

City of Cranston Zoning Board of Review

January 11, 2023

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Dean Perdikakis

Carlos Zambrano

Craig Norcliffe (1st Alternate)

Vacant (2nd Alternate)

Frank Corrao III (3rd Alternate)

Vacant (4th Alternate)

► Ward 2

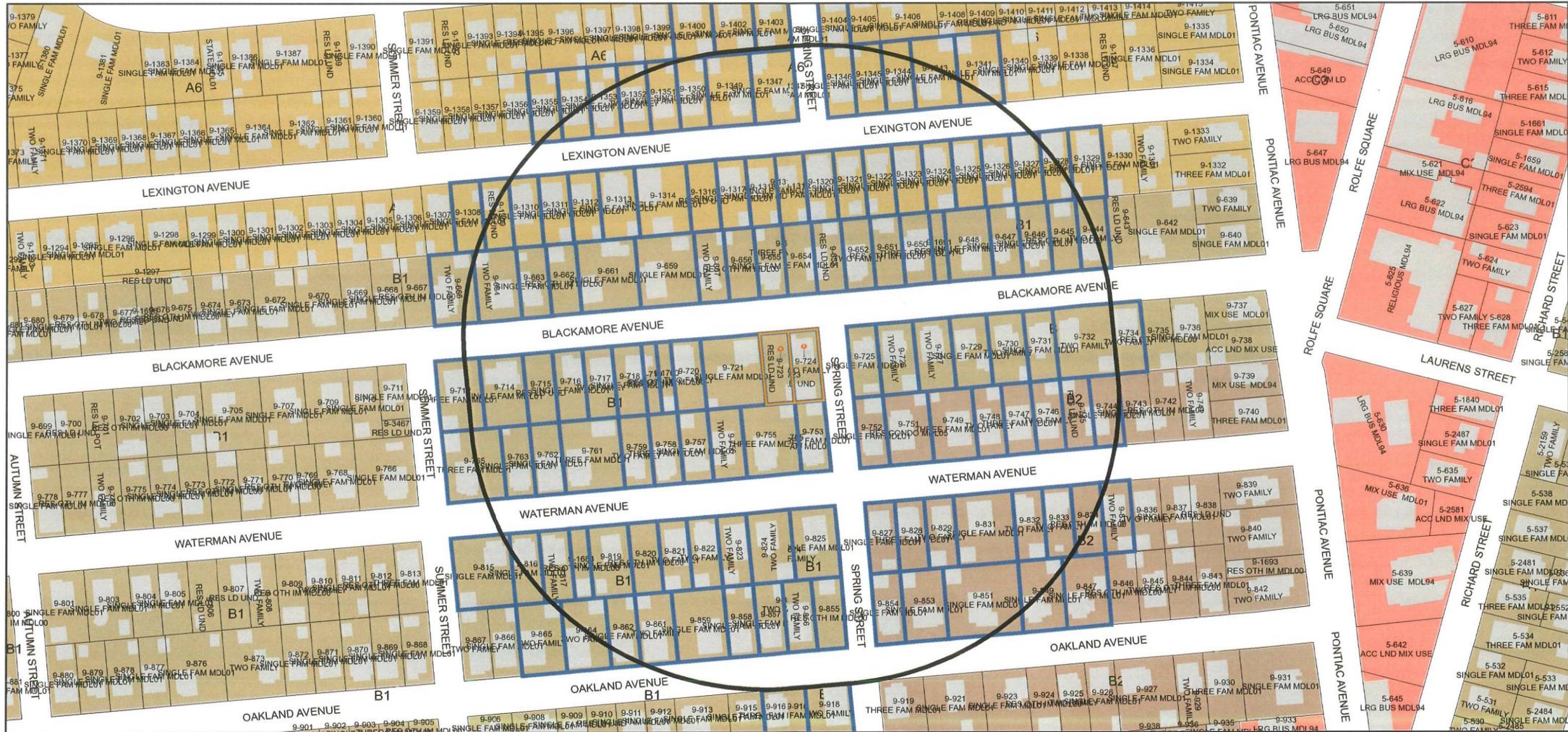
► **MATTHEW B NELSON 50 BLACKAMORE AVENUE CRANSTON RI 02920 (OWN/APP)**

has filed an application for permission to convert an existing detached 2 story garage with new addition into a residential dwelling unit with restricted rear and corner side yard setback at **50 Blackamore Avenue**. AP 9/3, Lot 724, 723, area 8000+/- SF; zoned B-1. Applicant seeks relief per Section 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity; 17.20.070 More than one dwelling structure on any lot prohibited.

► No attorney. Filed 11/09/22.



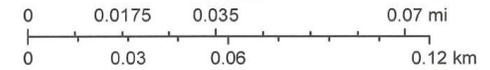
50 Blackamore Ave 400' Radius Plat 9 Lots 724, 723



11/8/2022, 7:56:53 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	E1	

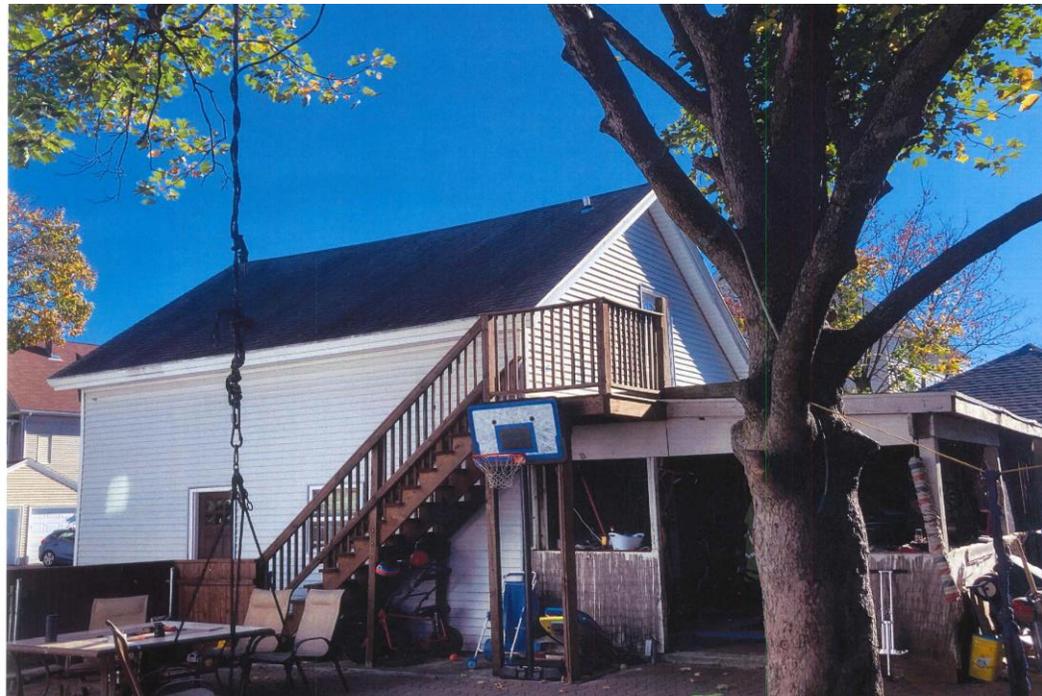
1:1,587



City of Cranston



**Photos
submitted by
Applicant
2022**



Exito B.

Photos submitted
by Applicant 2010





March 2021 Aerial Photos from GIS Tax Maps

PROPOSED RENOVATIONS

50 BLACKAMORE AVENUE

CRANSTON, R.I.

OCTOBER 28, 2022

GENERAL NOTES:

GENERAL INTERIOR & EXTERIOR RENOVATIONS TO EXISTING 2 STORY GARAGE AT REAR OF PROPERTY TO CONVERT TO NEW ONE FAMILY DWELLING

THIS CHANGE OF USE WAS ORIGINALLY STARTED AFTER THE SAME OWNER WAS GRANTED A ZONING APPROVAL BY THE CITY OF CRANSTON FOR THIS CHANGE OF USE IN 2010. HOWEVER, THIS WORK WAS NEVER COMPLETED.

OWNER NOW WISHES TO COMPLETE RENOVATION WORK NEEDED INCLUDING A NEW 2ND FLOOR ADDITION 22'X16' WHICH WILL REPLACE AN APPROVED DECK AT THIS LOCATION

REBUILD 4' WIDE STAIRS UP TO NEW 2ND FLOOR BEDROOM ADDITION AND SMALL DECK AS PER PLANS

REMOVE SPIRAL STAIRWAY ORIGINALLY PROPOSED FROM LIVING ROOM UP TO 2ND FLOOR WITH NEW STAIRWAY TO CODE.

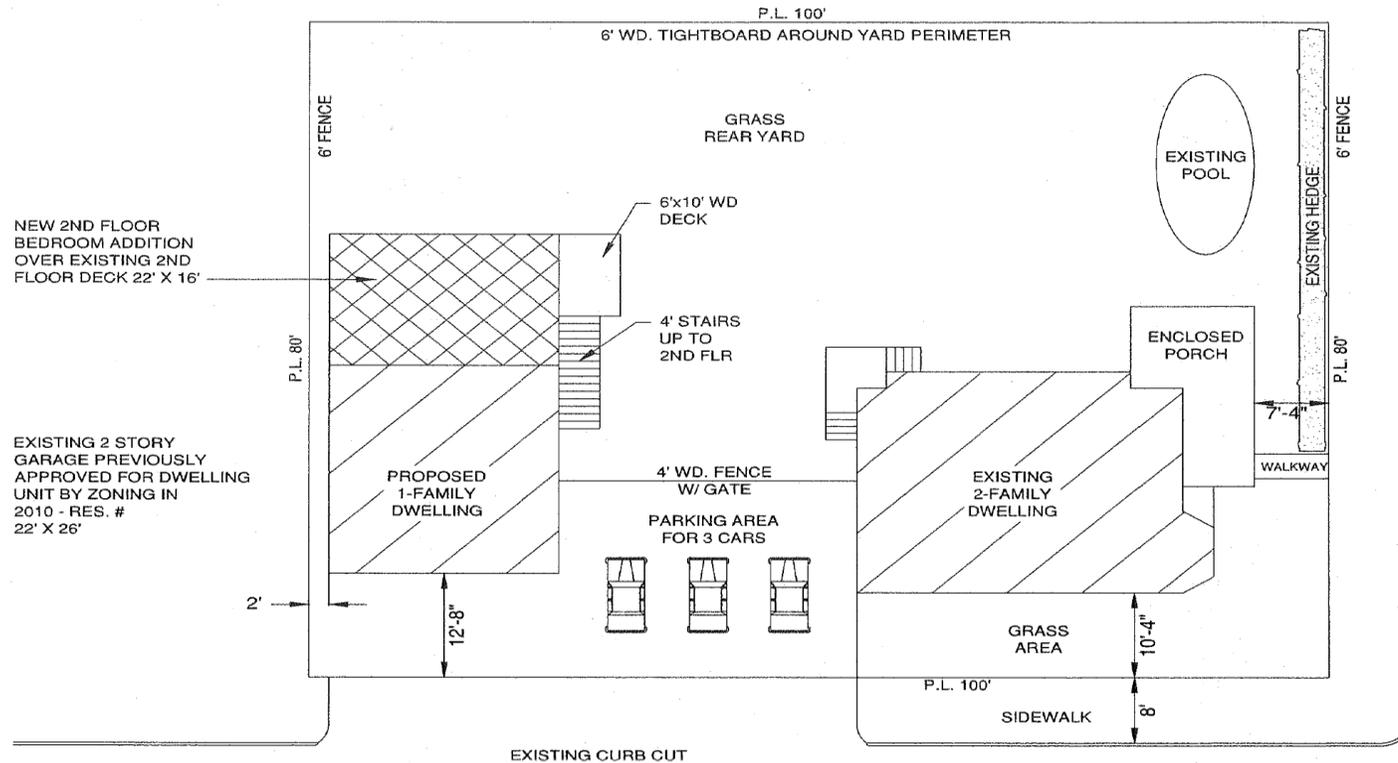
FINISH BATHROOMS AND KITCHEN AREA AS ORIGINALLY APPROVED

THIS REDESIGN BASICALLY FOLLOWS THE ORIGINAL Z.B. DESIGNS BUT HAS BEEN UPGRADED FOR A MORE USABLE HABITABLE SPACE

ALL ELECTRICAL WORK...

ALL PLUMBING WORK...

ALL HVAC WORK...



SITE PLAN

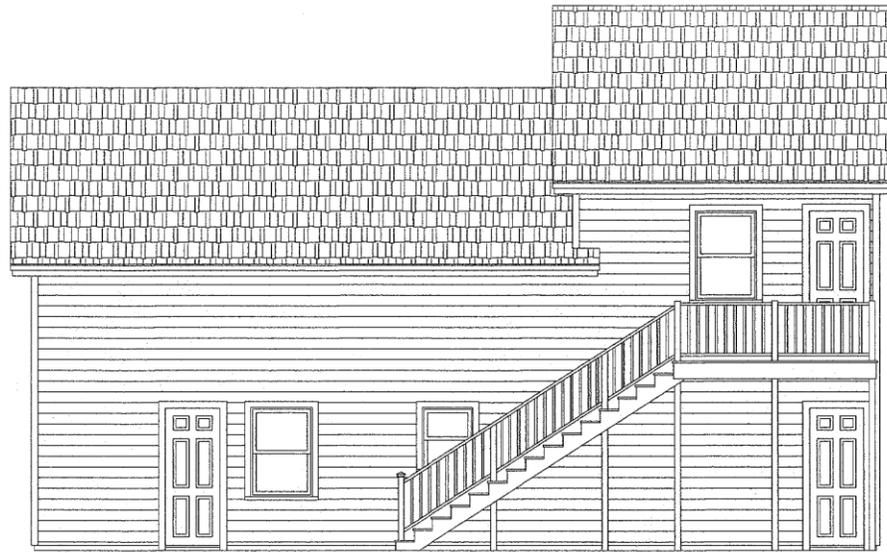
SCALE: 1" = 10'

NOTES:

LOCATION:	50 BLACKAMORE AVE CRANSTON
ASSESSORS MAP:	9/3
LOTS:	724, 723
ZONE:	B-1
AREA:	8000 SQ. FT.
USE GROUP:	1-FAMILY DWELLING
BUILD. CLASS.:	WOOD FRAMED
BUILD. HEIGHT:	2 STORIES



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

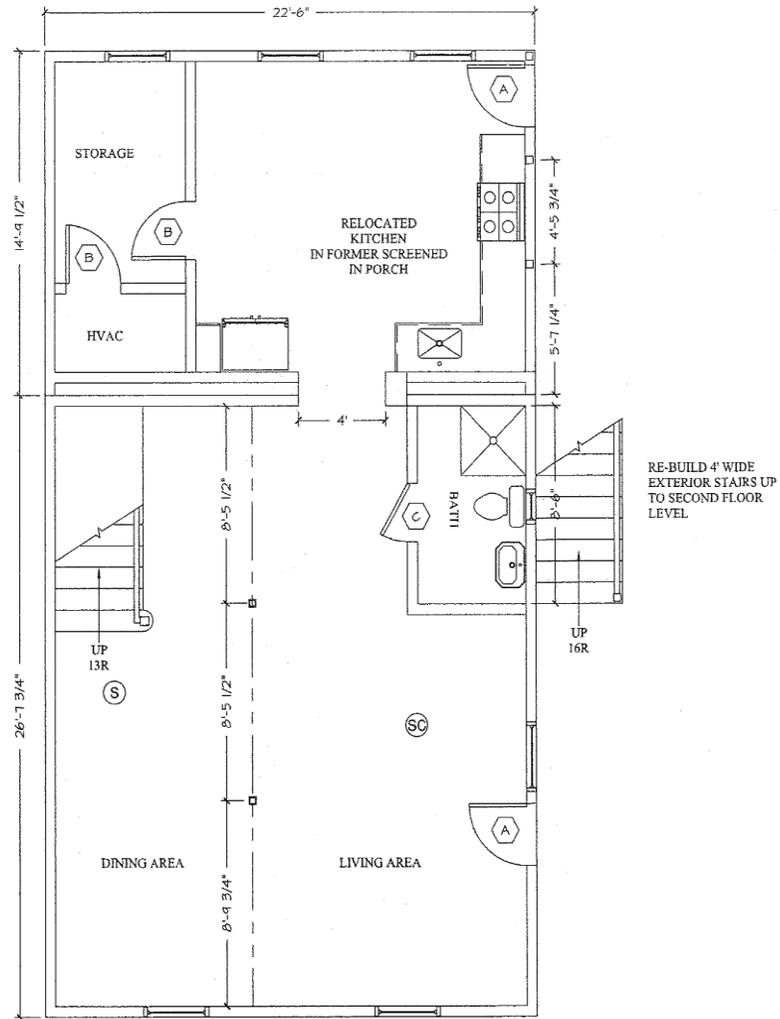


SIDE EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



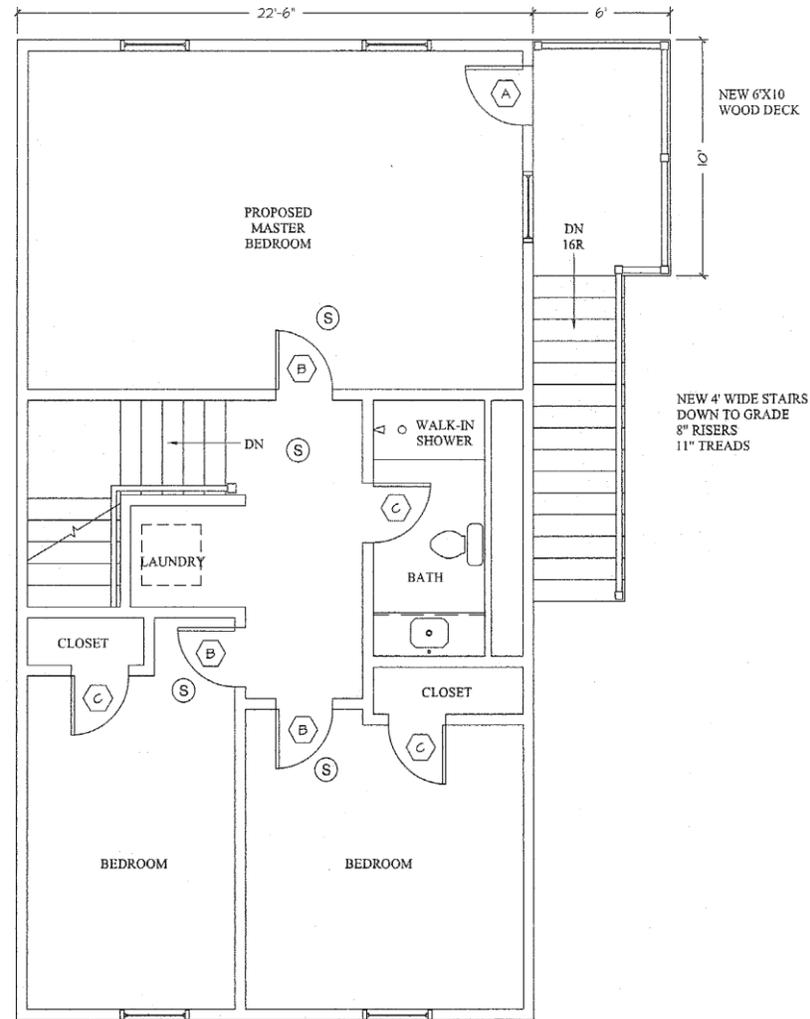
REAR EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"

PROPOSED RENOVATIONS 50 BLACKMORE AVE (REAR) CRANSTON, RI	DATE: 10-31-22 DRAWN: MCM CHECKED: REVISED:
MCM DESIGN ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A3



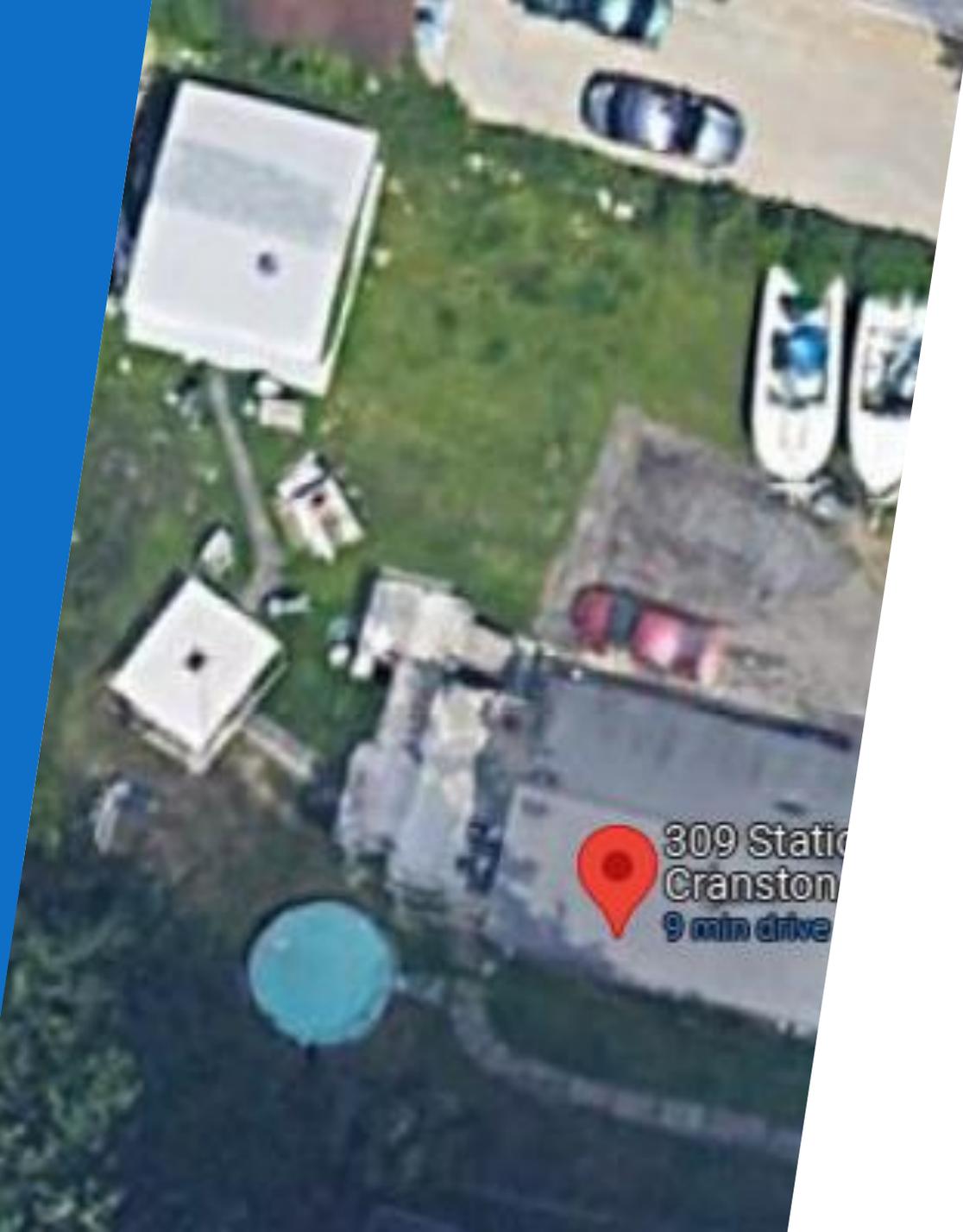
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



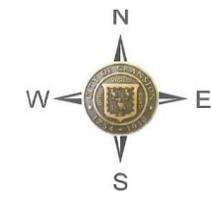
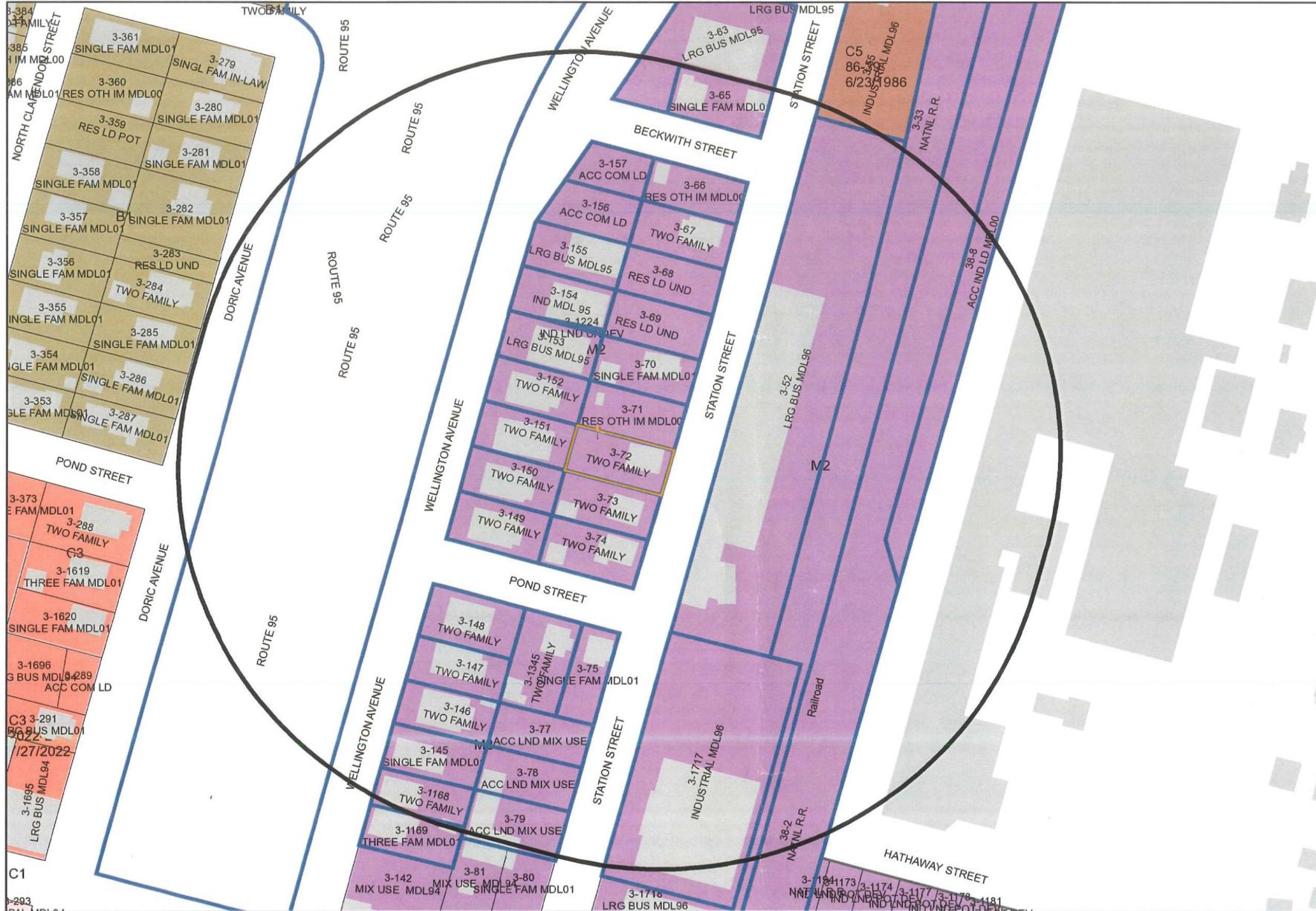
- ▶ **Ward 1**

- ▶ **Eddy Pena (OWN/APP)** has filed an application to request permission to construct an addition to an existing single-family dwelling encroaching into the required side yard setback at **309 Station Street, A.P. 3, lots 71& 72**; total area 10,000 s.f.; zoned M2. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

- ▶ Application filed 11/28/22. No attorney.

309 Station St 400' Radius Plat 3 Lot 72

11/29/2022, 8:47:09 AM



- Parcel ID Labels
- Streets Names
- Cranston Boundary
- Parcels
- Buildings
- Zoning Dimensions
- Historic Overlay District

Zoning

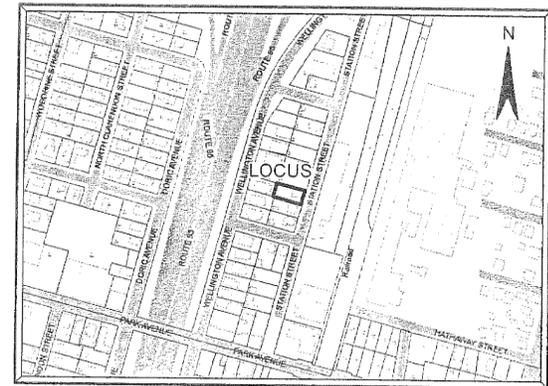
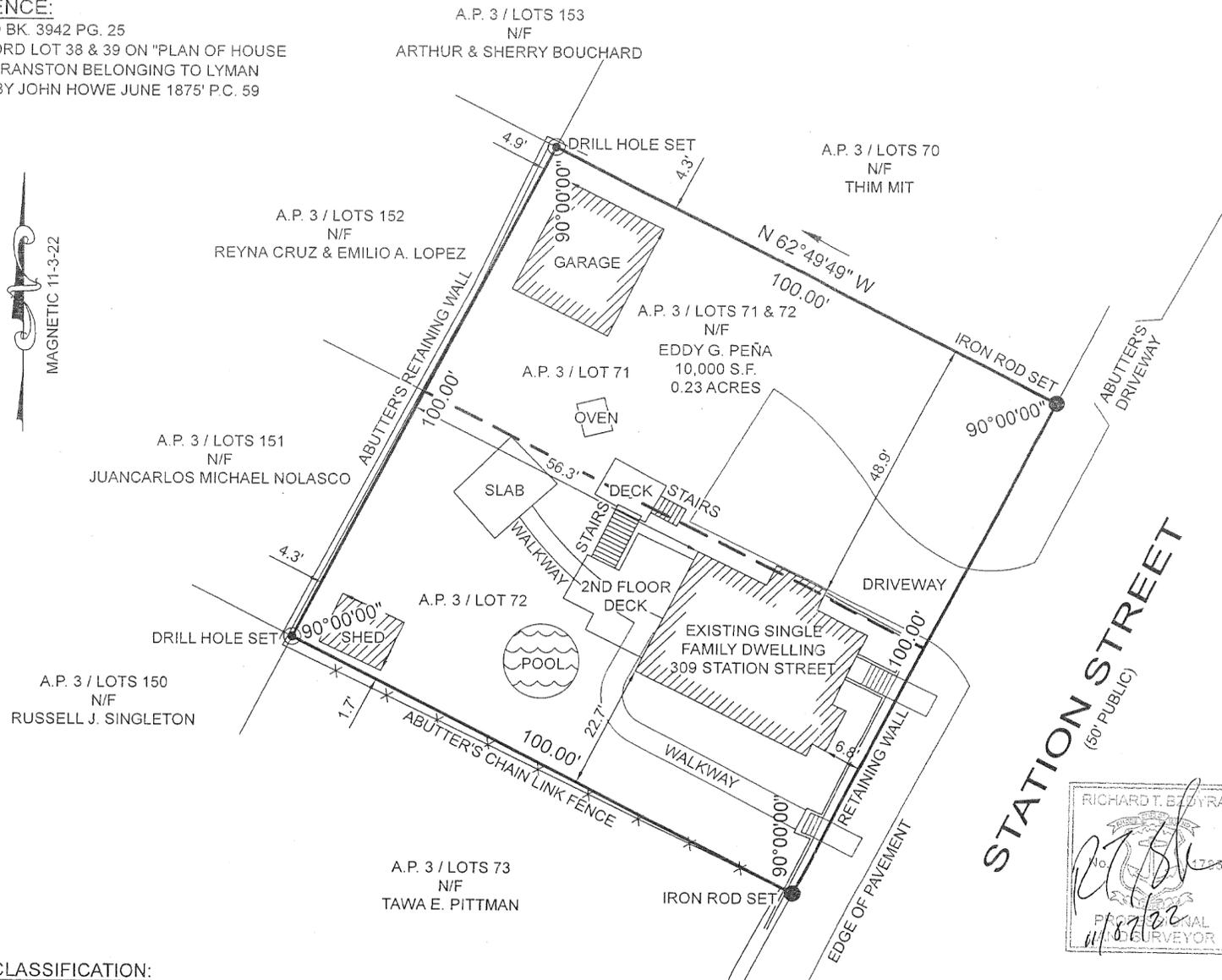
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other

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.

0 0.02 0.04 0.06 mi

REFERENCE:

- DEED BK 3942 PG. 25
- RECORD LOT 38 & 39 ON "PLAN OF HOUSE LOTS IN CRANSTON BELONGING TO LYMAN ARNOLD BY JOHN HOWE JUNE 1875' P.C. 59



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT M-2

- MINIMUM LOT AREA: 60,000 S.F.
- MINIMUM LOT FRONTAGE: 200 FT.
- MINIMUM SETBACKS: FRONT: 40 FT.
- SIDE: 25 FT.
- REAR: 30 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MAXIMUM LOT COVERAGE: 60%

BOUNDARY STAKE-OUT SURVEY

A.P. 3 / LOTS 71 & 72
309 STATION STREET
CRANSTON, R.I. 02910
SCALE: 1"=20' DATE: NOVEMBER 7, 2022

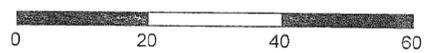
PREPARED FOR:
EDDY PEÑA

369 STATION STREET, CRANSTON, R.I. 02910
PHONE: (401) 248-1977

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

JOB NO. 10402 / DWG. NO. 10402 - C1 - (AJB)

GRAPHIC SCALE: 1" = 20'



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:

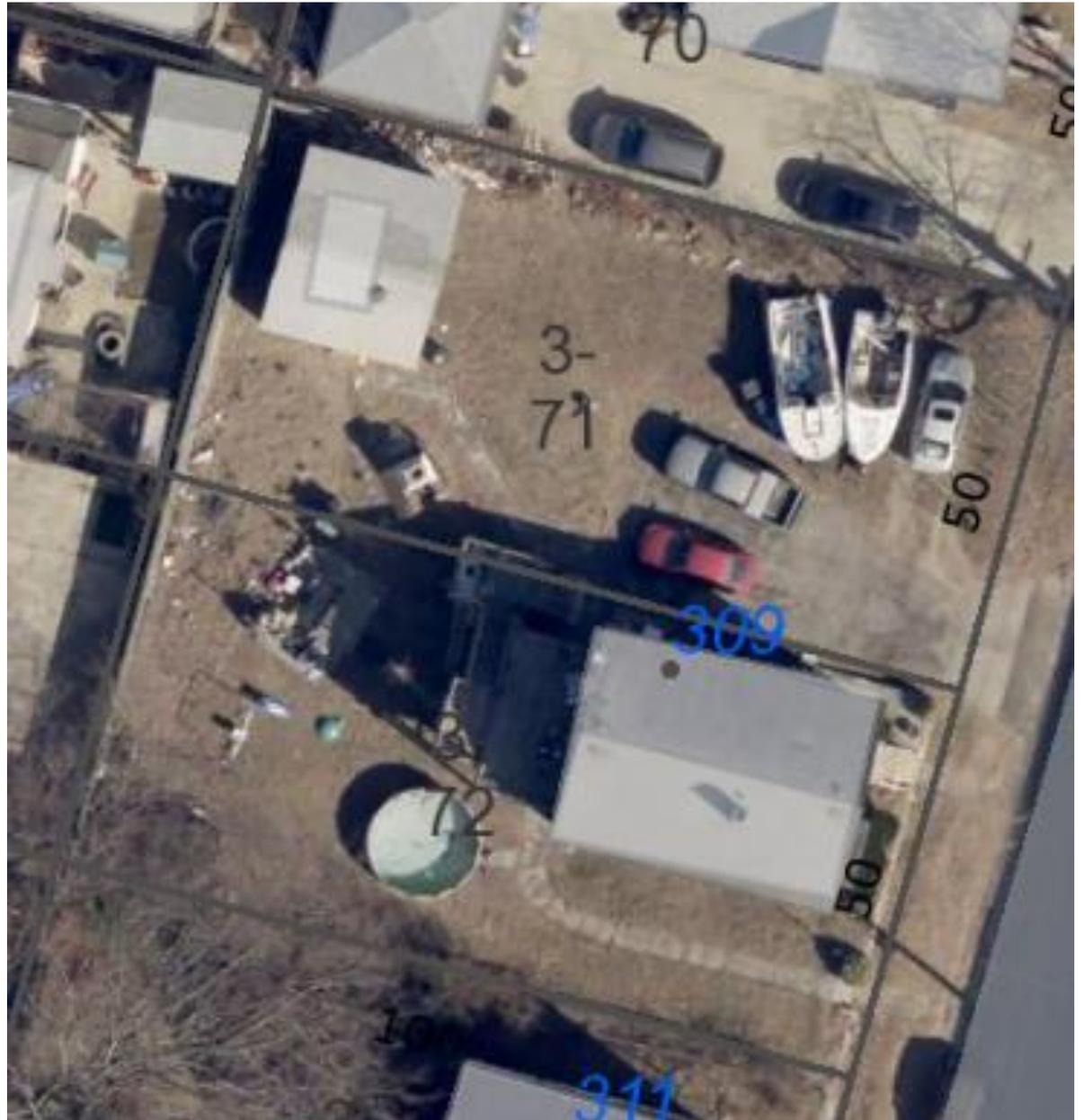
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

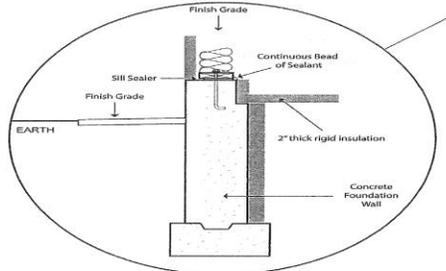
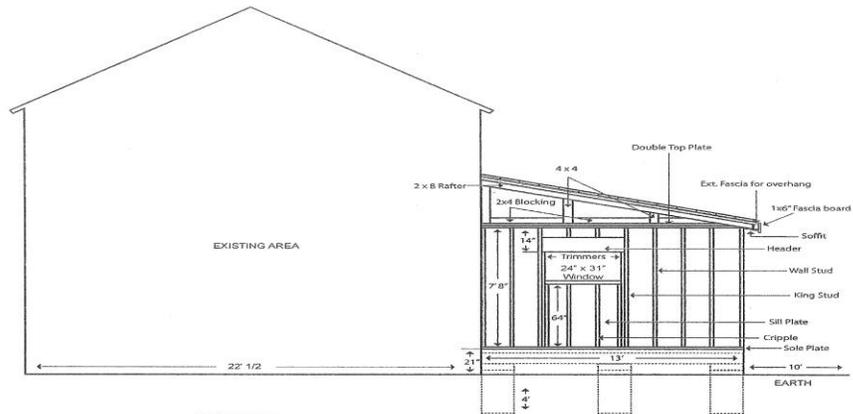
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STATE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 11/07/22
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.







ADDITION
 3/4" plywood used for outside walls and floor

*Foundation or footing?
 use of rigid insulation?
 insulation?*

