

**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: 01/16/2023

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: Daniel Sweet

ADDRESS: 424 Atwells Ave Providence, RI ZIP CODE: 02909

APPLICANT: Gian Venturato

ADDRESS: 132 Sheldon St. Cranston, RI ZIP CODE: 02905

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 0 Queen St. Cranston, RI

2. ASSESSOR'S PLAT #: 8 BLOCK #: _____ ASSESSOR'S LOT #: 624278, 2788 WARD: _____

3. LOT FRONTAGE: 40 LOT DEPTH: 101.00 LOT AREA: 4,124/57

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B2
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 18 FT PROPOSED: 18 FT

6. LOT COVERAGE, PRESENT: 85% PROPOSED: 85%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 6 mo

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? yes

9. GIVE SIZE OF EXISTING BUILDING(S): 1,600/5F

10. GIVE SIZE OF PROPOSED BUILDING(S): 1,600/5F

11. WHAT IS THE PRESENT USE? Garage/Workshop

12. WHAT IS THE PROPOSED USE? Single Family Home

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Current 1,600'sF
structure TO BE Renovated And Retro-Fitted
TO THE STANDARDS OF A Single Family Home.

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

16. WERE YOU REFUSED A PERMIT? yes, Refused A Zoning Certificate

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

Seeking Relief OF FrontAGE SIDE & REAR SETBACKS
under The 2/3 Rule For minimum Lot Size +
FrontAGE Requirements.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE:

SUBJECT LOT
FrontAGE IS consistent WITH The Neighborhood.

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

RESPECTFULLY SUBMITTED,

Dave Sweet
(OWNER SIGNATURE)

401-527-2858
(PHONE NUMBER)

Gian Venticato
(OWNER SIGNATURE)

401-339-1407
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: _____

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

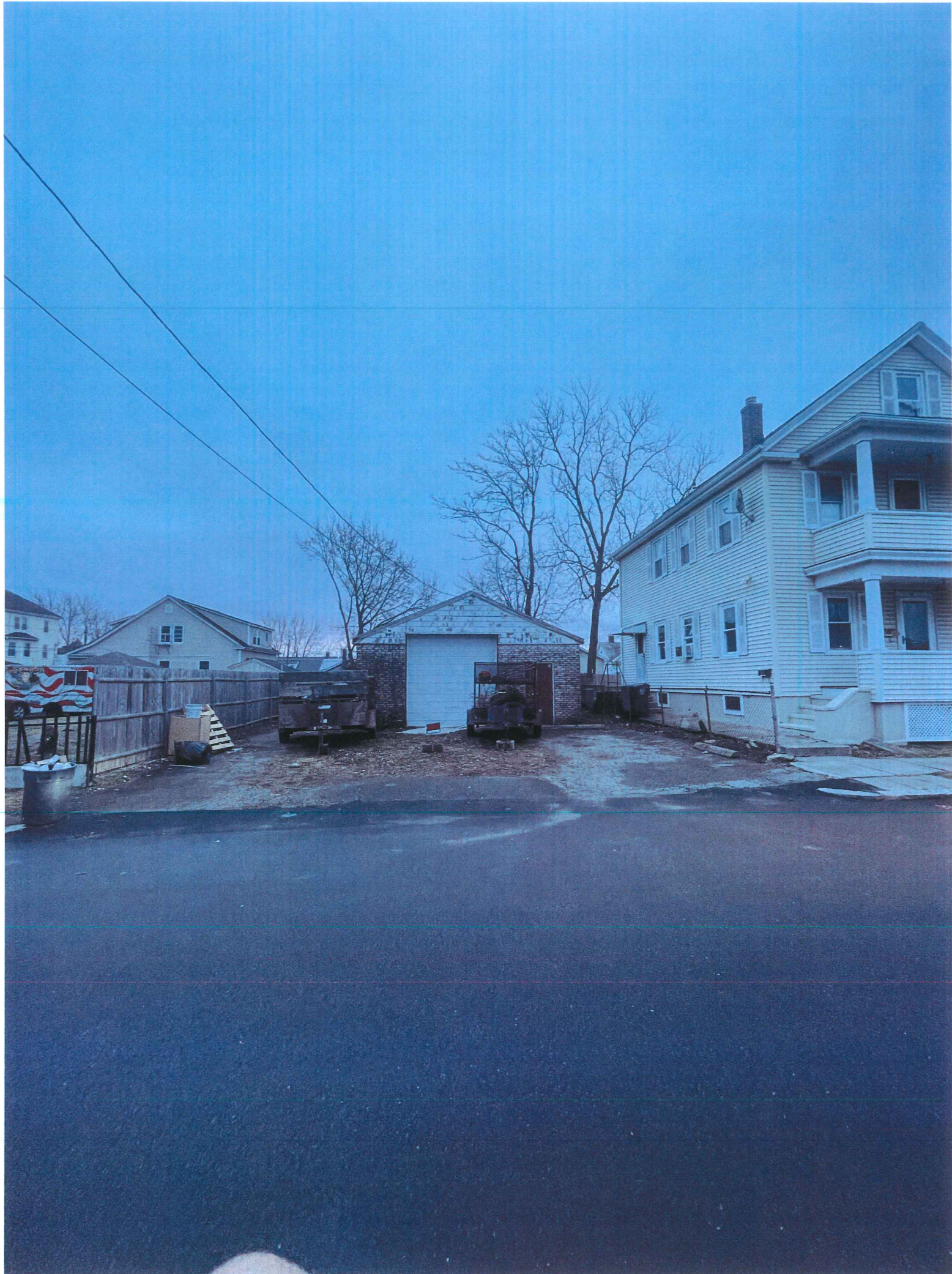
401-780-6012
401-780-6002 (fax)

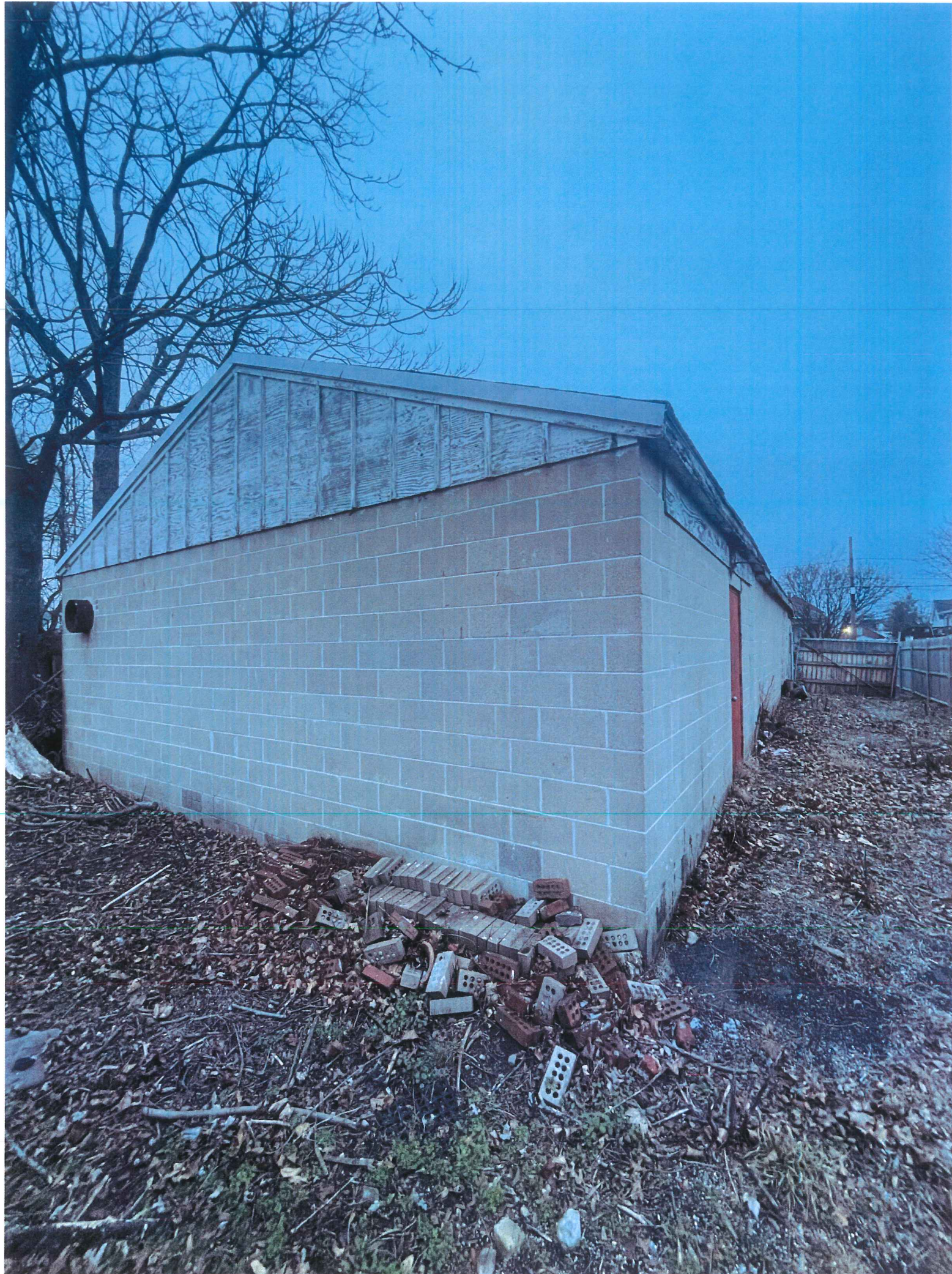
City of Cranston
Zoning Certificate

35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

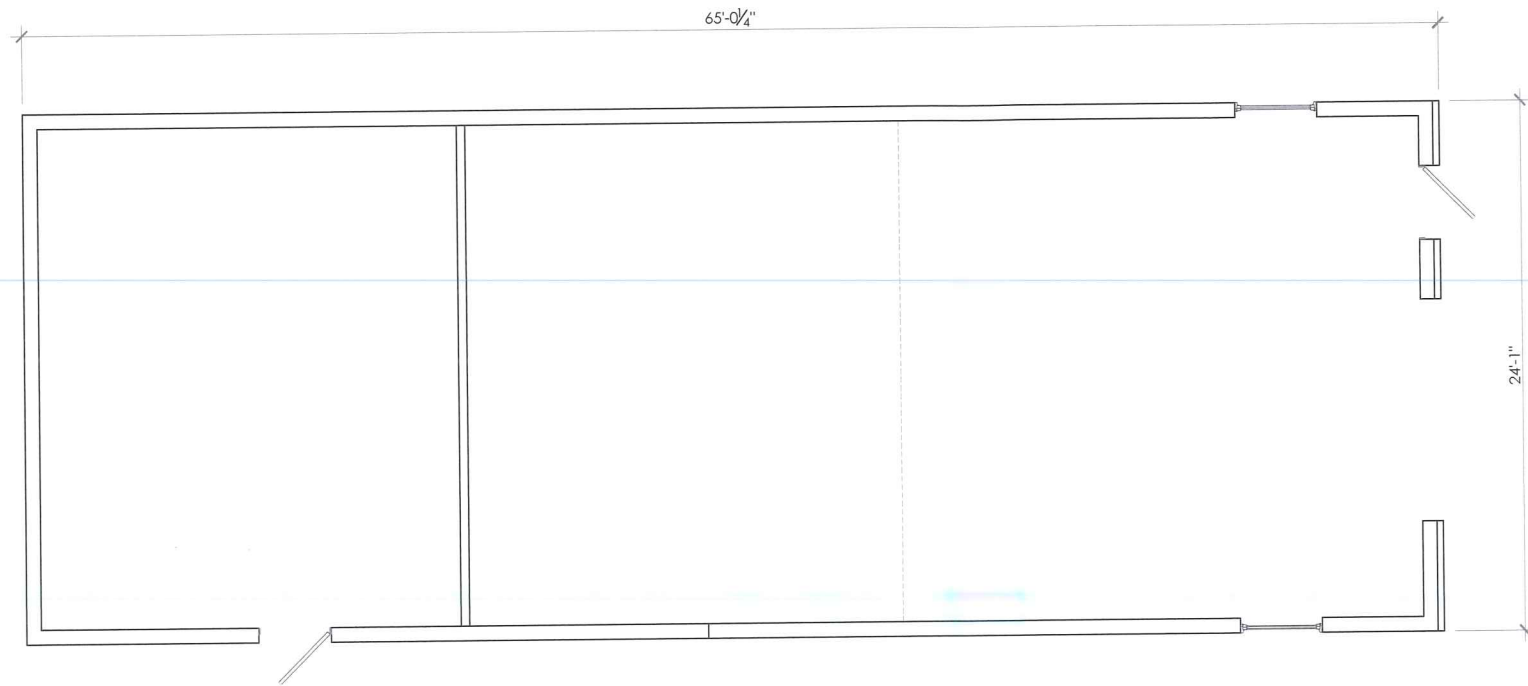
Property Address: <u>0 Queen St. Cranston, RI</u>	
Property Owner: <u>Daniel Sweet</u>	
Assessor's Plat #: <u>8</u>	Assessor's Lot #: <u>624, 2790, 2788</u> Date: <u>8/26/22</u>
Your Name: <u>Gian Venturo</u>	Phone #: <u>401-359-1407</u>
Mailing Address: <u>132 Shelton St. Cranston, RI 02905</u>	Email: <u>GIAN@EODKVAL.NET.COM</u>
Cell #: _____	
Previous / Existing Use: <u>Workshop / Garage</u>	
Is this building / tenant space currently vacant? <u>Y</u> How Long? <u>2 Years</u>	
Proposed type of use: <u>Single Family Home (MUCH)</u>	
I hereby certify that under penalty of perjury, the information and statements given on this applicant are true and correct to the best of my knowledge. I understand that if the information on this application is not correct or complete, the result may be the invalidation or revocation of this zoning certificate. Furthermore, the undersigned attests that no easement, covenant, or deed restriction exists which may be in violation of this certificate.	
<u>X</u> (Signature of Owner and / or Applicant)	
The fee for each zoning certificate is \$30. Payable by check or money order only to the City of Cranston. (Code sec. 15.04.020, 118.2) We are permitted fifteen (15) business days to process this zoning certificate.	
TO BE FILLED IN BY THE ZONING OFFICIAL	
Zone: <u>B2</u>	Lot Area: <u>3200/271/90 SF</u> Lot Frontage: <u>40</u> Flood Plain: <u>X</u>
Last legal record of use: <u>CONTIGUOUS LOTS</u>	
The proposed use is: <u>✓</u> Denied <u>_____</u> Approved <u>_____</u> Approved by variance <u>_____</u>	
Approved: <u>SUBJECT TO OBTAINING A CERTIFICATE OF OCCUPANCY OR USE</u> <u>LOTS 624, 2790, AND 2788 WERE HELD IN COMMON</u> <u>OWNERSHIP WITH A.P. 8, LOTS 621 AND 2787 IN 1974.</u> <u>AND THEREFORE CONSIDERED NOT FOR ZONING PURPOSES. ZBB</u> <u>RELIEF WOULD BE REQUIRED TO BUILD A NEW SINGLE FAMILY ON A.P.</u> <u>8, LOTS 624, 2790, AND 2788.</u>	
Disclaimer: This document is specifically intended to authorize USE of the premises ONLY and expressly disclaims that this certificate in no way implies, guarantees, or warrants the information contained within it.	
THIS CERTIFICATE DOES NOT SIGNIFY BUILDING CODE REVIEW OR APPROVAL AND IS NOT AN AUTHORIZATION TO UNDERTAKE ANY WORK WITHOUT THE ISSUANCE OF THE PROPER PERMITS FROM THE APPLICABLE AUTHORITIES.	
Occupancy or use prior to obtaining a Certificate of Occupancy or Certificate of Use (if required) is illegal and subject to monetary penalties and imprisonment as per the City of Cranston Zoning Code and the Rhode Island State Building Code.	
Date: <u>8/25/22</u>	<u>[Signature]</u> Zoning Official
Check #: <u>8838</u> Rec'd By: <u>SP</u> Date Paid: <u>8/25/22</u> Total Fee Paid: <u>\$30.</u>	



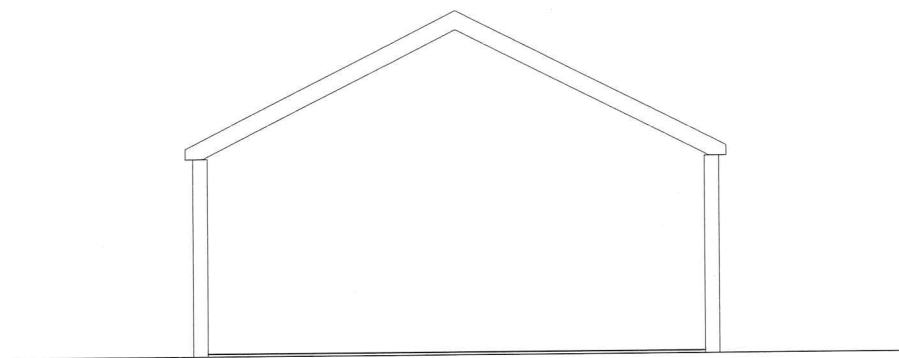




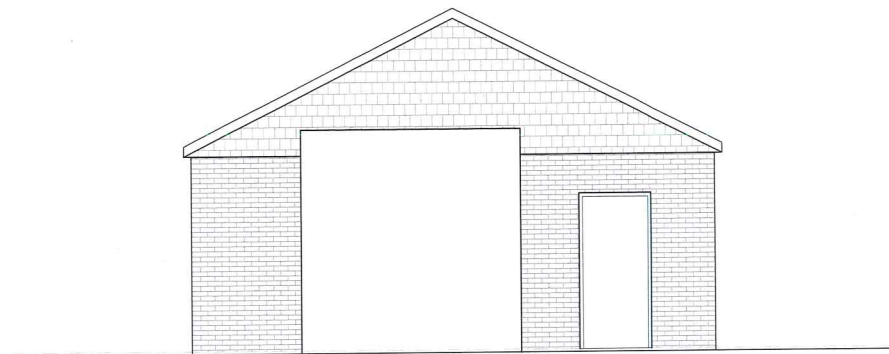




1 EXISTING FLOOR PLAN
EX1.1 SCALE: 1/4" = 1'-0"



2 EXISTING SECTION
EX1.1 SCALE: 1/4" = 1'-0"



3 EXISTING FRONT ELEVATION
EX1.1 SCALE: 1/4" = 1'-0"

QUEEN STREET RESIDENCE

QUEEN STREET
CRANSTON, RI

VOTAVA DESIGN
ARCHITECTURAL DESIGN + INTERIOR DESIGN + FURNISHINGS
401-954-7631 + VOTAVADESIGN.COM

scale: AS SPECIFIED

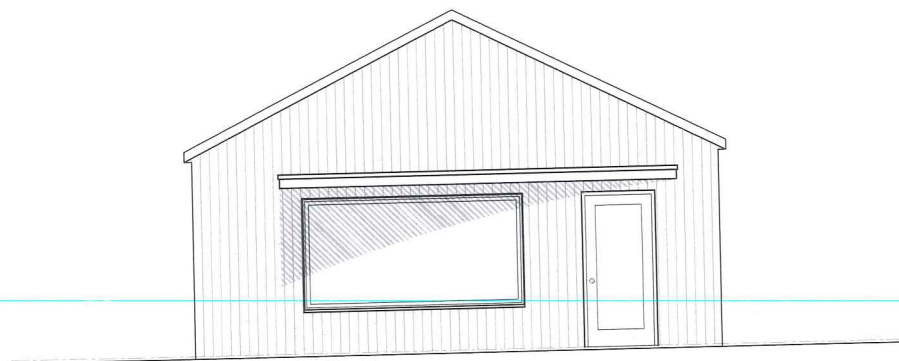
revision no. & date: 8/15/2022

EXISTING PLANS +
ELEVATIONS

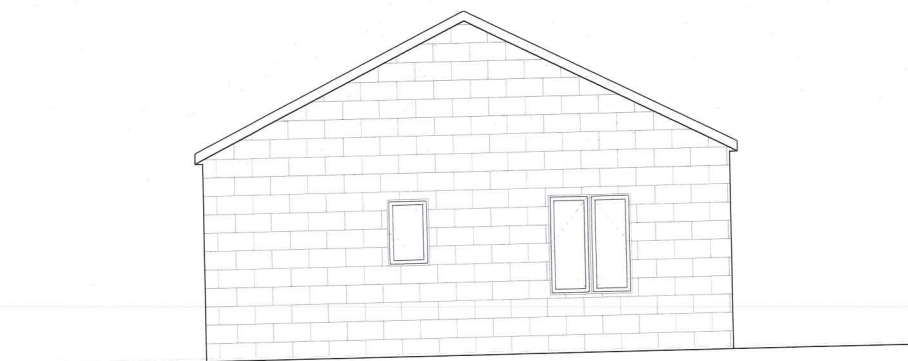
EX1.1



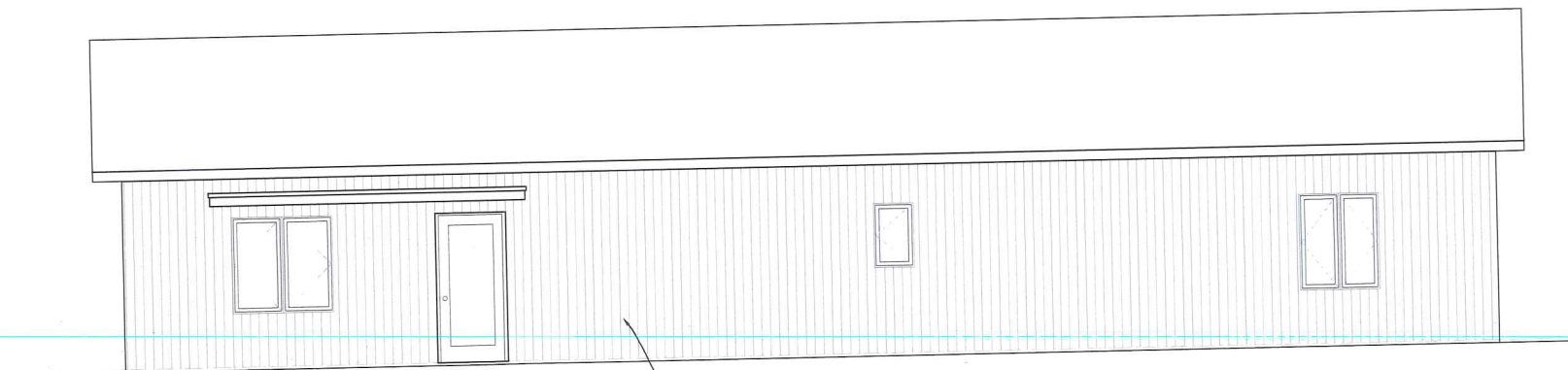
1 PROPOSED FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



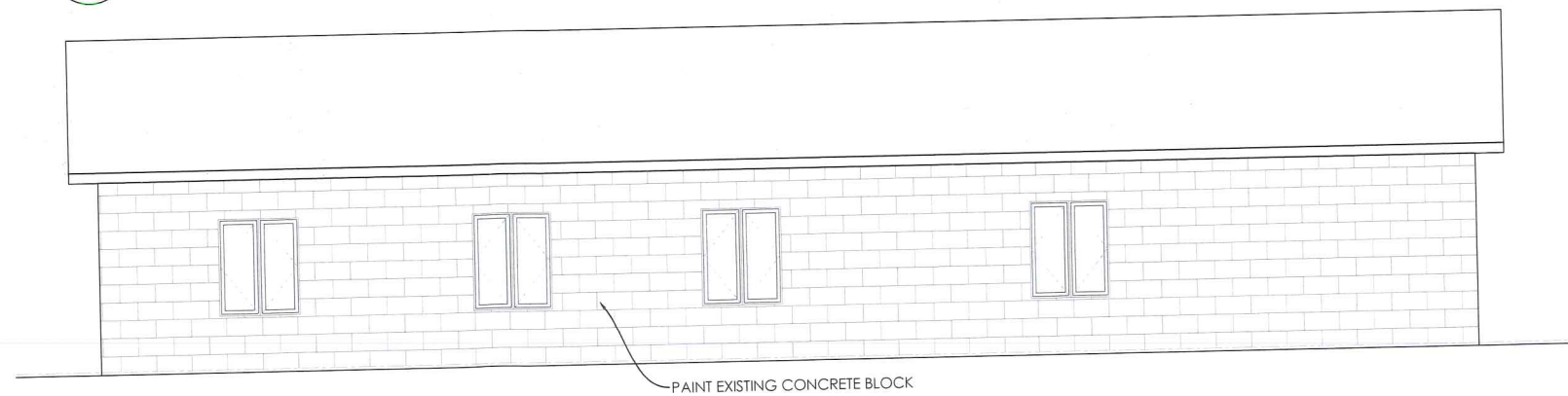
2 PROPOSED EAST ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



5 PROPOSED NORTH ELEVATION
A1.1 SCALE: 1/4" = 1'-0"

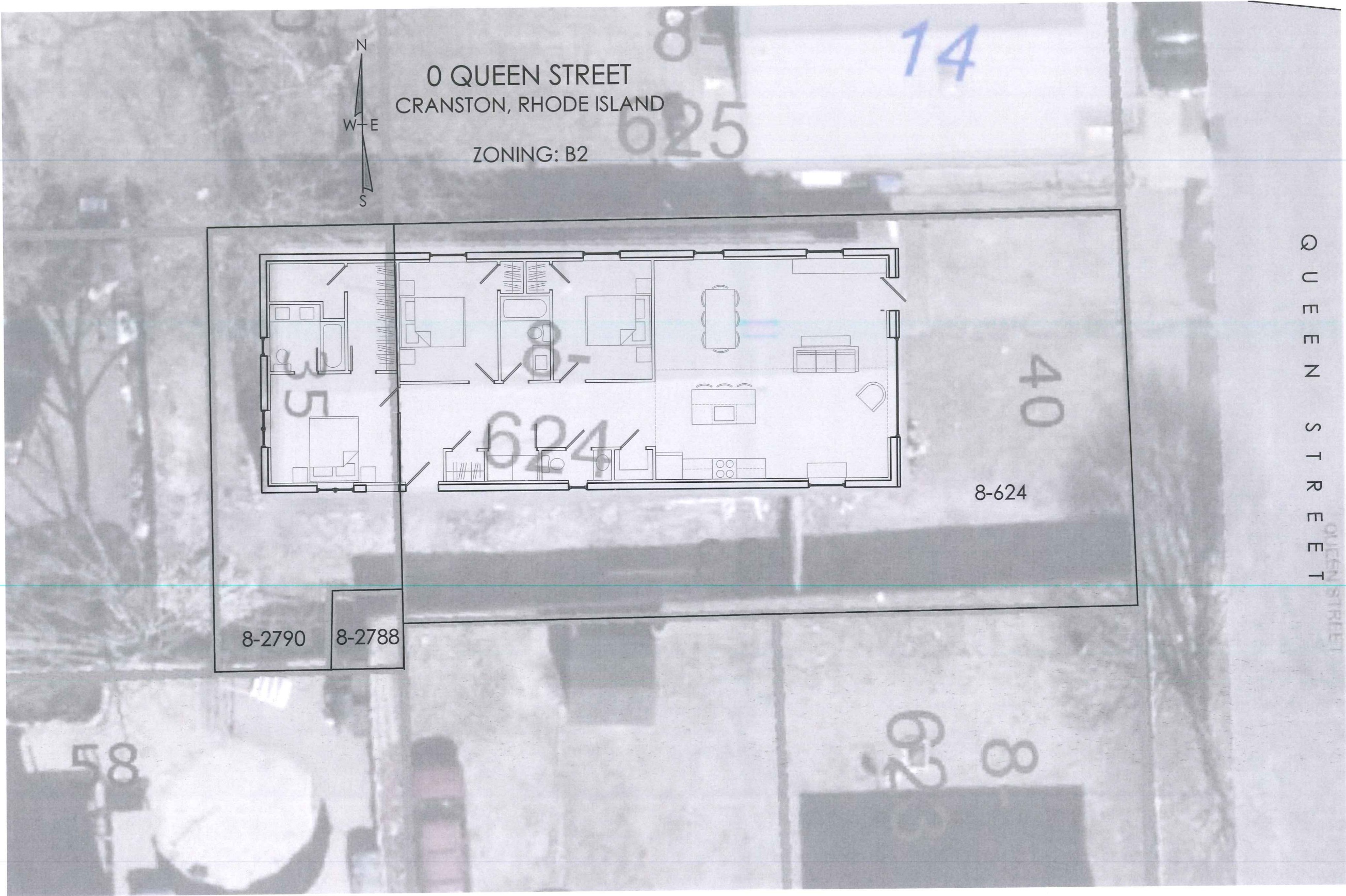
QUEEN STREET RESIDENCE

QUEEN STREET
CRANSTON, RI

scale:	AS SPECIFIED
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PROPOSED PLANS
+ ELEVATIONS

A1.1



QUEEN STREET RESIDENCE

QUEEN STREET
CRANSTON, RI

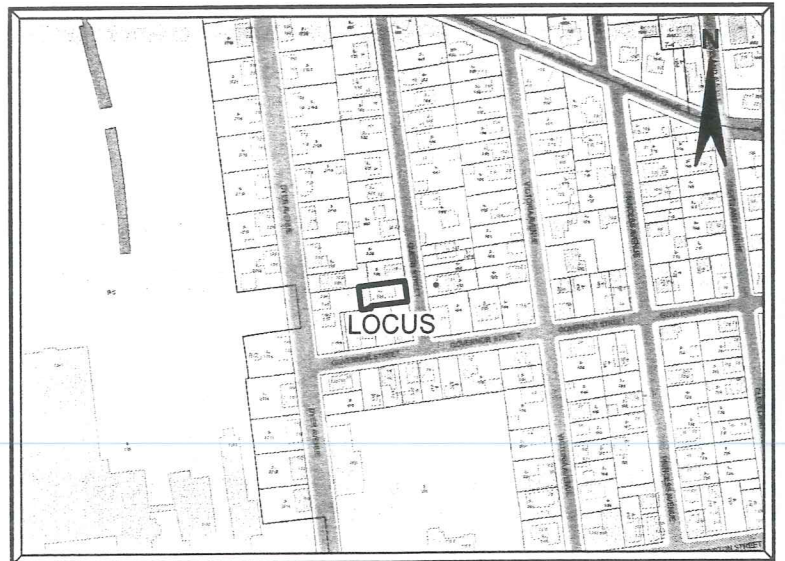
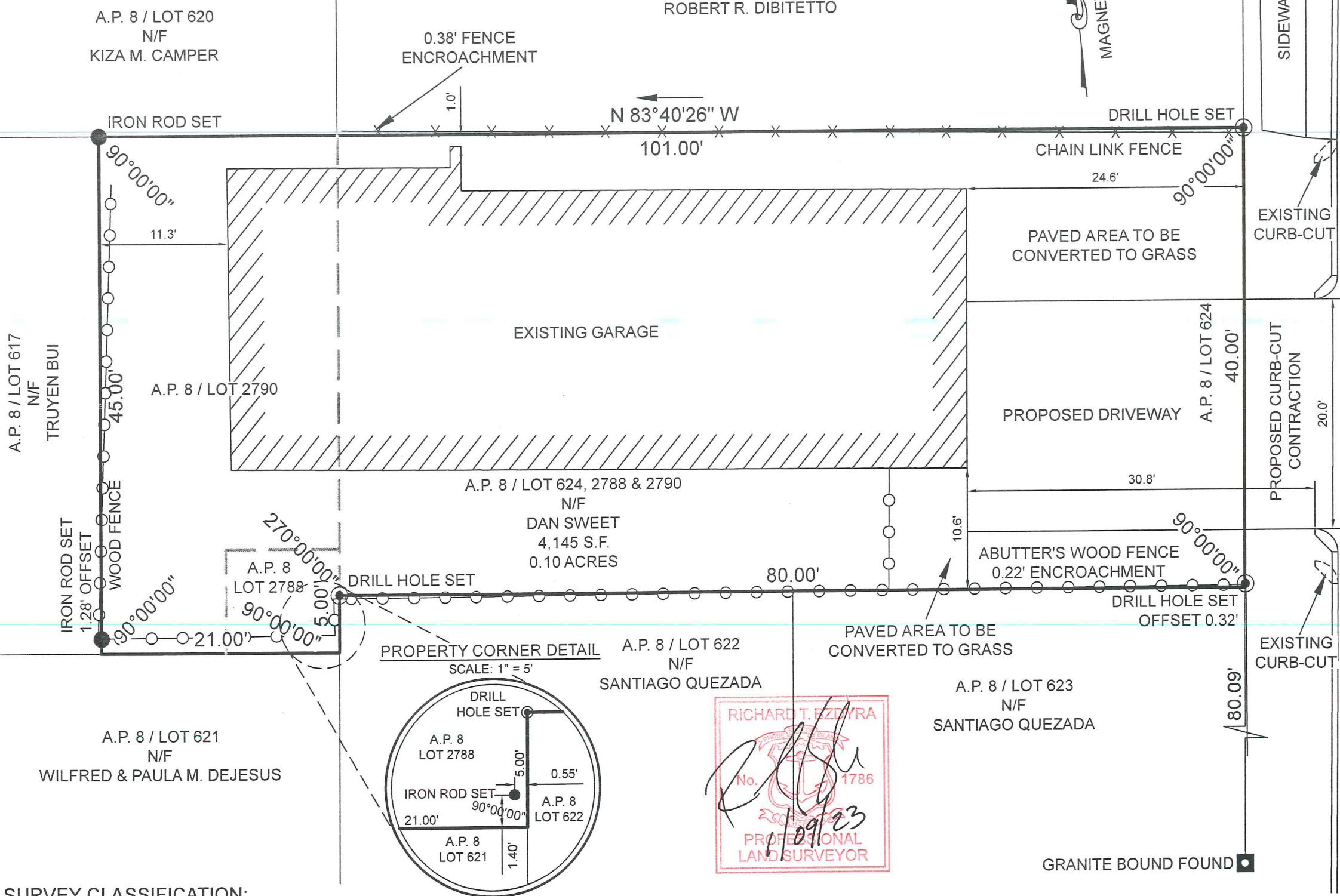
VOTAVA DESIGN
ARCHITECTURAL DESIGN + INTERIOR DESIGN + FURNISHING:
401-954-7631 + VOTAVADESIGN.COM

scale:	AS SPECIFIED
revision no. & date:	8/15/2022

SITE PLAN
L1.1

REFERENCE:

- DEED BK. 6518 PG. 170
- RECORD LOTS 243 ON "THE SPRAGUE HOMESTEAD PLAT, ON CRANSTON STREET, CRANSTON, R.I. BY J.A. LATHAM. A.D. 1890" P.C.13



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT B-2
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 STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 35%

DIMENSIONAL CONFORMANCE SURVEY

A.P. 8 / LOT 624, 2788 & 2790
8 QUEEN STREET
CRANSTON, R.I. 02920
SCALE: 1"=10' DATE: JANUARY 4, 2023

PREPARED FOR:
GIAN VENTILATO
530 WELLINGTON AVENUE, CRANSTON, R.I. 02910
PHONE: (401) 477-9600

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

JOB NO. 10430 / DWG. NO. 10430 - DC - (AJB)

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: *[Signature]* DATE: 1/09/23
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.

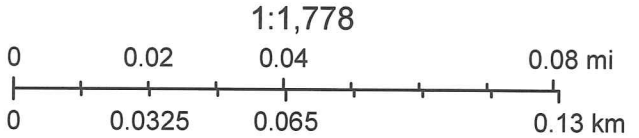


0 Queen St 400' Radius Plat 8 Lots 624, 2790, 2788



1/13/2023, 8:30:32 AM

Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
	Cranston Boundary	none		B1		C5		Other
	Parcels	A80		B2		M1		
	Buildings	A20		C1		M2		
	Zoning Dimensions	A12		C2		EI		



City of Cranston