

**Record No: ZBR-26-42**

Zoning Board of Review Application

Status: Active

Submitted On: 8/6/2026

Applicant

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

Name of Applicant*

Joseph Villaman

Who is Submitting this Application?*

Contractor

Owners Name*

April Woodworth

Owner Authorization Affidavit* ?

Owner Affidavit - Zoning .pdf

PLEASE NOTE THAT IF THE OWNER OF SUBJECT PROPERTY IS AN LLC OR CORPORATION YOU WILL BE REQUIRED TO HAVE ATTORNEY REPRESENTATION.

Location for Application

Please Note - The Address and/or Plat/ lot is required to continue with this application

Property Location Type*

Plat*

Plat/Lot

5

Lot(s)* ?

192

Type of Application

Application Type*

Proposed*

Dimensional Variance

Other (Lot coverage, Parking, etc.)

Propose Other Detail*

Total Square Footage*

lot coverage and setbacks

7600

Width in Feet*

Length in Feet*

100

76

Height Above Grade*

Number of Stories*

0

2

Setbacks:

Indicate the amount of Dimensional Relief being sought from the property boundaries (if none please indicate 0)

Front Yard in Feet*

Rear Yard in Feet*

6.5

12.5

Side Yard in Feet*

Corner Side Yard in Feet*

0

2.25

Height in Feet*

0

Provision(s) of the Zoning Ordinance (if known)

§ 17.20.120 – Schedule of intensity regulations.

Describe the extent of the proposed alterations and the reasons for the requesting relief*

The application is to legalize an existing dwelling as a two-family. The house has been being taxed as a two family property since approximately 1980. This application is not to modify any part of the building or lot, only to allow the building as it exists to become a legal two family dwelling. The relief is required due to the house being on a 7,600 sqft lot with restricted setbacks.

Existing Lot Specifications

Current Use of Premises*

Residential

Lot Area*

7600

Lot Frontage*

100

Lot Depth*

76

Existing Buildings & Structures

Type of Building or Structure

Primary Residence

Square Footage

1456

Building /Structure Detail if Other

dwelling

Type of Building or Structure

Square Footage

Accessory

484

Building /Structure Detail if Other

garage

Applicant Sign off

I , the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*



Joseph Villaman

Aug 6, 2026

PROJECT INFO

ADDRESS: 110 LAURENS STREET
CRANSTON, RI 02910
LOT AREA: 7,600 SF
PARCEL NUMBER: 5-192-0
ZONE: B1
STORIES: 2

GENERAL NOTES

- IT IS THE SOLE RESPONSIBILITY OF THE OWNER/ BUILDER TO OBTAIN ALL BUILDING PERMITS AND TO VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS AND SITE CONDITIONS WITH THEIR CONTRACTOR, ENGINEER AND/ OR SURVEYOR PRIOR TO CONSTRUCTION.
- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES, AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

ABBREVIATIONS

- A

ALT

ANC

AB

AD

B

BRG

BM

BLKG

BD

BS

BW

BOT

BLDG

C

CLG

CJ

CT

CLR

COMB

CONC

CMU

CONN

CONT

D

(D)

DTL

DIAG

DIA

DIM

DR

DBL

DH

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SPEC

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STL

STN

ST STL

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FOC

FOM

FOS

T&B

T& G

TOC

TOP

TOL

TOS

TOW

TYP

U

UNO

UG

V

V

VB

VF

VAC

VAR

VOL

W

WP

WO

WH

WD
- ALTERNATE

ANCHOR/ANCHORAGE

ANCHOR BOLT

AREA DRAIN

BEARING

BEAM

BLOCKING

BOARD

BOTH SIDES

BOTH WAYS

BOTTOM

BUILDING

CEILING

CEILING JOIST

CERAMIC TILE

CLEAR/CLEARANCE

COMBINATION

CONCRETE

CONCRETE MASONRY UNIT

CONNECTION

CONTINUOUS

DEMOLISH

DETAIL

DIAGONAL

DIAMETER

DIMENSION

DOOR

DOUBLE

DOUBLE HUNG

DOWNSPOUT

DRAIN

DRAWER

DRAWING

DOUGLAS FIR

DISH WASHER

EACH

ELEVATION

EQUAL

EXISTING

EXPOSED

EXTERIOR

FINISH

FINISH GRADE

FLASHING

FLOOR

FLOOR DRAIN

FLOOR JOIST

FOOT OR FEET

FOOTING

GAUGE

GALVANIZED

GLASS OR GLAZING

GLUE LAMINATED BEAM

GRADE

GYP SUM

HEADER

HEIGHT

HOSE BIB

INSULATION

INTERIOR

JOIST

LABEL

LAMINATE

LIGHT

MASONRY

MASONRY OPENING

MAXIMUM

MECHANICAL

NEW

NORTH

NOT IN CONTRACT

NOT TO SCALE

OVERHEAD

OVERHANG

PAINT/PAINTED

PANEL

PLASTIC LAMINATE

PLYWOOD

PROPERTY LINE

QUANTITY

REFERENCE

REGISTER

REINFORCE

REQUIRED

REVISION

SECTION

SHEATHING

SHEET

SIMILAR

SPECIFICATION

SQUARE

STANDARD

STEEL

STONE

STAINLESS STEEL

FACE OF CONCRETE

FACE OF MASONRY

FACE OF STUD

TOP AND BOTTOM

TONGUE AND GROOVE

TOP OF CONCRETE

TOP OF FOUNDATION

TOP OF LEDGE

TOP OF SLAB

TOP OF WALL

TYPICAL

UNLESS NOTED OTHERWISE

UNDERGROUND

VALVE / VOLT

VAPOR BARRIER

VERIFY IN FIELD

VACUUM

VARIABLE/VARIES

VOLUME

WATER PROOFING

WITHOUT

WATER HEATER

WOOD

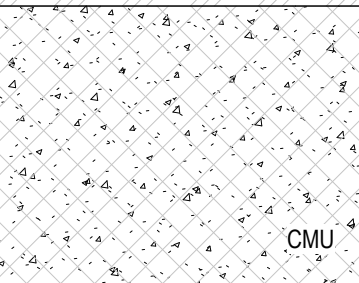
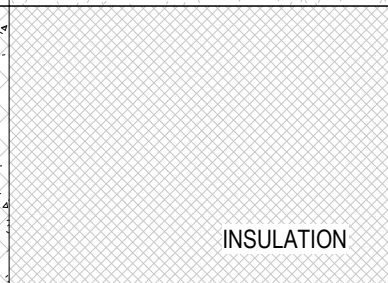
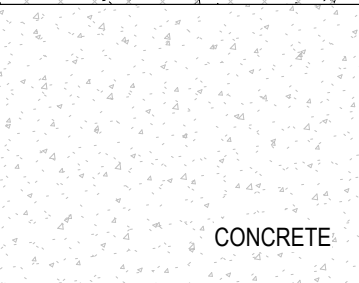
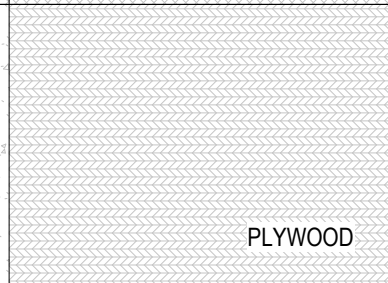
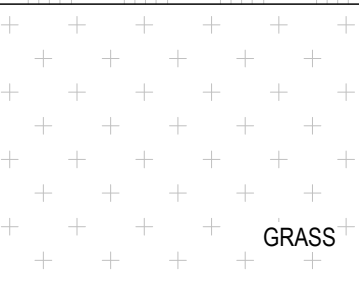
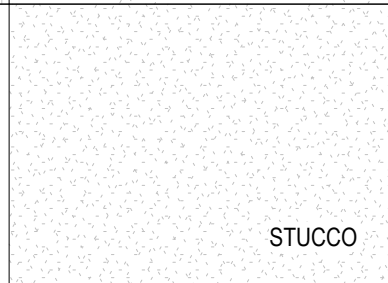
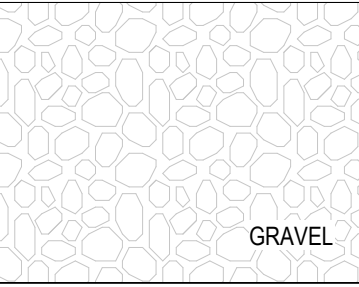
SCOPE OF WORK

IN 2004, AN APPLICANT REGIEVED APPROVAL FROM THE ZONING BOARD OF REVIEW TO CONVERT THIS SINGLE FAMILY DWELLING TO A TWO FAMILY DWELLING. HOWEVER, NO BUILDING PERMIT WAS PULLED FOLLOWING THE ZONING APPROVAL, THEREFORE THE ZBR DECISION FROM 2004 EXPIRED.

THIS DRAWING SET IS PREPARED FOR THE SAME REQUEST AT ZBR TO CONVERT THE EXISTING SINGLE FAMILY DWELLING AT 110 LAURENS STREET, CRANSTON, RI TO BE CHANGED TO A LEGAL TWO FAMILY DWELLING. THE ZBR APPLICATION IS REQUIRED PER A DIMENSIONAL VARIANCE FOR RESTRICTED FRONT, SIDE AND REAR YARD SET BACKS ON AN UNDERSIZED LOT.

THIS DRAWING SET PROVES COMPLIANCE WITH ALL OTHER ZONING REGULATIONS SUCH AS PARKING REQUIREMENTS, LOT COVERAGE, BUILDING HEIGHT AND FRONTAGE.

MATERIALS

	ALUMINUM		GYPSUM PLASTER
	CMU		INSULATION
	CONCRETE		PLYWOOD
	EARTH		SAND
	GRASS		STUCCO
	GRAVEL		WOOD

PROJECT TEAM

OWNER: APRIL WOODWORTH
DESIGNER: VISIONARY DESIGN & BUILD LLC

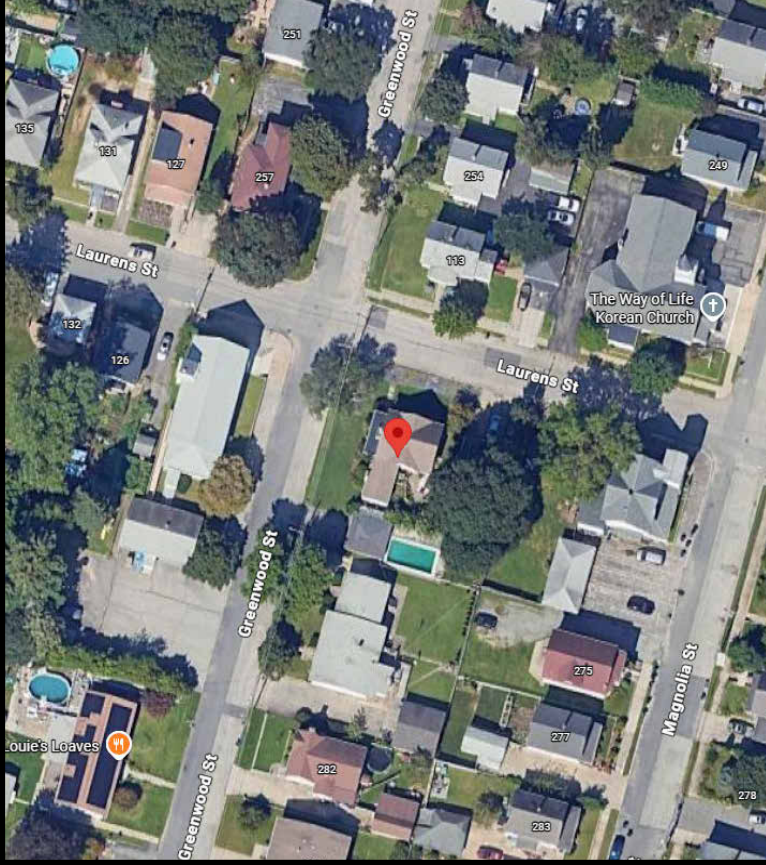
CODES

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
RHODE ISLAND STATE BUILDING CODE (RI-SBC-2), 2025 EDITION
2025 RHODE ISLAND ENERGY CONSERVATION CODE
2025 RHODE ISLAND PLUMBING CODE
2025 RHODE ISLAND MECHANICAL CODE
2025 RHODE ISLAND ELECTRICAL CODE
ALL APPLICABLE RHODE ISLAND STATE BUILDING CODES CURRENTLY ADOPTED.

SHEET INDEX

NUMBER	NAME
A0.0	COVER PAGE
A1.0	SITE PLAN

VICINITY MAP



VISIONARY DESIGN
& BUILD,LLC
80 Congress Ave,
Providence, RI,02907
jvillaman@vdesbuild.com

RI REGISTERED CONTRACTOR:

Joseph Villaman
GC-51470

STAMP:

110 LAURENS RESIDENCE
110 LAURENS ST,
CRANSTON, RI 02910

PROJECT STATUS:

PERMIT SET

DATE: 08-04-26

PROJECT NO:

DRAWN BY: JV

CHECKED BY: JV

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REVISIONS:

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COVER PAGE

DRAWING NO.:

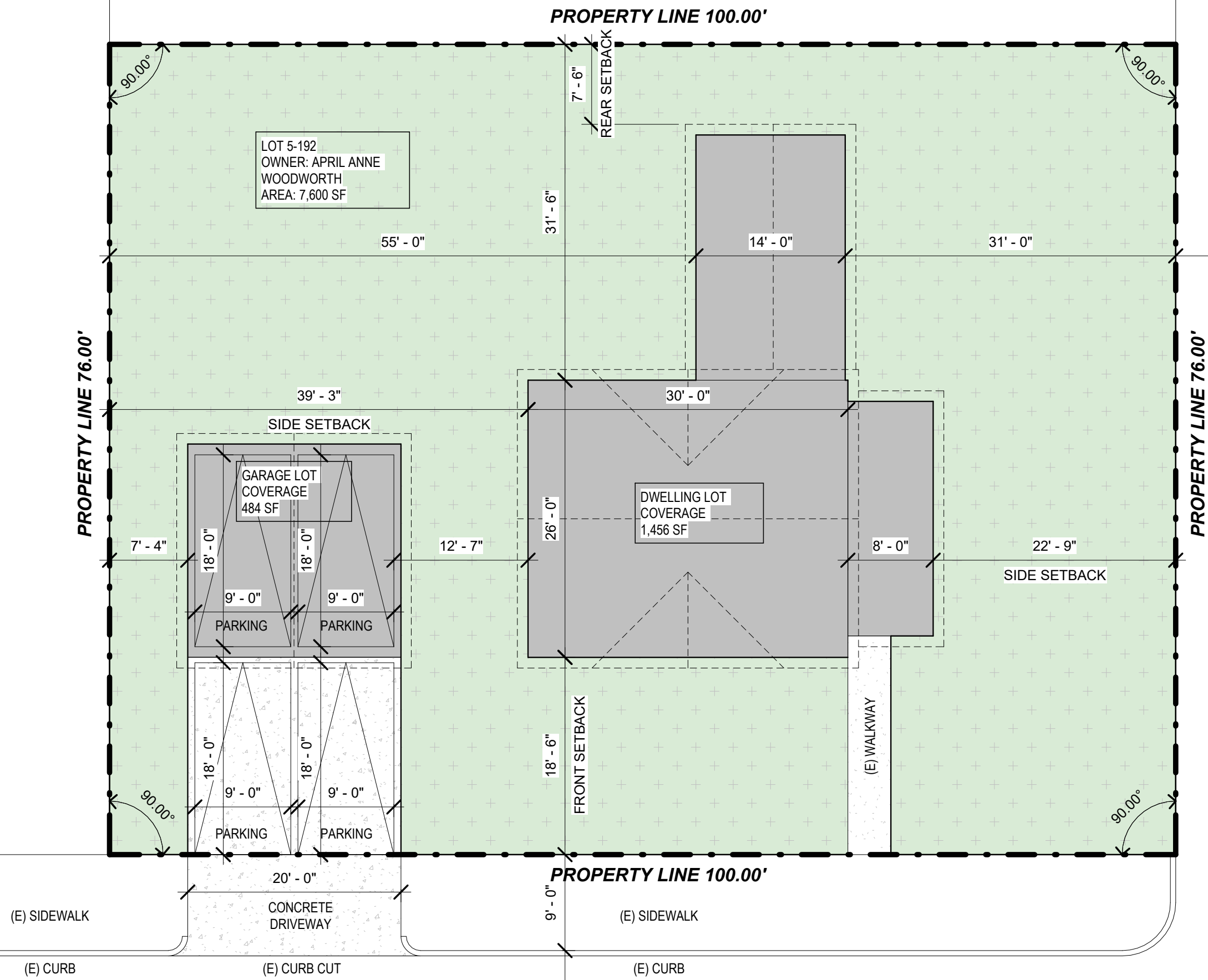
A0.0

LOT 5-195
OWNER: GERALDO A ALBA &
DANILDA ALBA CO-TRUSTEES

LOT 5-194
OWNER: ROBERT J GIARDINA

LOT 5-192
OWNER: APRIL ANNE
WOODWORTH
AREA: 7,600 SF

LOT 5-190
OWNER: JESSICA FERREIRA

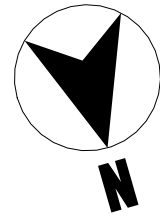


**LAURENS ST
(PRIMARY FRONTAGE)**

**GREENWOOD ST
(SECONDARY FRONTAGE)**

LAURENS ST

GREENWOOD ST



SITE PLAN NOTES

- ALL DIMENSIONS ARE SUBJECT TO VERIFICATION ON-SITE. ANY DISCREPANCIES SHOULD BE REPORTED PRIOR TO CONSTRUCTION.
- OWNER IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO OFF-SITE IMPROVEMENTS CAUSED BY CONSTRUCTION.
- NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- CENTERLINE
- (E) WALKWAY
- EXISTING CONCRETE DRIVEWAY
- EXISTING LANDSCAPING

SITE INFO

ADDRESS: 110 LAURENS ST., CRANSTON, RI 02910
LOT AREA: 7,600 SF
PARCEL NUMBER: 5-192-0
ZONING: B1
STORIES: 2

MAIN HOUSE COVERAGE AREA = 1,456 SF
GARAGE COVERAGE AREA = 484 SF
WALKWAY AREA = 82 SF
DRIVEWAY AREA = 370 SF
TOTAL LOT COVERAGE AREA = 2,392 SF
% LOT COVERAGE AREA = 31.47%



VISIONARY DESIGN & BUILD, LLC
80 Congress Ave,
Providence, RI 02907
jvillaman@vdesbuild.com

RI REGISTERED CONTRACTOR:

Joseph Villaman
GC-51470

STAMP:

110 LAURENS RESIDENCE
110 LAURENS ST,
CRANSTON, RI 02910

PROJECT STATUS:

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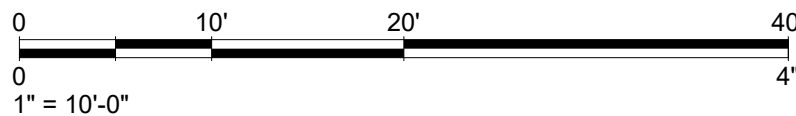
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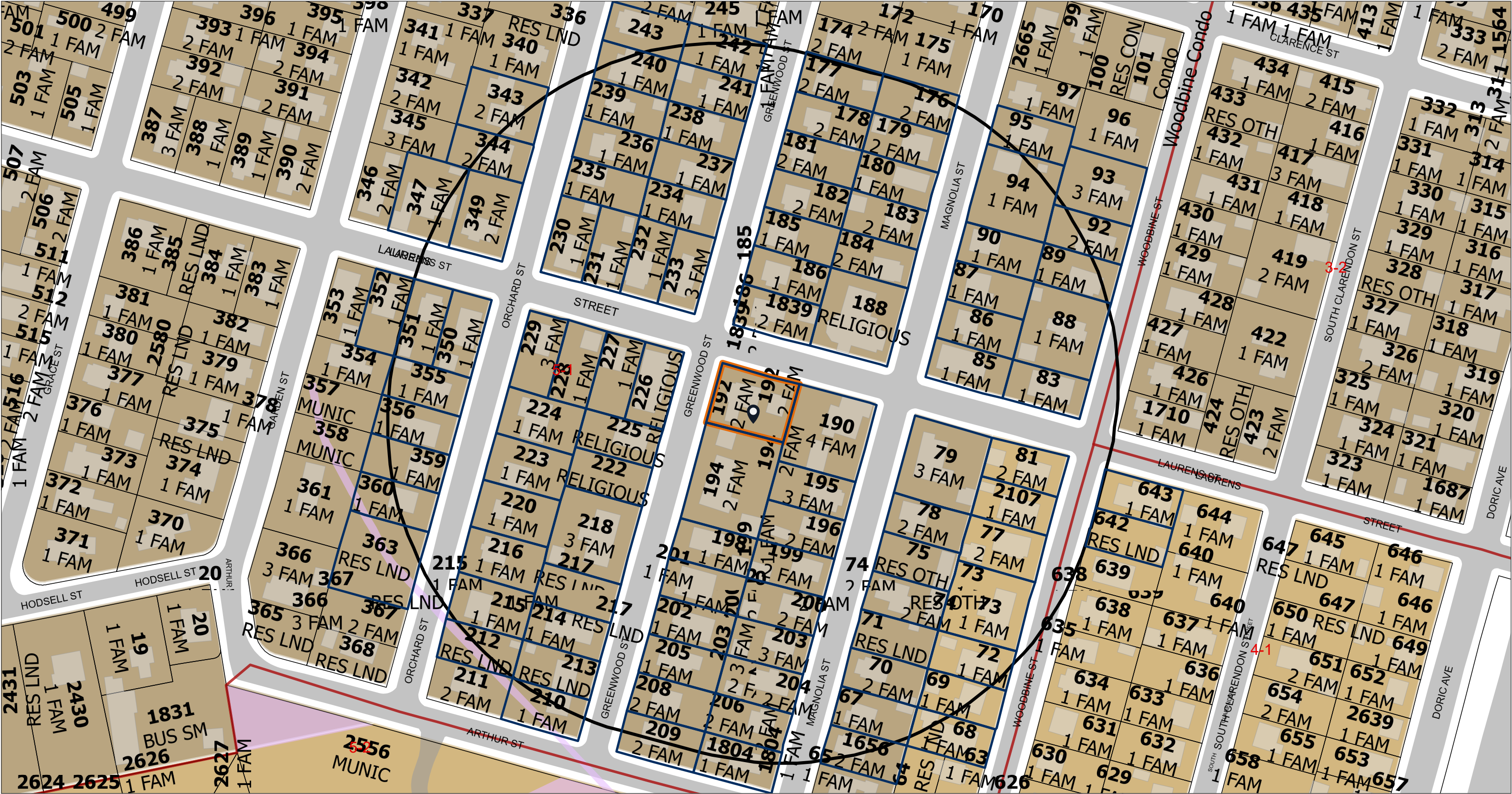
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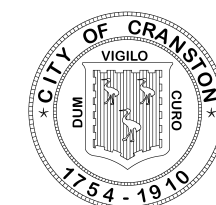
Existing Site Plan

1" = 10'-0"



110 Laurens St 400' Radius Plat 5 Lot 192





<https://geohub-cranston.hub.arcgis.com/>

ParcelsInBuffer

- SelectedParcelsBuffer
- SelectedParcels
- Labels_Radius Maps_Lot and LU v2
- Streets Names

Hydro Poly 2001

- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Plat Bounds
- Easements partial

Parcels

- Cemeteries
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning
- none

A80

- A20
- A12
- A8
- A6
- B1

B2

- C1
- C2
- C3
- C4
- C5

M1

- M2
- EI
- MPD
- S1
- Other

Map Scale: 1:1,844

Map created by Web Application on 8/4/2026 8:54 AM

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