

**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: March 25, 2025

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: Janine M. Atamian, Trustee

ADDRESS: 165 Silver Lake Avenue, Providence, RI ZIP CODE: 02909

APPLICANT: Janine M. Atamian, Trustee

ADDRESS: 165 Silver Lake Avenue, Providence, RI ZIP CODE: 02900

LESSEE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 0 Sherwood Street
2. ASSESSOR'S PLAT #: 8 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 1784 WARD: 5
3. LOT FRONTAGE: 40' LOT DEPTH: 154' +/- LOT AREA: 6,010 sq. ft.
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 6,000 sq ft 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: \_\_\_\_\_
6. LOT COVERAGE, PRESENT: 0% PROPOSED: \_\_\_\_\_
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 10/29/10
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? no
9. GIVE SIZE OF EXISTING BUILDING(S): N/A
10. GIVE SIZE OF PROPOSED BUILDING(S): to be determined (within lot coverage and setbacks)
11. WHAT IS THE PRESENT USE? vacant land
12. WHAT IS THE PROPOSED USE? single family dwelling
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: one

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS; Construct single family home on lot with restricted street frontage. House will comply with setback requirements of B-1 zone. Frontage will be forty feet instead of the required sixty feet.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? no

16. WERE YOU REFUSED A PERMIT? no

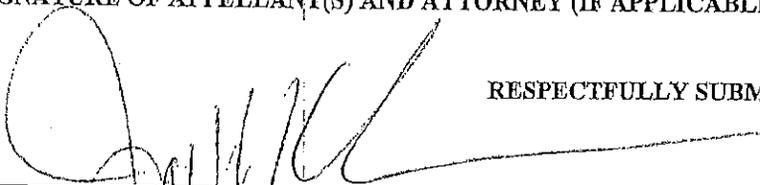
17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

17.20.120 (Schedule of intensity regulations; 17.92.010 (Variance) and all other applicable sections of zoning code

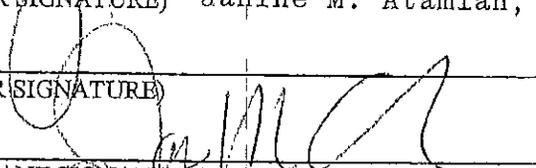
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE; Proposed lot conforms to B-1 zone for a single family home. Dimensional relief needed for street frontage. Proposal is in conformity with area and will amount to more than a mere inconvenience if not approved.

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

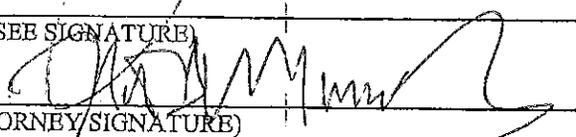
RESPECTFULLY SUBMITTED,

  
(OWNER SIGNATURE) Janine M. Atamian, Trustee

943-8566  
(PHONE NUMBER)

  
(OWNER SIGNATURE)  
(APPLICANT SIGNATURE) Janine M. Atamian, Trustee

(PHONE NUMBER)  
943-8566  
(PHONE NUMBER)

(LESSEE SIGNATURE)  
  
(ATTORNEY SIGNATURE)

(PHONE NUMBER)  
946-3800  
(PHONE NUMBER)

Robert D. Murray, Esq.  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

**JANINE M. ATAMIAN, TRUSTEE (“APPLICANT AND OWNER”)**

**0 and 53 Sherwood Street  
Cranston, RI 02920**

**NEIGHBORHOOD ANALYSIS**

This analysis is compiled to review the land uses and lot sizes within the 400’ radius of the subject applications for the property at 0 Sherwood Street and 53 Sherwood Street designated as Lot Nos. 1772, 1783 and 1784 on Assessor’s Plat No. 8. The zoning designation is B-1 for the subject properties.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS</u>
SINGLE FAMILY	37
SINGLE FAMILY & ADU	5
TWO FAMILY	28
THREE FAMILY	1
FOUR FAMILY	1
RESIDENTIAL CONDO	1
RESIDENTIAL DEVELOPED	2
RESIDENTIAL UNDEVELOPED	23
RESIDENTIAL OTHER	9
RESIDENTIAL LAND POT	1
ACCESSORY LAND MIXED	1
LARGE BUSINESS	1
MIXED USE	2
MUNICIPAL	2
STATE	<u>1</u>
	115

The average size of the forty-two (42) “single family” residential lots within 400’ radius is 5,048 +/- square feet. The average size of the twenty-eight (28) “two family” residential lots within 400’ radius is 5,295 +/- square feet.

The proposed lot to be built on is 6,009 square feet which is larger than the average lot sizes in the 400’ radius and neighborhood. The two-family dwelling would remain on a 6,342 square feet lot. Both dwellings would be consistent with the neighborhood.

Prepared by:  
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Dated: 4-1-25

**JANINE M. ATAMAIN, TRUSTEE (**  
**“OWNER AND APPLICANT”**)

**0 and 53 Sherwood Street  
Cranston, RI 02920**

**PROJECT NARRATIVE**

This project narrative is offered in connection with applications of Janine M. Atamian, Trustee (“Owner/Applicant”) for a dimensional relief to construct a new single-family home on a lot with restricted street frontage and to leave a two-family dwelling on an undersized lot also with restricted street frontage at 53 Sherwood Street.

The subject properties are designated as Lot Nos. 1772, 1783 and 1784 on Assessor’s Plat No. 8/1 and are located in a B-1 zone. The two-family dwelling at 53 Sherwood Street will remain on Lot Nos. 1772 and 1783 totaling six thousand three hundred fourteen (6,314) square feet. Lot No. 1784 containing six thousand ten (6,010) square feet would house the new single-family dwelling.

Both lots will be serviced by a common driveway with a dedicated easement for the benefit of both dwellings. Public water and sewer are available for the new dwelling.

The following dimensional variances are sought from the Planning Commission:

53 Sherwood Street

The first dimensional relief sought is to allow the pre-existing two family dwelling to remain on a lot less than eight thousand (8,000) square feet. In addition, it will only have forty (40) feet of frontage where sixty (60) feet is required.

0 Sherwood Street

The dimensional relief sought is to allow the construction of a one-family dwelling to be constructed on a lot with only forty (40) feet of frontage where sixty (60) feet are required.

The applicable sections of the Zoning Code are:

17.20.090 (Specific requirements)

- A. The minimum lot area in a B-1 zone is six thousand (6,000) square feet. For a two-family dwelling, the minimum lot area shall be eight thousand (8,000) square feet.

17.20.120 Schedule of Intensity Regulations

The minimum lot size area in B-1 zone is 6,000 square feet.  
The minimum width size is 60 feet in the A-6 zone

17.92.010 Variance for dimensional relief

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;

The hardship is not the result of any prior action of the applicant and;

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 codified in this title or the comprehensive plan upon which the ordinance is based.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted.

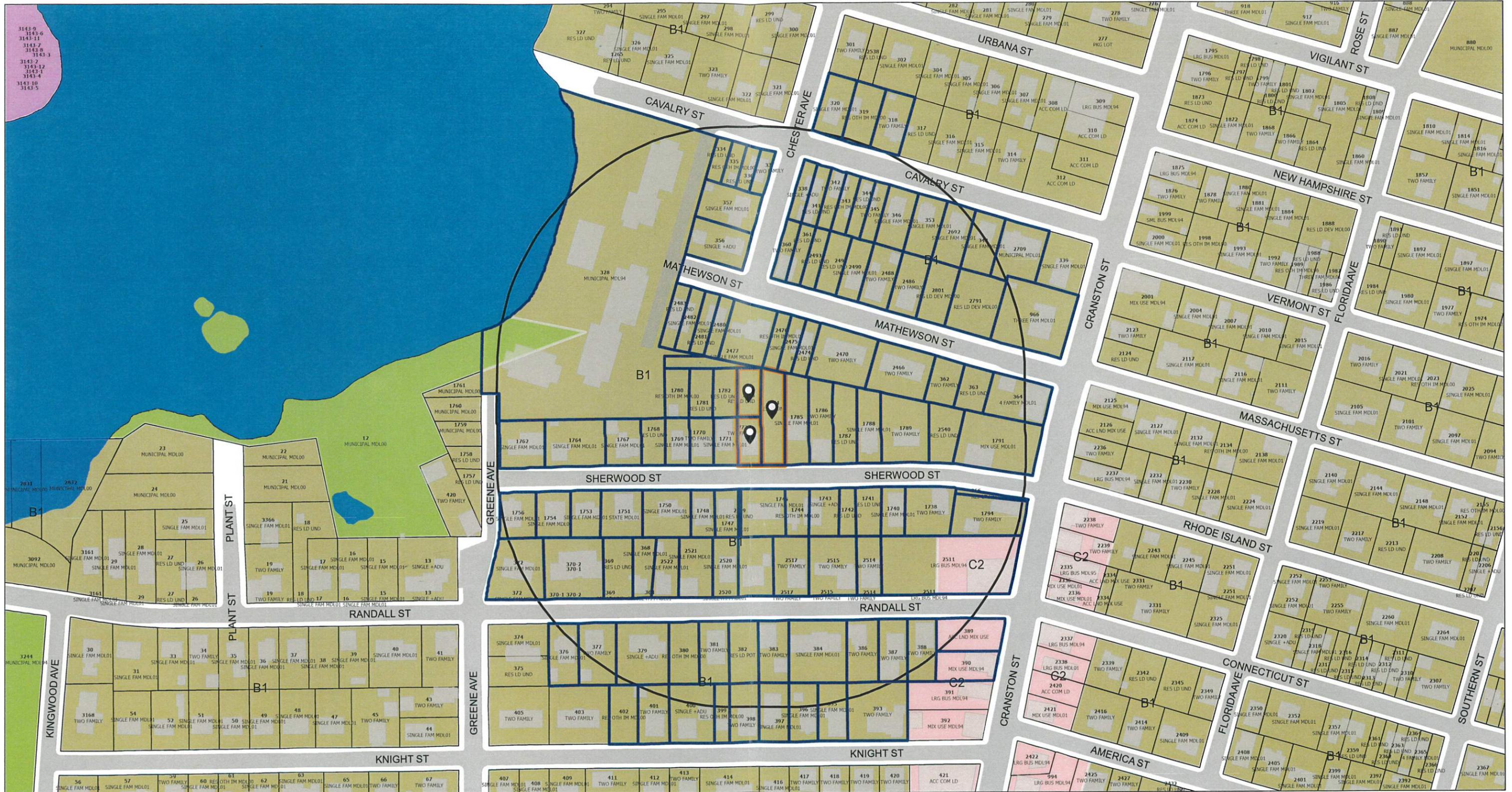
SUMMARY

The dimensional relief sought is minimal, reasonable in nature and will create an additional dwelling unit for housing purposes.

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Dated: 4-1-25

# 53 Sheerwood St 400' Radius Plat 8 Lots 1772, 1783, 1784



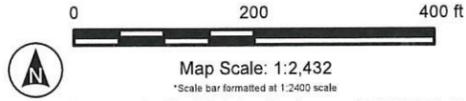
<https://geohub-cranston.hub.arcgis.com/>

- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Hydro Poly 2001**
- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning**
- A12

- A20
- A6
- A8
- A80
- B1
- B2

- C1
- C2
- C3
- C4
- C5
- E1

- M1
- M2
- MPD
- Other
- S1

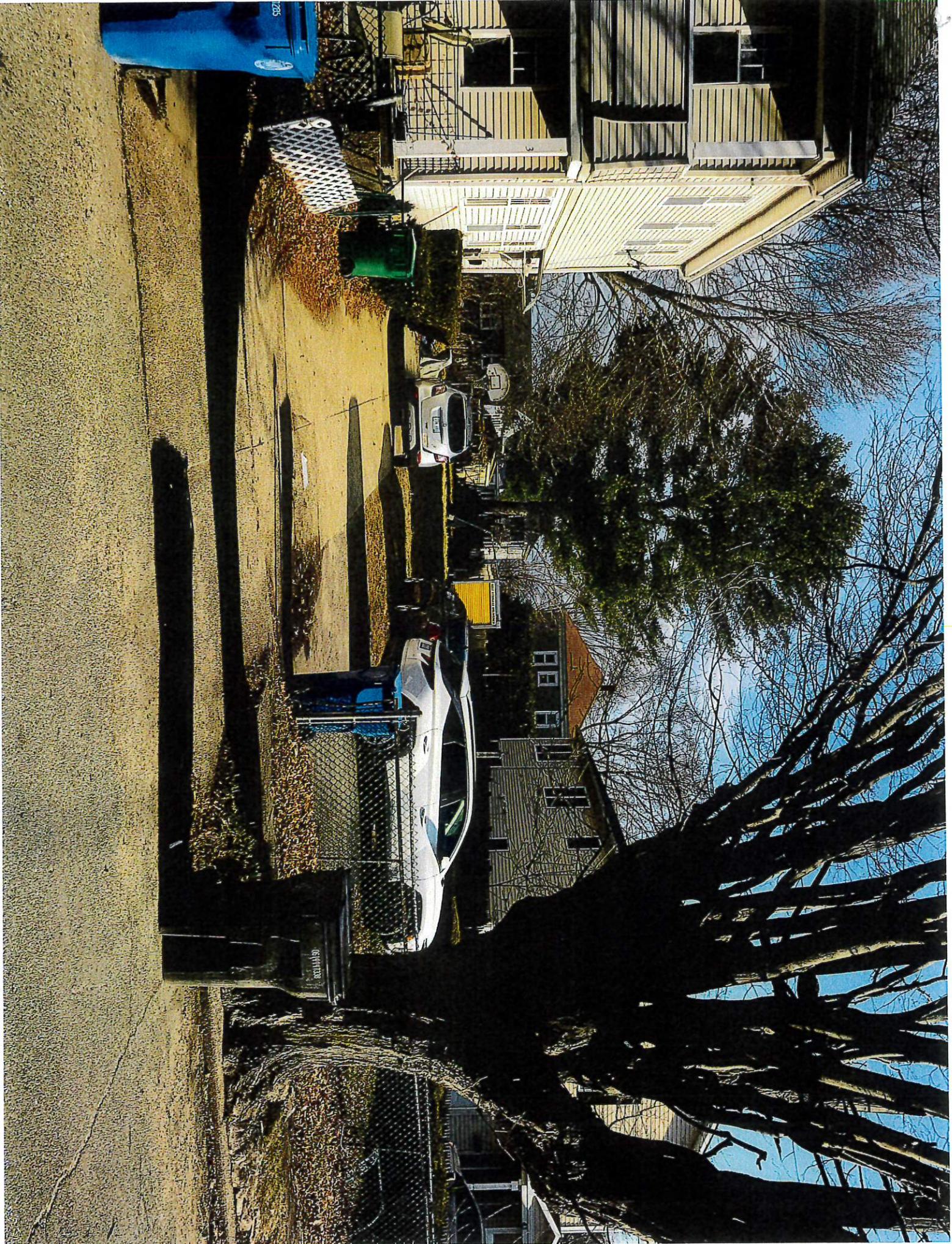


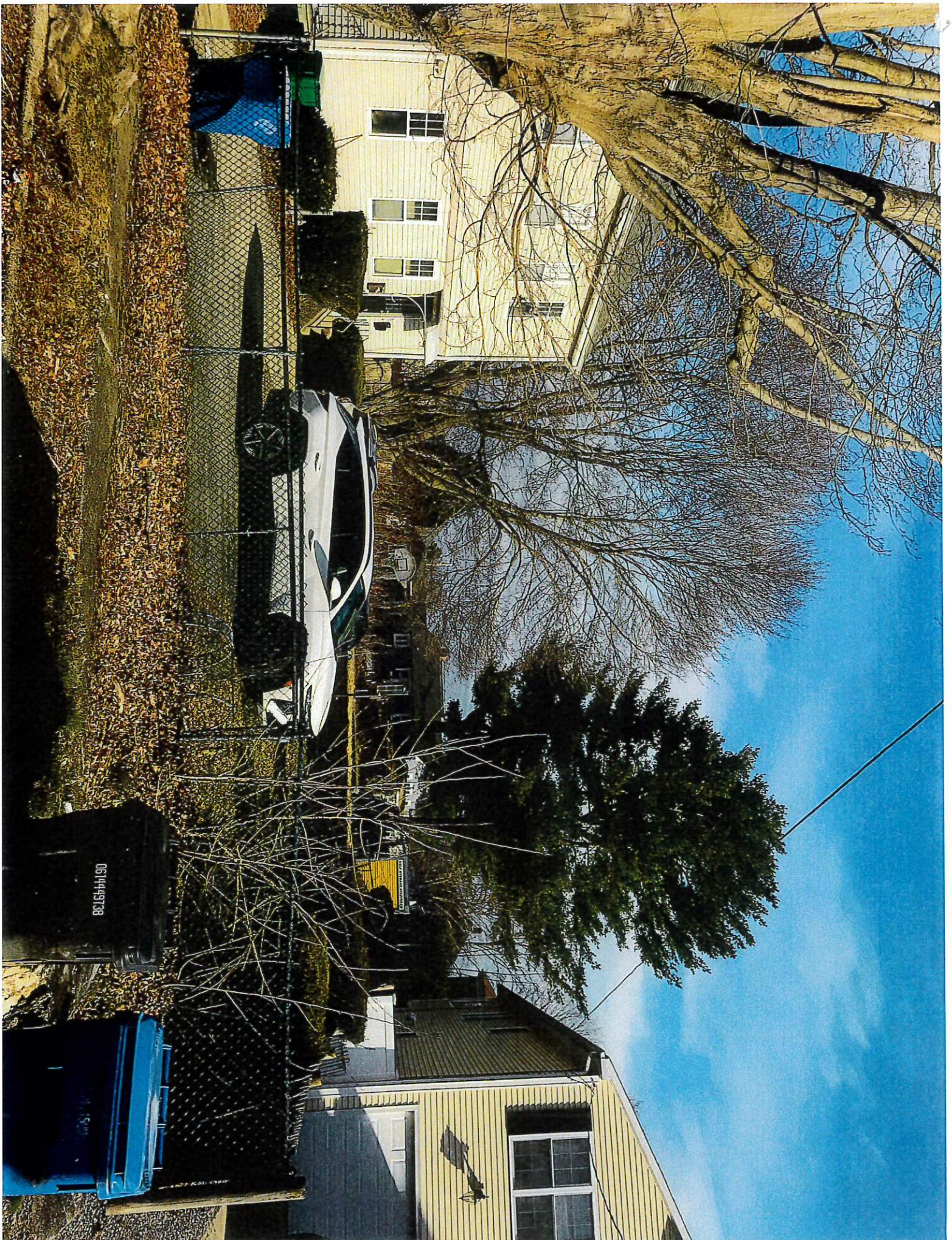
Map Scale: 1:2,432  
 \*Scale bar formatted at 1:2400 scale

Map created by Web Application on 12/31/2024 10:07 AM

**Disclaimer:** This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.









DRIVEWAY EASEMENT

**DRAFT**

That certain driveway easement located on the northerly side of Sherwood Street in the City of Cranston, County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at point located along the northerly line of said Sherwood Street being located at a distance of four hundred fifty-two and thirteen hundredths (452.13') feet as measured in a northwesterly direction along the northerly line of said Sherwood Street from the intersection of Cranston Street with said Sherwood Street;

thence proceeding in a southeasterly direction along the northerly line of said Sherwood Street a distance of six and zero hundredths (6.00') feet to point;

thence turning an interior angle of  $90^{\circ}-00'-00''$  and proceeding in a northeasterly direction bounded easterly by remaining land now or formerly of this grantor a distance of one hundred thirty and zero hundredths (130.00') feet to a point;

thence turning an interior angle of  $90^{\circ}-00'-00''$  and proceeding in a northwesterly direction bounded northerly by remaining land now or formerly of this grantor a distance of six and zero hundredths (6.00') feet to a point;

thence turning an interior angle of  $90^{\circ}-00'-00''$  and proceeding in a southwesterly direction bounded westerly by other land now or formerly of this grantor and along the easterly line of said land a distance of one hundred thirty zero hundredths (130.00') feet to the point and place of beginning. The last course forming an interior angle of  $90^{\circ}-00'-00''$  with the first mentioned course.

Said easement is for driveway purposes as shown on a plan entitled ADMINISTRATIVE SUBDIVISION WITH EXISTING CONDITIONS PLAT 8 LOTS 1772, 1783 & 1784 53 SHERWOOD STREET CRANSTON, RHODE ISLAND FOR JANINE M. ATAMIAN", prepared by Leddy Land Surveying Company, dated July 2024 and to be recorded in The City of Cranston.

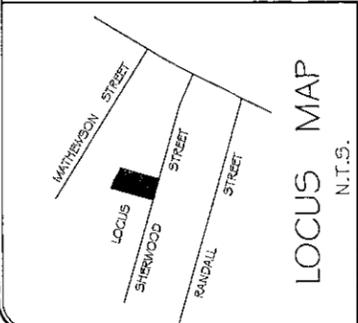
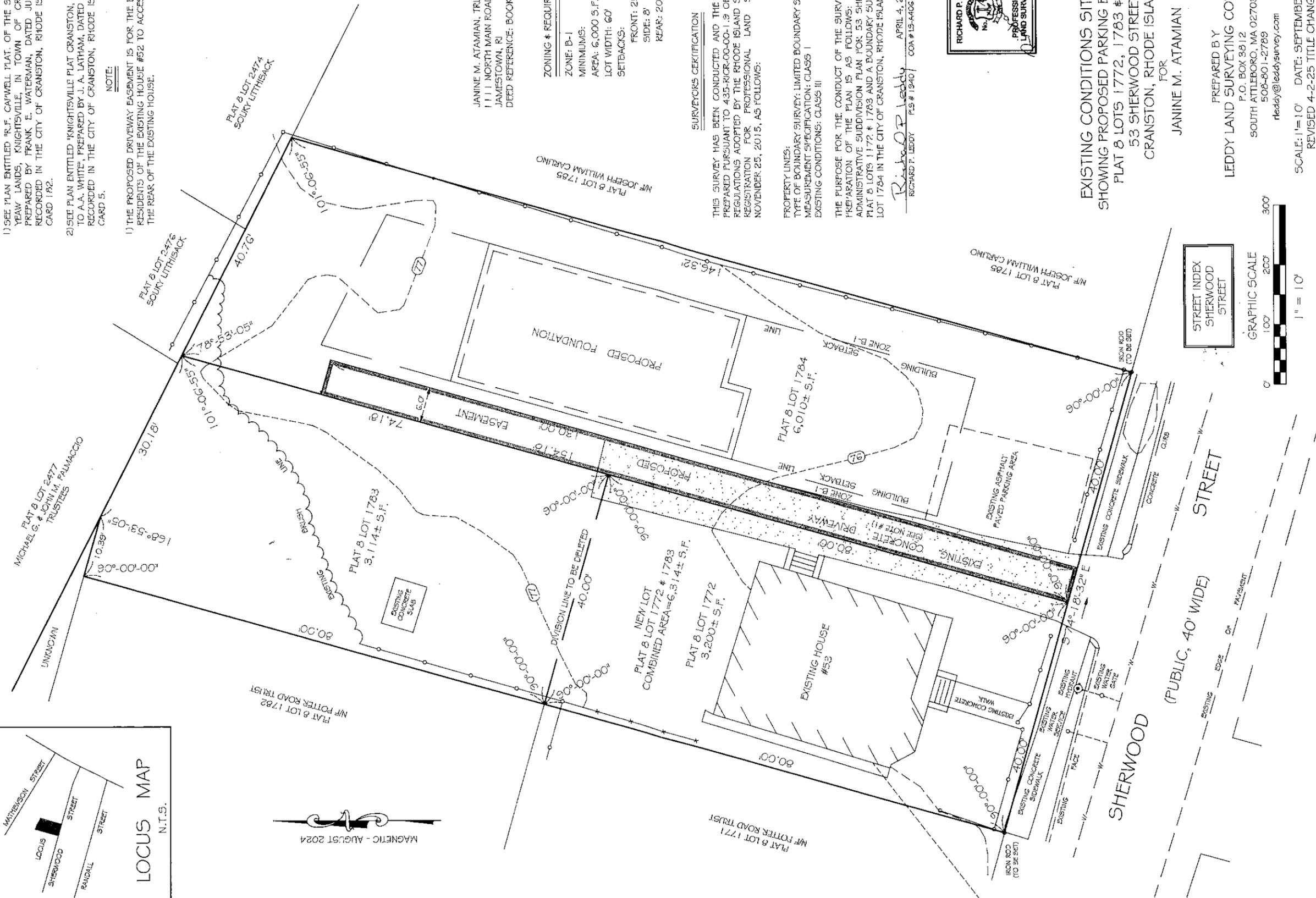
**REFERENCES:**

1) SEE PLAN ENTITLED "R.F. CAWELL PLAT OF THE SHERWOOD AND YEAW LANDS, KNIGHTSVILLE, IN TOWN OF CRANSTON, R.I.", PREPARED BY FRANK E. WATERMAN, DATED JUNE 1908 AND RECORDED IN THE CITY OF CRANSTON, RHODE ISLAND ON PLAT CARD 182.

2) SEE PLAN ENTITLED "KNIGHTSVILLE PLAT CRANSTON, R.I. BELONGING TO A.A. WHITE", PREPARED BY J. A. LATHAM, DATED FEB. 1873 AND RECORDED IN THE CITY OF CRANSTON, RHODE ISLAND ON PLAT CARD 5.

**NOTE:**

1) THE PROPOSED DRIVEWAY EASEMENT IS FOR THE BENEFIT OF THE RESIDENTS OF THE EXISTING HOUSE #52 TO ACCESS PARKING TO THE REAR OF THE EXISTING HOUSE.



JANINE M. ATAMIAN, TRUSTEE  
1111 NORTH MAIN ROAD  
JAMESTOWN, RI  
DEED REFERENCE: BOOK 5296, PAGE 268

**ZONING & REQUIREMENTS**  
ZONE: B-1  
MINIMUMS:  
AREA: 6,000 S.F.  
LOT WIDTH: 60'  
SETBACKS:  
FRONT: 25'  
SIDE: 8'  
REAR: 20'

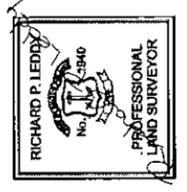
**SURVEYORS CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIGR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

PROPERTY LINES:  
TYPE OF BOUNDARY SURVEY: LIMITED BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS I  
EXISTING CONDITIONS: CLASS III

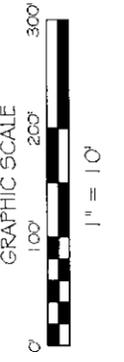
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PREPARE AN ADMINISTRATIVE SUBDIVISION PLAN FOR 53 SHERWOOD STREET, PLAT & LOTS 1172 & 1783 AND A BOUNDARY SURVEY FOR PLAT & LOT 1784 IN THE CITY OF CRANSTON, RHODE ISLAND.

Richard P. Leddy APRIL 4, 2025 DATE  
RICHARD P. LEDDY P.L.S. # 1940 COA # 15-4406



EXISTING CONDITIONS SITE PLAN  
SHOWING PROPOSED PARKING EASEMENT  
PLAT & LOTS 1772, 1783 & 1784  
53 SHERWOOD STREET  
CRANSTON, RHODE ISLAND  
FOR  
JANINE M. ATAMIAN

PREPARED BY  
LEDDY LAND SURVEYING COMPANY  
P.O. BOX 9812  
SOUTH ATTLEBORO, MA 02703  
508-801-2789  
rleddy@leddysurvey.com



SCALE: 1" = 10' DATE: SEPTEMBER 2024  
REVISED 4-2-25 TITLE CHANGED

