

# City of Cranston

# Zoning Board of Review

*January 13, 2021*

## **Chairman of the Board**

Christopher Buonanno

## **Members**

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norclife (1<sup>st</sup> Alternate)

Josh Catone (2<sup>nd</sup> Alternate)

Thomas Jones (3<sup>rd</sup> Alternate)

Thomas Barbieri (4<sup>th</sup> Alternate)

**GRACE ELIZABETH VARGHESE, TRUSTEE  
(OWN) and PAUL VARGESE (APP)**

have filed an application to construct a garage addition to an existing single family residence at **41 Alderbrook Drive, A.P. 16, lot 792; area 10,774 s.f; zoned A8. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120-Schedule of Uses; 17.60.010(B) -Accessory Uses; 17.64.010 (F) (2) - Off Street Parking. Application filed 12/14/2020. Robert D. Murray, Esq.**

# Planning Staff Analysis

- The existing 1-car garage is already within the front yard setback as a legal nonconforming condition. The proposed expansion will increase the dimensional nonconformity on the site by extending the garage further into the front setback.
- The property is defined as a side corner lot, which means that it is subject to the front yard setback on both Alderbrook Drive and Coldbrook Drive. Due to the long, curvilinear nature of the frontage on Coldbrook Drive, a large majority of the subject parcel is subject to a front yard setback.
- The City Traffic Engineer reviewed the proposal and finds that the proposal will not impair sightlines for vehicular or pedestrian safety.
- Staff find that the proposal will not have a negative impact on the character of the surrounding neighborhood.

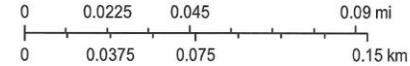
# 41 Alderbrook Dr 400' Radius Plat 16 Lot 792



10/30/2020, 10:10:46 AM

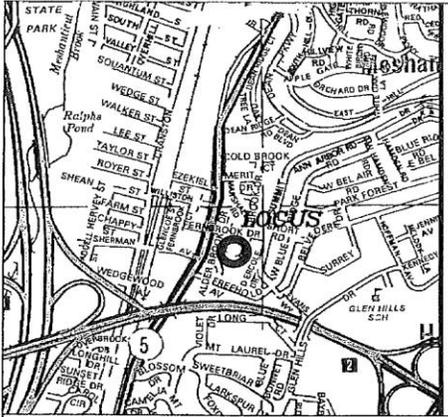
- |  |                   |  |                           |  |     |  |    |  |       |
|--|-------------------|--|---------------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |  | Buildings                 |  | A20 |  | C1 |  | M2    |
|  | Plat Boundaries   |  | Zoning Dimensions         |  | A12 |  | C2 |  | EI    |
|  | 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 |  |       |

1:1,973



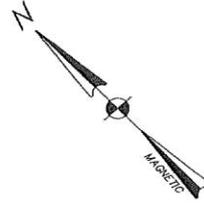
City of Cranston

Web User



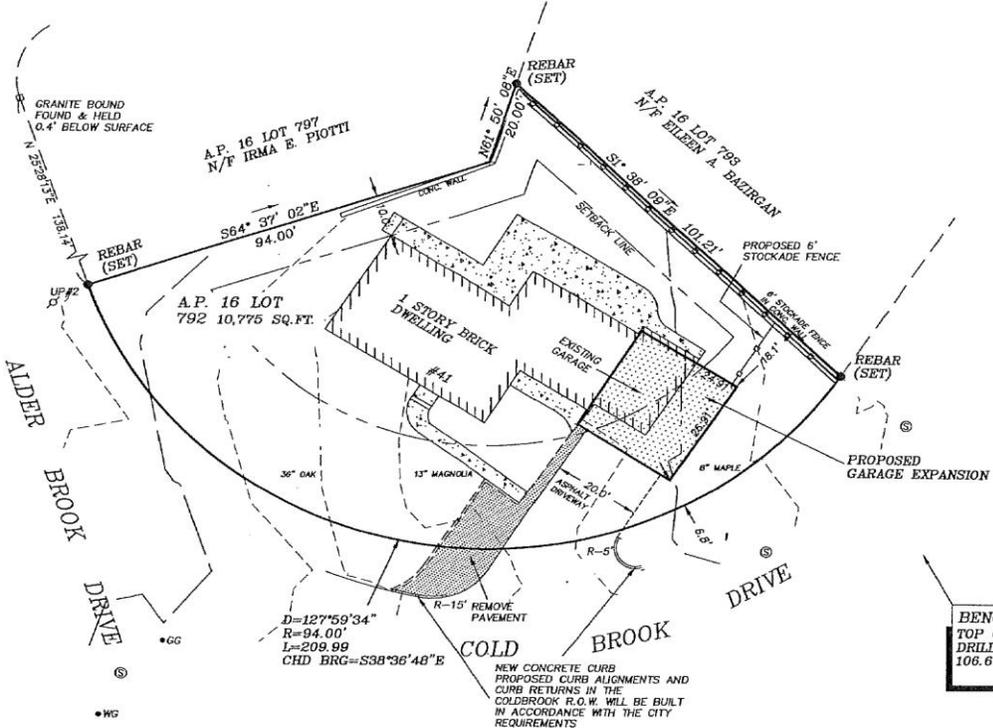
LOCATION MAP

**ZONING A-8**  
 SETBACK REQUIREMENTS  
 FRONT 25 FEET  
 SIDE 10 FEET  
 REAR 20 FEET  
 ACCESSORY USE  
 SIDE 5 FEET  
 MAXIMUM LOT COVERAGE 30%



**LEGEND**

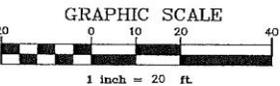
- EDGE OF WOODS
- CHAIN LINK FENCE
- STOCKADE FENCE
- WATER MAIN
- GAS MAIN
- EXISTING CONTOUR
- EDGE OF PAVEMENT
- BUILDING SETBACK
- UTILITY POLE
- SANITARY SEWER MANHOLE
- HYDRANT
- GATE VALVE
- CONCRETE



**BENCHMARK**  
 TOP OF CURB AT  
 DRILL HOLE ELEV. =  
 106.67' (ASSUMED)

**REFERENCES**

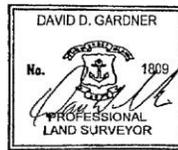
1.) "FERN BROOK TERRACE CRANSTON, RHODE ISLAND OWNED BY ELTON F. DURFEE JUNE 1956" SCALE 1"=40 SEE PLAT BOOK 15 PAGE 18



**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE NOVEMBER 25, 2015 AND ARE AS FOLLOWS:  
 COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION I  
 TOPOGRAPHIC SURVEY T-1  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 EXISTING CONDITIONS PLAN FOR PROPOSED GARAGE

BY   
 DAVID D. GARDNER PLS LICENSE NO. 1809  
 COA NO. A369



GARAGE LOCATION PLAN

COMPREHENSIVE BOUNDARY SURVEY  
 41 ALDER BROOK DRIVE  
 CRANSTON, R.I.  
 FOR  
 ELIZABETH VARGHESE  
 A.P. 16 LOT 792

DAVID D. GARDNER  
 & ASSOCIATES, INC.  
  
 1 HOPE COURT 02806  
 BARRINGTON, RHODE ISLAND  
 (401) 738-3200  
 ENGINEERS • SURVEYORS • PLANNERS

| DATE | REVISIONS |
|------|-----------|
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DATE ISSUED: 10/30/20  
 SCALE: 1"=20'  
 DESIGNED BY: D.D.G.  
 DRAWN BY: D.D.G.  
 CHECKED BY:  
 JOB NO.: 19-055  
 DWG NO.:

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architect:  
ATELIER ET ALIA  
1275 WASHINGTON ST  
WEST NEWTON, MA 02465  
617 960 0788

VARGHESE RESIDENCE  
41 ALDERBROOK DR  
CRANSTON, RI 02920



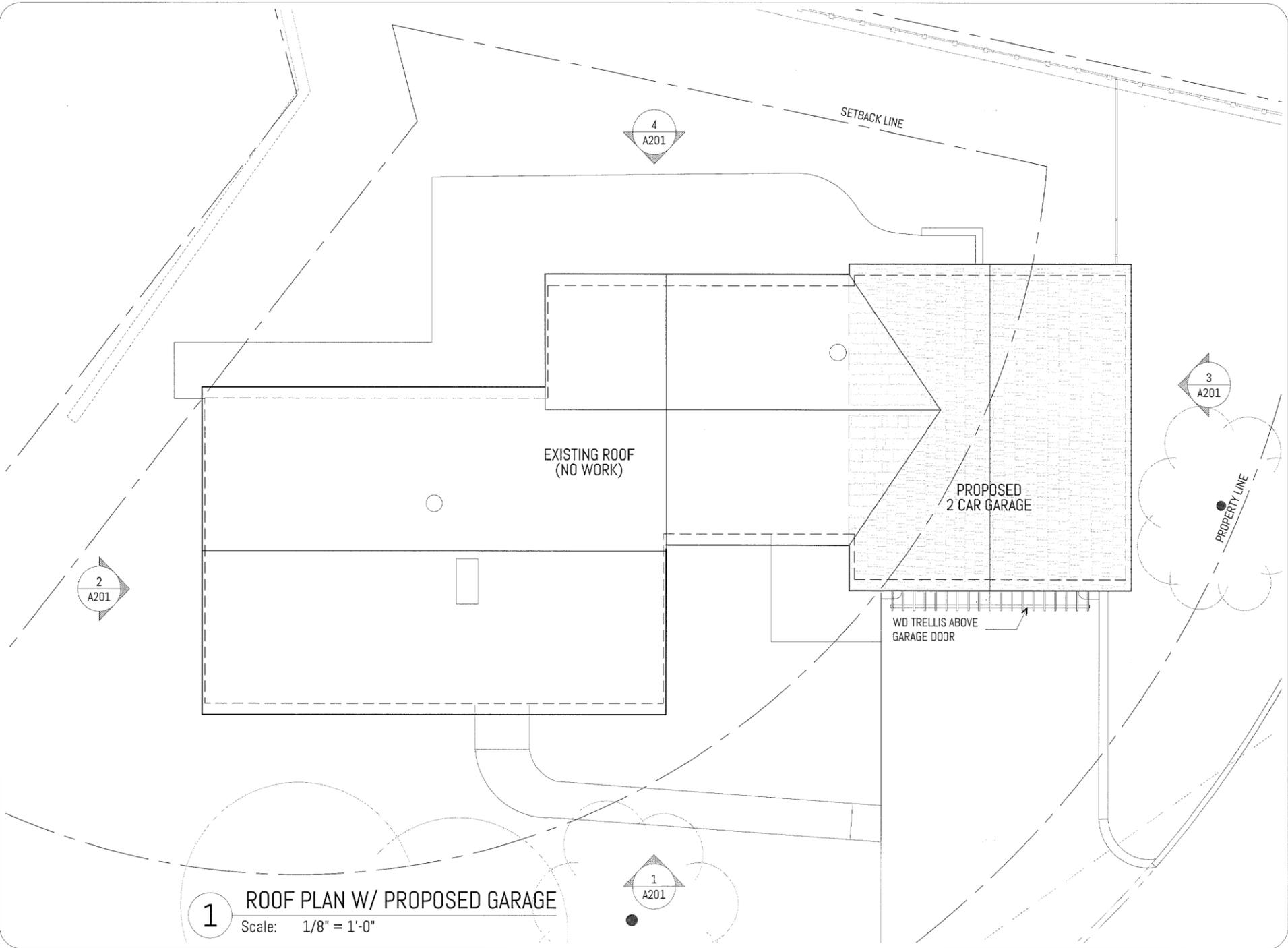
*Christina Marisi*

revision:  
11.03.20 ZBR

scale:  
1/8" = 1'-0"

sheet title:  
PROPOSED  
ROOF PLAN

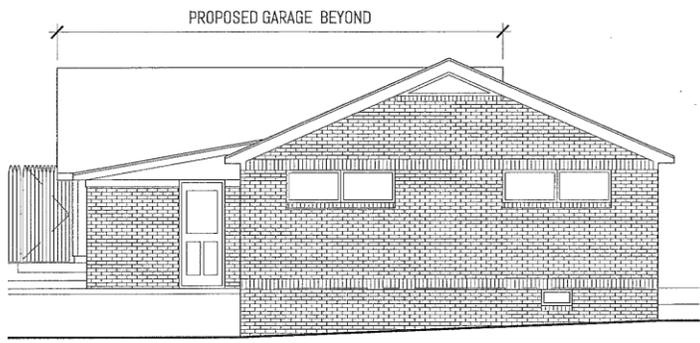
A-122



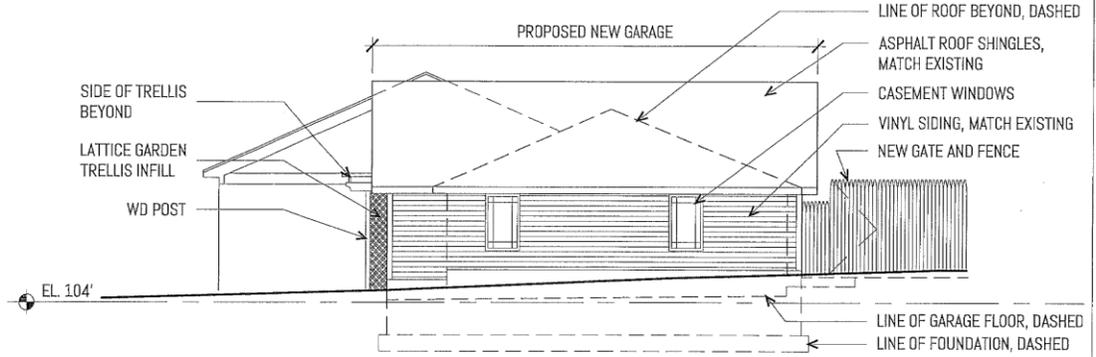
1 ROOF PLAN W/ PROPOSED GARAGE  
Scale: 1/8" = 1'-0"



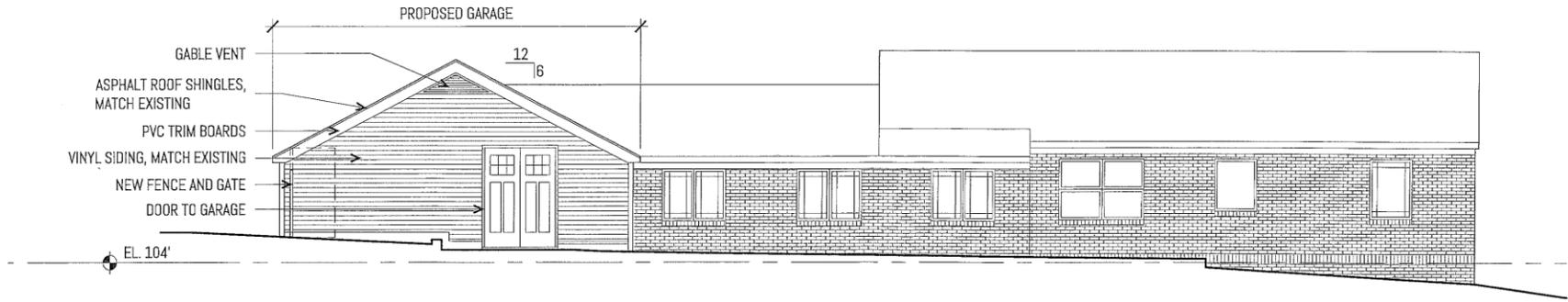
**1** EXTERIOR ELEVATION-WEST  
Scale: 1/8" = 1'-0"



**2** EXTERIOR ELEVATION-NORTH  
Scale: 1/8" = 1'-0"



**3** EXTERIOR ELEVATION-SOUTH  
Scale: 1/8" = 1'-0"



**4** EXTERIOR ELEVATION-EAST  
Scale: 1/8" = 1'-0"

architect:  
ATELIER ET ALIA  
1276 WASHINGTON ST  
WEST NEWTON, MA 02465  
617 960 0788

VARGHESE RESIDENCE  
41 ALDERBROOK DR  
CRANSTON, RI 02920

stamp:  
  
*Christina Marsh*

revision:  
11.03.20 ZBR

scale:  
1/8" = 1'-0"  
sheet title:

PROPOSED EXTERIOR  
ELEVATIONS  
**A-201**



# Plan Commission Recommendation

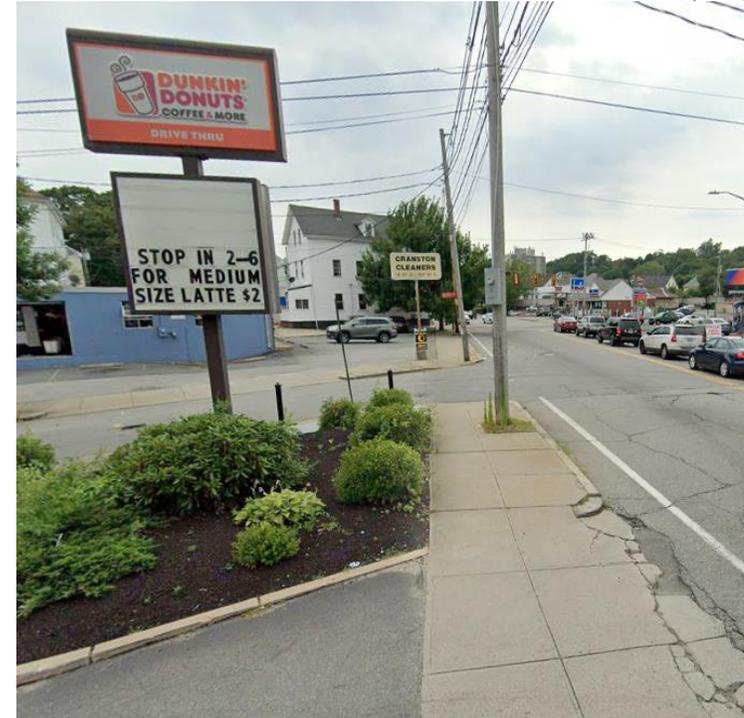
Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the application will not impact the general character of the surrounding neighborhood, upon motion made by Mr. DiStefano and seconded by Ms. Maccarone, the Plan Commission unanimously voted (8/0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

**ADJ REALTY CO. (OWN) and F&C DONUTS/ D.B.A. DUNKIN DONUTS (APP)** have filed an application to replace an existing changeable copy letter board with an electronic message center on an existing free-standing sign at **900 Cranston Street**, A.P. 7, lots 295, 299, 300; area 45,848 s.f.; zoned C5. Applicant seeks relief per Section 17.92.010 Variance; Section 17.72.010 (6)- Signs. Application filed 12/14/2020. Joseph Brennan, Esq.

# Planning Staff Analysis

- There are no other animated signs in the vicinity, so it is a subjective determination whether relief would be consistent with the character of the area;
- Relief would not be injurious to the character of the commercial area, arguably improves the existing condition;
- The request is generally *inconsistent* with the Zoning Code;
- Staff does *not* find the request in conflict with the City's Comprehensive Plan.







A Sign Elevation - Front View  
Scale: 3/4"=1'-0"



B Sign Elevation - Side View  
Scale: 3/4"=1'-0"

**Poyant**  
Building Your Brand

125 Samuel Barnett Boulevard  
New Bedford, MA 02745  
800.544.0961 | poyantsigns.com

**DUNKIN'**

900 Cranston Street  
Cranston, RI

Project: 18613  
Dunkin'

Sales: Bill Gavigan Jr.  
Date: 09.28.20  
Designer: RMA

Note:  
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

|  |
|--|
|  |
|  |
|  |
|  |



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



All Signage Shown is Covered by Poyant's Exclusive DD Franchisee 3 Year Brand Identity Warranty Program

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

EMC

Option A

Sign Type 18613.6A

6A.1  
1 of 1

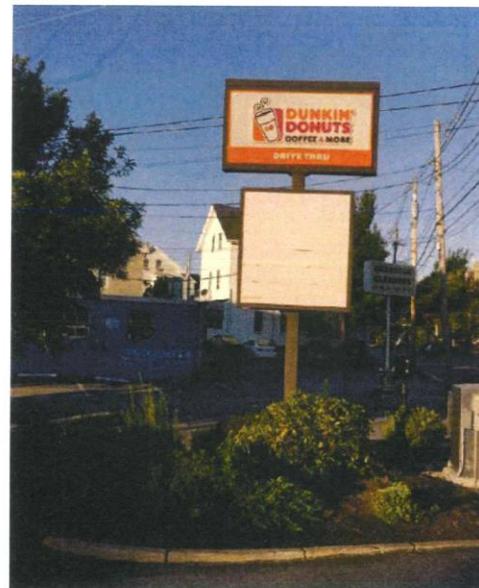
Specifications

Qty = 2

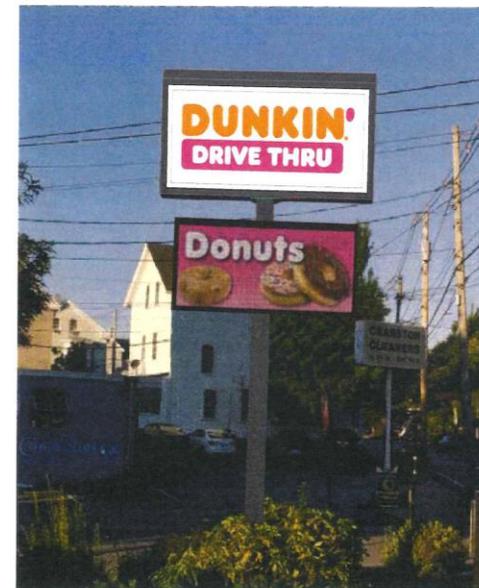
(Qty: 2) New EMC for Existing Double Faced Internally Illuminated Pylon

\*Existing Reader Board Cabinet to be Removed and Disposed

- (Qty: 2) 5" deep face vent 10mm full color EMC units
- 3" character height
- EMC to be prewired in shop and mark which one is the primary and which one is the secondary
- Broadband Communication
- EMC required dedicated circuit
- (Qty: 1) grounding rod per each EMC unit
- EMC's to be mounted to front of poles on either side of Pylon using fasteners as required
- Primary electrical connection to existing power by others
- \*Confirm is existing electrical is 120V or 277V



C Photo Comp - Existing  
Not to Scale



D Photo Comp - Proposed  
Not to Scale

# Plan Commission Recommendation

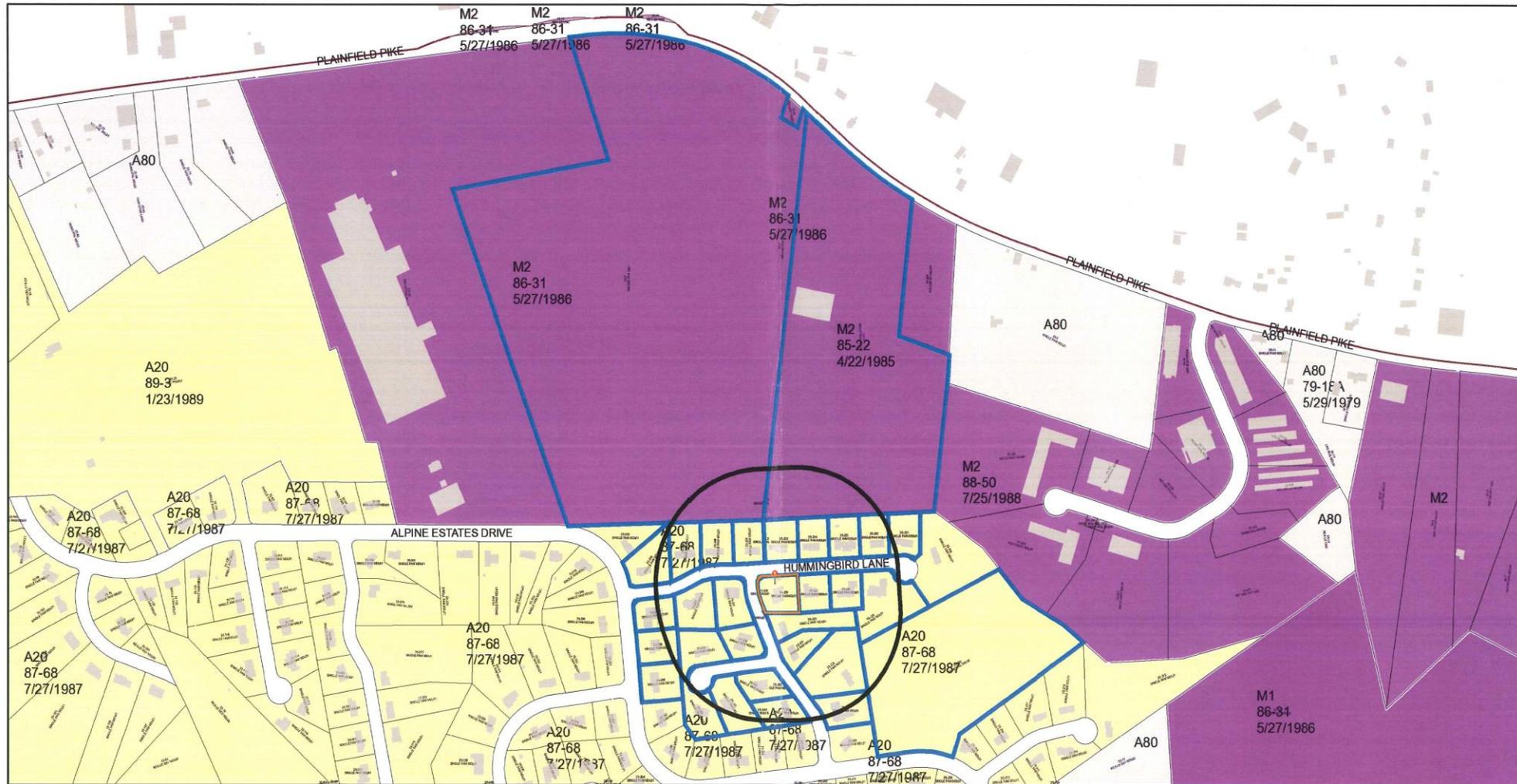
Due to the finding that the application is inconsistent with the purposes of the Zoning Ordinance because of the excessive sign area, upon motion made by Ms. Lanphear and seconded by Mr. Vincent, the Plan Commission voted (7/1 – Mr. Coupe voted nay) to forward a *negative recommendation* on this application to the Zoning Board of Review.

**ANTHONY D. LONGANO and CINDY LONGANO**  
**(OWN/APP)** have filed an application to install  
an in ground pool on a on a corner lot at **35 Sparrow**  
**Lane**, A.P. 35, lot 226, area 23,407, zoned A20.  
Applicant seeks relief per Section 17.92.010 Variance;  
Sections 17.20.120- Schedule of Uses;  
17.60.010(D) -Accessory Uses; Application filed  
12/14/2020. Robert D. Murray, Esq.

# Planning Staff Analysis

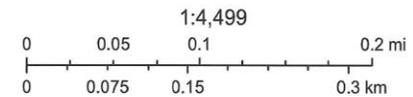
- The property it is a corner lot and is required to have 2 front yard setbacks.
- The aerial imagery and site photos show that there are site conflicts to locate the pool in the backyard of the property due to a number of existing tree on the property that are serving to provide privacy from the nearest abutting resident to rear.
- The front yard area where the pool is proposed is surrounded by a row of 3-5 foot Green Giant Arborvitae that is intended to screen the view from surrounding properties and public rights-of-way. Staff is of the view that maintaining the arborvitae is a critical component to this application.
- Based on finding #8 in staff memo, in combination with the visual mitigations included as part of the application, staff finds that the application is consistent with the Cranston Comprehensive Plan.

# 35 Sparrow Ln 400' Radius Plat 35 Lot 226



10/30/2020, 11:03:02 AM

- |  |                   |               |                           |  |     |  |    |  |       |
|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |               | Buildings                 |  | A20 |  | C1 |  | M2    |
|  | Plat Boundaries   |               | Zoning Dimensions         |  | A12 |  | C2 |  | EI    |
|  | Parcel ID Labels  |               | Historic Overlay District |  | A8  |  | C3 |  | MPD   |
|  | Streets Names     | <b>Zoning</b> |                           |  | A6  |  | C4 |  | S1    |
|  | Cranston Boundary |               | none                      |  | B1  |  | C5 |  | Other |
|  | Parcels           |               | A80                       |  | B2  |  | M1 |  |       |



City of Cranston

**REFERENCES :**

- 1.) CRANSTON ASSESSORS PLAT NO. 35
- 2.) CRANSTON RECORDED PLAT 577  
"CRANSTON COMMONS PLAT - SECTION NO. 1"
- 3.) CRANSTON DEED BOOK / PAGE;  
5775/317, 5810/2 & 5110/44

**FLOOD DATA :**

ENTIRE PARCEL IS LOCATED IN AN AREA OF  
MINIMAL FLOODING ON FEMA FLOOD MAP  
44007C0294H EFFECTIVE DATE 10/02/2015

**ZONING :**

CLASSIFICATION : A20  
MINIMUM LOT AREA = 20,000 SQ. FT.  
SETBACKS: FRONT = 30'  
            SIDE = 15'  
            REAR = 30'

**OWNER:**

ANTHONY LONGANO  
35 SPARROW LANE  
CRANSTON, R.I.  
02920

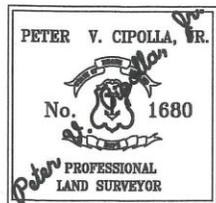
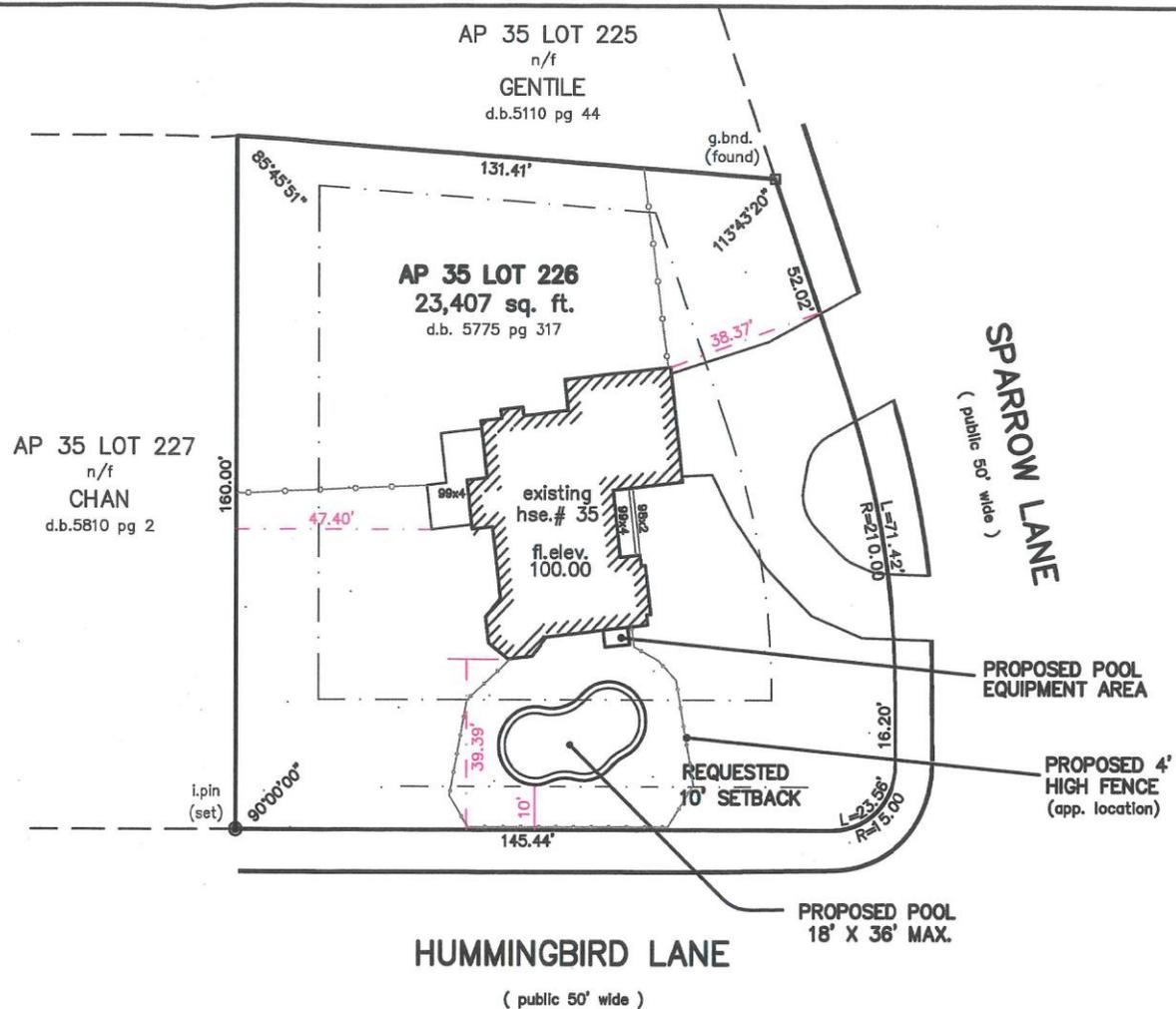
**SURVEY CERTIFICATION:**

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 NOV. 25, 2015, AS FOLLOWS:

| TYPE OF SURVEY:               | MEASUREMENT SPECIFICATION |
|-------------------------------|---------------------------|
| COMPREHENSIVE BOUNDARY SURVEY | CLASS I                   |
| PLANIMETRIC DATA              | CLASS II                  |

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

PERFORM PROPERTY SURVEY AND SHOW EXISTING HOUSE LOCATION WITH PROPOSED POOL



BY: PETER V. CIPOLLA, JR. - RIPLS # 1680  
COA # LS-A84

POOL LOCATION PLAN  
AP 35 LOT 226  
CRANSTON, R. I.  
1" = 30' NOV.20, 2020

PETER V. CIPOLLA, JR.  
professional land surveyor  
P.O. BOX 8662  
CRANSTON, R.I. - 02920  
401-944-9333

SPARROW LANE  
(public 50' wide)

(public 50' wide)  
HUMMINGBIRD LANE



Original Notes:  
1. strictly prohibitive of being used in any other project or for any other purpose.  
2. These plans are to be used only as a guide and are not to be construed as a contract.

|              |               |
|--------------|---------------|
| Project Name | AP 35 LOT 226 |
| Client Name  | Chan          |
| Project No.  | 14555         |
| Scale        | 1" = 10'      |
| Date         | 11/16/24      |

|              |               |
|--------------|---------------|
| Project No.  | 14555         |
| Client Name  | Chan          |
| Project Name | AP 35 LOT 226 |
| Scale        | 1" = 10'      |
| Date         | 11/16/24      |

**Elemental Design**  
P.O. Box 181  
Sunderland, RI 02874  
www.elementald.com

Langston Residence  
Colin Thomas  
35 Sparrow Ln  
Granston, RI  
Preliminary Master Plan

DPM-P01/02  
1 of 1



# Plan Commission Recommendation

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the applicant has provided a mitigation element (row of Green Giant Arborvitae) to reduce the visual impacts and maintain the aesthetic character of the neighborhood, upon motion made by Mr. DiStefano and seconded by Mr. Mason, the Plan Commission unanimously voted (8/0) to forward a *positive recommendation* to the Zoning Board of Review. The Plan Commission further recommends that the Zoning Board of Review consider including a condition as part of its decision that the existing row of Green Giant Arborvitae be maintained, and that any dead or significantly damaged trees be replaced as necessary, in order to preserve a continuous visual screen for the life of the swimming pool.