraints or specific needs determine otherwise.*"

Granting zoning relief will allow the pre-existing nonconforming structure to remain as it has. Again, most homes were built well before any zoning was created, and especially the Zoning Enabling Act. Thus, many of the homes have some sort of need for dimensional relief. As stated above, there are plenty of 5,000sqft lots, meaning they have 50ft lot width. Approving the zoning relief would keep the property in line with the existing residential neighborhood.

The proposed development also meets the Future Land Use Map density. The subject neighborhood is assigned 10.89 units per acre maximum desired density. Within a 200-foot radius, the current density is 9.38 units per acre. The proposed subdivision will maintain this density. Even if a by-right single family is eventually built, the density increases to 9.72 units per acre. Adding another unit by a by-right two-family home increases the density to 10.07 units per acre. Minimal increases, and still under the desired density for this neighborhood.

Within a 400 foot radius of the subject lot, the residential density is only 5.81 units per acre, nearly half of what is desired. Whether a future builder would put a single-family dwelling or two-family dwelling on the vacant buildable lot, the increase in density would be negligible. The immediate area is still well within its future land use residential density.



***§45-23-60(a)(2); III(L)(2): The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance.***

The City views this proposed subdivision as requiring variances. Thus, it is not currently in compliance, but with the approval of the requested variances, the proposed lots will be deemed zoning compliant.

***§45-23-60(a)(3); III(L)(3): There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.***

The subdivision application seeks to keep the pre-existing dwelling and create a vacant lot. There are no known current negative environmental impacts on the property, so there will be none when the subdivision is approved.

***§45-23-60(a)(4); III(L)(4): The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.***

The vacant lot will be buildable. Once the subdivision and zoning relief are approved, a zoning compliant single-family or two-family dwelling can be constructed on the substandard lots of record.

***§45-23-60(a)(5); III(L)(5): All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.***

The current lot fronts and has access to Gladstone Street. The future vacant lot will have the same frontage and access.

### **Soil Analysis**

Per the Cranston GIS, the soil type on the subject lot is labeled as CB, and described to have moderate constraints to development. While constraints may be present, based upon building projects having been approved, just north on 87 Dunedin Street, it is clear that these lands can be built upon. Additionally, the area is comprised of very deep and well drained soil.

### **Conclusion**

We request that this UDR application is reviewed and approved as having met all of the applicable standards. We wish for the expeditious review and approval so we may work together towards addressing the nationwide and statewide housing crisis we are currently in the middle of.

Sincerely,

/s/ Zachary Bourdony  
Zachary Bourdony, Esq.  
Conley Law & Associates  
123 Dyer Street, 3<sup>rd</sup> Floor  
Providence, RI 02903  
zbourdony@conleylawri.com

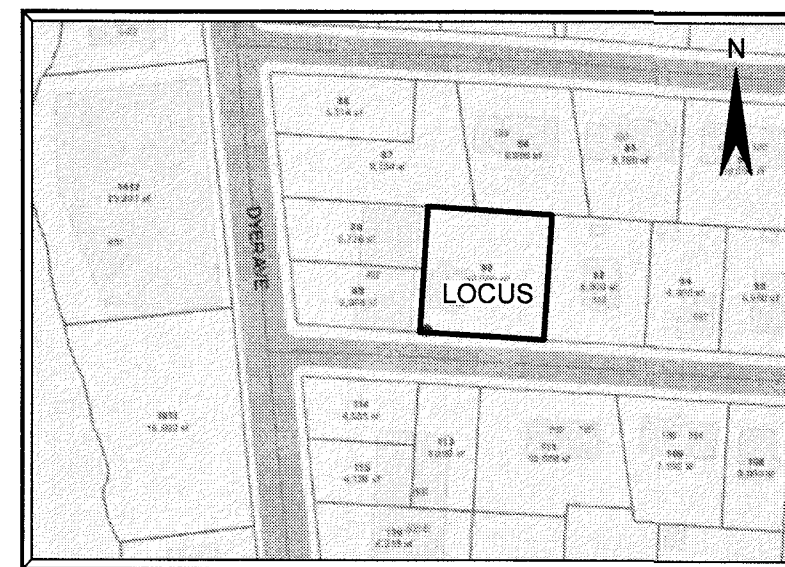
REFERENCE:  
1. DEED BK. 6713 PG. 245  
2. LOTS 129 & 132 ON PLAT ENTITLED "THE ST. GEORGE'S HEIGHTS PLAT OF LAND, ON LAURAL HILL AVENUE, CRANSTON R.I. BELONGING TO CHARLES O. BENNETT DRAWN BY J.A. LATHAM, C.E. DEC. A.D. 1887 SCALE 100 FT PER INCH." PLAT CARD 63

A.P. 8/3 / LOT 87  
N / F  
PASQUAZZI BROS. INC.

A.P. 8/3 / LOT 84  
N / F  
LUCY LOPPO REVOCABLE TRUST  
LUCY LOPPO - TRUSTEE

300.00'

STONE BOUND FOUND



LOCUS MAP  
NOT TO SCALE

ZONING DISTRICT B-1

SINGLE FAMILY

MINIMUM LOT AREA: 6,000 S.F.  
MINIMUM LOT FRONTAGE: 60 FT.  
MINIMUM SETBACKS: FRONT: 25 FT.  
SIDE: 8 FT.  
REAR: 20 FT.  
MAXIMUM LOT COVERAGE: 35%  
MAXIMUM STRUCTURE HEIGHT: 35 FT.

LEGEND

- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- IRON ROD
- DRILL HOLE
- GIN SPIKE / MAG NAIL
- GRANITE BOUND
- MANHOLE
- CATCH BASIN
- GAS GATE
- WATER GATE
- HYDRANT
- SEWER MANHOLE
- ELECTRIC MANHOLE
- UTILITY POLE
- SIGN
- LIGHT POLE

SANCHEZ PLAT

EXISTING CONDITIONS SURVEY

A.P. 8/3 / LOT 90  
199 GLADSTONE STREET  
CRANSTON, RI 02920  
SCALE: 1"=10' DATE: AUGUST 21, 2014

PREPARED FOR:  
CONRADO SANCHEZ  
121 GLADSTONE STREET  
CRANSTON, RI 02920  
PHONE: (401) 263-8887

PREPARED BY:  
OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10830 / DWG. NO. 10830 - (AR)

GRAPHIC SCALE: 1" = 10'

0 10 20 30

SURVEY CLASSIFICATION:

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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:  
LIMITED CONTENT BOUNDARY SURVEY  
DATA ACCUMULATION SURVEY

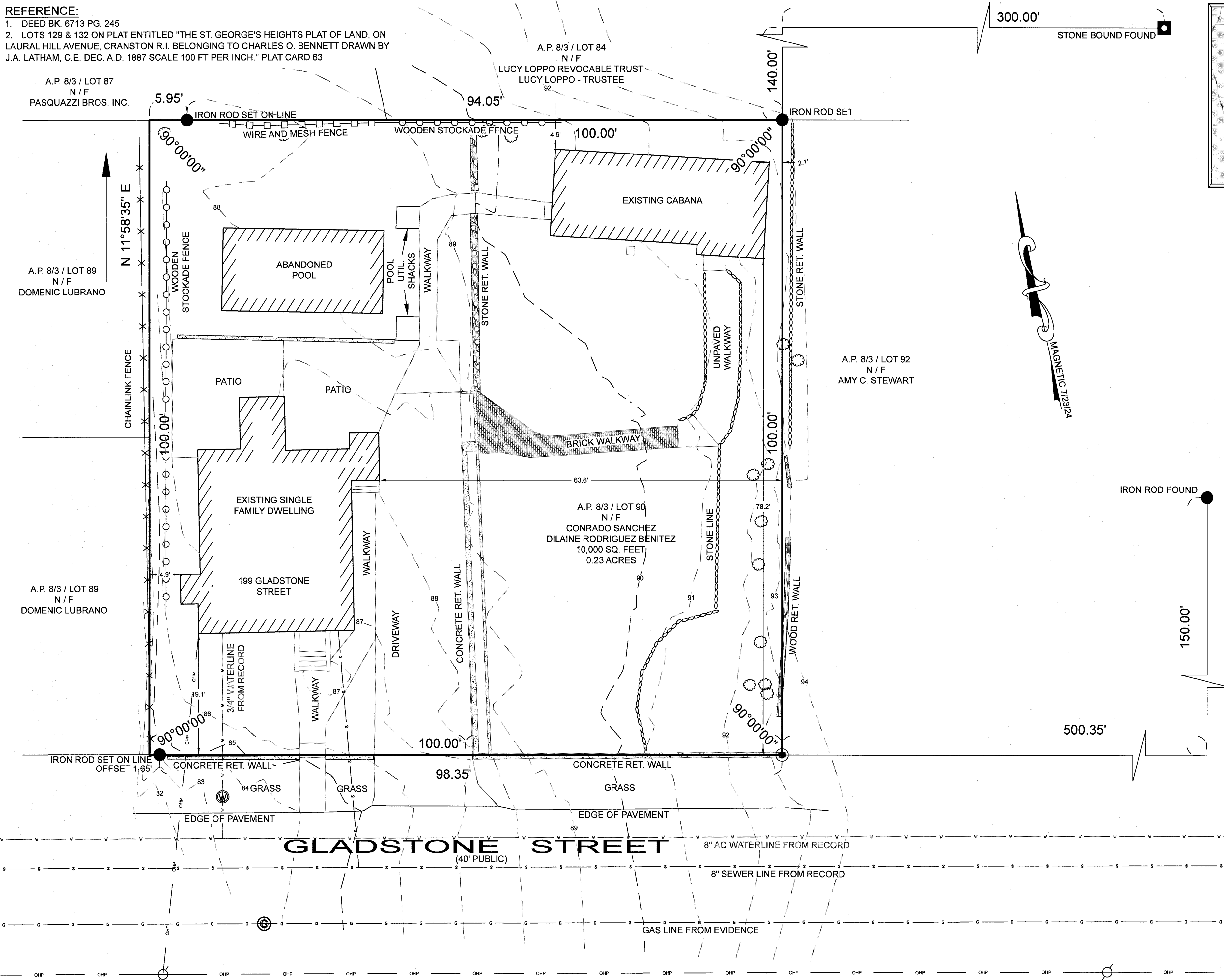
MEASUREMENT SPECIFICATION:  
CLASS I  
CLASS III

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

TO ESTABLISH LOCATION OF EXISTING STRUCTURES AND FEATURES ON THE SITE.

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60  
DATE: 9/03/24

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



9/03/24



REFERENCE:

1. DEED BK. 6713 PG. 245  
2. LOTS 129 & 132 ON PLAT ENTITLED "THE ST. GEORGE'S HEIGHTS PLAT OF LAND, ON LAURAL HILL AVENUE, CRANSTON R.I. BELONGING TO CHARLES O. BENNETT DRAWN BY J.A. LATHAM, C.E. DEC. A.D. 1887 SCALE 100 FT PER INCH." PLAT CARD 63

A.P. 8/3 / LOT 87  
N / F  
PASQUAZZI BROS. INC.

A.P. 8/3 / LOT 89  
N / F  
DOMENIC LUBRANO

A.P. 8/3 / LOT 89  
N / F  
DOMENIC LUBRANO

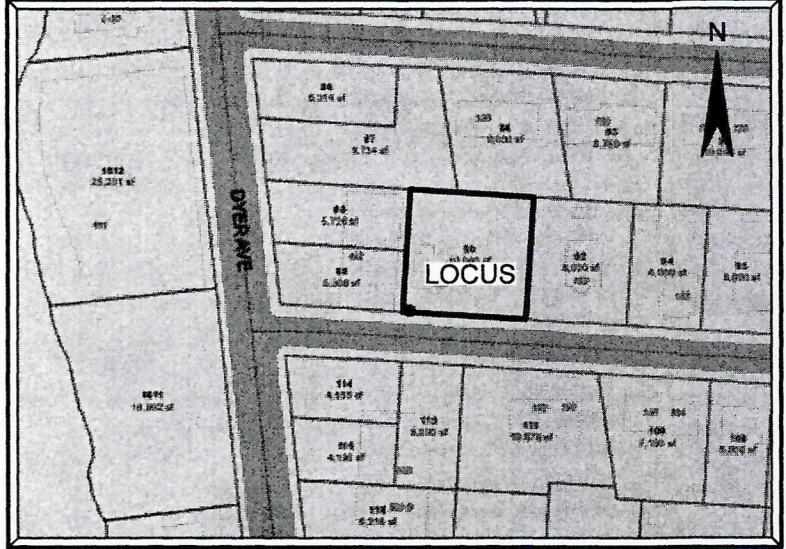
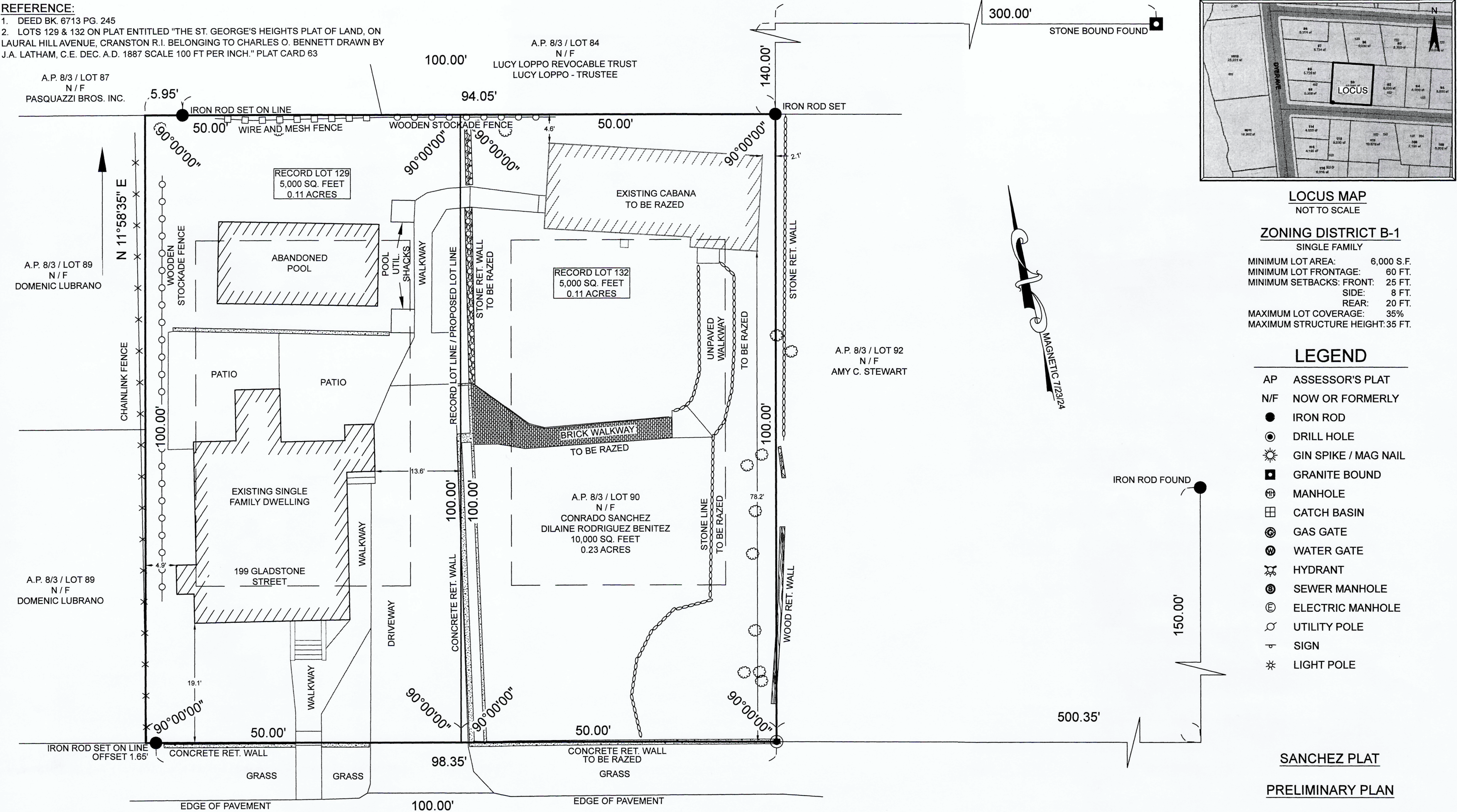
A.P. 8/3 / LOT 84  
N / F  
LUCY LOPPO REVOCABLE TRUST  
LUCY LOPPO - TRUSTEE

A.P. 8/3 / LOT 92  
N / F  
AMY C. STEWART

A.P. 8/3 / LOT 90  
N / F  
CONRADO SANCHEZ  
DILAINE RODRIGUEZ BENITEZ  
10,000 SQ. FEET  
0.23 ACRES

RECORD LOT 129  
5,000 SQ. FEET  
0.11 ACRES

RECORD LOT 132  
5,000 SQ. FEET  
0.11 ACRES



LOCUS MAP  
NOT TO SCALE

ZONING DISTRICT B-1  
SINGLE FAMILY

MINIMUM LOT AREA: 6,000 S.F.  
MINIMUM LOT FRONTAGE: 60 FT.  
MINIMUM SETBACKS: FRONT: 25 FT.  
SIDE: 8 FT.  
REAR: 20 FT.  
MAXIMUM LOT COVERAGE: 35%  
MAXIMUM STRUCTURE HEIGHT: 35 FT.

LEGEND

- AP ASSESSOR'S PLAT  
N/F NOW OR FORMERLY  
● IRON ROD  
⊙ DRILL HOLE  
☼ GIN SPIKE / MAG NAIL  
■ GRANITE BOUND  
⊕ MANHOLE  
⊞ CATCH BASIN  
⊙ GAS GATE  
⊙ WATER GATE  
⊕ HYDRANT  
⊙ SEWER MANHOLE  
⊙ ELECTRIC MANHOLE  
⊙ UTILITY POLE  
⊙ SIGN  
\* LIGHT POLE

SANCHEZ PLAT

PRELIMINARY PLAN

MINOR SUBDIVISION

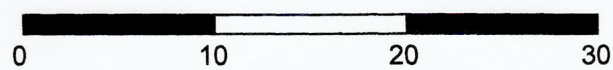
A.P. 8/3 / LOT 90  
199 GLADSTONE STREET  
CRANSTON, RI 02920  
SCALE: 1"=10' DATE: AUGUST 21, 2024  
REVISED: APRIL 10, 2025

PREPARED FOR:  
CONRADO SANCHEZ  
121 GLADSTONE STREET  
CRANSTON, RI 02920  
PHONE: (401) 263-8887

PREPARED BY:  
OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10830 / DWG. NO. 10830 - C1 - (AR)

GRAPHIC SCALE: 1" = 10'



SURVEY CLASSIFICATION:

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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:  
LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:  
CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *Richard T. Bzdyra* DATE: 4/17/25  
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA #LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



ZONING RELIEF REQUESTED FOR A-6 ZONE SECTION 17.20.120 SCHEDULE OF INTENSITY REGULATIONS

	REG	PROPOSAL
MIN LOT AREA:	6,000 SF.	5,000 SF.
MIN LOT WIDTH:	60'	50'
MIN FRONTAGE:	60'	50'

NOTES:

1. FEMA ZONE X / MAP: 44007C0312H / DATE: 10-02-15  
2. ALL UTILITY LOCATIONS ARE BASED ON AVAILABLE RESEARCH AND ACCUMULATED FIELD DATA.  
3. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.



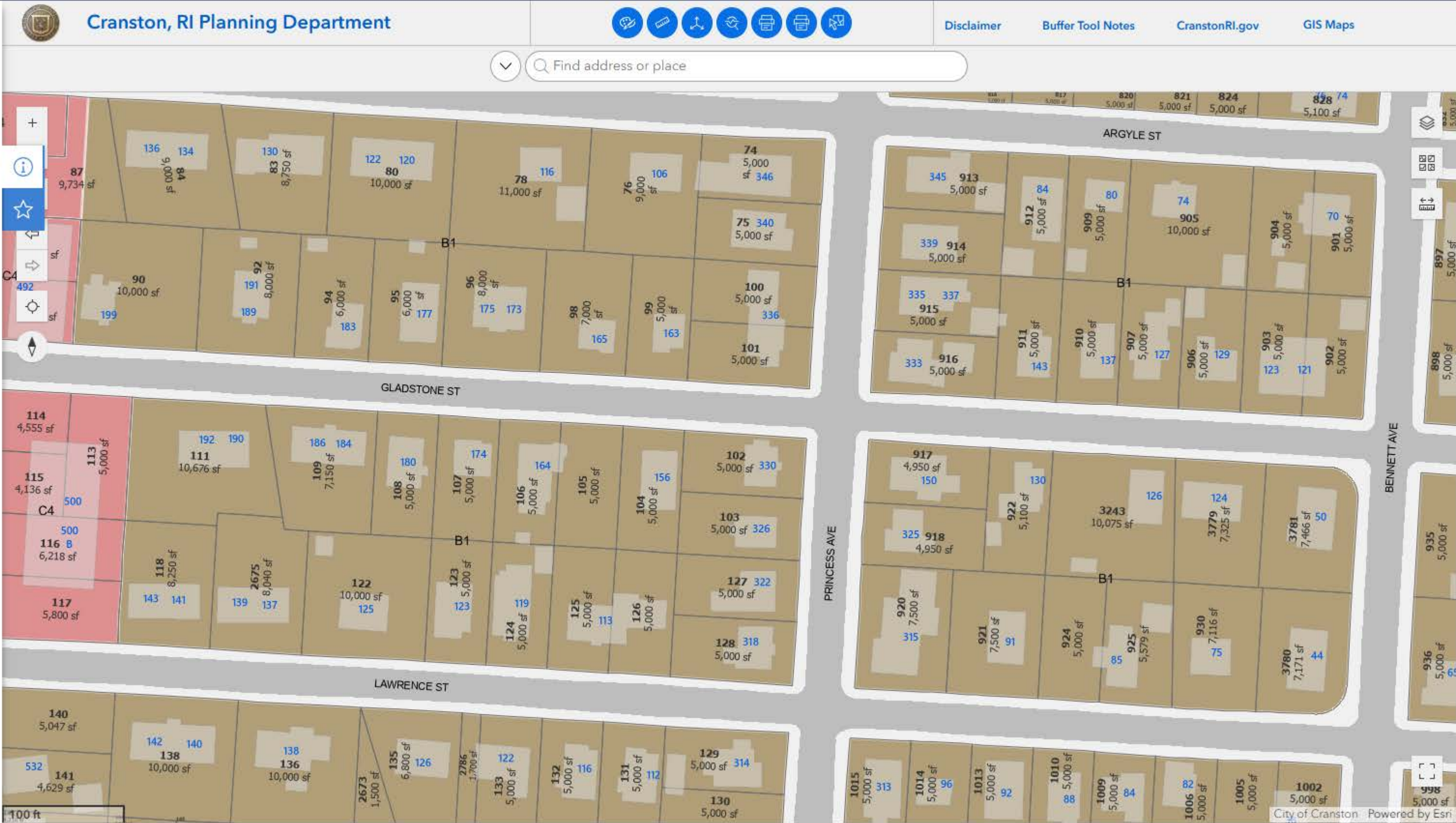
Planning App

Private Member ⓘ

Cranston RI GIS

View Full Details

- Details
- Application
- Web Experience
- March 31, 2025
- Date Updated
- October 8, 2024
- Published Date
- Public
- Anyone can see this content
- No License Provided
- Request permission to use







THE  
ST. GEORGE'S HEIGHTS PLAT  
Of land, on Laurel Hill Avenue, Cranston R.I. belonging to  
CHARLES O. BENNETT

DRAWN BY J. A. LATHAM, C.E.  
Dec. A.D. 1887

Scale 100 ft per inch.      • Denotes a stone bound.  
Outline taken from map made by Geo. C. Tingley, for Z. Chaffee Trustee 1883.  
Recorded Dec 12<sup>th</sup> 1887 Witness J.M. Wheeler,  
Town Clerk.  
Recorded in Cranston Plat Book 4 Page 22.



August 21, 2024

LEGAL DESCRIPTION

Minor Subdivision of Lot on Gladstone Street A.P. 8/3 Lot 90  
Record Lot 129

That certain parcel of land together with all buildings and improvements thereon situated on the northerly side of Gladstone Street, City of Cranston, State of Rhode Island and is bounded and described as follows:

Beginning at a point on the northerly line of Gladstone Street, on the most westerly corner of herein described parcel;

THENCE proceeding in a northerly direction, bounded westerly by land owned now or formerly by Domenic Lubrano (A.P. 8/3 / lot 89), a distance of one hundred and 00/100 (100.00) feet to a point;

THENCE turning an interior angle of 90°00'00" and proceeding in a easterly direction, bounded northerly in part by land owned now or formerly by Pasquazzi Bros. Inc. (A.P. 8/3 / lot 87) and land owned now or formerly by the Lucy Loppo Revocable Trust (A.P. 8/3 / Lot 84), a distance of fifty and 00/100 (50.00) feet to a point;

THENCE turning an interior angle of 90°00'00" and proceeding in an southerly direction, bounded easterly by Record Lot 132, a distance of one hundred and 00/100 (100.00) feet to a point;

THENCE proceeding in a westerly direction bounded southerly by said Gladstone Street, a distance of fifty and 00/100 (50.00) feet to a point, said point being the point and place of beginning. The last course forming an interior angle of 90°00'00" with the first course herein described.

Said parcel contains 5,000 square feet as surveyed by Richard T. Bzdyra PLS# 1786 of Ocean State Planners, Inc. Meaning and intending to describe the area subdivided as Record Lot 129 on that survey plan entitled "Sanchez Plat Preliminary Plan Minor Subdivision Plan A.P. 8/3 / Lot 90 199 Gladstone Street Cranston, R.I. 02920 Scale: 1"=10' Date: August 21, 2024 Prepared for: Conrado Sanchez 121 Gladstone Street Cranston, RI 02920 Phone: (401) 263-8887 Prepared By: Ocean State Planners, Inc. 1255 Oaklawn Avenue, Cranston, RI 02920 Phone: (401) 463-9696 Job No. 10830"

August 21, 2024

LEGAL DESCRIPTION

Minor Subdivision of Lot on Gladstone Street A.P. 8/3 Lot 90  
Record Lot 132

That certain parcel of land together with all buildings and improvements thereon situated on the northerly side of Gladstone Street, City of Cranston, State of Rhode Island and is bounded and described as follows:

Beginning at a point on the northerly line of Gladstone Street, on the most westerly corner of herein described parcel;

THENCE proceeding in a northerly direction, bounded westerly by Record Lot 129, a distance of one hundred and 00/100 (100.00) feet to a point;

THENCE turning an interior angle of 90°00'00" and proceeding in a easterly direction, bounded northerly in part by land owned now or formerly by the Lucy Loppo Revocable Trust (A.P. 8/3 / Lot 84), a distance of fifty and 00/100 (50.00) feet to an iron rod set;

THENCE turning an interior angle of 90°00'00" and proceeding in an southerly direction, bounded easterly by land owned now or formerly by Amy C. Stewart (A.P. 8/3 / Lot 92), a distance of one hundred and 00/100 (100.00) feet to a Drill Hole Set;

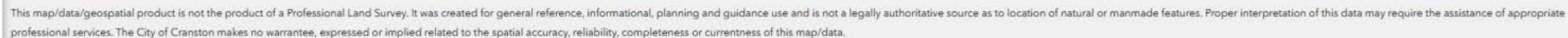
THENCE proceeding in a westerly direction bounded southerly by said Gladstone Street, a distance of fifty and 00/100 (50.00) feet to a point, said point being the point and place of beginning. The last course forming an interior angle of 90°00'00" with the first course herein described.

Said parcel contains 5,000 square feet as surveyed by Richard T. Bzdyra PLS# 1786 of Ocean State Planners, Inc. Meaning and intending to describe the area subdivided as Record Lot 129 on that survey plan entitled "Sanchez Plat Preliminary Plan Minor Subdivision Plan A.P. 8/3 / Lot 90 199 Gladstone Street Cranston, R.I. 02920 Scale: 1"=10' Date: August 21, 2024 Prepared for: Conrado Sanchez 121 Gladstone Street Cranston, RI 02920 Phone: (401) 263-8887 Prepared By: Ocean State Planners, Inc. 1255 Oaklawn Avenue, Cranston, RI 02920 Phone: (401) 463-9696 Job No. 10830"



## GIS Maps

 **No License Provided**  
Request permission to use







## **TO ALL ATTORNEYS AND CLOSING AGENTS:**

Please provide this form to the new homeowners at their closing. Thank you.

Fax to: (401) 780-3147 OR Mail to: Cranston Tax Collection Office  
869 Park Avenue  
Cranston, RI 02910

### **ATTENTION NEW HOMEOWNERS:**

It is imperative that you contact the Tax Collection Office to obtain your real estate and/or sewer bills. It is your responsibility to obtain these bills and file for any tax exemptions that you may be entitled to. Failure to do so may result in interest, penalties, and/or tax sale charges.

Please return this form below to the Tax Collection Office as soon as possible so that we may expedite your bill request.

---

Closing Attorney:

Phone number:

Closing Date:

Name:

Property Address:

Mailing Address if different from above:

Plat and Lot (if known):

Previous Owner(s) Name: