

City of Cranston

Zoning Board of Review

July 14, 2021

Chairman of the Board

Christopher E. Buonanno

Members

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norcliffe (1st Alternate)

Vacant (2nd Alternate)

Thomas Jones (3rd Alternate)

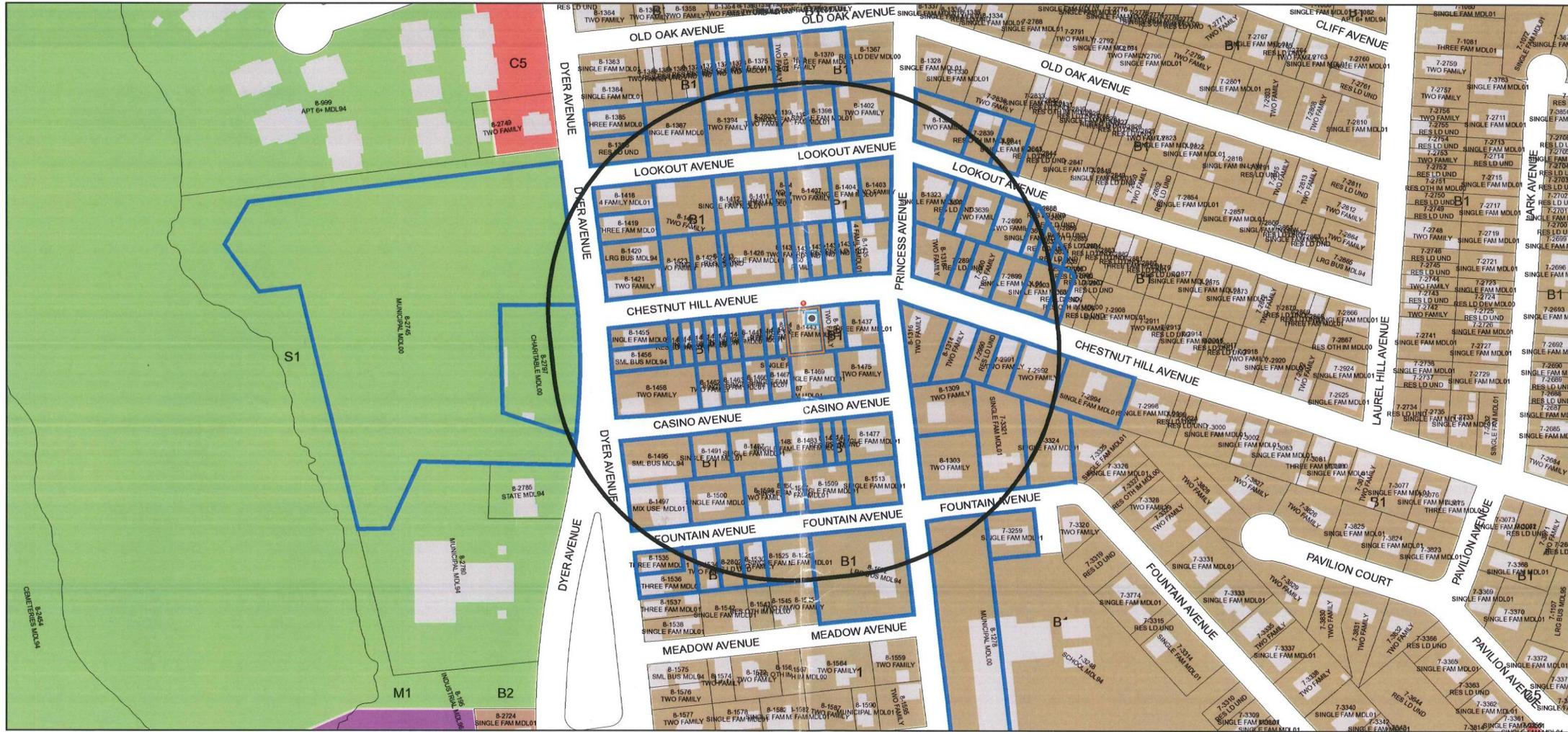
Thomas Barbieri (4th Alternate)

NICHOLAS J. GUADAGNO (OWN /APP) has filed an application to legalize an existing basement unit to create a three family dwelling at **142 Chestnut Hill Avenue**, A.P. 8, lot 1443; area 4,800 s.f.; zoned B1. Applicant seeks relief per 17.92.010-Variance; Sections 17.20.090- Specific Requirements; 17.20.120- Schedule of Intensity Regulations; 17.20.030- Schedule of Uses.

Application Filed 6/7/21.

Robert D. Murray, Esq.

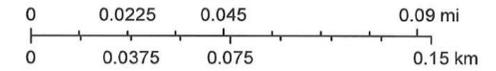
142 Chestnut Hill Ave 400' Radius Plat 8 Lot 1443



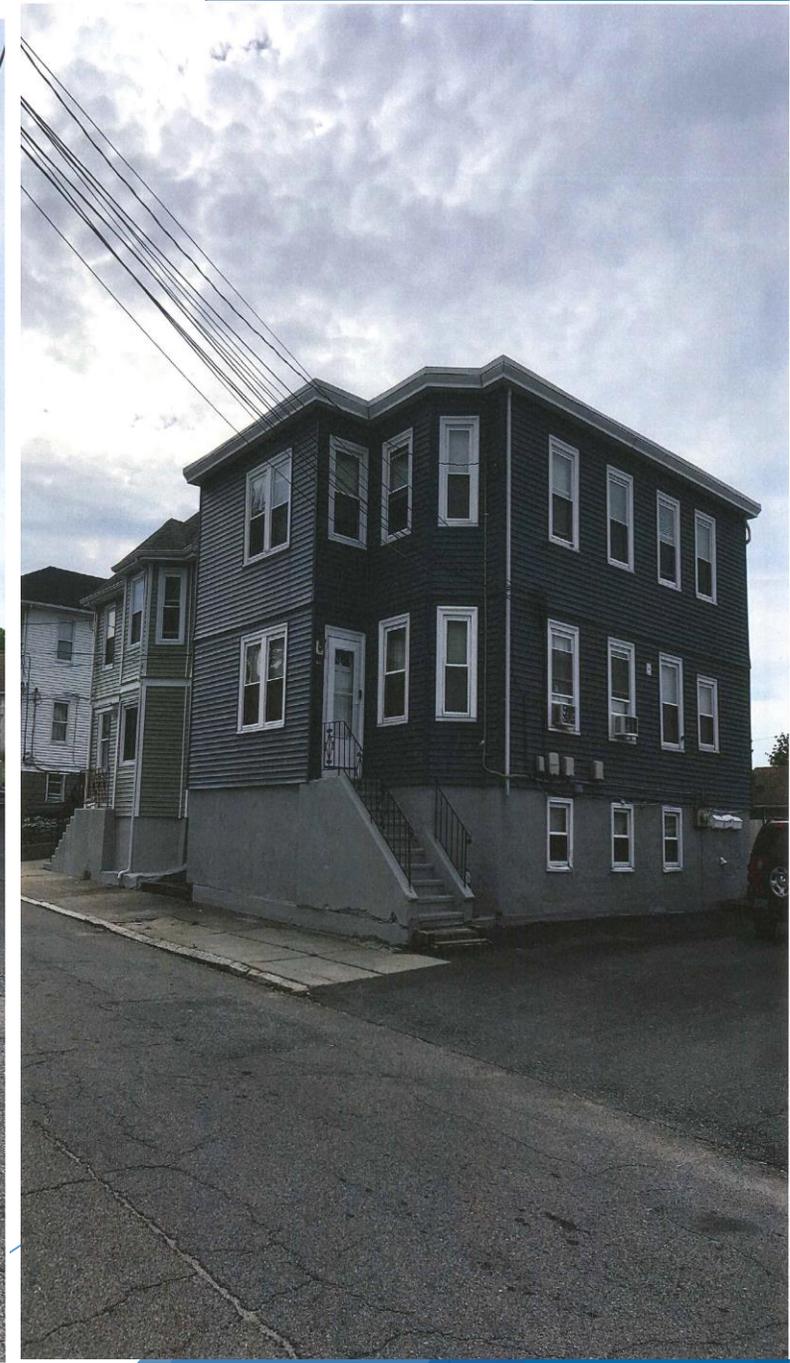
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- | | | | | |
|--|---------------|--|--|--|
| | | | | |
| | | | | |
| | | | | |
| | Zoning | | | |
| | none | | | |
| | A80 | | | |

1:2,000



City of Cranston
City of Providence, Department of Planning and Development



REFERENCES:

- 1.) CRANSTON ASSESSORS PLAT NO. 8/3
- 2.) CRANSTON DEED BOOK / PAGE;
4245/75, 4143/92, 4441/257, 2639/263,
4079/92 & 4441/257
- 3.) "CHESTNUT HILL" PLAT CARD 112

ZONING CLASSIFICATION:

CRANSTON = B-1

FLOOD DATA:

ENTIRE PLAT AREA IS LOCATED IN A ZONE X
AREA WITH MINIMAL CHANCE OF FLOODING ON
FEMA FLOOD PANEL 44007C0312H EFF.10/02/2015

OWNER:

NICHOLAS J. GUADAGNO
c/o 142 CHESTNUT HILL AVENUE
CRANSTON, R.I.
02920

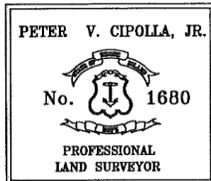
SURVEY CERTIFICATION:

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
DATA ACCUMULATION - PLANIMETRIC	CLASS II

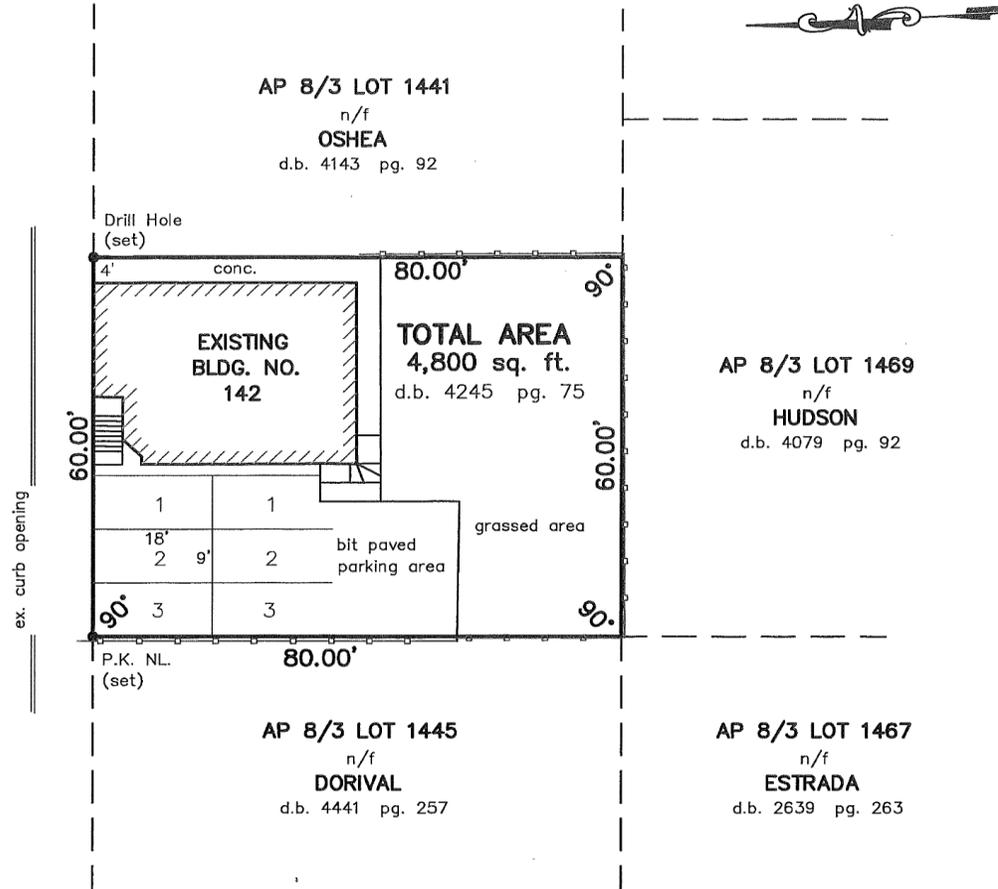
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION
OF THE PLAN IS AS FOLLOWS:

PERFORM A PROPERTY SURVEY AND PLAN

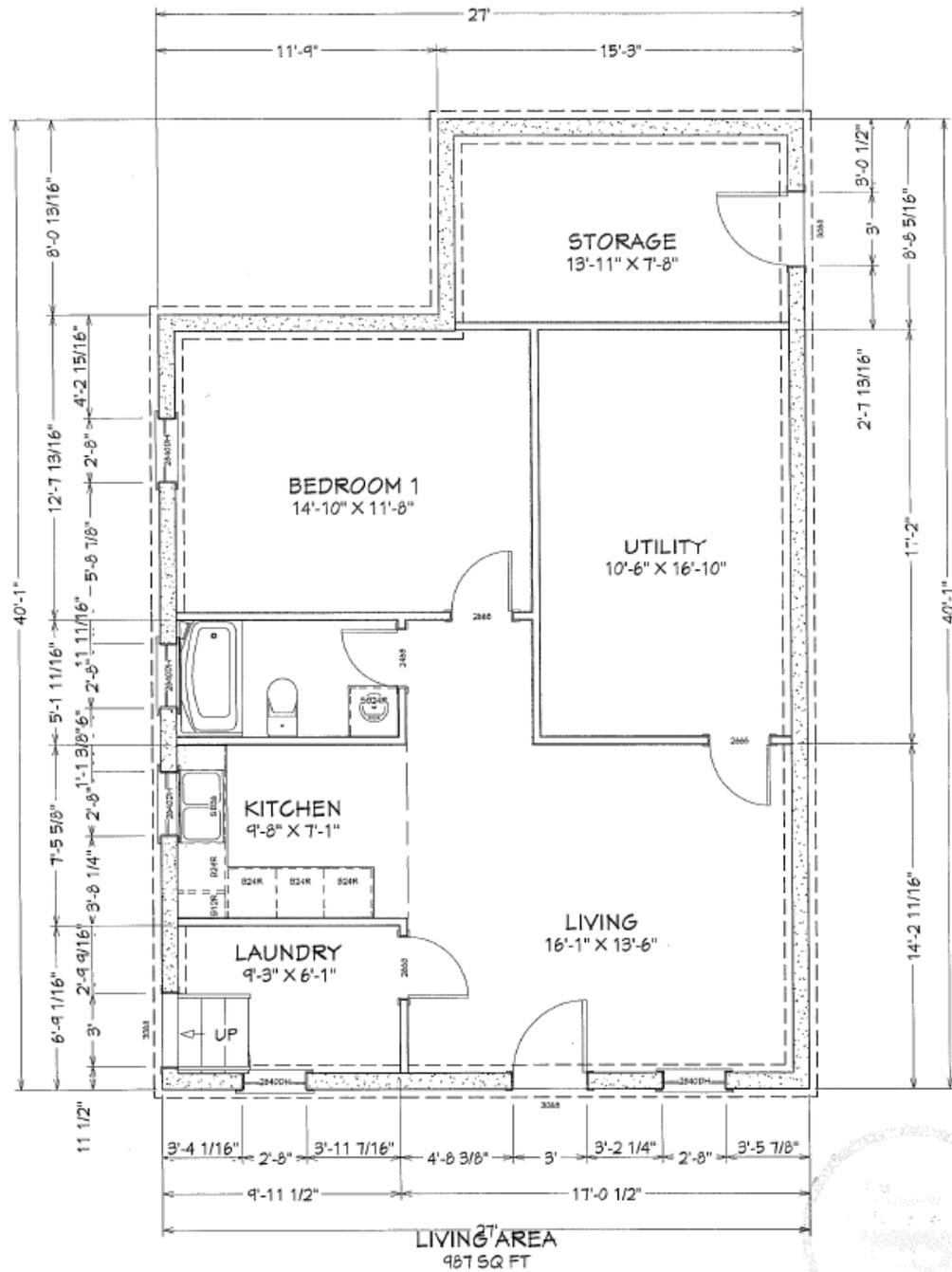


BY: Peter V. Cipolla, Jr.
 PETER V. CIPOLLA, JR. - RIPLS # 1680
 COA # LS-A64

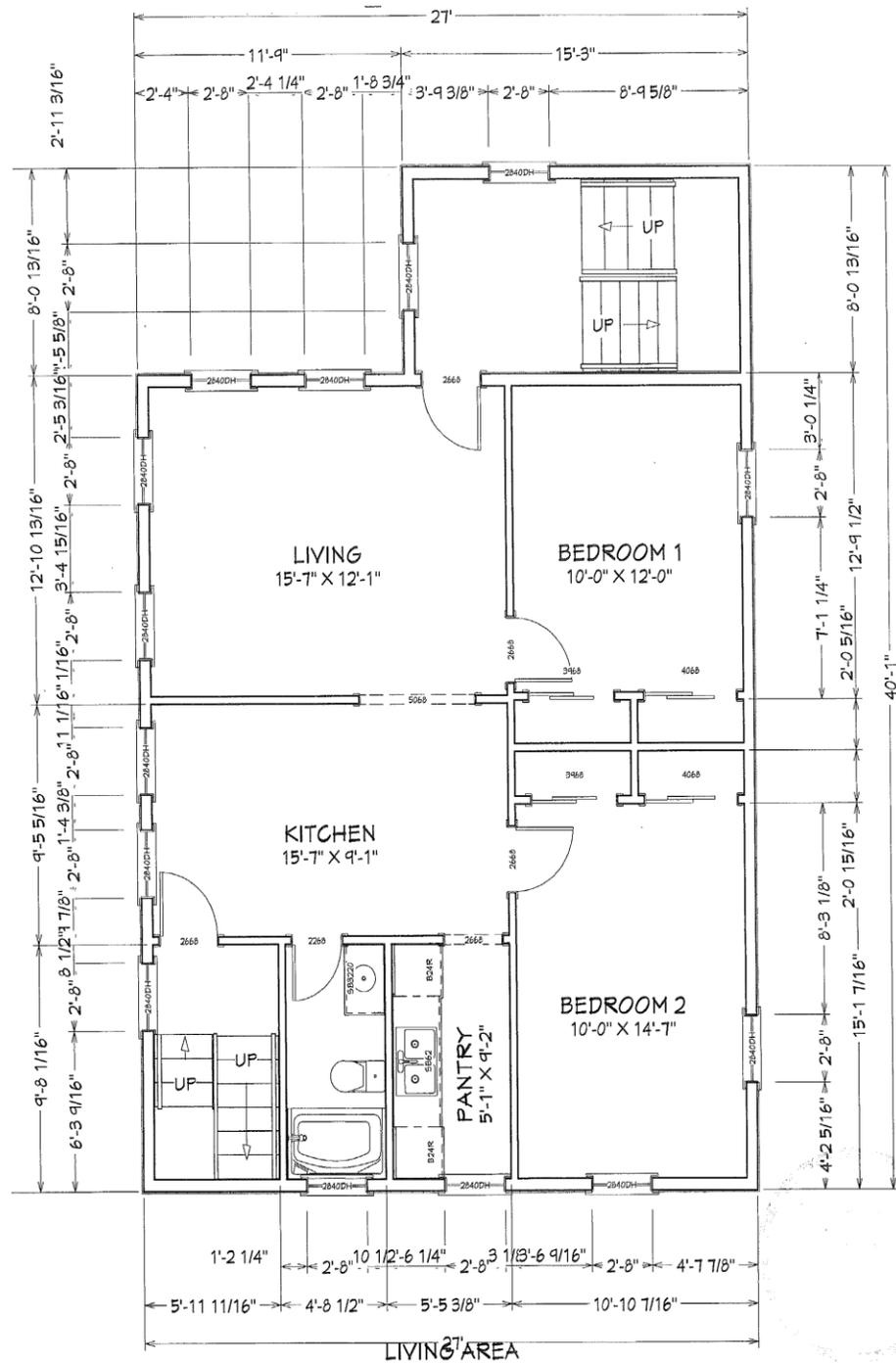
CHESTNUT HILL AVENUE
(public 50' wide)



SURVEY PLOT PLAN
AP 8/3 LOT 1443
CRANSTON, R.I.
 1" = 20' MARCH 25, 2021
 PETER V. CIPOLLA, JR
 registered land surveyor
 P. O. BOX 8662
 CRANSTON, R.I. - 02920



First Floor Layout



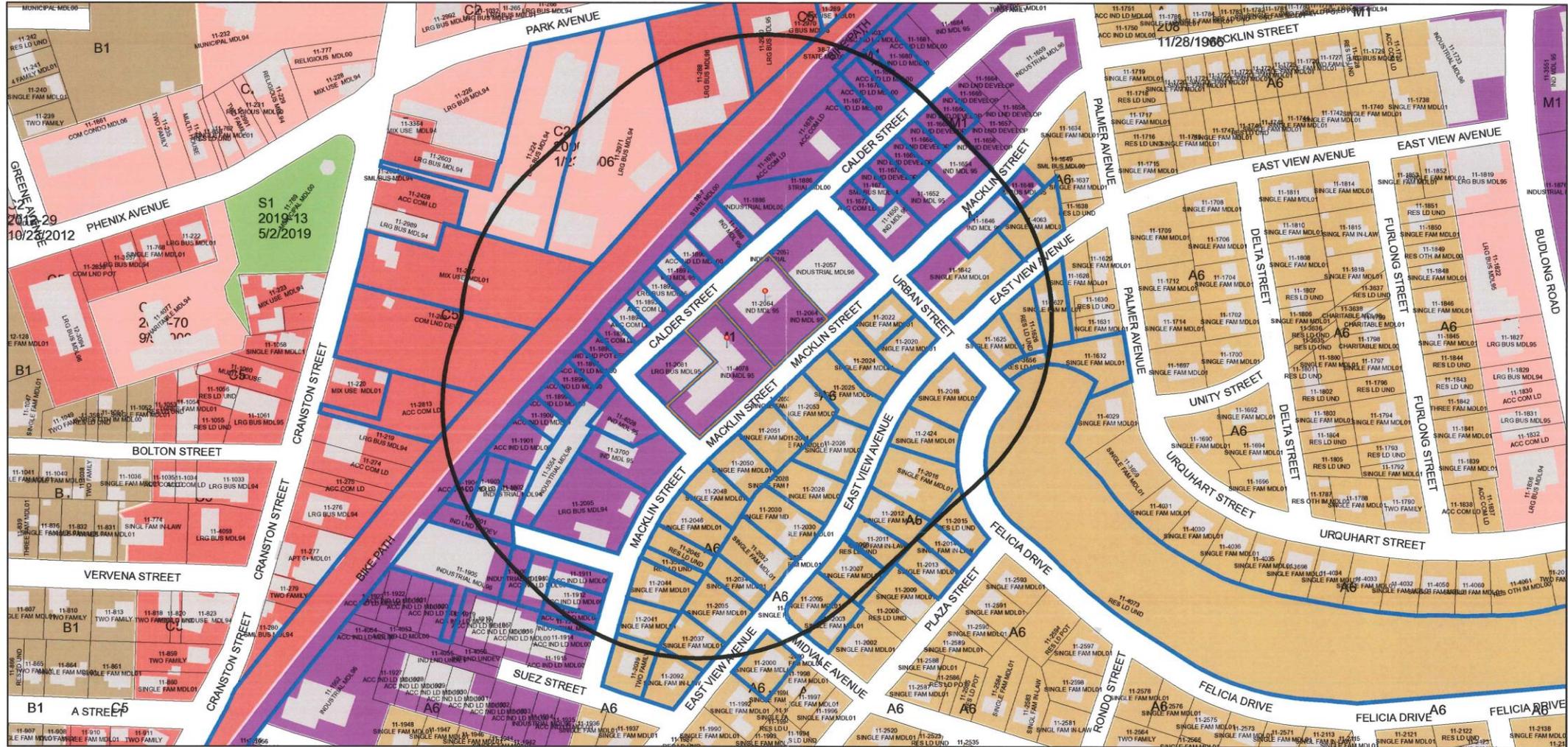
Second Floor Layout

Plan Commission Recommendation

Due to the finding that the proposed density and land use are inconsistent with the Cranston Comprehensive Plan Future Land Use Map, but finding that the housing is consistent with Comprehensive Plan policies and relief would not have negative impact and is compatible with the surrounding area, upon a motion by Mr. Vincent seconded by Mr. DiStefano, the Plan Commission voted (7-1 – Ms. Lanphear voted nay, Mr. Strom abstained) to forward *no specific recommendation* on this application to the Zoning Board of Review.

PHOENIX PROPERTIES,LLC.(OWN/APP) Has filed an application to construct a 3,300 s.f. addition to an existing Motor Vehicle Repair and Service facility at **86 Calder Street**, A.P. 11, lot 2064; area 20,480 s.f. zoned M1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 6/7/21. John S. DiBona, Esq.

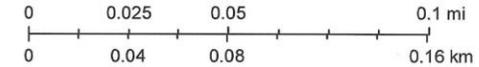
86 Calder St 400' Radius Plat 11 Lot 2064 & 4078



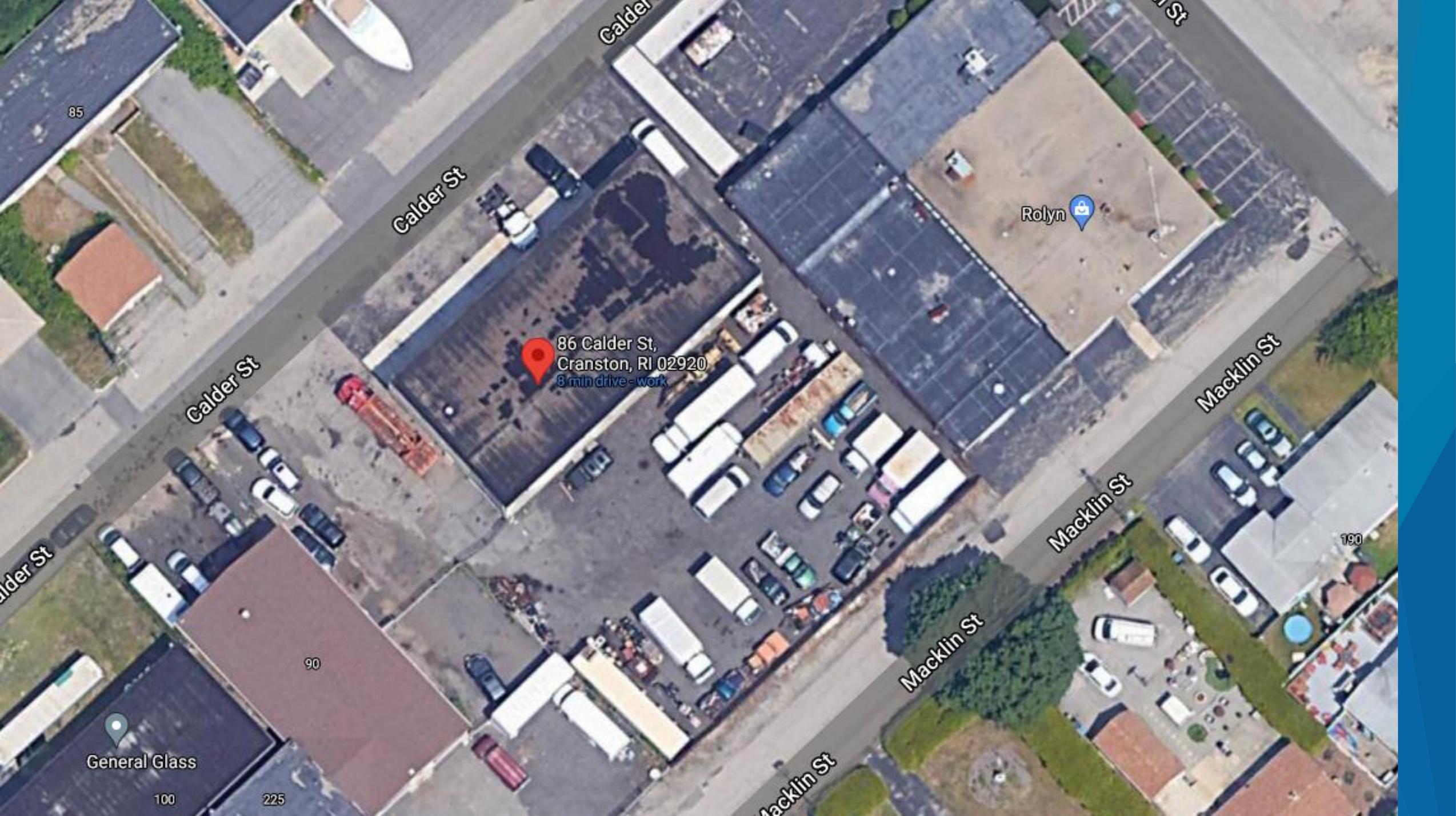
5/12/2021, 9:19:11 AM

- | | | | | | | | | | |
|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
| | 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 | none | | B1 | | C5 | | Other |
| | Parcels | A80 | A80 | | B2 | | M1 | | |

1:2,089



City of Cranston
City of Providence, Department of Planning and Development



86 Calder St,
Cranston, RI 02920
8 min drive - work



Rolyn



General Glass

85

90

100

225

190

Calder St

Calder St

Calder St

Macklin St

Macklin St

Macklin St

Macklin St

St

REFERENCES:
 CITY OF CRANSTON, CLERK'S OFFICE
 PLAT CARD 791 ENTITLED
 "THE SOPRANO PLAT"
 DEED BOOK 5326, PAGE 184 & 190

ZONING:
 ALL LOTS SHOWN ARE LOCATED IN A M-1 ZONE
M-1 ZONING REQUIREMENTS:
 30,000 S.F. MIN.
 FRONTAGE 150' MIN.
 FRONT SETBACK 40' MIN.
 REAR SETBACK 30' MIN.
 SIDE SETBACK 20' MIN.
 BLDG. HEIGHT 35' MAX.
 LOT COVERAGE 60% MAX.

A.P. 11/2, Lot 4078
 N/F Phoenix Properties LLC

SIGNAGE NOTES:

EXISTING SIGNS
 ① 3'x6' WALL SIGN 18 S.F.
 ② 3.7'x8' WALL SIGN 30 S.F.
 TOTAL AREA OF SIGNS 48 S.F.
 NO ADDITIONAL SIGNS ARE PROPOSED

PARKING NOTES:

PARKING REQUIRED:
 CUSTOMER PARKING TO BE CONTAINED
 INSIDE BUILDING AT SERVICE BAYS
 SERVICE BAYS = 10 TOTAL
 EMPLOYEES = 5
 COMPANY VEHICLES = 1
 6 SPACES TOTAL

PARKING PROVIDED:
 6 - 9'x18' SPACES
 1 - 16'x18' VAN ACCESSIBLE
 HANDICAP SPACE
 7 SPACES TOTAL

CERTIFICATION:

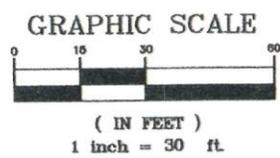
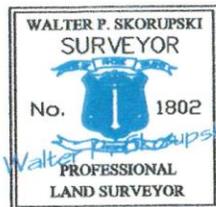
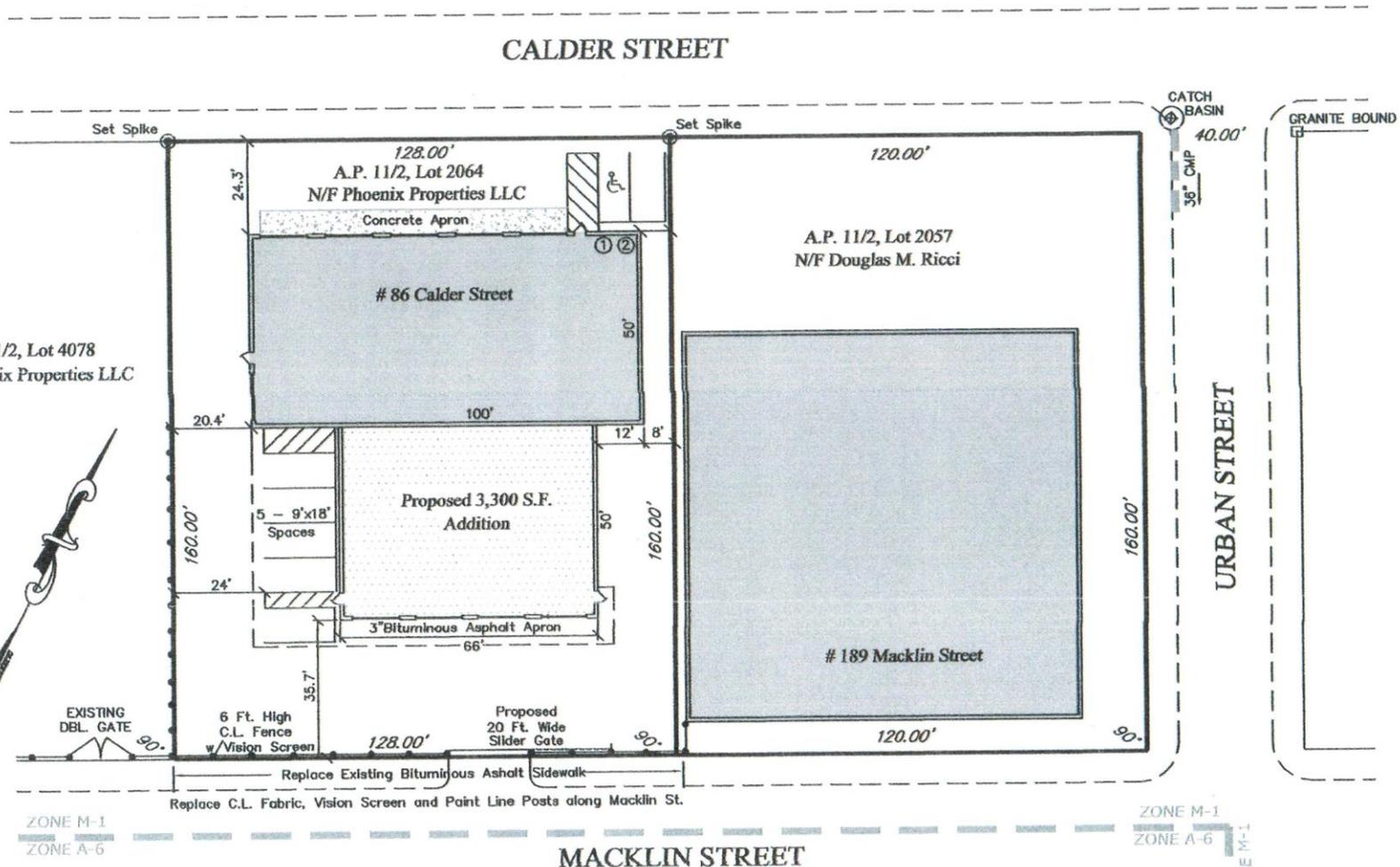
This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

LIMITED CONTENT BOUNDARY SURVEY - CLASS I

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:
 To Demonstrate the Location and Dimensions of Site Conditions at 86 Calder Street for Phoenix Properties, LLC, Cranston, R.I. Assessor Plat 11/2, Lot 2064 for Zoning Board of Review Application.

By: Walter P. Skorupski 4/24/2021

Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-C0A



Owners:
 Phoenix Properties LLC
 225 Macklin Street
 Cranston, R.I. 02920

April, 2021

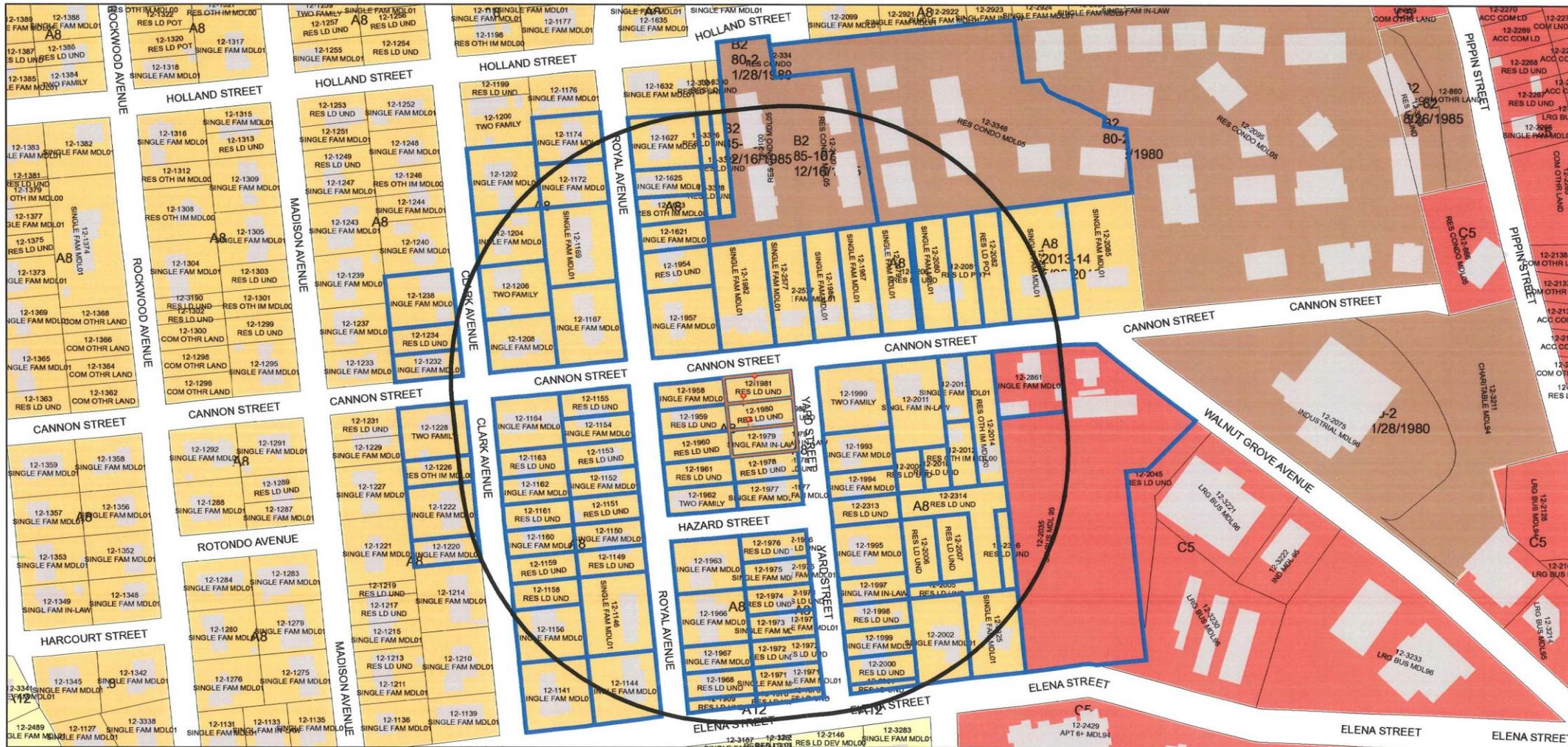
SURVEY & SITE PLAN
 CITY OF CRANSTON
 86 CALDER STREET
 ASSESSOR'S PLAT 11/2
 LOT 2064

Plan Commission Recommendations

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

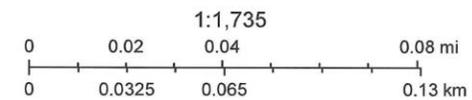
DAVID A. RUSSO (OWN/APP) has filed an application to install an in ground pool on a on a corner lot at **32 Yard Street**, A.P. 12, lots 1979, 1980, 1981, area 12,000s.f. zoned A8. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.60.010(D) -Accessory Uses; Application filed 6/8/2021.
Robert D. Murray, Esq.

32 Yard St 400' Radius Plat 12 Lots 1979-81

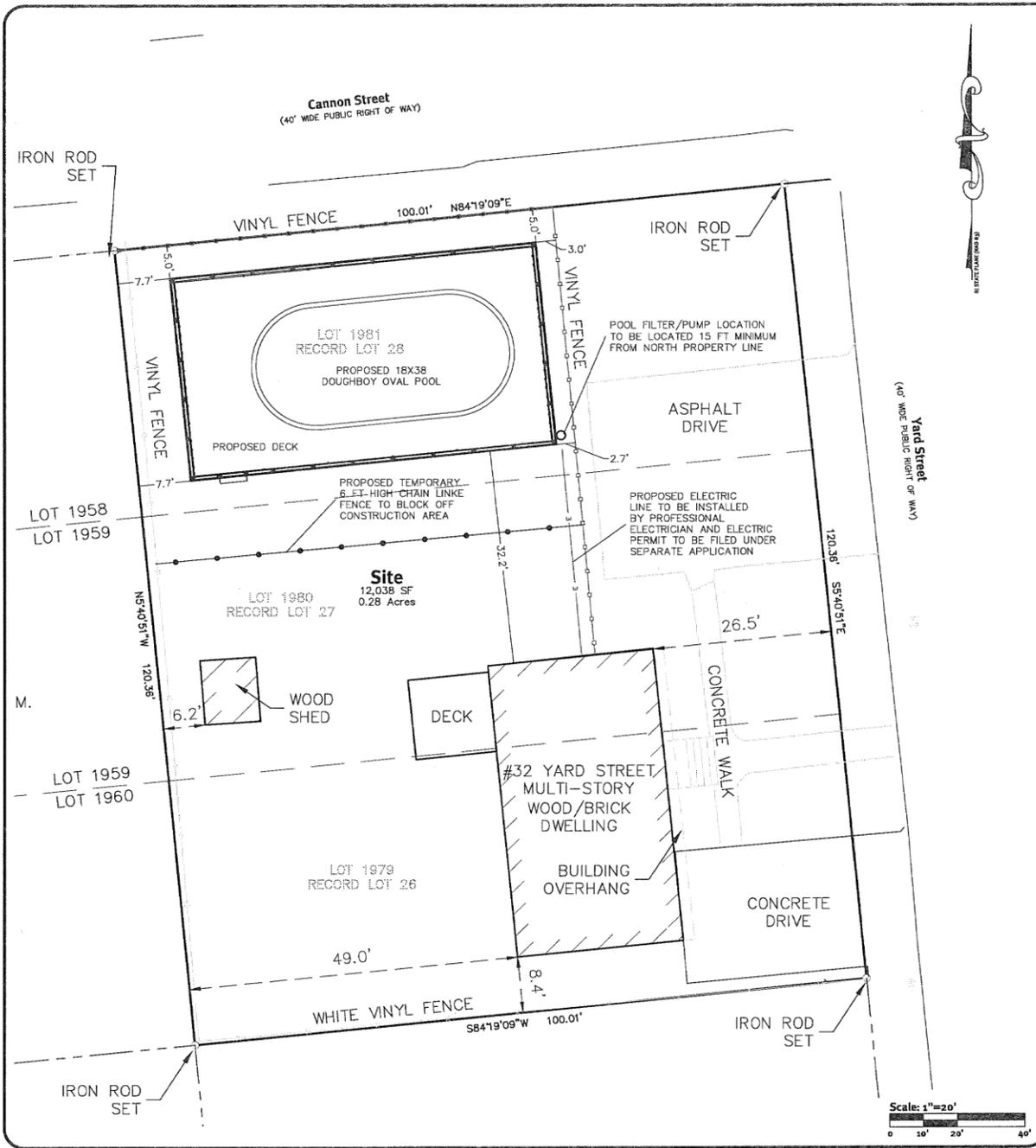


6/3/2021, 1:13:55 PM

- 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



City of Cranston



Plan Reference:

ZONING A-8
 MINIMUM LOT AREA 8,000 SF
 MINIMUM LOT WIDTH 60 FEET
 MINIMUM FRONT YARD 25 FEET
 MINIMUM REAR YARD 20 FEET
 MINIMUM SIDE YARD 10 FEET
 MAXIMUM LOT COVERAGE 30% (3,611 S.F.)
 PROPOSED LOT COVERAGE 2,985 S.F. (24.8%)

Pool Location Plan
32 Yard Street
 Assessor's Plot 423, Lots 1979, 1980 & 1981
 Cranston, RI

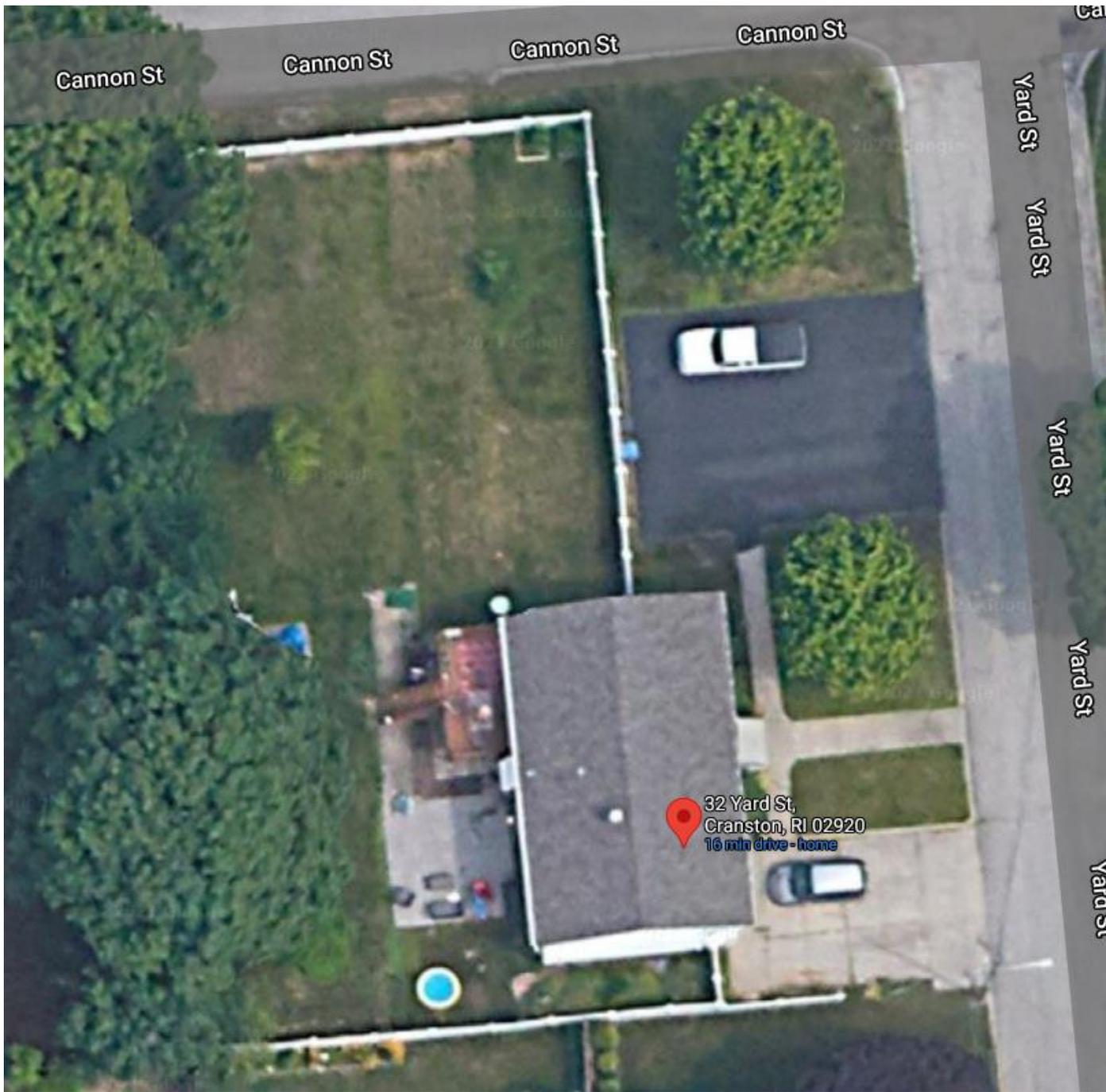
Applicant
David A. Russo
 33 Yard Street, Cranston, Rhode Island 02920
 Tel: 401-339-1995

0 10' 20' 40'

0 1-1-2007 Boundary Survey E.L.T.

Engineers - Planners - Surveyors
 SHEET 1 OF 1





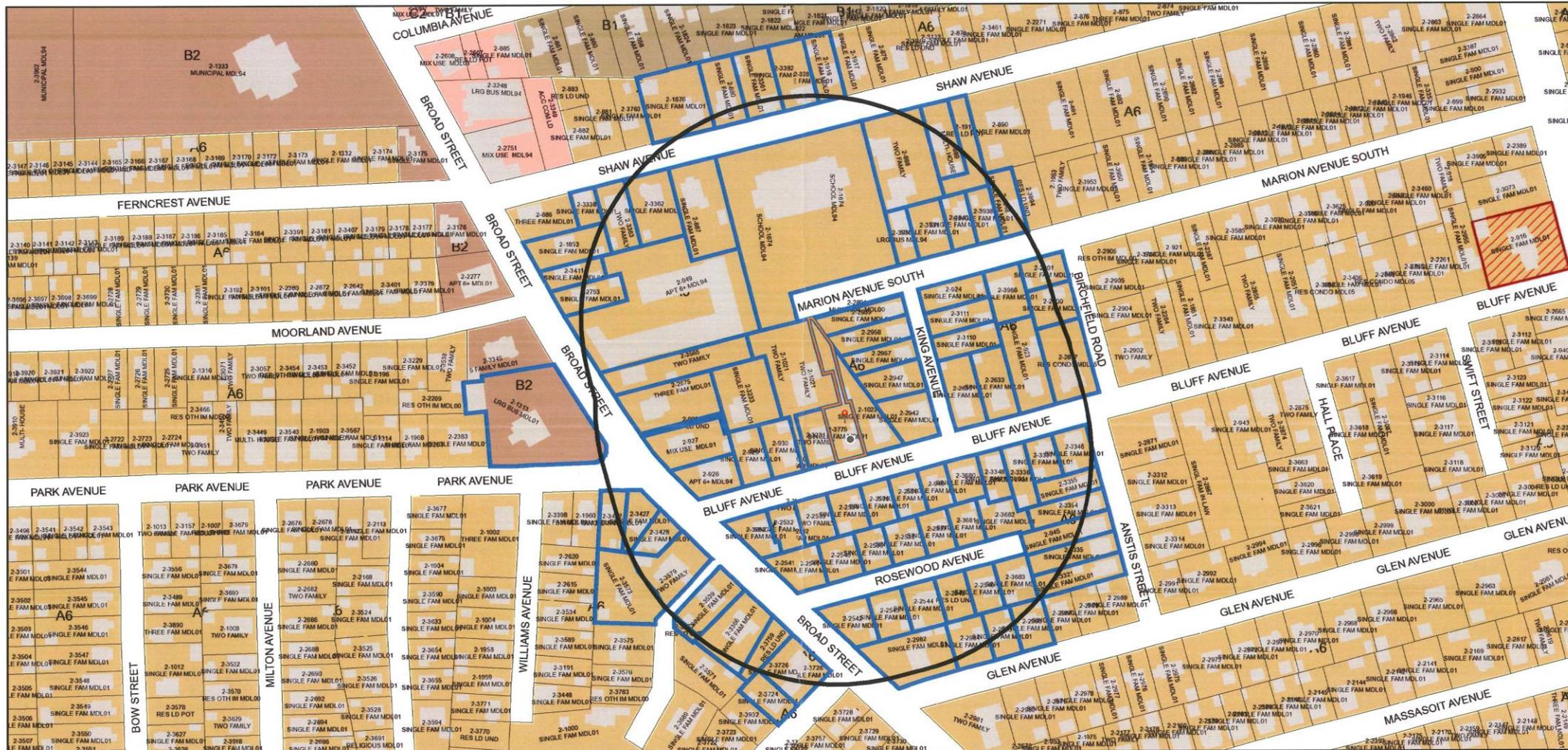
Plan Commission Recommendation

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the applicant is providing a mitigation element (fence) to reduce visual impacts and maintain the aesthetic character of the neighborhood, upon a motion by Ms. Lanphear seconded by Mr. Vincent, the Plan Commission voted unanimously (8-0 - Mr. Strom abstained) to forward a *positive recommendation* to the Zoning Board of Review.

*The Plan Commission further recommends that the ZBR consider including a condition as part of its decision that the existing fence (or equivalent replacement fence of similar height and opacity) be maintained for the life of the swimming pool.

JENNIFER MINUTO (OWN/APP) has filed an application to construct an accessory structure for personal storage and a music studio use at **169 Bluff Avenue**, A.P. 2, lot 3775, 9,610 s.f., zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Section 17.60.010 -Accessory Uses; 17.20.030- Schedule of Uses. Application filed 6/9/2021.

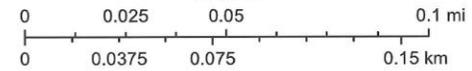
169 Bluff Ave 400' Radius Plat 2 Lot 3775



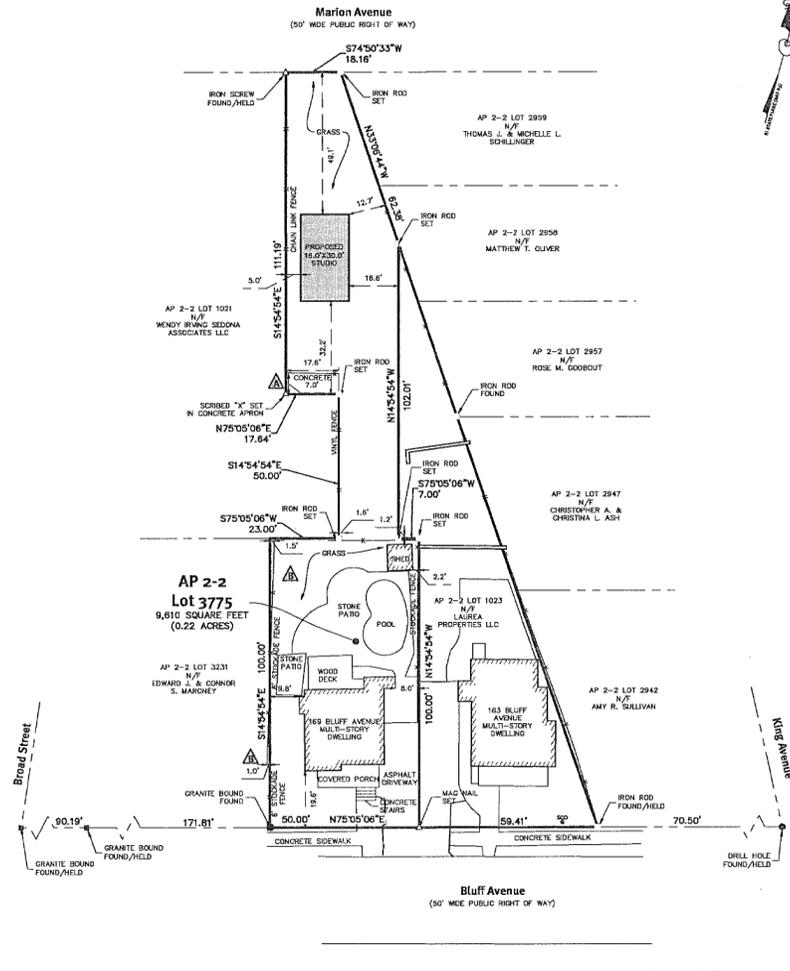
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- Parcel Outlines
- Buildings
- A20
- C1
- M2
- Plat Boundaries
- Zoning Dimensions
- A12
- C2
- EI
- Parcel ID Labels
- Historic Overlay District
- A8
- C3
- MPD
- Streets Names
- Zoning**
- A6
- C4
- S1
- Cranston Boundary
- none
- B1
- C5
- Other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

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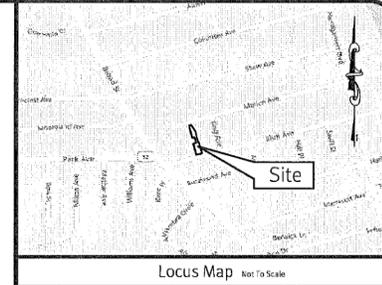


City of Cranston
City of Providence, Department of Planning and Development



Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING	[Symbol]	NAIL FOUND/SET	▲/△
AP	[Symbol]	DRILL HOLE FOUND/SET	●/⊙
ASSASSOR'S PLAT	[Symbol]	IRON ROD/PIPE FOUND/SET	⊕/⊗
NOW OR FORMERLY	[Symbol]	BONUS FOUND/SET	⊖/⊘
(D)	[Symbol]	SON	⊙
(M)	[Symbol]	BOLLARD	⊙
(CA)	[Symbol]	SOIL CULIATION	⊙
CHORD ANGLE	[Symbol]	CATCH BASIN	⊙
HANDICAPPED	[Symbol]	DOUBLE CATCH BASIN	⊙
PROPERTY LINE	[Symbol]	DRAINAGE MANHOLE	⊙
ASSESSORS LINE	[Symbol]	FLARED END SECTION	⊙
TREELINE	[Symbol]	CITY POLE	⊙
GUARDRAIL	[Symbol]	ELECTRIC MANHOLE/HANDHOLE	⊙
FENCE	[Symbol]	LIQTHOST	⊙
RETAINING WALL	[Symbol]	SEWER/SPPIC MANHOLE	⊙
STONE WALL	[Symbol]	CLEANOUT	⊙
MINOR CONTOUR LINE	[Symbol]	HYDRANT	⊙
MAJOR CONTOUR LINE	[Symbol]	IRRIGATION VALVE	⊙
WATER LINE	[Symbol]	WATER VALVE	⊙
SEWER LINE	[Symbol]	WELL	⊙
SEWER FORCE MAIN	[Symbol]	MONITORING WELL	⊙
GAS LINE	[Symbol]	UNKNOWN MANHOLE	⊙
OVERHEAD WRES	[Symbol]	GAS VALVE	⊙
DRAINAGE LINE	[Symbol]	WETLAND FLAG	⊙
		BENCH MARK	⊙
		SRM	⊙
		TREE	⊙



General Notes:

- THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 2-2, LOT 3775 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER OF LOT 3775 PER DEED BOOK 3672, PAGE 45 IS KONNER A. MINUTO.
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440072019L, DATED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE SUBJECT LOT AND ALL ADJUTING LOTS ARE ZONED AS BASED ON CITY OF CRANSTON ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETRIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JULY 3 AND NOVEMBER 13, 2016. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD UNCOVER.

Plan References:

- ADMINISTRATIVE SUBDIVISION REPEAT OF "PLAT OF LAND MADE BY ORDER OF CHARLES K. SETCHEL BY J.A. LATHAM, MAY 1911" PLAT CARD 198 CITY OF CRANSTON, RECORD LOTS 1 & 2, A.P. 2/2 LOTS 2942 & 2947 CRANSTON, RHODE ISLAND, PREPARED FOR PETER ANNAMARINO, SCALE 1"=20', DATED DECEMBER 22, 1998. PLAN BY OCEAN STATE PLANNERS, INC. RECORDED ON PLAT CARD 830.
- PLAT OF LAND MADE BY ORDER OF CHARLES K. SETCHEL BY J.A. LATHAM, MAY, 1912, SCALE 30' PER INCH, RECORDED IN BOOK 8 PAGE 4 AND PLAT CARD NO. 198.
- REPEAT OF A "MAP OF LAND BELONGING TO JOHN C. GARDNER ET AL BY J.A. LATHAM, OCT. 1907" BY J.A. LATHAM, SEP. 1902, RECORDED IN PLAT BOOK 8 AT PAGE 43 AND PLAT CARD 119.
- ADMINISTRATIVE SUBDIVISION - RECORD PLAN, REPEAT OF "MAP OF LAND BELONGING TO JOHN C. GARDNER ET AL BY J.A. LATHAM, OCT. 1907, CRANSTON, RHODE ISLAND, SCALE 1"=20', DATED OCTOBER 10, 2019, PLAN BY DIPRETE ENGINEERING.

Zoning Notes:

- THE PARCEL IS ZONED A-6 PER THE ASSESSOR'S ONLINE DATABASE.
- THE ZONING ORDINANCE CHAPTER 17.20.120 AND 17.6.010 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

MINIMUM LOT AREA	8,000 SQUARE FEET
MINIMUM FRONTAGE AND LOT WIDTH	60 FEET
MINIMUM FRONT YARD	25 FEET
MINIMUM SIDE YARD (MAIN)	6 FEET
MINIMUM SIDE YARD (ACCESSORY)	5 FEET
MINIMUM REAR YARD (MAIN)	20 FEET
MINIMUM REAR YARD (ACCESSORY)	5 FEET
MAXIMUM LOT COVERAGE	35 %
MAXIMUM HEIGHT	35 FEET

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE CITY OF CRANSTON ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

- List of Possible Encroachments:**
- CONCRETE PAD AND FENCE OVER PROPERTY LINE
 - STOODAGE FENCE OVER PROPERTY LINE

This Plan Should Be Indexed By The Following Streets:

- Bluff Avenue
- Marion Avenue



Certification:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 4 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 SURVEY	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY (BUILDING LOCATION)	CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE LOCATION OF A PROPOSED STUDIO.



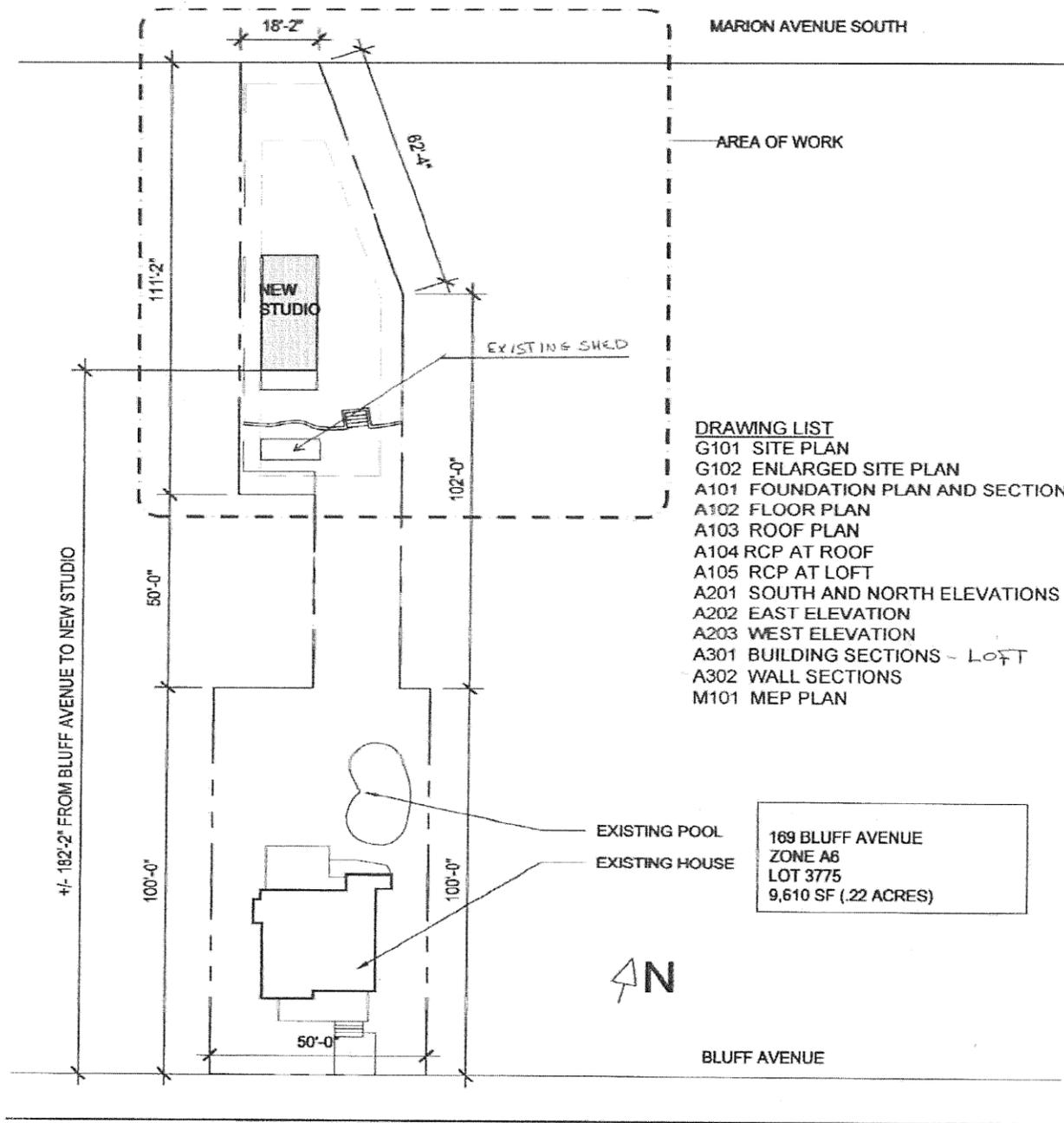
BY MICHAEL E. GAVITT, RPLS #1981
C.O.A. NO. L3-A100

Diprete Engineering
Two Shattuck Court, Cranston, RI 02909
Tel: 401-943-1500 Fax: 401-946-4008 www.diprete-eng.com

Accessory Building Plot Plan
169 Bluff Avenue
Cranston, Rhode Island 02909

Jennifer Minuto
Cranston, Rhode Island 02909

APR 2015



- DRAWING LIST**
- G101 SITE PLAN
 - G102 ENLARGED SITE PLAN
 - A101 FOUNDATION PLAN AND SECTION
 - A102 FLOOR PLAN
 - A103 ROOF PLAN
 - A104 RCP AT ROOF
 - A105 RCP AT LOFT
 - A201 SOUTH AND NORTH ELEVATIONS
 - A202 EAST ELEVATION
 - A203 WEST ELEVATION
 - A301 BUILDING SECTIONS - LOFT
 - A302 WALL SECTIONS
 - M101 MEP PLAN

169 BLUFF AVENUE
 ZONE A6
 LOT 3775
 9,610 SF (.22 ACRES)

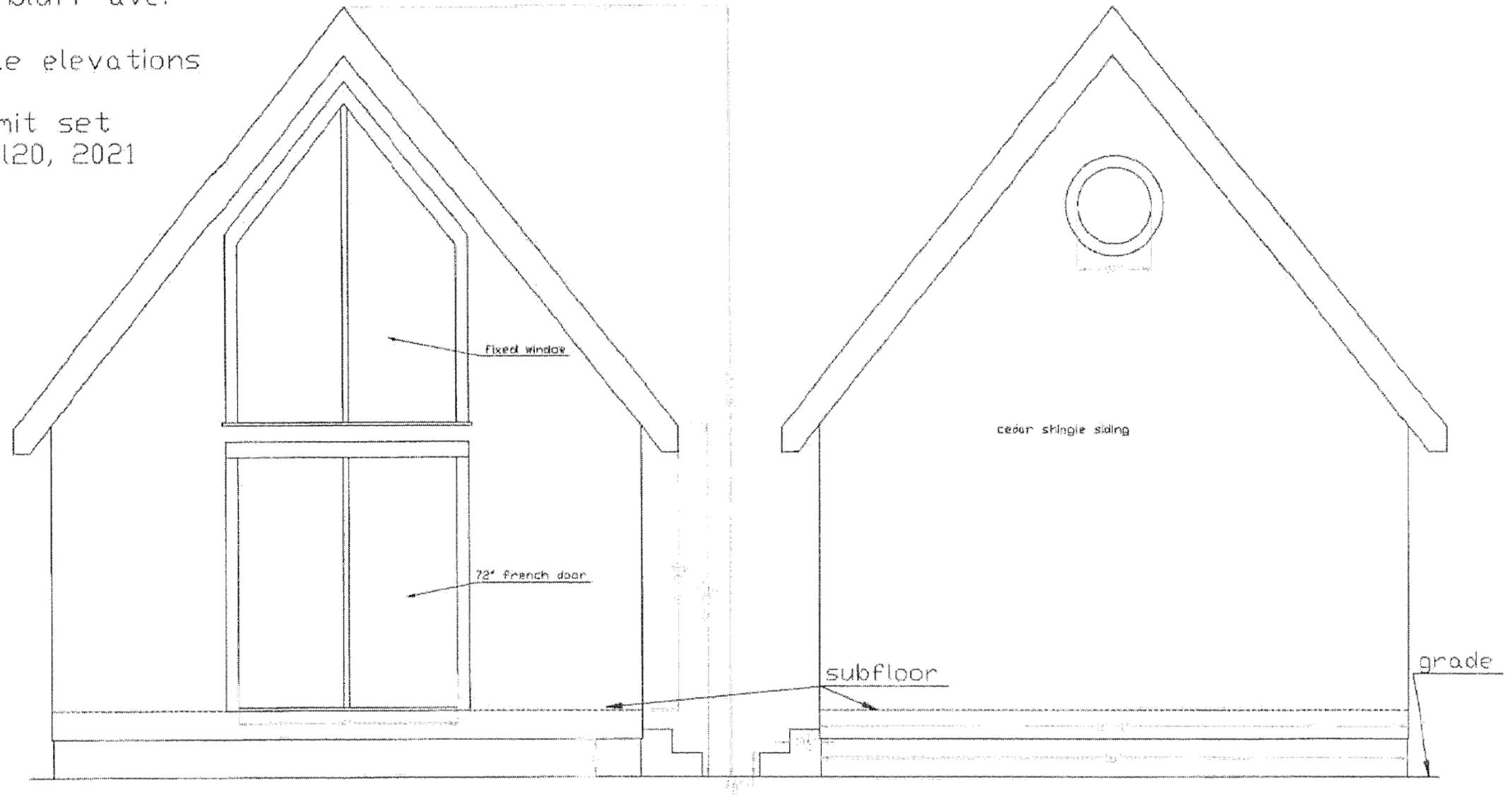


G101 SITE PLAN

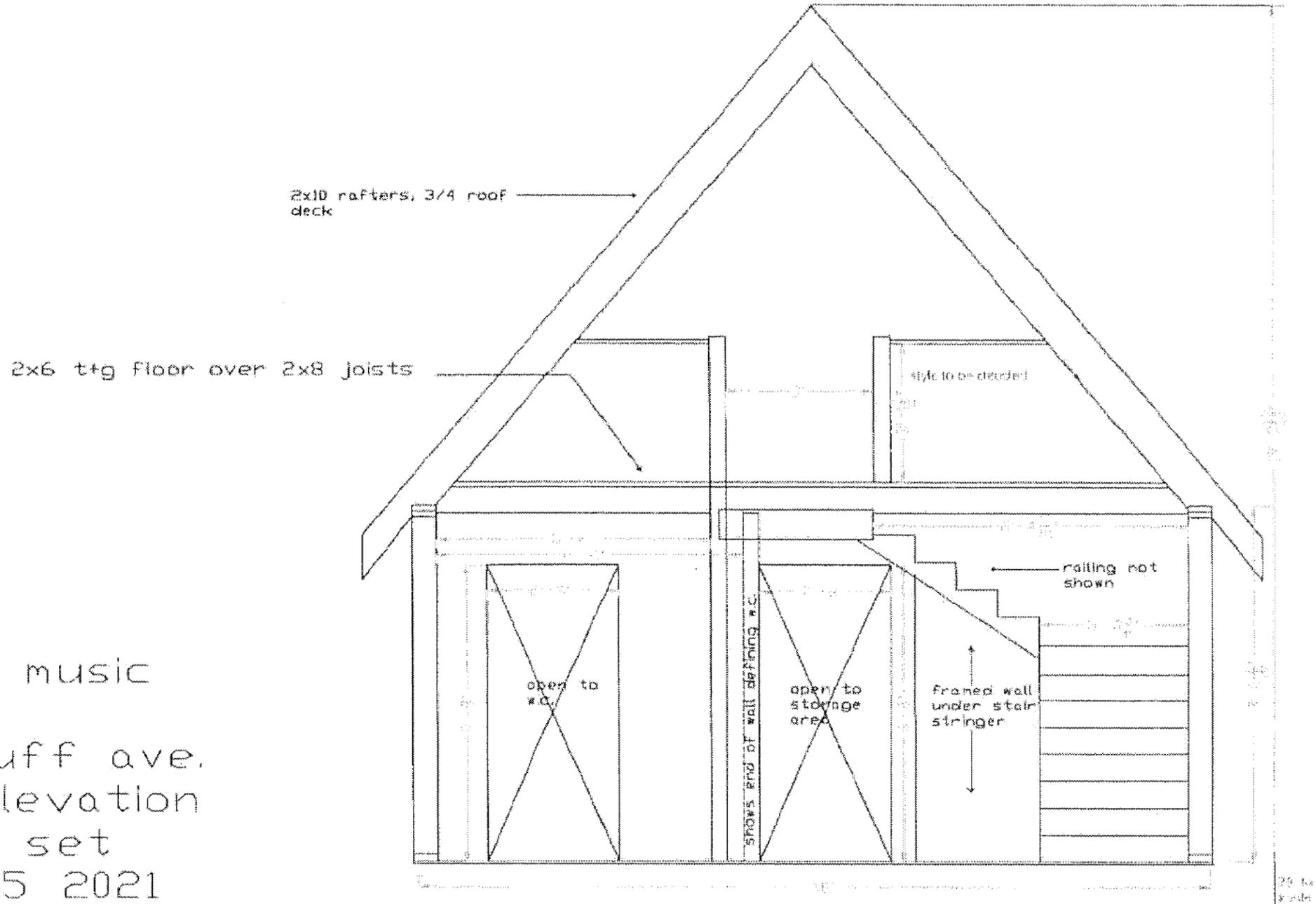
minuto music studio
169 bluff ave.

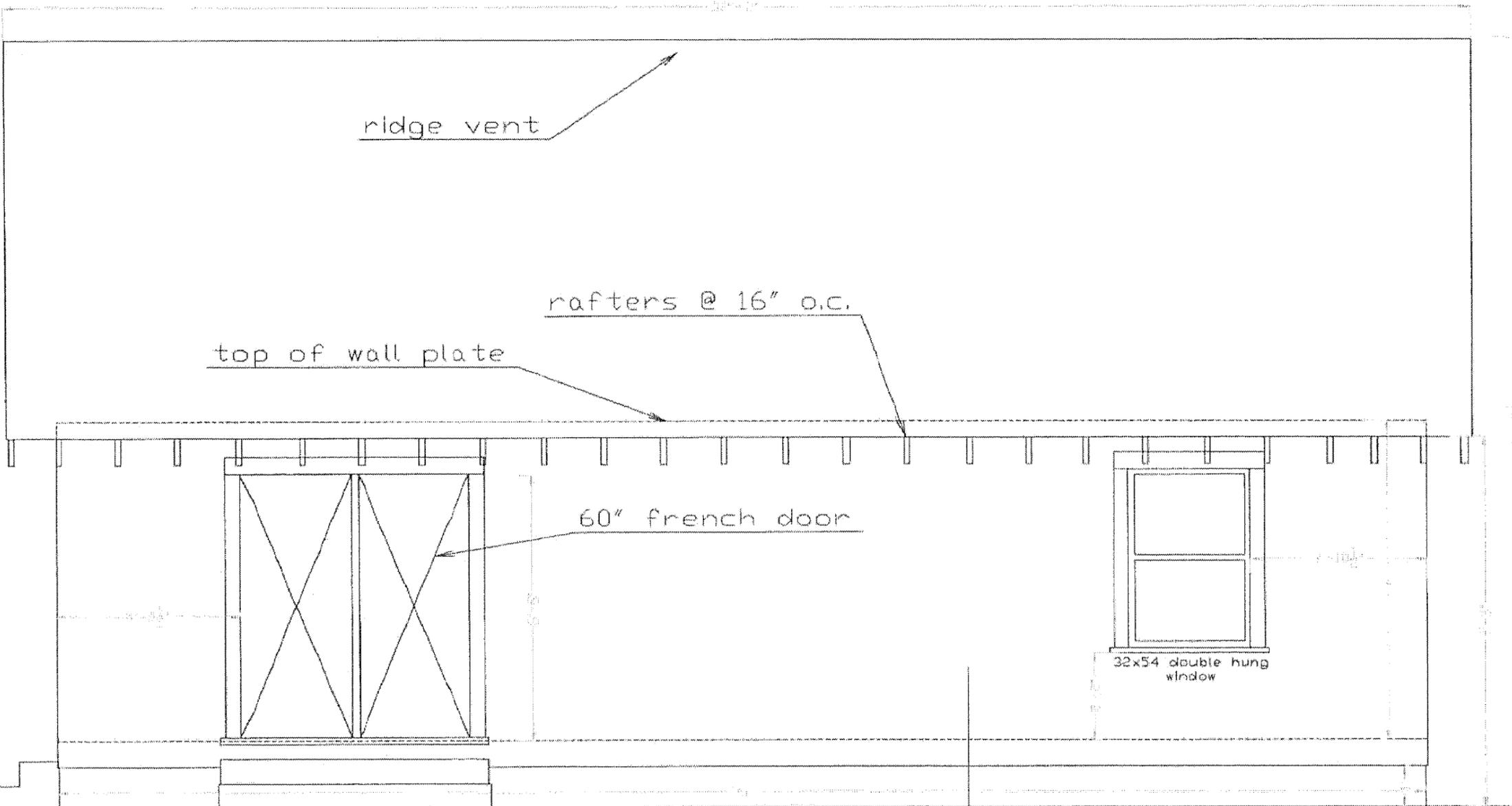
gable elevations

permit set
april 20, 2021



minuto music
studio
169 bluff ave.
loft elevation
permit set
april 15 2021





ridge vent

rafters @ 16" o.c.

top of wall plate

60" french door

32x54 double hung window

60"

location of left elevation

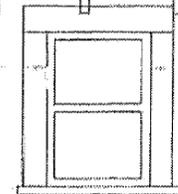
minuto music studio
169 bluff ave.
east elevation
permit set
april 20 2021

A 202

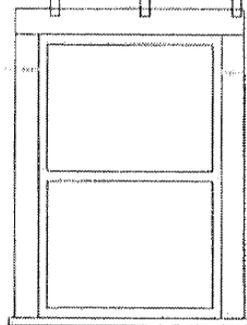
ridge vent

architectural style asphalt shingle

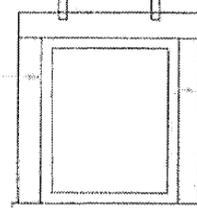
top of wall framing



18x30 double hung window



32x54 double hung window



24x32 casement window

subfloor

2x8 joists

minuto music studio
169 bluff ave.
west elevation
permit set

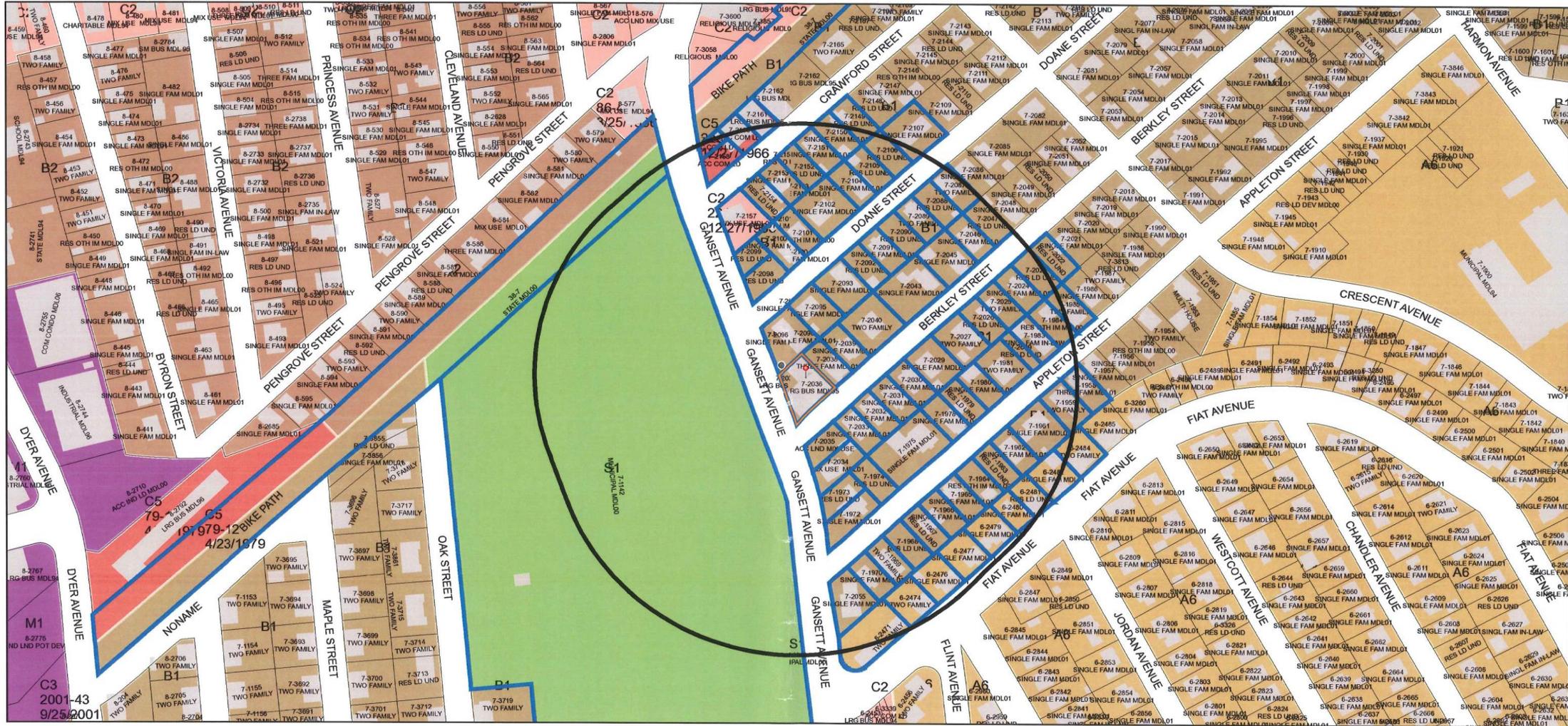
A203

Plan Commission Recommendations

Due to the findings that the application is generally consistent with the Cranston Comprehensive Plan and that no negative impacts are anticipated, upon a motion by Ms. Lanphear seconded by Mr. Morales, the Plan Commission voted (8-0 – Mr. Strom abstained) to forward a *positive recommendation* on the application to the Zoning Board of Review on the condition that the accessory structure shall not be utilized as a dwelling or for commercial purposes.

MICHELE L. CAPRIO (OWN/APP) has filed an application to allow a sign company and print shop business to operate in a residential zone at **68 Gansett Avenue, A.P. 7**, lot 2036; area 5,628 s.f.; zoned B1. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.030- Schedule of Uses; Section 17.20.120- Schedule of Intensity Regulations; Section 17.64.010- Parking, Section 17.72.010-Signs. Application filed 6/9/2021. Robert D. Murray, Esq.

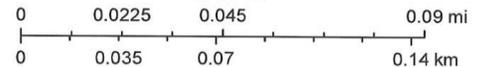
68 Gansett Ave 400' Radius Plat 7 Lot 2036



5/10/2021, 12:04:20 PM

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

1:1,933



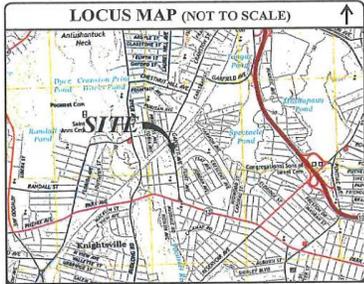
City of Cranston
City of Providence, Department of Planning and Development

ZONING BOARD OF REVIEW SUBMISSION

68-70 GANSETT AVENUE
CRANSTON, RHODE ISLAND
A.P. 7-5, LOT 2036

ZONING DISTRICT: RESIDENTIAL B-1

OWNER / APPLICANT	ENGINEER	SURVEYOR
MICHELE CAPRIO 7 DEXTER ROAD HOPE, RI 02831 (401) 628-6058 (m)	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARRWICK, RI 02886 (401) 844-1100 (m) (401) 844-1313 (a)	OCEAN STATE PLANNERS, INC. 1335 OAKLAWN AVENUE CRANSTON, RI 02922 (401) 483-8888 (m)



GENERAL NOTES:

- EXISTING CONDITIONS ARE BASED ON A CLASS I AND CLASS III SURVEY PERFORMED BY OCEAN STATE PLANNERS, INC., 1335 OAKLAWN AVENUE, CRANSTON, RHODE ISLAND IN MAY 2021.
- THE ENTIRE AREA OF PROPOSED SITE IMPROVEMENTS LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEMA MAP FOR CITY OF CRANSTON, RHODE ISLAND, MAP NUMBER 44070312H, EFFECTIVE DATE OCTOBER 2, 2015.
- EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS MERRIMAC-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES (MU).
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS.
- TELEPHONE, ELECTRIC, SEWER, GAS, AND WATER SERVICES ARE ALL AVAILABLE NEAR THE SUBJECT PARCEL.

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	B-1	B-1
MINIMUM LOT AREA	6,000 S.F.	5,638 S.F. ²
MINIMUM LOT WIDTH & FRONTAGE	60 FT	87.35 FT
MINIMUM FRONT YARD	25 FT	1.61 FT
MINIMUM REAR YARD	20 FT	0.55 FT
MINIMUM SIDE YARD	8 FT	N/A
MAXIMUM LOT COVERAGE (%)	35%	71.48%
MAXIMUM BUILDING HEIGHT	35 FT	+35 FT

NOTE:
E: EXISTING, NON-CONFORMING CONDITION.

RELIEF REQUESTED

- PER SECTION 17.20.110 - SCHEDULE OF INTENSITY REGULATIONS;
B-1 DISTRICT; MINIMUM LOT AREA
REQUIRED: 6,000 SF EXISTING: 5,638 SF RELIEF REQUESTED: 372 SF*
*EXISTING, NON-CONFORMING CONDITION
- PER SECTION 17.20.120 - SCHEDULE OF INTENSITY REGULATIONS;
B-1 DISTRICT; MINIMUM FRONT YARD SETBACK
REQUIRED: 25 FT EXISTING: 1.61 FT RELIEF REQUESTED: 23.39 FT*
*EXISTING, NON-CONFORMING CONDITION
- PER SECTION 17.20.120 - SCHEDULE OF INTENSITY REGULATIONS;
B-1 DISTRICT; MINIMUM REAR YARD SETBACK
REQUIRED: 20 FT EXISTING: 0.55 FT RELIEF REQUESTED: 19.45 FT*
*EXISTING, NON-CONFORMING CONDITION
- PER SECTION 17.20.130 - SCHEDULE OF INTENSITY REGULATIONS;
B-1 DISTRICT; MAXIMUM LOT COVERAGE
MAXIMUM 35% EXISTING: 71.48% RELIEF REQUESTED: 39.4%*
*EXISTING, NON-CONFORMING CONDITION
- PER SECTION 17.64 - OFF-STREET PARKING; 1. OFF-STREET PARKING SPACE REQUIREMENTS (SEE PARKING CALCULATION BELOW)
REQUIRED: 14 SPACES EXISTING: 9 SPACES RELIEF REQUESTED: 5 SPACES

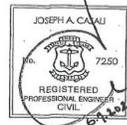
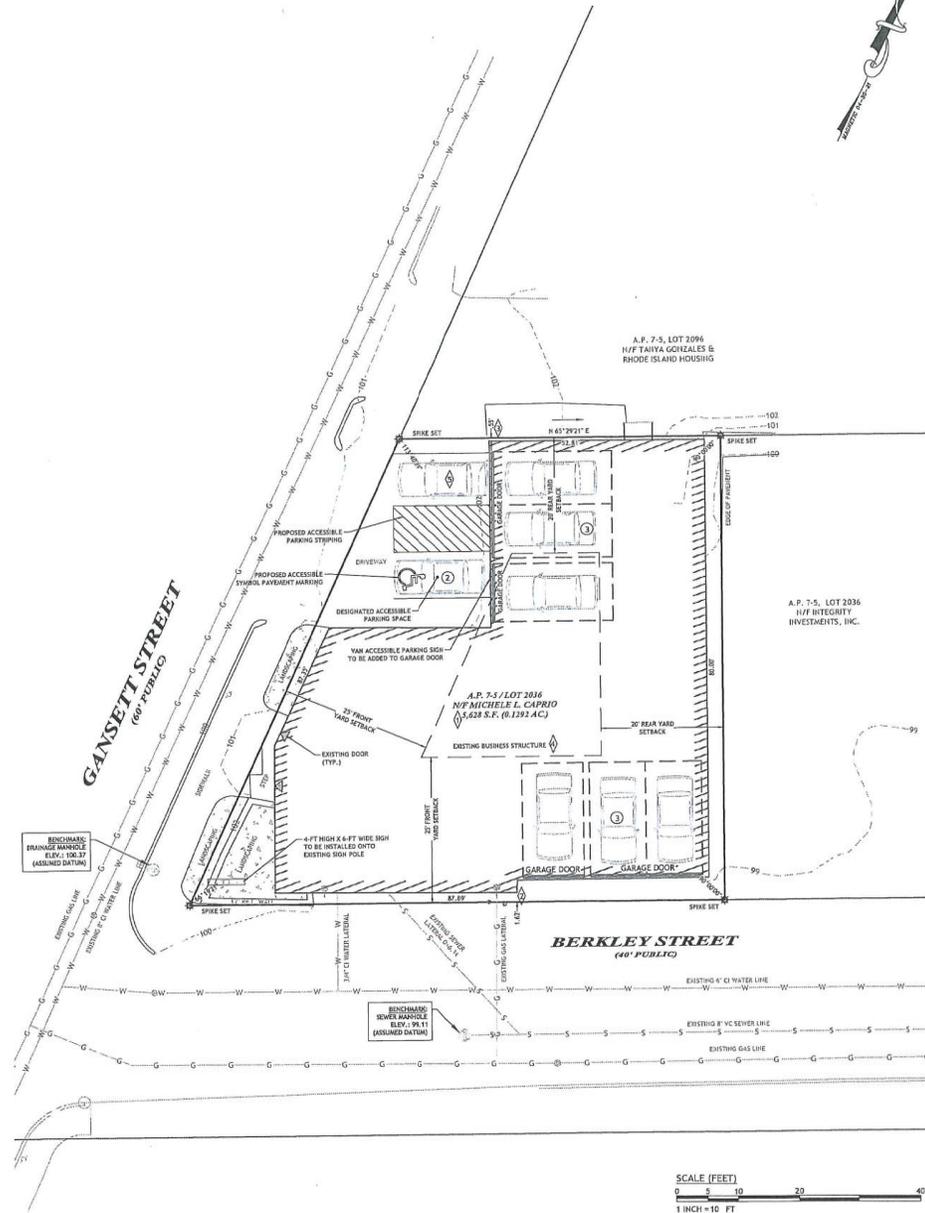
OFF-STREET PARKING SPACE REQUIREMENTS:

PER SECTION 17.64.010 - OFF-STREET PARKING:

RETAIL BUSINESS AND SERVICE ESTABLISHMENTS:
ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA.

GROSS FLOOR AREA: 4,018 SF
4,018 SF / 300 SF = (13.3) 14 SPACES REQUIRED

REQUIRED: 14 SPACES (1 ADA)
EXISTING: 9 SPACES (6 GARAGE SPACES)(0 ADA)
PROPOSED: 8 SPACES (6 GARAGE SPACES)(1 ADA)
RELIEF REQUESTED: 6 SPACES
(STREET PARKING AVAILABLE)



68-70 GANSETT AVENUE
CRANSTON, RHODE ISLAND
A.P. 7-5, LOT 2036

REVISIONS	
NO.	DATE DESCRIPTION

DESIGNED BY: WMLJR
DRAWN BY: SEB
CHECKED BY: JAC
DATE: JUNE 2021
PROJECT NO: 21-06

PRELIMINARY, NOT FOR CONSTRUCTION

ZONING
SITE PLAN

SHEET
1 OF 1



Plan Commission Recommendation

Although the proposed use is inconsistent with the Cranston Comprehensive Plan Future Land Use Map, the Commission finds the proposal (with the recommended conditions) to be consistent with its policies, and finding that no negative impacts are anticipated by the use or signage, upon a motion by Mr. Vincent and seconded by Mr.

DiStefano, the Plan Commission voted (7-1 – Mr. Smith voted nay, Mr. Strom abstained) to forward a *positive recommendation* on the requested relief to the Zoning Board of Review.

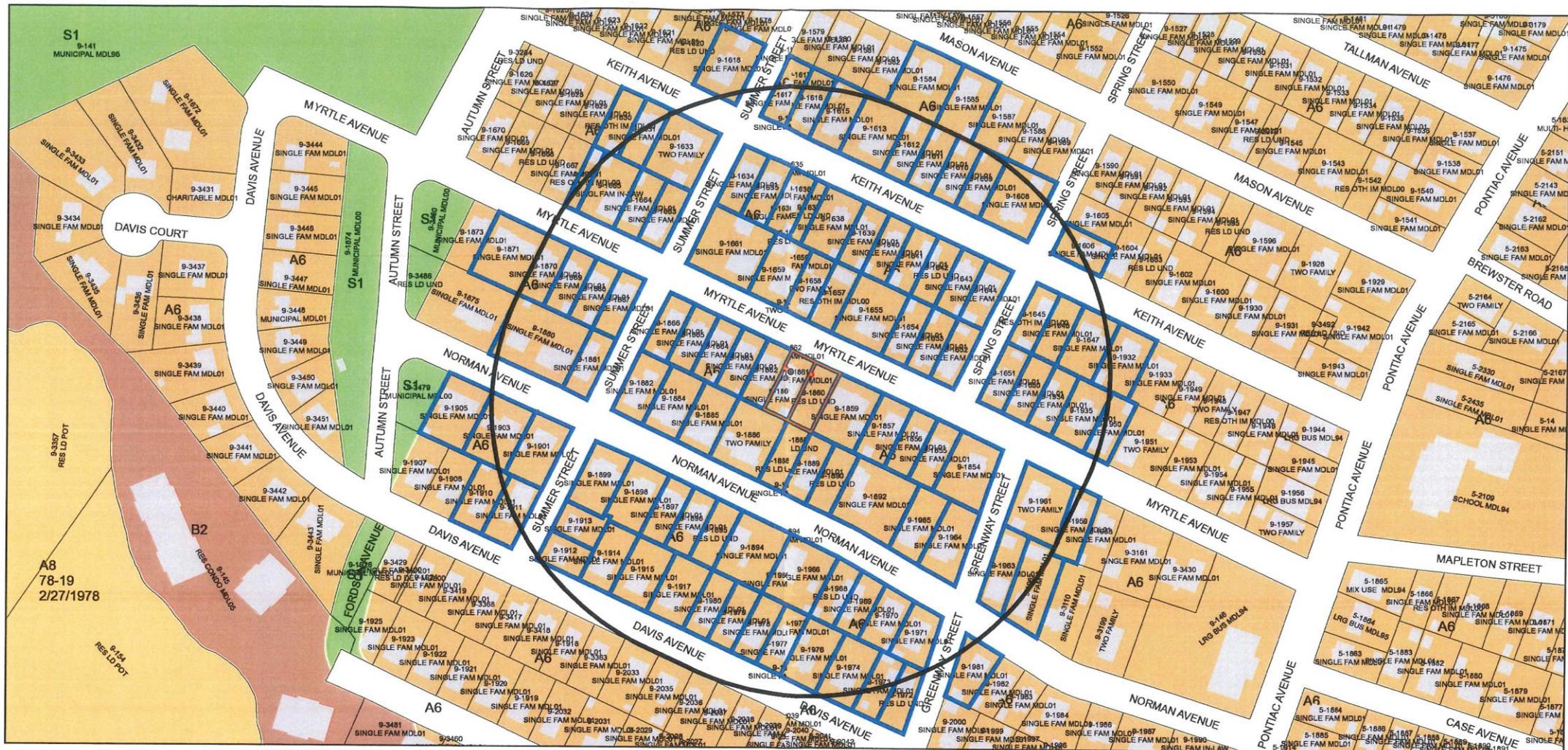
*Should the Zoning Board of Review approve the variance requests, the Plan Commission respectfully requests that the Zoning Board consider the following conditions:

1. The dumpster must be removed from the site and all trash must be managed internally.
2. The parking shall be striped as shown on the site plan titled “68-70 Gansett Avenue Cranston, Rhode Island A.P. 7-5, Lot 2036” by Joe Casali Engineering dated 6/9/21.
3. The signs shall not be illuminated.

BRUCE D. LANE and MINDY B. LANE (OWN/APP) have filed an application to leave a single family dwelling and a non-conforming accessory structure on an existing under-sized lot merged in accordance with 17.88.010 (B) at **76 Myrtle Avenue**, A.P. 9, lot 1861, area 4,000 s.f., zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120- Schedule of Intensity Regulations; Section 17.88.010 (B)- Sub-Standard Lots of Record; Section 17.60.010 -Accessory Uses; Application filed 6/9/2021. Robert D. Murray, Esq.

BRUCE D. LANE and MINDY B. LANE (OWN/APP) have filed an application to construct a new single family dwelling on an under-sized lot merged in accordance with 17.88.010 (B) at **0 Myrtle Avenue**, A.P. 9, lot 1860, area 4,000 s.f. zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120- Schedule of Intensity Regulations; Section 17.88.010 (B)- Sub-Standard Lots of Record. Application filed 6/9/2021. Robert D. Murray, Esq.

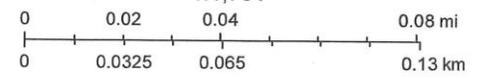
76 Myrtle Ave 400' Radius Plat 9 Lots 1860 & 1861



6/7/2021, 4:07:38 PM

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

1:1,731



City of Cranston

REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE

PLAT CARD 246 ENTITLED
"REPLAT OF TALLMAN HOMESTEAD PLAT"
DEED BOOK 6014, PAGE 244

CITY OF CRANSTON, DPW OFFICE
SEWER AS-BUILT "WELLINGTON PART 3, SHEET 8"

A-6 ZONING REQUIREMENTS:(Single Family)

AREA	6,000 S.F. MIN.
FRONTAGE	60' MIN.
FRONT SETBACK	25' MIN.
REAR SETBACK	20' MIN.
SIDE SETBACK	8' MIN.
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	30% MAX.

EXISTING (LOT 1861)

LOT COVERAGE:

LOT AREA = 4,000 S.F.
EXISTING DWELLING 1,308 S.F.
EXISTING GARAGE 306 S.F.

TOTAL AREA 1,614 S.F.
1,614 S.F./4,000 S.F.= 40.0%

PROPOSED (LOT 1860)

LOT COVERAGE:

LOT AREA = 4,000 S.F.
PROPOSED DWELLING 833 S.F.

TOTAL AREA 833 S.F.
833 S.F./4,000 S.F.= 16.7%

FEMA INFO:

ALL LOTS ARE LOCATED WITHIN A DESIGNATION
"X" (AREAS OF MINIMAL FLOODING) ZONE
PER F.I.R.M. 44007C0318H, 10/02/2015.

CERTIFICATION:

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES – CLASS I

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

To Demonstrate the Location and Dimensions of Existing Site Features, Proposed Dwelling and Perimeter Property Lines at 76 Myrtle Ave., City of Cranston, A. P. 9/1, Lot 1861, and Proposed Dwelling, City of Cranston, A. P. 9/1, Lot 1860.

By: Walter P. Skorupski 9/3/2020

Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-C0A

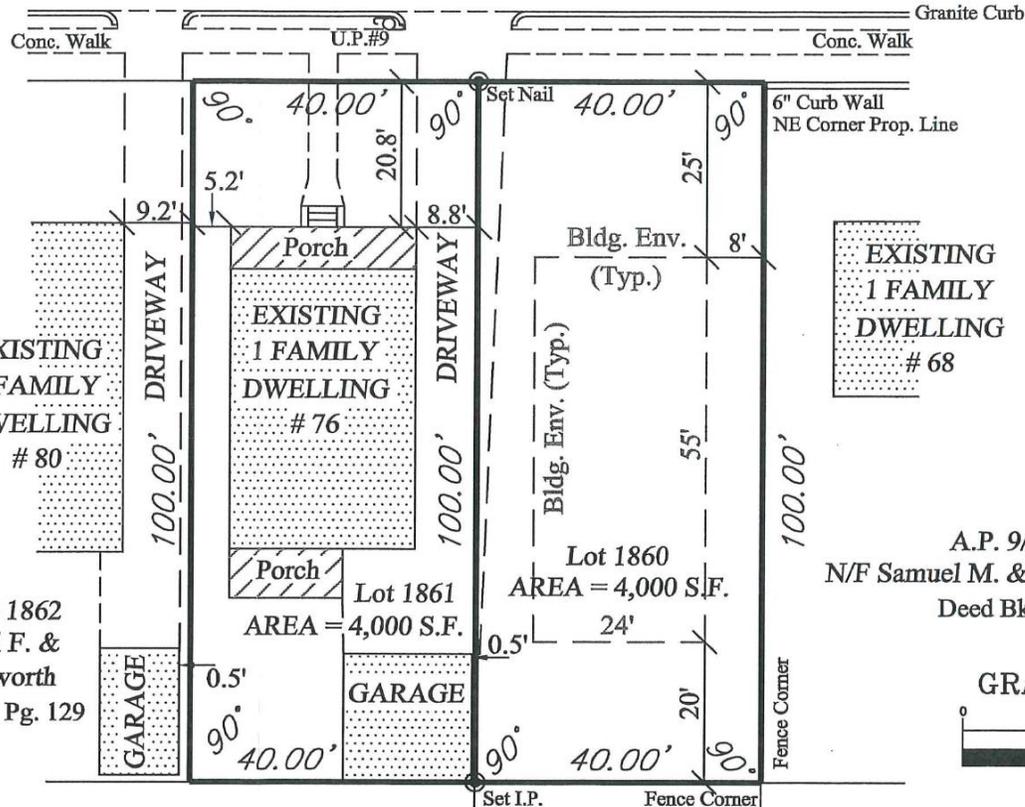
Date:

MYRTLE AVE.

SMH Sta. 8+12
Rim=57.09
Inv.=50.15 (CMHW)

8" V.C. SEWER S
"Y" Stub S=0.008
STA. 8+02

6" WATER
6" GAS
Granite Curb

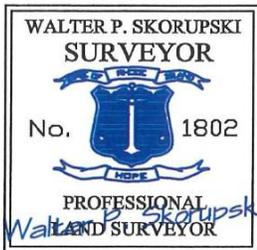
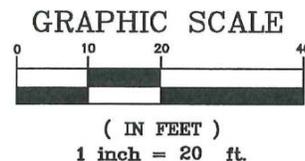


A.P. 9/1, Lot 1862
N/F Michael F. &
Ann B. Unsworth
Deed Bk. 521, Pg. 129

A.P. 9/1, Lot 1886
N/F Joseph M. Fratantuono
Deed Bk. 4954, Pg. 79

A.P. 9/1, Lot 1888
N/F Julie Bedard & Ryan Curtis
Deed Bk. 5980, Pg. 219

A.P. 9/1, Lot 1859
N/F Samuel M. & Lillian B. Mendelowitz
Deed Bk. 384, Pg.402



Owners: Bruce D. & Mindy B. Lane
August, 2020

SURVEY & PROPOSED SITE PLAN
CITY OF CRANSTON
76 MYRTLE AVENUE
ASSESSOR'S PLAT 9/1
LOT 1860 & 1861



Plan Commission Recommendation

Due to the finding that the application is consistent with the Cranston Comprehensive Plan Housing Element policies, and due to the finding that the proposal generally conforms to the neighborhood, upon a motion by Mr. DiStefano seconded by Mr. Morales, the Plan Commission voted (6-2 Ms. Lanphear and Mr. Vincent voted nay, Mr. Strom abstained) to forward a ***positive recommendation*** on the application to the Zoning Board of Review.

Due to the finding that the application is consistent with the Cranston Comprehensive Plan Housing Element policies, and due to the finding that the proposal generally conforms to the neighborhood, upon a motion by Mr. DiStefano seconded by Mr. Coupe, the Plan Commission voted (6-2 Ms. Lanphear and Mr. Vincent voted nay, Mr. Strom abstained) to forward a ***positive recommendation*** on the application to the Zoning Board of Review.