

**Record No: ZBR-26-32****Zoning Board of Review Application**

Status: Active

Submitted On: 6/18/2026

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*

Raymond Willis

Who is Submitting this Application?*

Owner

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*

Physical Address

Address*

185 Albert Avenue

City/Town*

Cranston

Type of Application

Application Type*

Dimensional Variance

Proposed*

Other (Lot coverage, Parking, etc.)

Propose Other Detail*

Garage

Total Square Footage*

624

Width in Feet*

24

Length in Feet*

26

Height Above Grade*

24

Number of Stories*

1.5

Setbacks:

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

Front Yard in Feet*

0

Rear Yard in Feet*

5

Side Yard in Feet*

3.3

Corner Side Yard in Feet*

0

Height in Feet*

0

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

17.92.010 – Variance

17.20.120 – Schedule of Intensity Regulations

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

Proposed project includes razing an existing garage that is in very poor condition with a new garage structure. Due to the limited lot size and the structure's location in relation to the existing driveway (i.e., the ability to enter garage with a vehicle), we wish to reconstruct the garage in the same location holding the present day condition setbacks to the rear yard and east side yard. Proposing to slightly enlarge the structure from 20 feet by 22 feet to 24 feet by 26 feet. The increase in building size will not encroach further upon rear yard and side yard setbacks.

Existing Lot Specifications

Current Use of Premises*	Lot Area*
Residential	6962
Lot Frontage*	Lot Depth*
59	118

Existing Buildings & Structures

Type of Building or Structure	Square Footage
Primary Residence	2200

Building /Structure Detail if Other

Type of Building or Structure	Square Footage
Accessory	440

Building /Structure Detail if Other

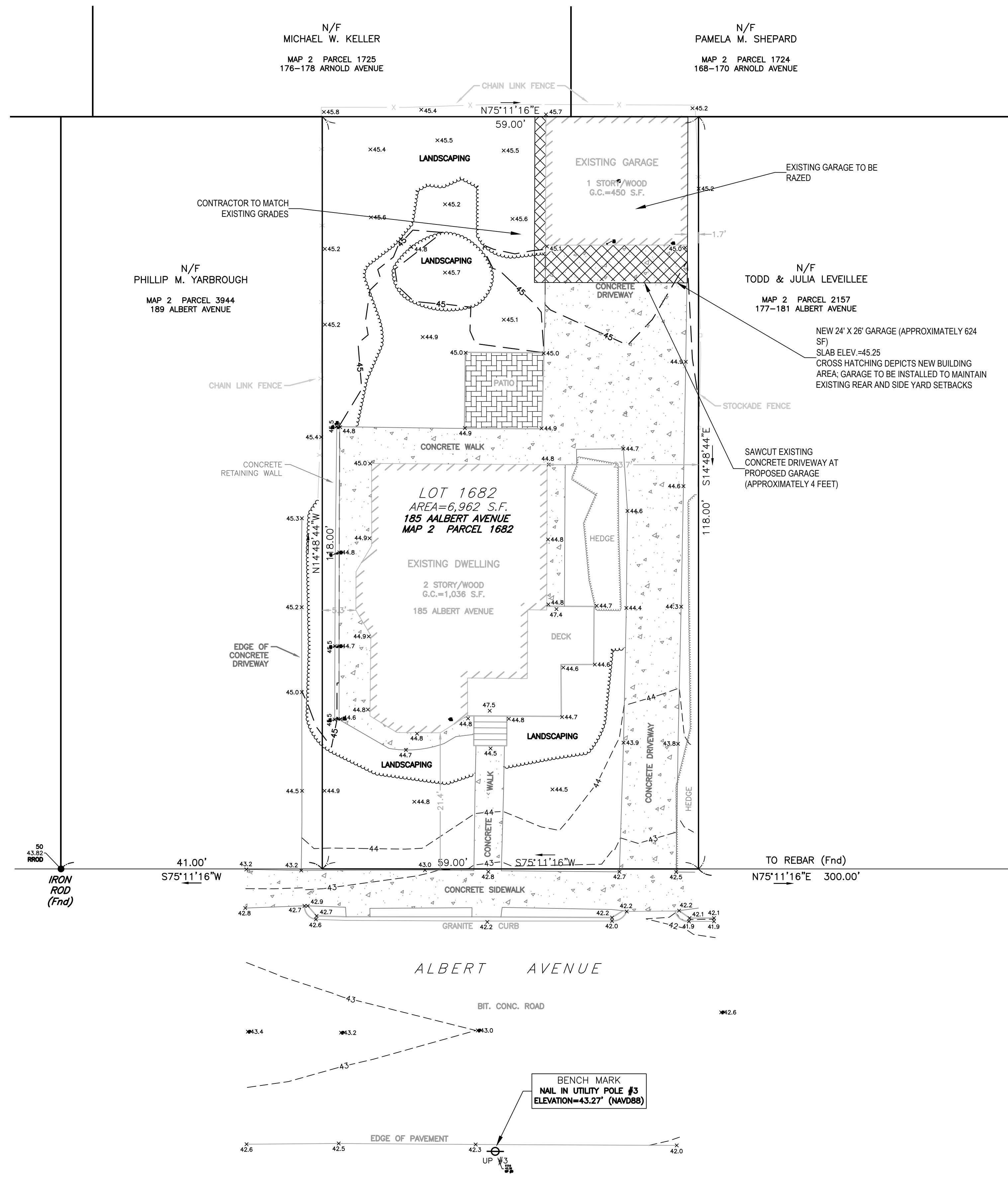
Garage

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*

 Raymond Willis
Jun 18, 2026



PREPARED BY/FOR:
RAYMOND WILLIS & SALLY MCDONALD
PROPOSED SITE PLAN

**NOT FOR
CONSTRUCTION**

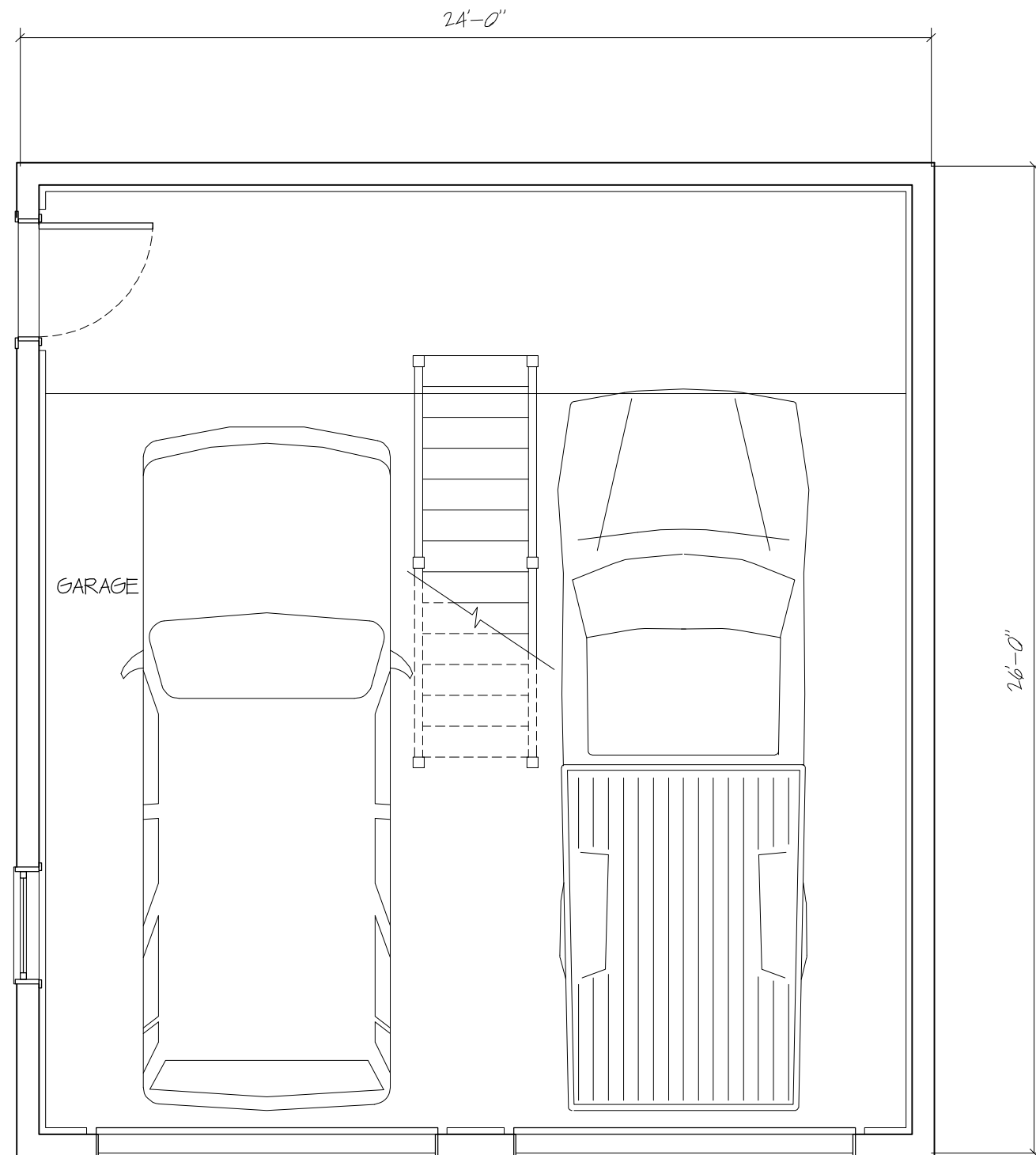
REV	DATE	DESCRIPTION
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PROJECT NO.: 00000
DATE: JUNE 8, 2026
SCALE: 1"=10'
SHEET: 1 of 1

DRAWN BY: RLW DESIGNED BY: RLW
CHECKED BY: RLW APPROVED BY: RLW



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE PLAN
SCALE: 1/4" = 1'-0"

185 Albert Avenue, Cranston RI
Existing Condition Photos

Front View



Side View



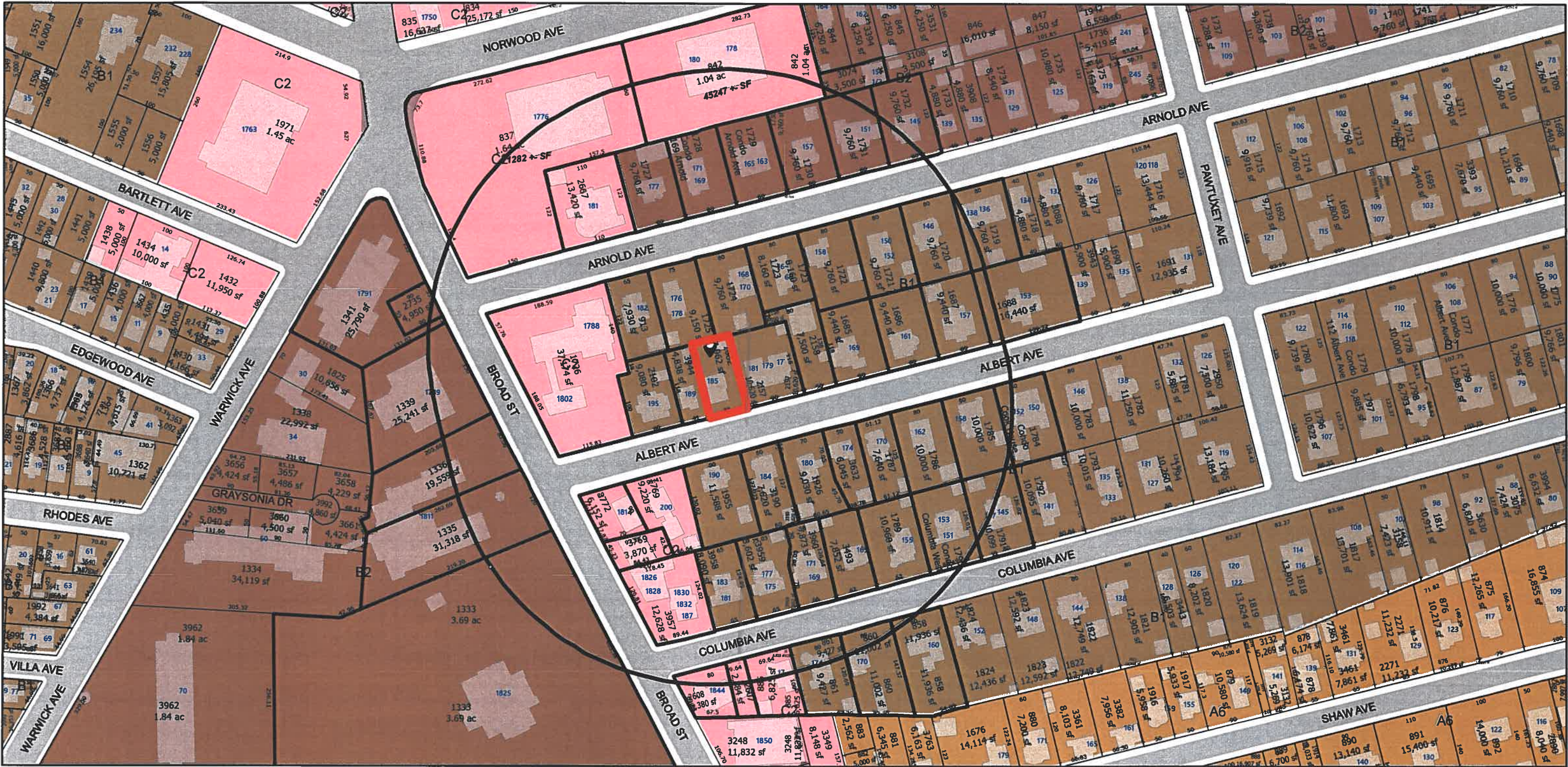
Mature Trees through Rear Yard Fence



Rear Yard at Garage



185 Albert Ave 400' Radius Plat 2 Lot 1682



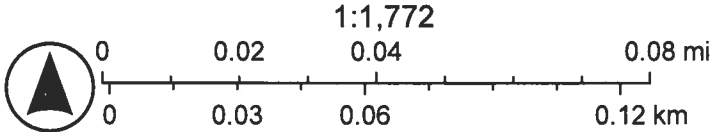
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- SelectedParcels
- ParcelsInBuffer
- SelectedParcelsBuffer
- Parcels
- Streets Names

- E911 Site Addresses
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings

- Cranston Boundary
- Parcels
- Cranston Boundary
- Roads
- Historic Overlay District

- | Zoning | A8 | A6 | B1 | B2 | A20 | A12 | C2 | C3 | C4 | C5 | C1 | M2 | EI | MPD | S1 | Other |
|--------|----|----|----|----|-----|-----|----|----|----|----|----|----|----|-----|----|-------|
| none | | | | | | | | | | | | | | | | |



City of Cranston