

**Record No: ZBR-26-41**

Zoning Board of Review Application

Status: Active

Submitted On: 8/5/2026

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*

Brian Shull, Shull Architecture

Who is Submitting this Application?*

Architect

Owners Name*

Tilak Verma

Owner Authorization Affidavit* ?2c108a90-a774-4529-be2e-5
d2df4c35f02.jpg

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*

Both

Address*

2 Kensington Road

City/Town*

Cranston

Plat*

2-2

Lot(s)* ?

909

Type of Application

Application Type*

Dimensional Variance

Proposed*

Addition

Total Square Footage*

557

Width in Feet*

20

Length in Feet*

28

Height Above Grade*

21

Number of Stories*

1

Setbacks:

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

Front Yard in Feet*

22.6

Rear Yard in Feet*

0

Side Yard in Feet*	Corner Side Yard in Feet*
1.6	0
Height in Feet*	
6	
Provision(s) of the Zoning Ordinance (if known)	

17.92.010 **Variances.**

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

We are proposing a new ADU to be constructed above an existing 3-car garage that is currenty located in the front the front yard and is encroaching on the front and side yard setbacks. We are asking relief for these setback encroachments and for the accessory maximum height of 15'-0".

Existing Lot Specifications

Current Use of Premises*	Lot Area*
Residential	23074
Lot Frontage*	Lot Depth*
50	237

Existing Buildings & Structures

Type of Building or Structure	Square Footage
Primary Residence	1215
Building /Structure Detail if Other	

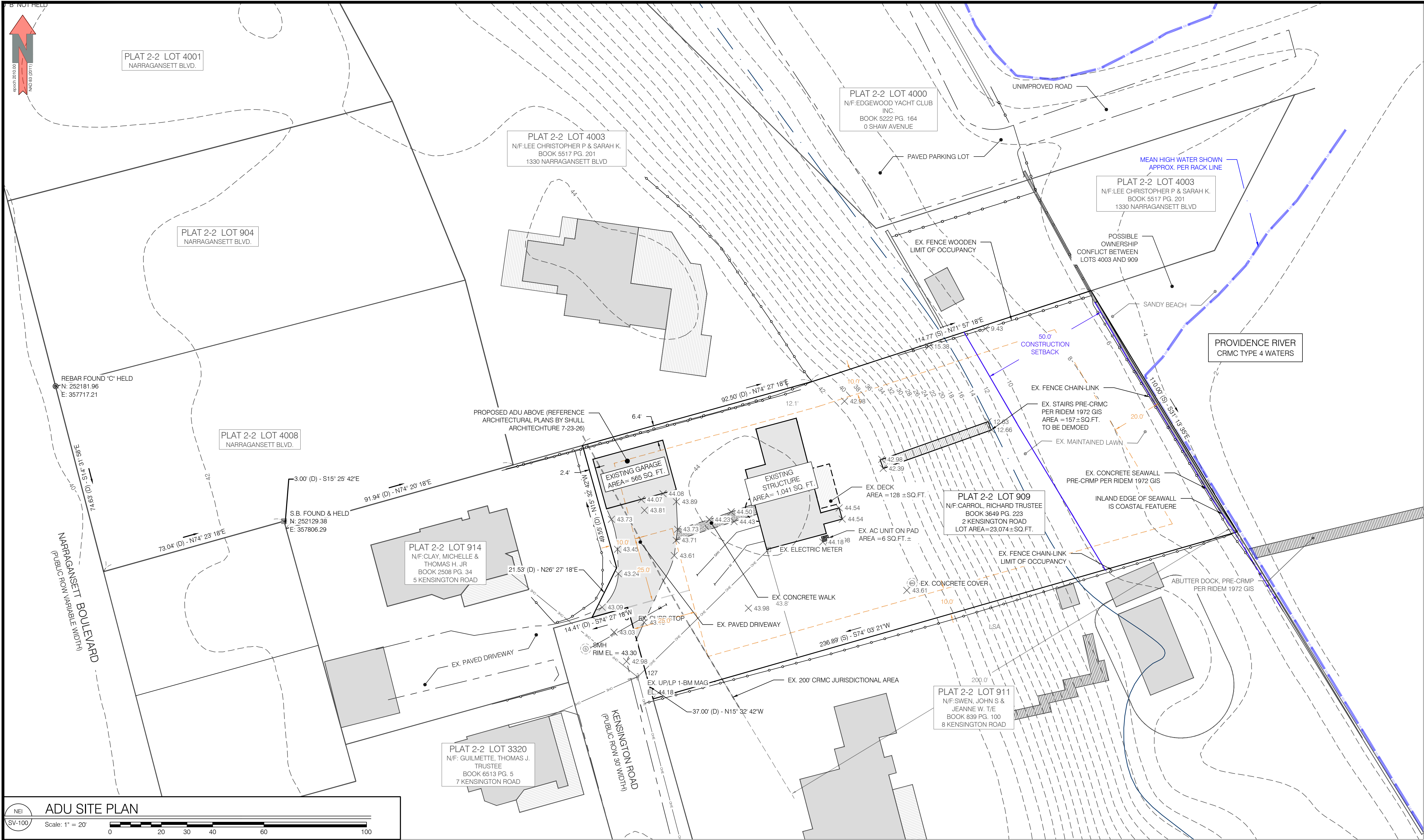
Type of Building or Structure	Square Footage
Accessory	557
Building /Structure Detail if Other	

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*

✓ Brian Shull
Aug 5, 2026



- SURVEY NOTES:**
1. ZONING INFORMATION SHOW FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
 2. ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
 3. COORDINATE SYSTEM IS RI8000 / NAVD 88.
 4. PLAN ELEMENTS ARE IN U.S. SURVEY FEET.
 5. ORTHOPHOTOGRAPHY SHOWN PER RIGIS STATEWIDE DIGITAL MULTISPECTRAL ORTHORECTIFIED AERIAL PHOTOGRAPHS, DATED APRIL 2022.
 6. ELEVATIONS & LOCATION SHOWN WITH * PER GIS OR UAV DATA.
 7. ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
 8. PLAN IS NOT AS-BUILT UTILITY PLAN.
 9. ABUTTING PROPERTY LINES SHOWN APPROXIMATELY PER TOWN GIS OR BEST AVAILABLE INFORMATION.
 10. FLOOD ZONE LINE IS SHOWN PER GRAPHIC PLOTTING ONLY, UNLESS OTHERWISE NOTED ON PLAN.
 11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 12. LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED.
- CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL #: 1-800-344-7233 (1-800-DIG-SAFE).
- A. WATER - SURFACE FEATURES ONLY**
B. SEPTIC - SURFACE FEATURES ONLY
C. GAS - OMITTED FROM PLAN
D. ELECTRIC - SURFACE (OVERHEAD) FEATURES ONLY
E. STORM DRAIN - OMITTED FROM PLAN
- ALL UTILITIES DEPICTED AT ASCE QUALITY LEVEL D.

RHODE ISLAND ZONING NOTE:

EFFECTIVE JAN. 1, 2024:

PRE-EXISTING NON-CONFORMING PARCELS:

RHODE ISLAND LEGISLATION ALLOWS FOR A SETBACK REDUCTION IN PROPORTION TO THE NON-CONFORMITY OF THE PARCEL, VS. THE UNDERLYING ZONING REQUIREMENT. REFER TO THE TABLE BELOW FOR MODIFIED SETBACKS.

FOR ALL LOTS OF RECORD:

DIMENSIONAL MODIFICATIONS UP TO 5% UPON AFFIRMATIVE DETERMINATION THE ZONING ENFORCEMENT OFFICER MAY PERMIT A 5% DIMENSIONAL MODIFICATION. THE ZONING ENFORCEMENT OFFICER SHALL HAVE THE AUTHORITY TO ISSUE A PERMIT APPROVING THE MODIFICATION WITHOUT ANY PUBLIC NOTICE REQUIREMENTS. DIMENSIONAL MODIFICATIONS GREATER THAN 5%, UP TO 15% - 25% (SUBJECT TO LOCAL ORDINANCE).

IN THE CASE OF A MODIFICATION OF GREATER THAN FIVE PERCENT (5%), THE ZONING ENFORCEMENT OFFICER SHALL NOTIFY, BY FIRST CLASS MAIL, ALL PROPERTY OWNERS ABUTTING THE PROPERTY WHICH IS THE SUBJECT OF THE MODIFICATION REQUEST, AND SHALL INDICATE THE STREET ADDRESS OF THE SUBJECT PROPERTY IN THE NOTICE AND SHALL PUBLISH IN A NEWSPAPER OF LOCAL CIRCULATION WITHIN THE CITY OR TOWN THAT THE MODIFICATION WILL BE GRANTED UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN FOURTEEN (14) DAYS OF THE PUBLIC NOTICE. IF WRITTEN OBJECTION IS RECEIVED WITHIN FOURTEEN (14) DAYS, THE REQUEST FOR A MODIFICATION SHALL BE SCHEDULED FOR THE NEXT AVAILABLE HEARING BEFORE THE ZONING BOARD OF REVIEW ON APPLICATION FOR A DIMENSIONAL VARIANCE FOLLOWING THE STANDARD PROCEDURES FOR SUCH VARIANCES, INCLUDING NOTICE REQUIREMENTS PROVIDED FOR UNDER THIS CHAPTER. IF NO WRITTEN OBJECTIONS ARE RECEIVED WITHIN FOURTEEN (14) DAYS, THE ZONING ENFORCEMENT OFFICER SHALL GRANT THE MODIFICATION. THE ZONING ENFORCEMENT OFFICER MAY APPLY ANY SPECIAL CONDITIONS TO THE PERMIT AS MAY, IN THE OPINION OF THE OFFICER, BE REQUIRED TO CONFORM TO THE INTENT AND PURPOSES OF THE ZONING ORDINANCE. THE ZONING ENFORCEMENT OFFICER SHALL KEEP PUBLIC RECORDS OF ALL REQUESTS FOR MODIFICATIONS, AND OF FINDINGS, DETERMINATIONS, SPECIAL CONDITIONS, AND ANY OBJECTIONS RECEIVED. COSTS OF ANY NOTICE REQUIRED UNDER THIS SUBSECTION SHALL BE BORNE BY THE APPLICANT REQUESTING THE MODIFICATION.

DIMENSIONAL MODIFICATION ALLOWANCES ARE NOT SHOWN IN THE STANDARD ZONING TABLE UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL ZONING SETBACKS MUST BE CONFIRMED WITH THE ZONING ENFORCEMENT OFFICER PRIOR TO USE.

REFER TO: <https://law.justia.com/codes/rhode-island/title-45/section-45-24/section-45-24-46/>

NEI
Narragansett Engineering Inc.
Civil - Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
LIL RHODY-VERMA
ADU SITE PLAN

C/O Ed Baxter
Little Rhody Renovations
T. 401-374-9246 E. lillrhodyrenovations@gmail.com

Talak K Verma
T. 401-602-3451

PROPERTY RECORD
2 Kensington Rd, Cranston, RI 02905, Plat 2, Lot 909
Zone: A-12, Area: 0.58 Acres, N/F: Richard A Carroll Trust,
Year Built: 1941, Book/Page: 3649/223

PROJECT NO.	DATE	BY
25.0221	1/05/2026	BJJ

DRAWING ISSUE:	
☐ CONCEPT / DISCUSSION	
☒ PERMITTING	
☐ CONSTRUCTION	ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION
☐ AS-BUILT	
☐ OTHER	

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF SURVEYORS ON DECEMBER 31, 2020 (EFFECTIVE DATE), AS FOLLOWS:

LIMITED CONTENT BOUNDARY - CLASS I
CLASS III (PHYSICAL FEATURES)
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: FOR THE PREPARATION OF A CLASS I LIMITED CONTENT BOUNDARY AND A CLASS III (PHYSICAL FEATURES) SURVEY PLAN.

NEAL K. HINGORANY
No. 2515
PROFESSIONAL LAND SURVEYOR
NEAL HINGORANY REG. 2515
COA: A38

STREET INDEX:	
KENSINGTON ROAD	

FORMAL PLAN REVISIONS

No.	DATE	STAGE/DESCRIPTION	BY

INTERNAL REVIEW

No.	CHECK	CAD	DESCRIPTION/NOTES
01	NKH	BJJ	ADD. DIMENSIONS TO MON.
			ADD LABELS, ADJ. MHW.

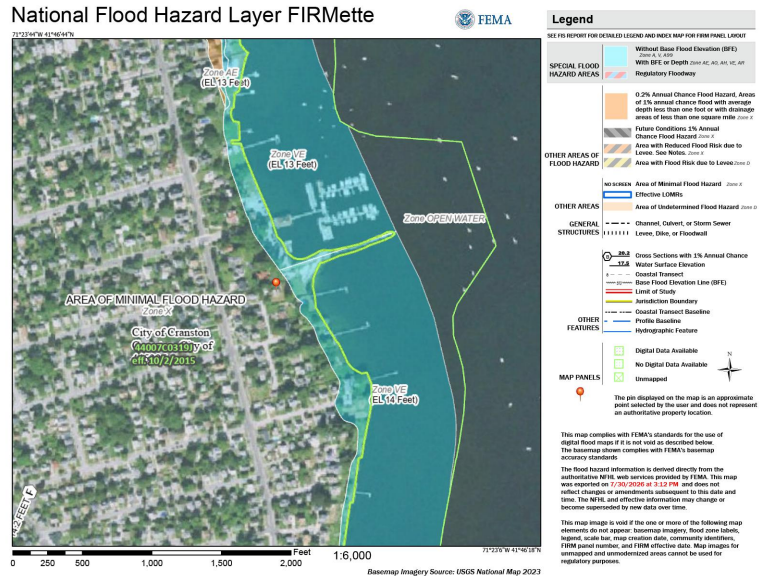
Drawings must be printed in color or to be valid. This note should be blue. If this note is not blue, please reprint in color or contact NEI.

SCALE
1" = 20'

SV-100

CRMC REFERENCE TABLE							
25.0221_LIL RHODY-VERMA (2 KENSINGTON RD)							
FILE NUMBER	FILE DESCRIPTION	PERMIT TYPE	NOTES				
2012-09-003	STRIP & RESHINGLE ROOF	MAINTENANCE	RESIDENTIAL SINGLE FAMILY BUILDING, BUILT 1946, EXISTING SHINGLES TO BE STRIPPED OFF, RE-ROOF PER CODE (EST. SIZE OF ROOF 1,300 SQFT)				
DEED RESEARCH & PLAN REFERENCE							
PROJECT #25.0221_LIL RHODY-VERMA (2 KENSINGTON RD)							
NO.	PLAT	LOT	BOOK	PAGE	OWNER OF RECORD	PLAN DEED	
1	2-2	909	3649	223	CARROLL, RICHARD A TRUSTEE	X	
2	2-2	909	203	146	RICHARD A. CARROLL, AND HIS SUCCESSORS, AS TRUSTEE OF THE RICHARD A. CARROLL 2007 DECLARATION OF TRUST	X	
3	2-2				"EDGEWOOD LANDING PLAN OF LAND FOR EDGEWOOD CASTLE ASSOCIATES SITUATED IN CRANSTON, RHODE ISLAND SCALE: 1" = 20' DATE: AUG. 21, 1990 PREPARED BY DOWDELL ENGINEERING ASSOCIATES"	X	
4	2-2	911	839	100	SWEN, JOHN S.	X	
5	2-2	914	2508	34	CLAY, MICHELLE	X	
6	2-2	3320	6513	5	THOMAS J. GUILMETTE TRUSTEE	X	
7	2-2	4003	5517	201	LEE, CHRISTOPHER P. & LEE, SARAH K	X	
District	Minimum Lot Area (sq. ft.)*	Minimum Lot Width and Frontage (ft.)	Minimum Yards (ft.) Front	Minimum Yards (ft.) Rear	Minimum Yards (ft.) Side	Maximum Lot Coverage	Maximum Building Height*
S-1, A-80	80,000	200	40	100	20	10	35
A-20	20,000	125	30	30	15	20	35
A-12	12,000	100	25	20	10	30	35

PROJECT #25.0221 LIL RHODY-VERMA (2 KENSINGTON RD)			
EXISTING LOT COVERAGE AREA TABLE			
No.	DESCRIPTION	AREA	UNITS
1	TOTAL LOT AREA (LOT 909)	23,074	sq. ft.
2	Existing Structure	1,041	sq. ft.
3	Front Steps & Landing	30	sq. ft.
4	Rear Deck	128	sq. ft.
5	AC Unit on Pad	6	sq. ft.
6	Existing Garage	565	sq. ft.
PERCENT COVER		5.2%	
MAX MUNI. LOT COVERAGE = 30%			Zone : A-12
PER ZONING ORDINANCE ART III, §17.20.120			



LEGEND

100.00'	DIMENSION - EXISTING	CATCH BASIN
100.00'	DIMENSION - PROPOSED	DRAINAGE MANHOLE
100.00' (D)	PLAN / DEED DIMENSION	ELECTRICAL MANHOLE
100.00' (S)	SURVEY DIMENSION	SPOT GRADE - EXISTING
	PROPERTY LINE - ABUTTING	SPOT GRADE - PROPOSED
	PROPERTY LINE - EXISTING	
	PROPERTY LINE - PROPOSED	
	SETBACKS	
100.00'	GRADE CONTOUR - EXISTING	DRILL HOLE
100.00'	GRADE CONTOUR - PROPOSED	GRANITE BOUND
	ELECTRIC - OVERHEAD (OHE)	REBAR / STEEL PIPE FOUND
	ELECTRIC - TELEPHONE - CABLE (ETC)	SPIKE
	ELECTRIC - UNDERGROUND (UGE)	WETLAND FLAG LOCATION
	GAS (G)	BENCHMARK
	SANITARY SEWER (S)	BORING
	STORM DRAIN (SD)	SOIL EVALUATION
	WATER	
	LIMIT OF DISTURBANCE (LOD)	
	SEDIMENT CONTROL (SED)	
	LOD / SED	
	EDGE OF PAVEMENT - EXISTING	
	FENCE - METAL	
	FENCE - WOOD	
	STONE WALL	
	BRUSH LINE (APPROXIMATE)	
	WETLAND LIMIT	

SYMBOLS:

- ⊕ TELEPHONE MANHOLE
- ⊕ MONITORING WELL
- ⊕ GATE VALVE
- ⊕ WATER SHUT OFF
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC BOX (ETC)
- ⊕ UTILITY POLE
- ⊕ TREE
- ⊕ CURB INLET

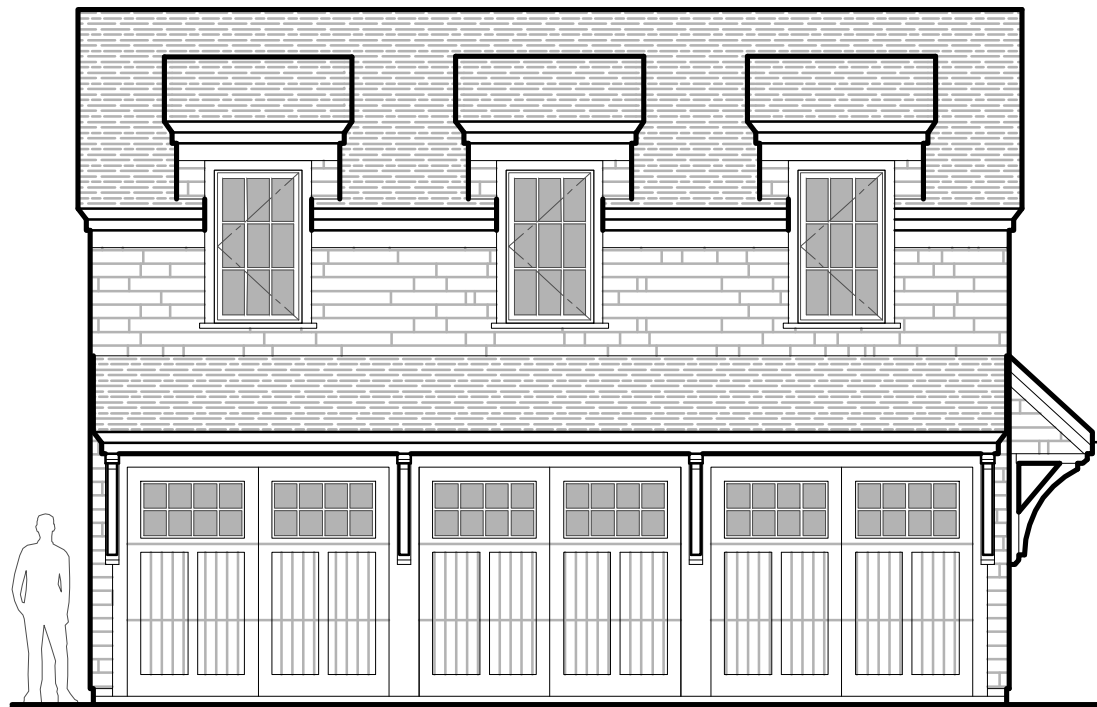
VERMA RESIDENCE

2 KENSINGTON ROAD

Cranston, Rhode Island

ZONING APPLICATION

July 27th, 2026



DRAWING LIST

A0.1	ARCHITECTURAL SITE PLAN
A1.0	FLOOR PLANS
A1.1	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS

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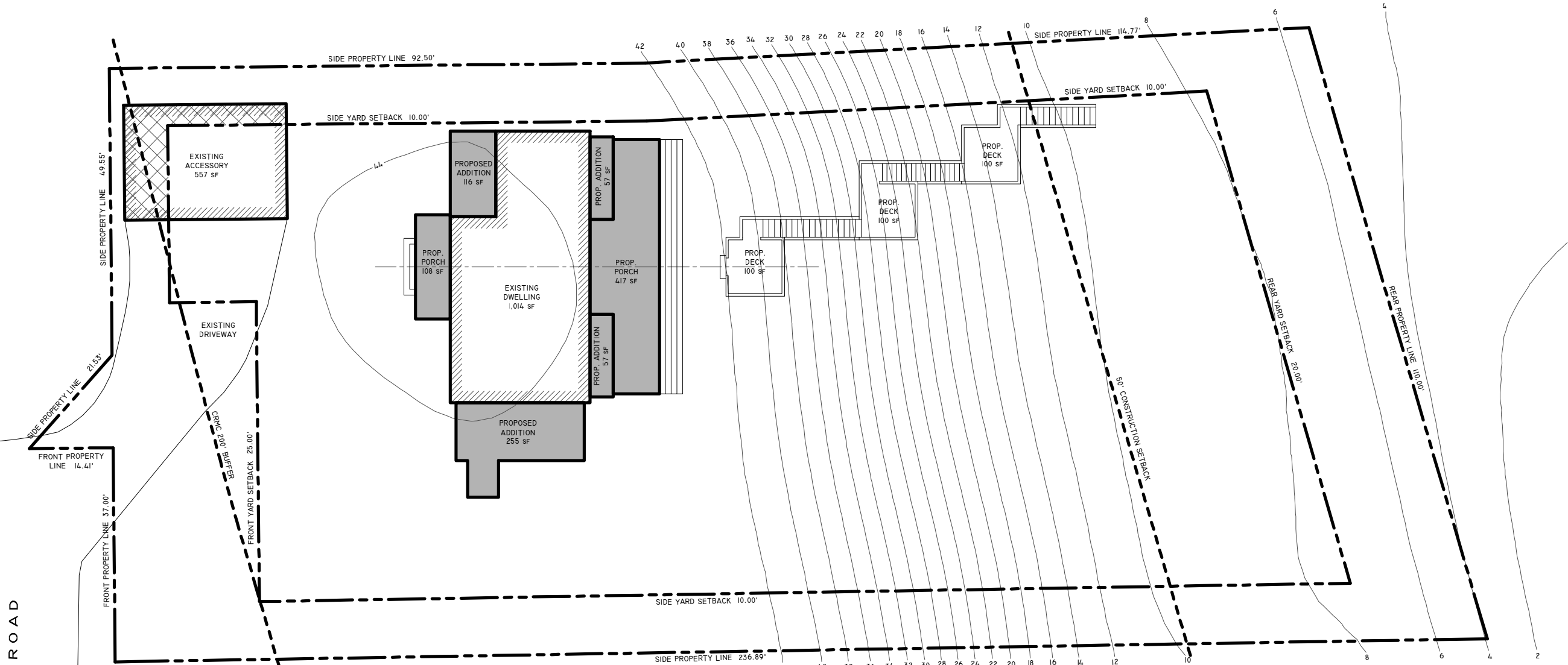
Verma Residence
2 Kensington Road
Cranston, Rhode Island

ZONING
APPLICATION

REVISIONS:	DATE:
	07.27.26
	SCALE:
	AS NOTED
DRAWN BY:	BKS
	PROJECT #:
	260601

ARCHITECTURAL
SITE PLAN

A0.1



SITE PLAN

SCALE: 1"= 20'-0"

LEGEND:

- PROPOSED ADDITION
- PERIMETER OF EXISTING STRUCTURE
- PROPOSED ADDITION INSIDE SETBACK

CRANSTON ZONING

PLAT:	2-2	ZONING USE:	SINGLE FAMILY
LOT:	909	BUILDING TYPE:	5B
ZONING DISTRICT:	A-12	OCCUPANCY TYPE:	R3
MIN. LOT AREA:	12,000 SF	FLOOD ZONE:	NO
YARD SETBACKS	MINIMUM REQ.	EXISTING	PROPOSED
FRONT:	25'-0"	52'-7"	52'-5"
SIDE:	10'-0"	11'-5"	11'-5"
REAR:	20'-0"	127'-2"	13'-9"
FRONT ACCESSORY:	N/A	2'-5"	UNCHANGED
SIDE ACCESSORY:	8'-0"	6'-5"	UNCHANGED
REAR ACCESSORY:	10'-0"	177'-0"	UNCHANGED
BUILDING HEIGHT	MAX. ALLOWED	EXISTING	PROPOSED
PRINCIPAL:	35'-0"	26'-0"	UNCHANGED
ACCESSORY:	15'-0"	14'-2"	21'-3"
LOT AREA= 23,074 SF	MAX. ALLOWED	EXISTING	PROPOSED
COVERAGE	30% OR 6,922 SF	8% OR 1,772 SF	12% OR 2,881 SF
REFERENCE DWG.	LIMITED SITE PLAN BY NARRAGANSETT ENGINEERING, DATED 1/5/26		



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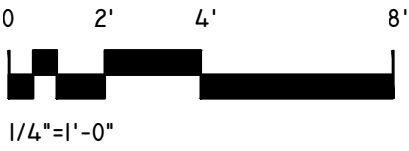
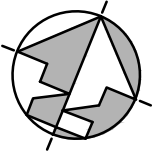
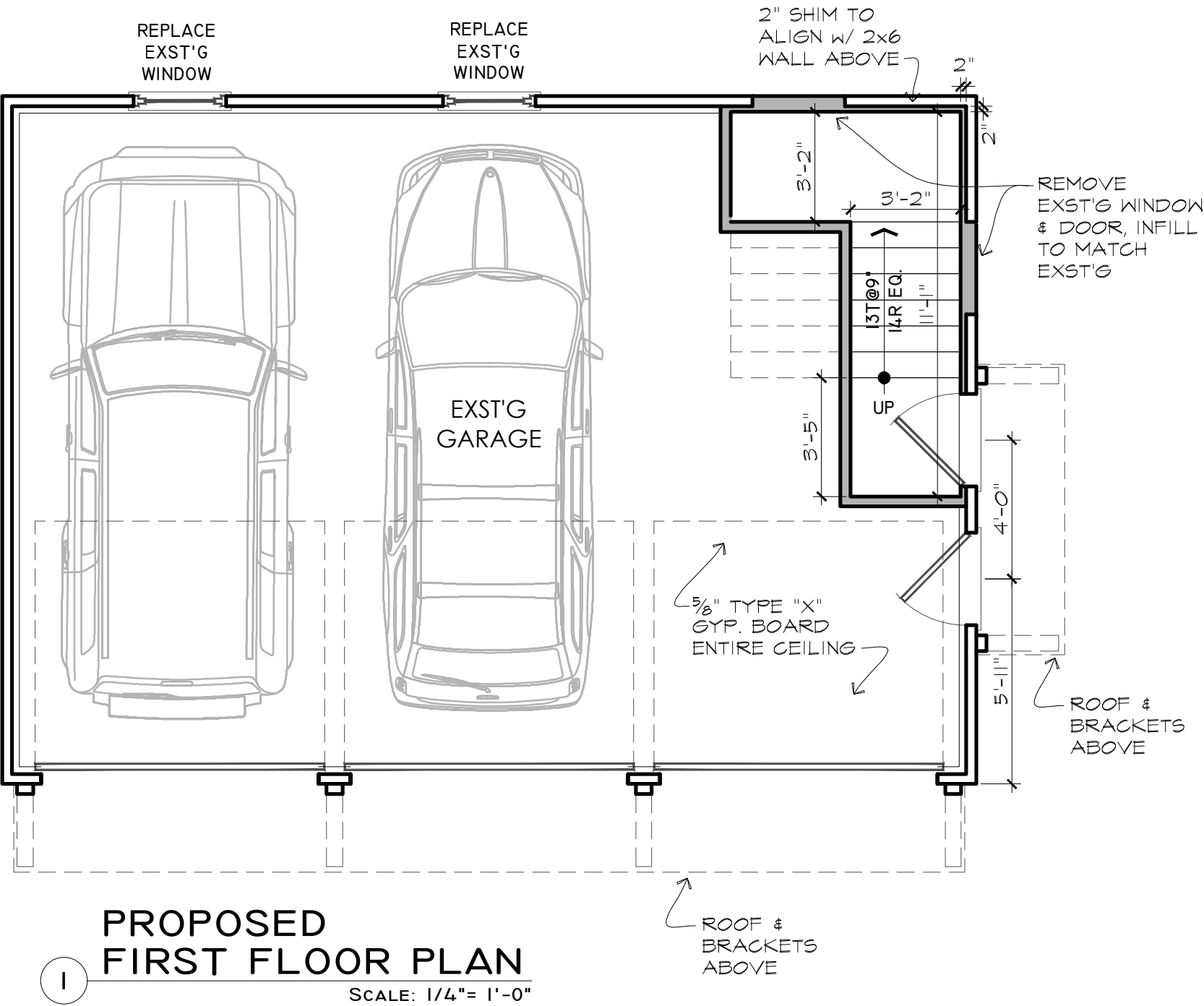
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FLOOR
PLANS

A1.0



1/4"=1'-0"

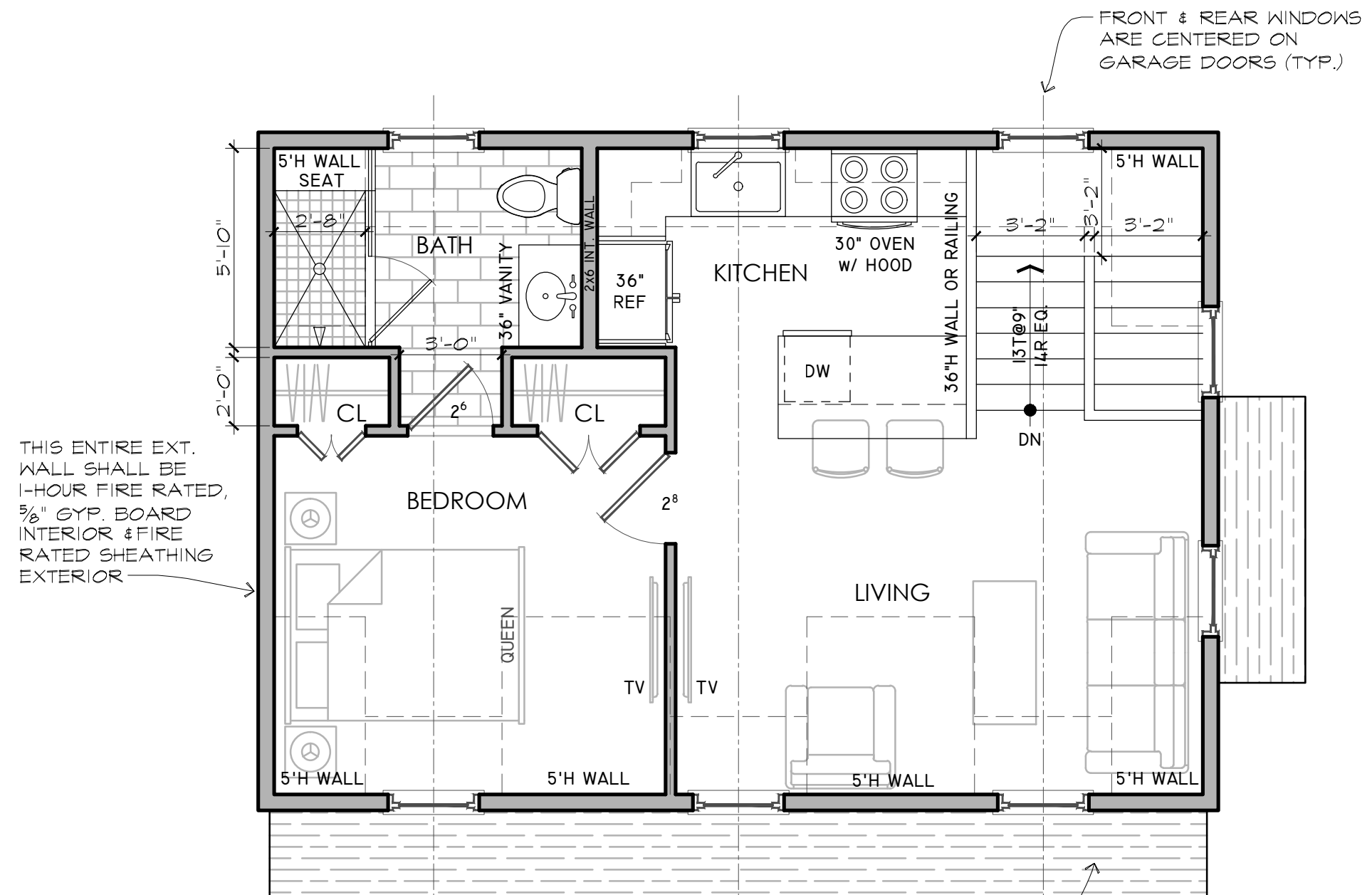
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FLOOR PLANS

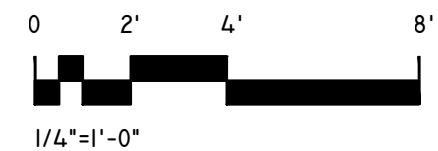
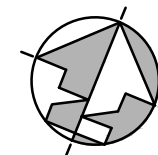
A1.1



PROPOSED
SECOND FLOOR PLAN

ADU
557 SQ.FT.

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





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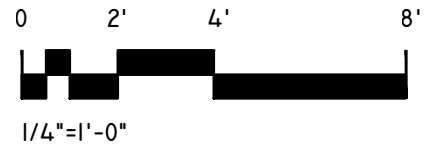
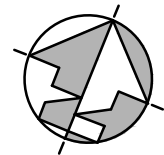
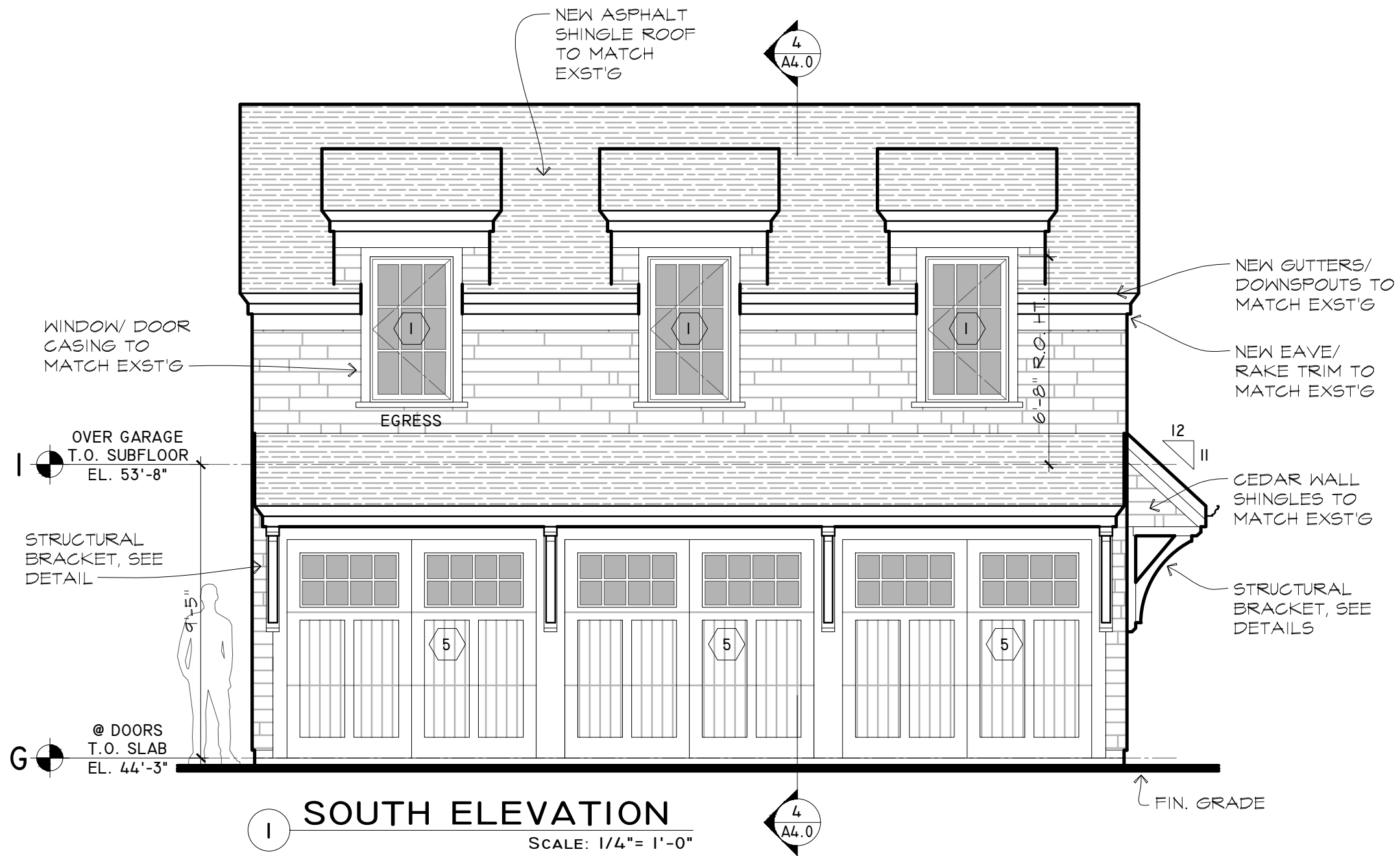
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EXTERIOR
ELEVATIONS

A2.0





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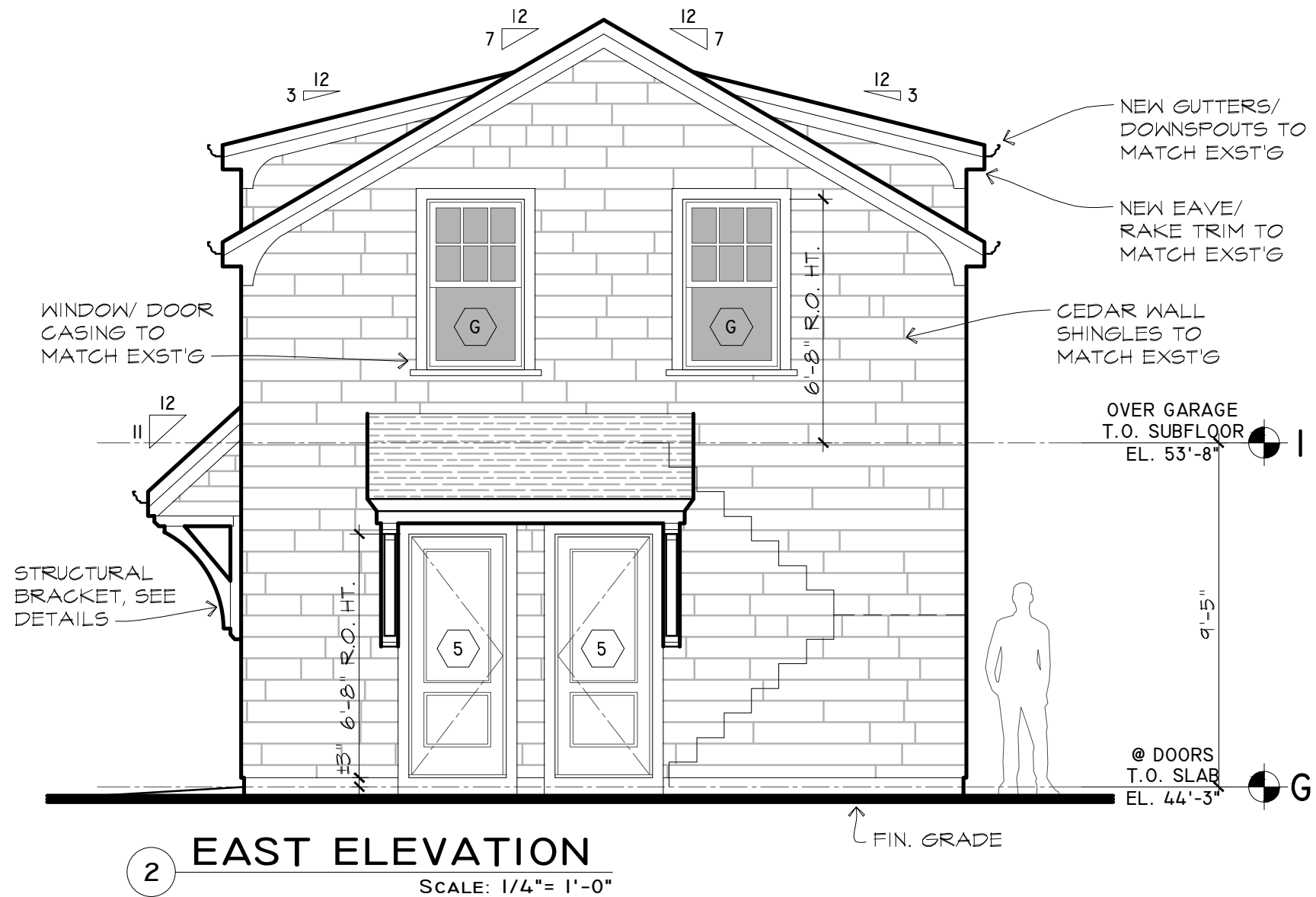
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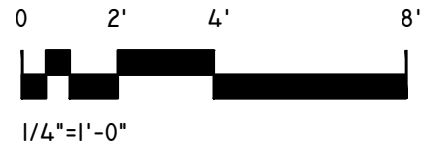
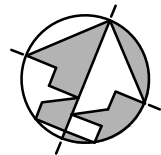
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EXTERIOR
ELEVATIONS

A2.1



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"





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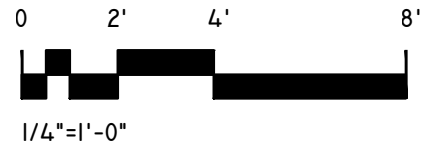
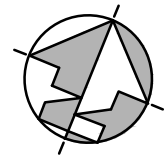
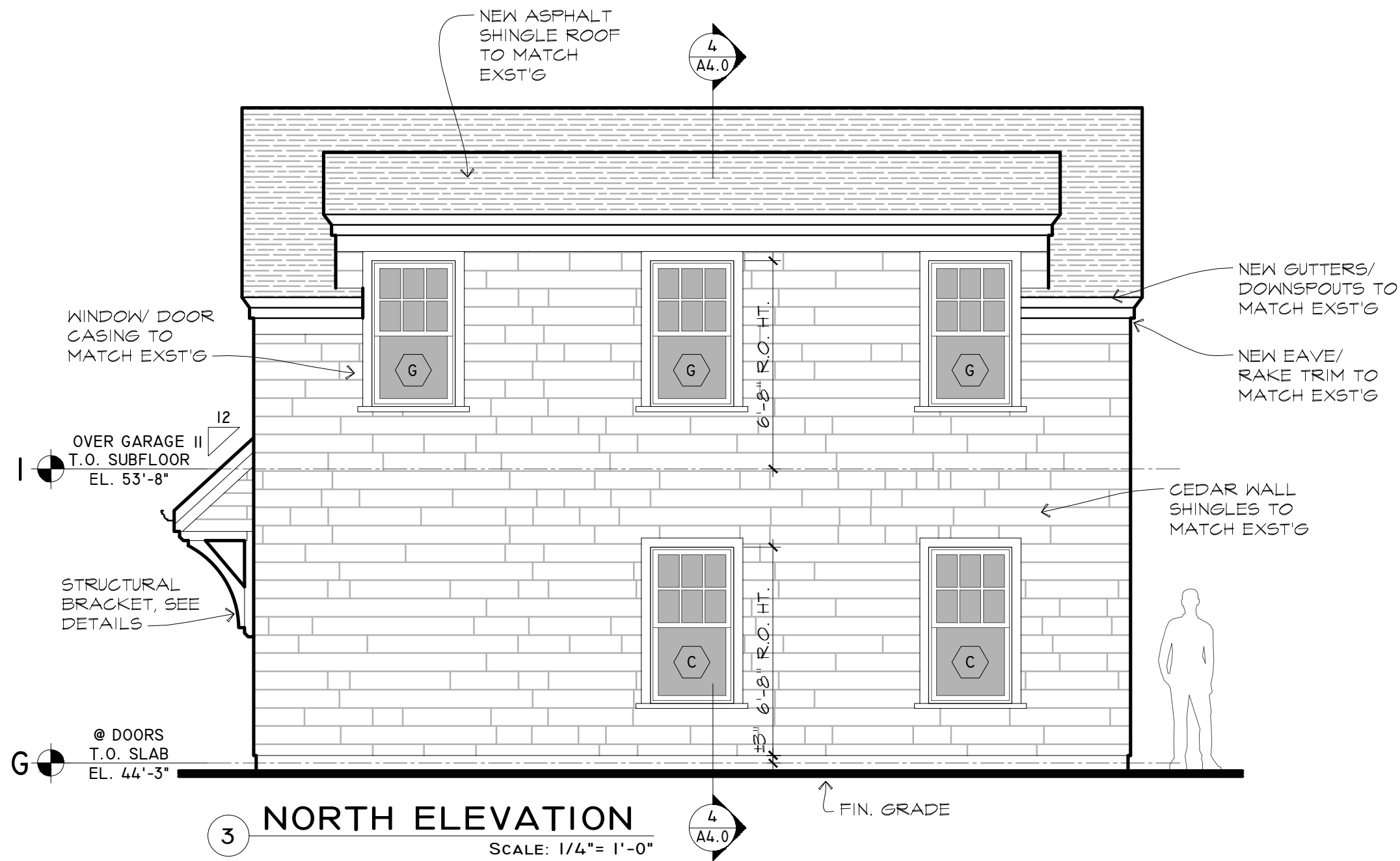
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EXTERIOR
ELEVATIONS

A2.2





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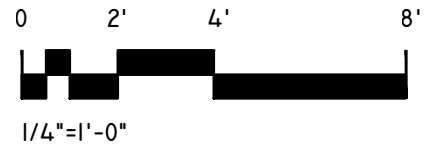
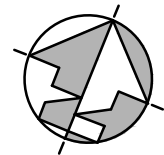
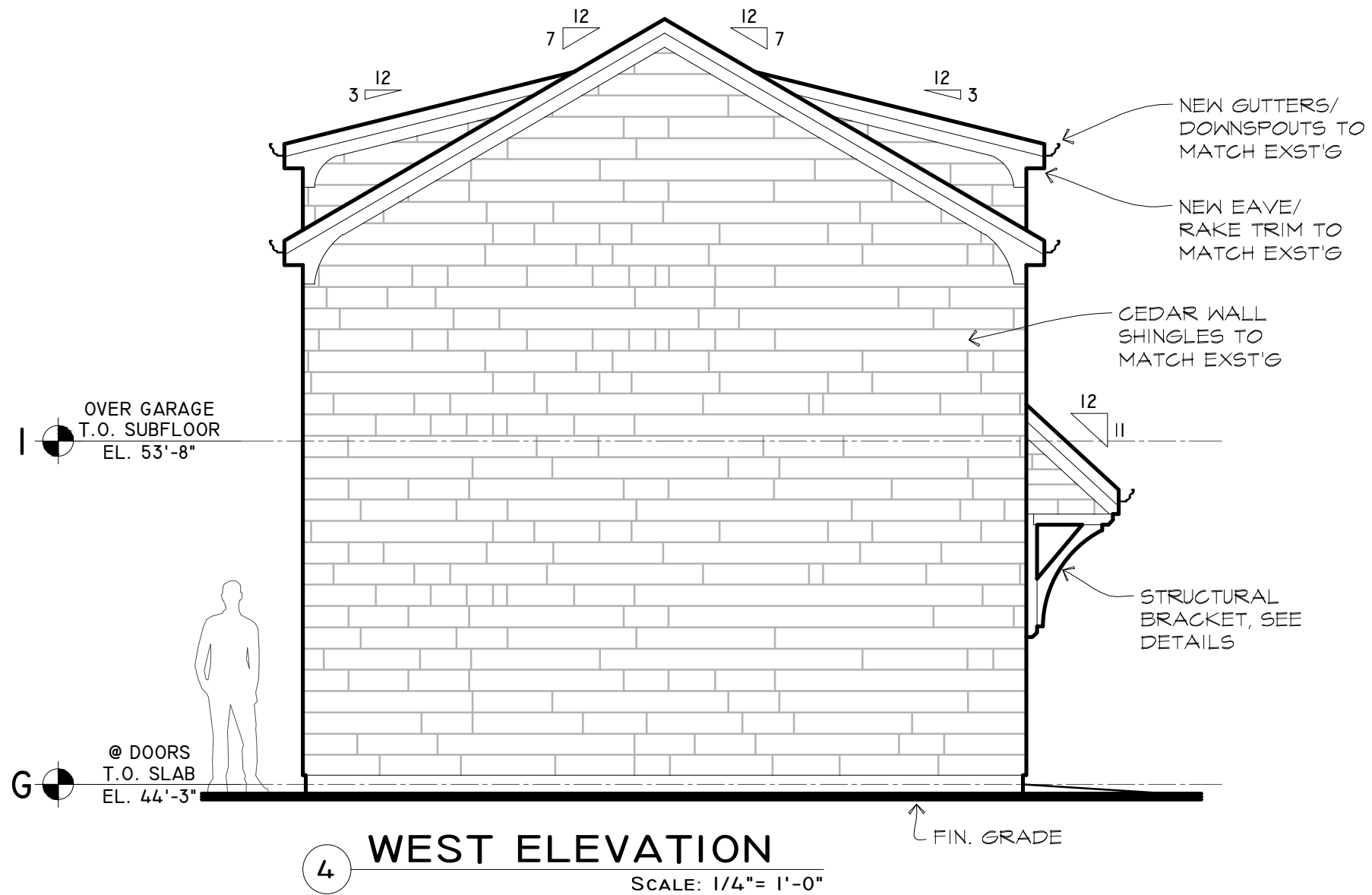
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EXTERIOR
ELEVATIONS

A2.3





2 Kensington Rd
South Elevation



2 Kensington Rd
North Elevation

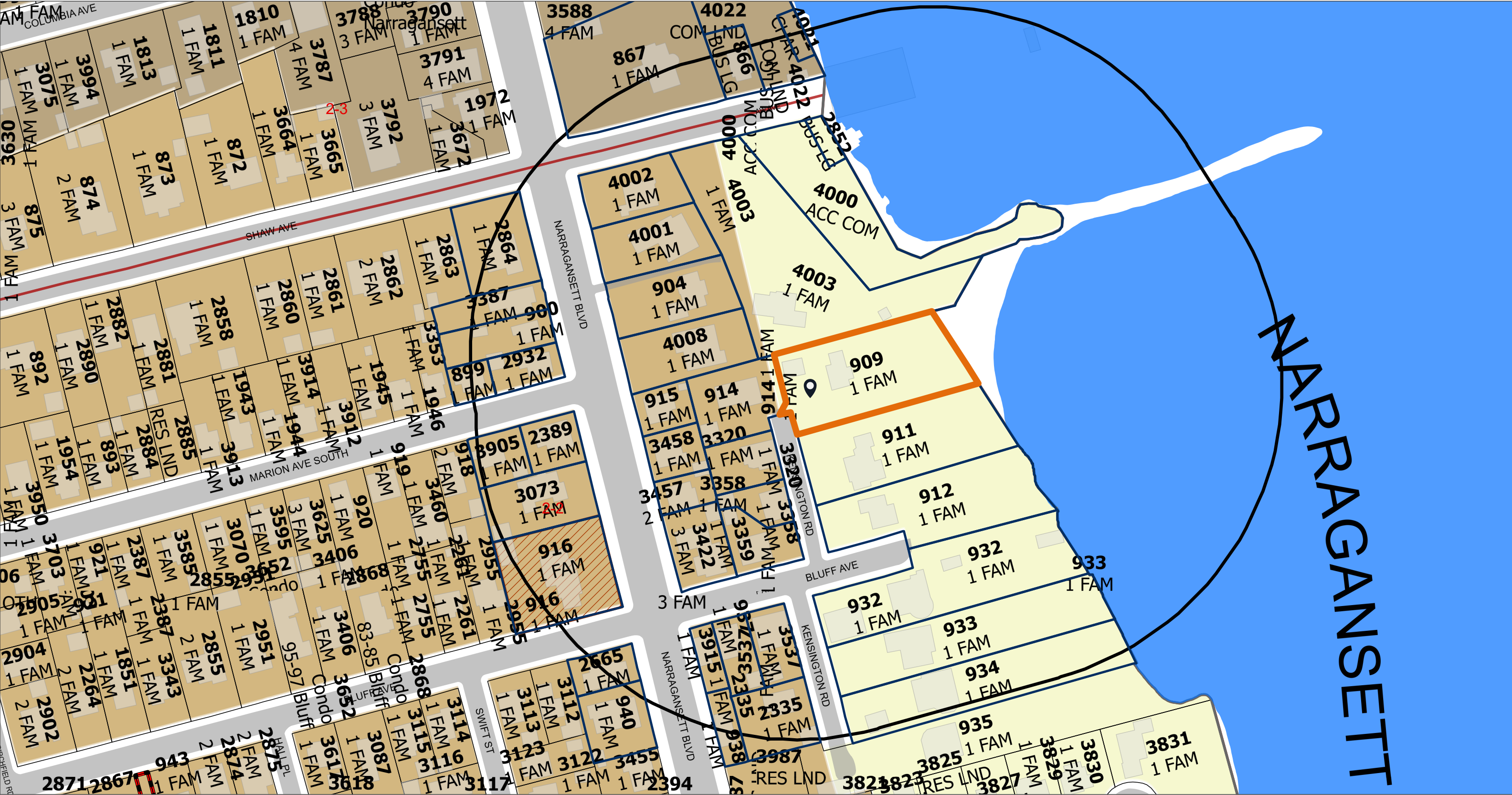


2 Kensington Rd
West Elevation



2 Kensington Rd
East Elevation

2 Kensington Rd 400' Radius Plat 2 Lot 909





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

SelectedParcels

ParcelsInBuffer

SelectedParcelsBuffer

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: 1:1,939

Map created by Web Application on 8/4/2026 8:14 AM

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