

City of Cranston

Zoning Board of Review

June 9, 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)

Ward 5

BRYAN WHITE (OWN) and GARY WHITE (APP) have filed an application to waive the requirement for the public street to extend the full frontage of a lot and to allow a two family dwelling to be built at **0 Elmhurst Ave**, A.P. 12, lots 294, 295, and 296, area 11,160 s.f. zoned A6. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.080 – Street Access; 17.20.030- Schedule of Uses.
Application filed 04/22/21. Robert D. Murray, Esq.

Ward 5

BRYAN WHITE (OWN) and GARY WHITE (APP) have filed an application to leave an existing single family home with restricted rear yard setbacks after sub-dividing to create two new parcels at **145 Wayland Ave**, A.P. 12, lots 297, 298, and 299, area 12,840 s.f. zoned A6. Applicant seeks relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations.
Application filed 04/22/21. Robert D. Murray, Esq.

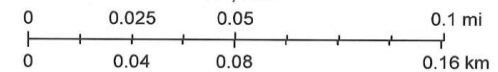
145 Wayland Ave 400' Radius Plat 12 Lots 294-299



3/22/2021, 9:47:09 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 | | |

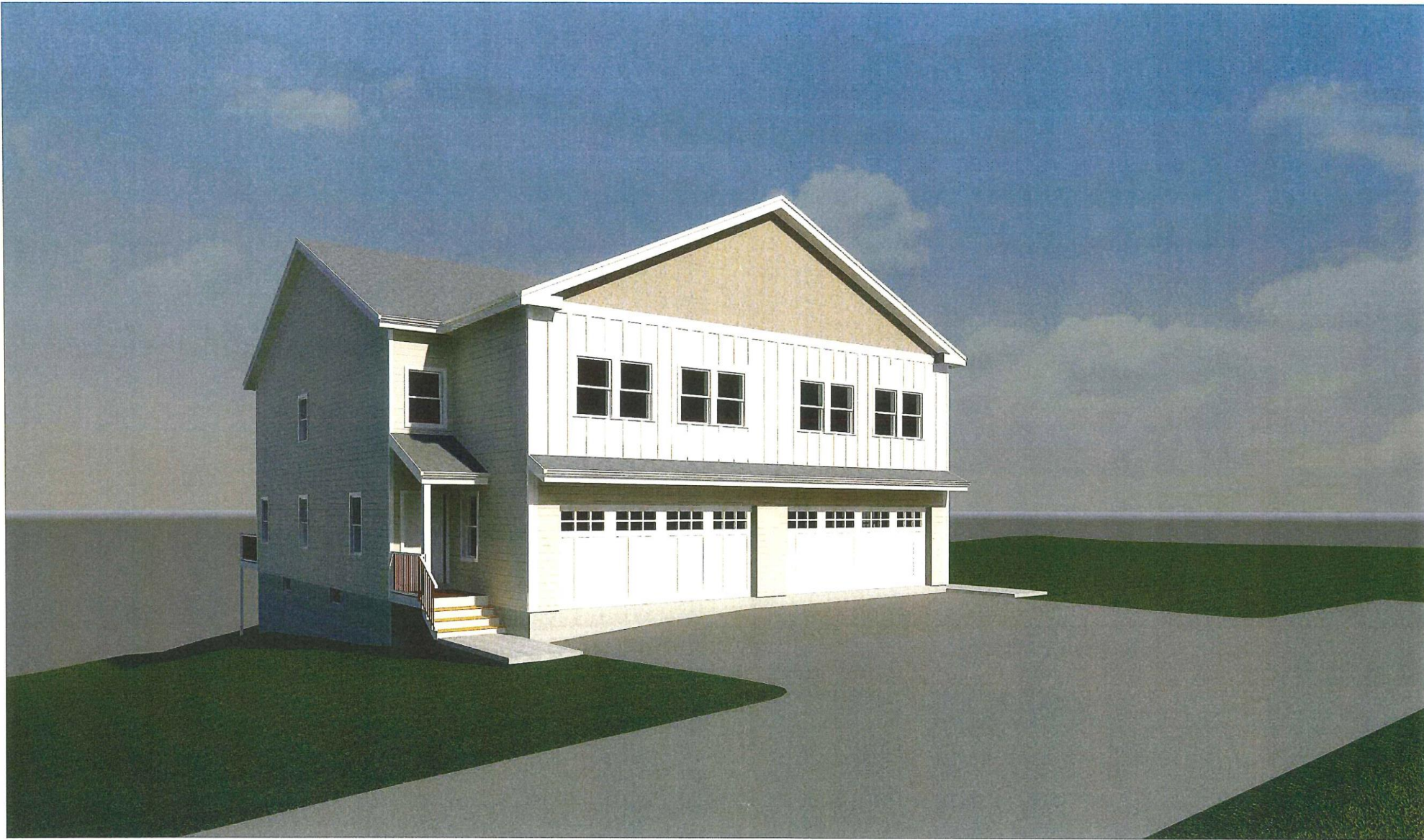
1:2,102



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

Web User





PROGRESS PRINT - NOT TO BE USED FOR CONSTRUCTION

BUCKINGHAM

ARCHITECTURAL DESIGN INC.

MASTER PLANNING | ARCHITECTURE | INTERIOR DESIGN | PROJECT MANAGEMENT | CONSULTING

4 HIXON STREET
 BELLINGHAM, MASSACHUSETTS 02019
 TEL: (608) 380-4540
 EMAIL: buckinghamarchitecture@yahoo.com

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CLIENT:

GARY WHITE
 98 LAKEDELL DRIVE
 EAST GREENWICH, RHODE ISLAND 02818

PROJECT:

DUPLEX DWELLING PROPOSED FOR
 145 WAYLAND AVENUE
 CRANSTON, RHODE ISLAND 02818

RENDERING

PROJECT NUMBER: 19-017

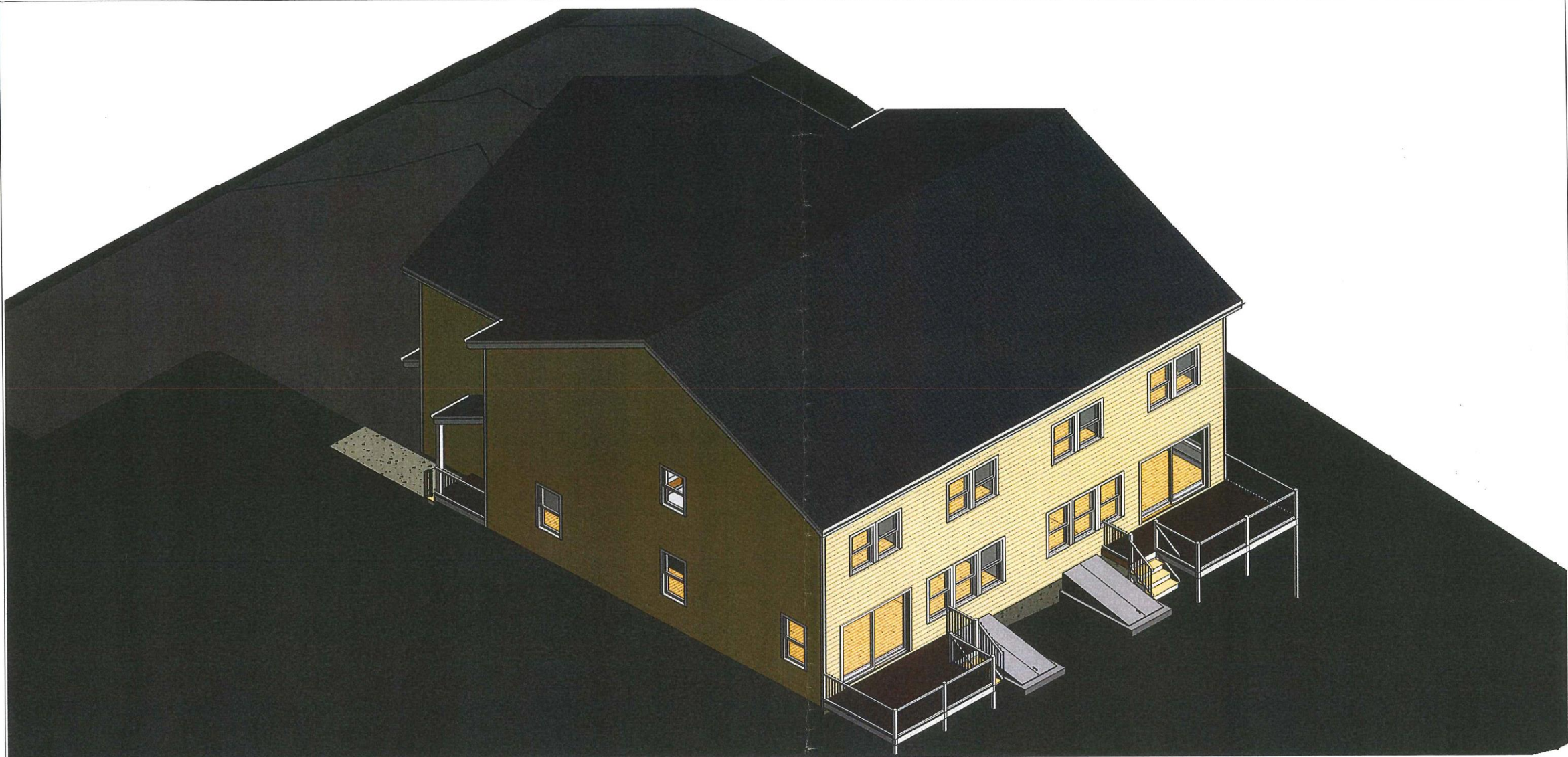
DATE: 2/16/2021

DRAWN BY: GJB

CHK'D BY: GJB

SKA-001

SCALE: 12" = 1'-0"



PROPOSED OVERALL - 3D AXON VIEW
REAR

1

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CLIENT:

GARY WHITE
96 LAKEDELL DRIVE
EAST GREENWICH, RHODE ISLAND 02818

PROJECT:

DUPLEX DWELLING PROPOSED FOR
145 WAYLAND AVENUE
CRANSTON, RHODE ISLAND 02818

3D AXON VIEW

PROJECT NUMBER: 19-017

DATE: 2/16/2021

DRAWN BY: GJB

CHK'D BY: GJB

SKA-003

SCALE:



T.O. RIDGE
27' - 10 1/4"

T.O. SUB FLOOR
SECOND FLOOR
9' - 3 1/4"

T.O. SUB FLOOR
FIRST FLOOR
0' - 0"

① PROPOSED FRONT ELEVATION
1/8" = 1'-0"



T.O. RIDGE
27' - 10 1/4"

T.O. SUB FLOOR
SECOND FLOOR
9' - 3 1/4"

T.O. SUB FLOOR
FIRST FLOOR
0' - 0"

② PROPOSED BACK ELEVATION
1/8" = 1'-0"

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CLIENT: GARY WHITE
96 LAKEDELL DRIVE
EAST GREENWICH, RHODE ISLAND 02818

PROJECT: DUPLEX DWELLING PROPOSED FOR
145 WAYLAND AVENUE
CRANSTON, RHODE ISLAND 02818

EXTERIOR ELEVATIONS

PROJECT NUMBER: 19-017
DATE: 2/16/2021
DRAWN BY: GJB
CHK'D BY: GJB

SKA-201

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

2/16/2021 10:52:12 PM



① PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"



② PROPOSED LEFT SIDE ELEVATION
1/8" = 1'-0"

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CLIENT:

GARY WHITE
96 LAKEDELL DRIVE
EAST GREENWICH, RHODE ISLAND 02818

PROJECT:

DUPLEX DWELLING PROPOSED FOR
145 WAYLAND AVENUE
CRANSTON, RHODE ISLAND 02818

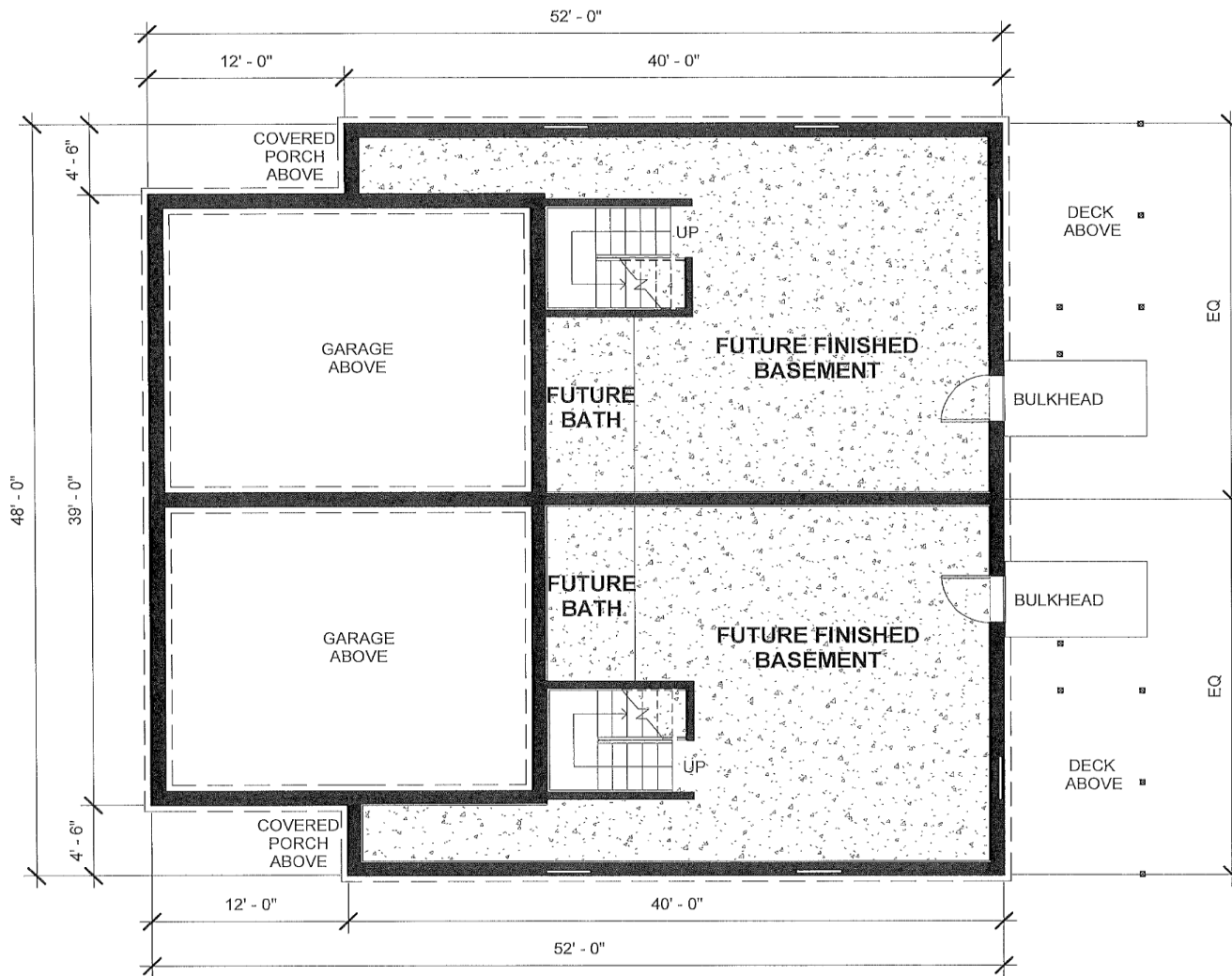
EXTERIOR ELEVATION

PROJECT NUMBER: 19-017
DATE: 2/16/2021
DRAWN BY: GJB
CHK'D BY: GJB

SKA-202

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

2/16/2021 10:52:15 PM



1 PROPOSED BASEMENT PLAN
1/8" = 1'-0"

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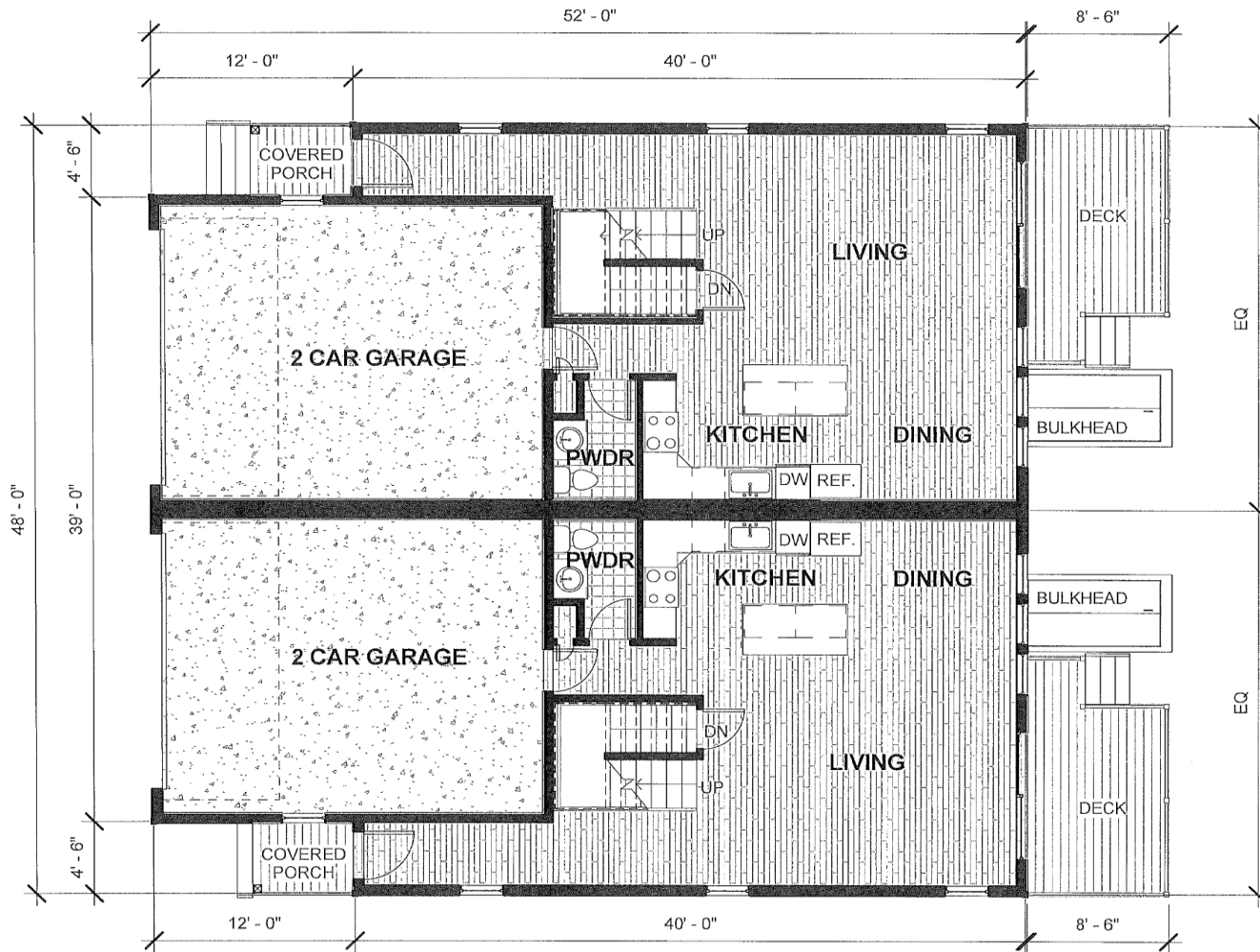
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CLIENT: GARY WHITE
96 LAKEDELL DRIVE
EAST GREENWICH, RHODE ISLAND 02818

PROJECT: DUPLEX DWELLING PROPOSED FOR
145 WAYLAND AVENUE
CRANSTON, RHODE ISLAND 02818

| BASEMENT FLOOR PLAN | | |
|---------------------|-----------|---------------------|
| PROJECT NUMBER: | 19-017 | SKA-100 |
| DATE: | 2/16/2021 | |
| DRAWN BY: | GJB | SCALE: 1/8" = 1'-0" |
| CHK'D BY: | GJB | |

2/16/2021 10:52:08 PM



① PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

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CLIENT: GARY WHITE
96 LAKEDELL DRIVE
EAST GREENWICH, RHODE ISLAND 02818

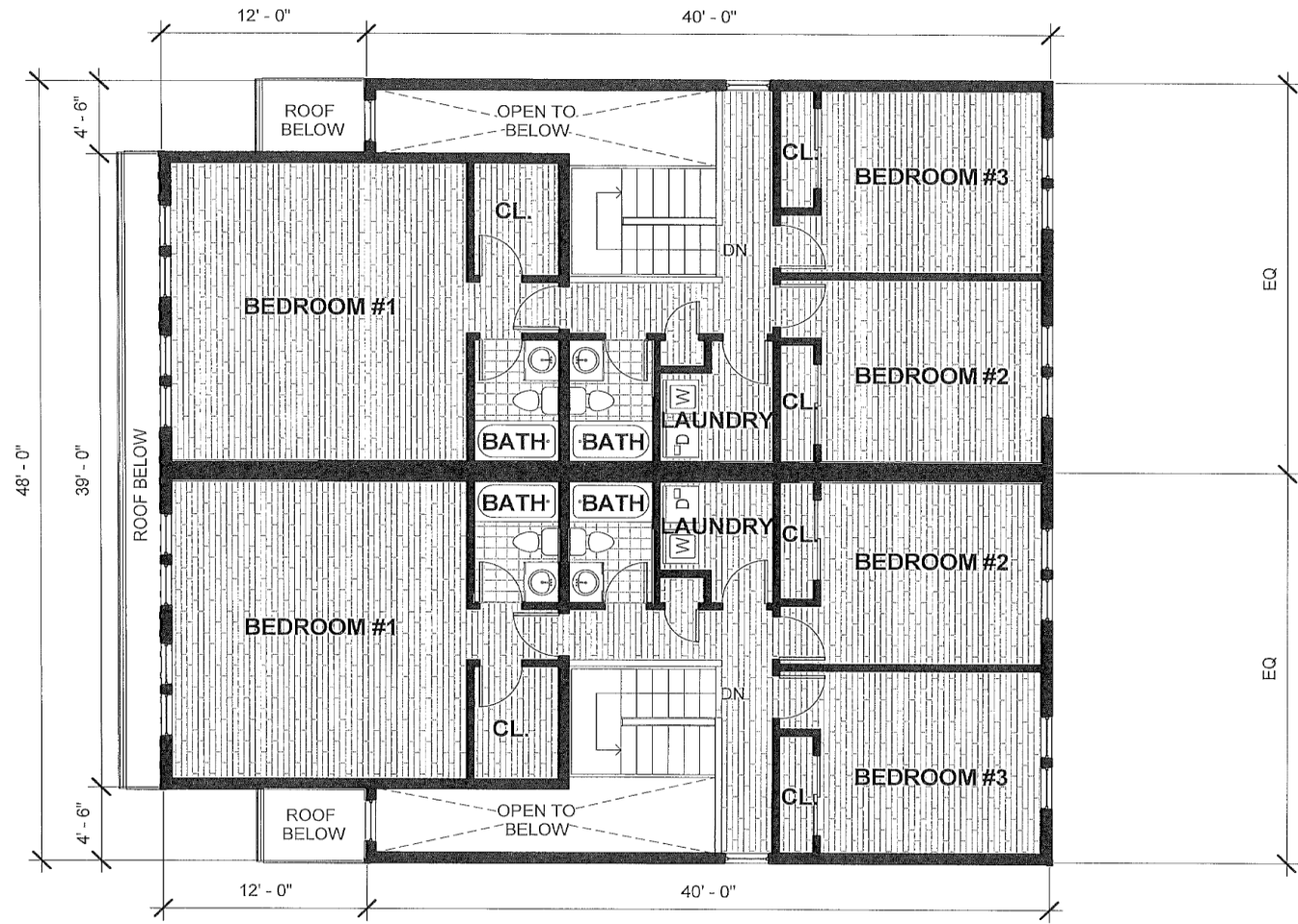
PROJECT: DUPLEX DWELLING PROPOSED FOR
145 WAYLAND AVENUE
CRANSTON, RHODE ISLAND 02818

FIRST FLOOR PLAN

PROJECT NUMBER: 19-017
DATE: 2/16/2021
DRAWN BY: GJB
CHK'D BY: GJB

SKA-101

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



1 PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"

PROGRESS PRINT - NOT TO BE USED FOR CONSTRUCTION

BUCKINGHAM
 ARCHITECTURAL DESIGN INC.

4 HIXON STREET
 BELLINGHAM, MASSACHUSETTS 02019
 TEL: (508) 380-4540
 EMAIL: buckinghamarchitecture@yahoo.com

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CLIENT: GARY WHITE
 96 LAKEDELL DRIVE
 EAST GREENWICH, RHODE ISLAND 02818

PROJECT: DUPLEX DWELLING PROPOSED FOR
 145 WAYLAND AVENUE
 CRANSTON, RHODE ISLAND 02818

| | |
|--------------------------|---------------------|
| SECOND FLOOR PLAN | |
| PROJECT NUMBER: 19-017 | SKA-102 |
| DATE: 2/16/2021 | |
| DRAWN BY: GJB | SCALE: 1/8" = 1'-0" |
| CHK'D BY: GJB | |

2/16/2021 10:52:09 PM

Plan Commission Recommendation

0 Elmhurst Avenue AP12 Lots 294, 295, 296

Due to the findings that the application is consistent with the Cranston Comprehensive Plan, and the design minimizes the impacts of the subdivision, upon a motion made by Mr. Coupe and seconded by Mr. Strom, the Plan Commission voted unanimously (7-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

145 Wayland Ave, A.P. 12, lots 297, 298, and 299

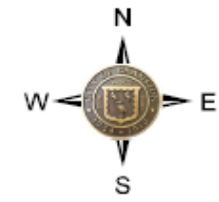
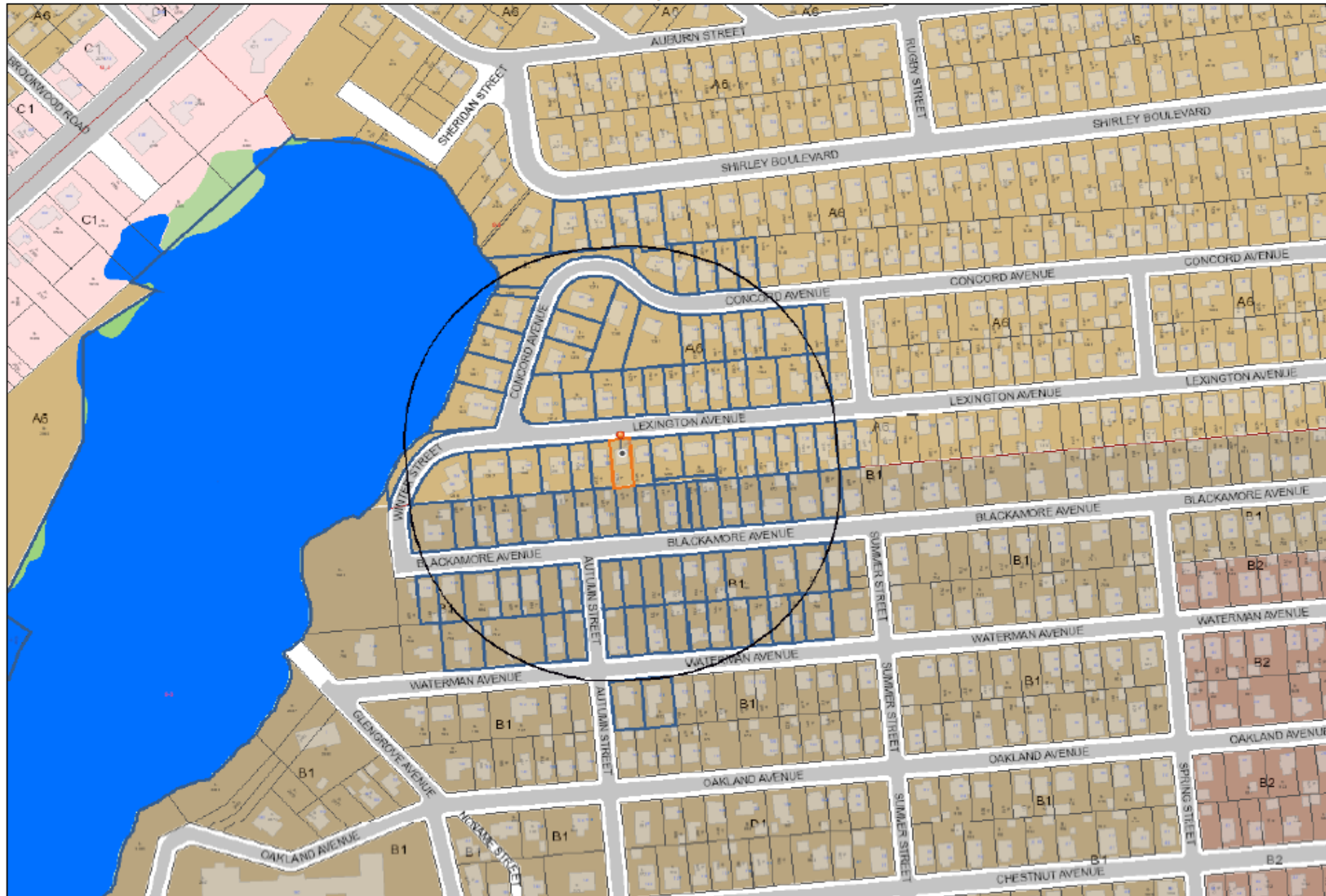
Due to the findings that the application is consistent with the Cranston Comprehensive Plan, and the design minimizes the impacts of the subdivision, upon a motion made by Mr. Strom and seconded by Ms. Maccarone, the Plan Commission voted unanimously (7-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

Ward 2

LUCY M. CABRAL (OWN/APP) has filed an application to make legal an expanded garage with restricted side and rear setbacks constructed without benefit of permit at **162 Lexington Ave.**, A.P. 9 lot 1294, area 4,000 s.f, zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations. Application filed 04/23/21. No attorney retained.

162 Lexington Ave 400' Radius Map

5/17/2021, 10:57:50 AM



- | | | |
|---------------------------|---|-------|
| vParcels_Buffer | — | A80 |
| UserSelectedParcels | — | A20 |
| ParcelsInBufferOutput | — | A12 |
| Streets Names | — | A8 |
| Cranston_Boundary | — | A6 |
| E911 Site Addresses | — | B1 |
| Plat Bounds | — | B2 |
| Parcel ID Labels | — | C1 |
| Parcels | — | C2 |
| Hydro Poly 2001 | | |
| Stream/Water Body | — | C3 |
| Swamp | — | C4 |
| Buildings | — | C5 |
| Edge Of Pavement | — | M1 |
| Cemeteries | — | M2 |
| Zoning Dimensions | — | E1 |
| Historic Overlay District | — | MPD |
| Zoning | | |
| none | — | S1 |
| | — | Other |

This map/dataset/spatial 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/dataset.

0 0.055 0.11 0.165 mi

REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE
 PLAT CARD 90 ENTITLED
 "EDEN PARK"
 PLAT CARD 131 ENTITLED
 "AUBURN PARK"
 DEED BOOK 4408, PAGE 45

A.P. 9/3, LOT 680
 N/F Ronald K. Delalla
 Deed Bk. 1603/ Pg. 142

ZONING:

A-6 1 FAMILY RESIDENTIAL
 ZONING REQUIREMENTS:

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 35% MAX.

A.P. 9/3, LOT 679
 N/F Nelson Dacosta
 Deed Bk. 1068/ Pg. 755

FEMA:

ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION
 "X" (AREAS OF MINIMAL FLOODING) ZONE
 PER F.I.R.M. 44007C0314H, Effective 10/02/2015.

DIG SAFE

It is advised that prior to any excavation or construction,
 all utilities be verified by the appropriate utility companies
 and by DIGSAFE (1-888-344-7233)

A.P. 9/3, LOT 678
 N/F Nelson Dacosta
 Deed Bk. 1068/ Pg. 755

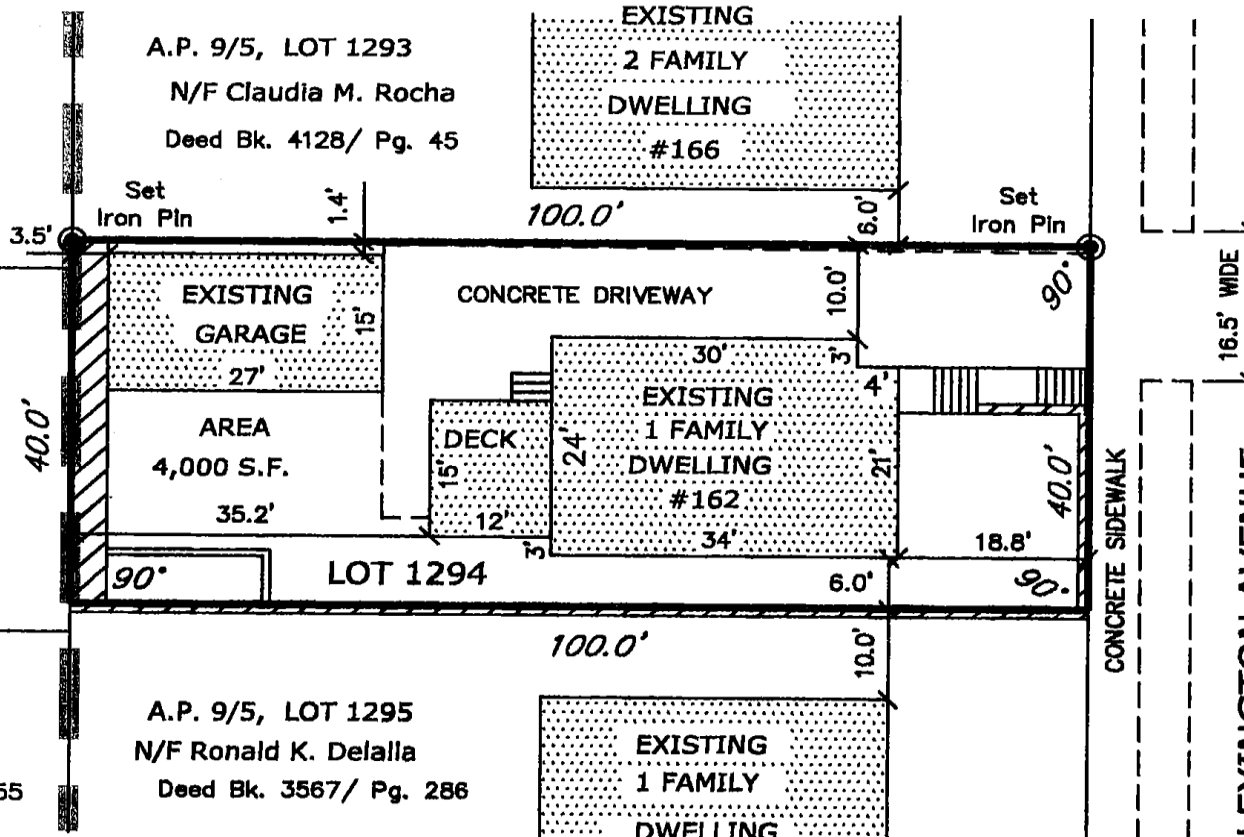
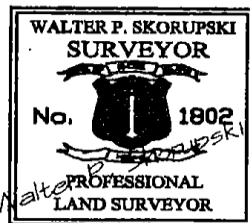
CERTIFICATION:

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.

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 Features,
 and Locate Perimeter Property Lines at 162 Lexington Ave.
 City of Cranston, Located on Assessor Plat 9/5, Lot 1294.

By: Walter P. Skorupski 1/01/2021
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-COA



GRAPHIC SCALE



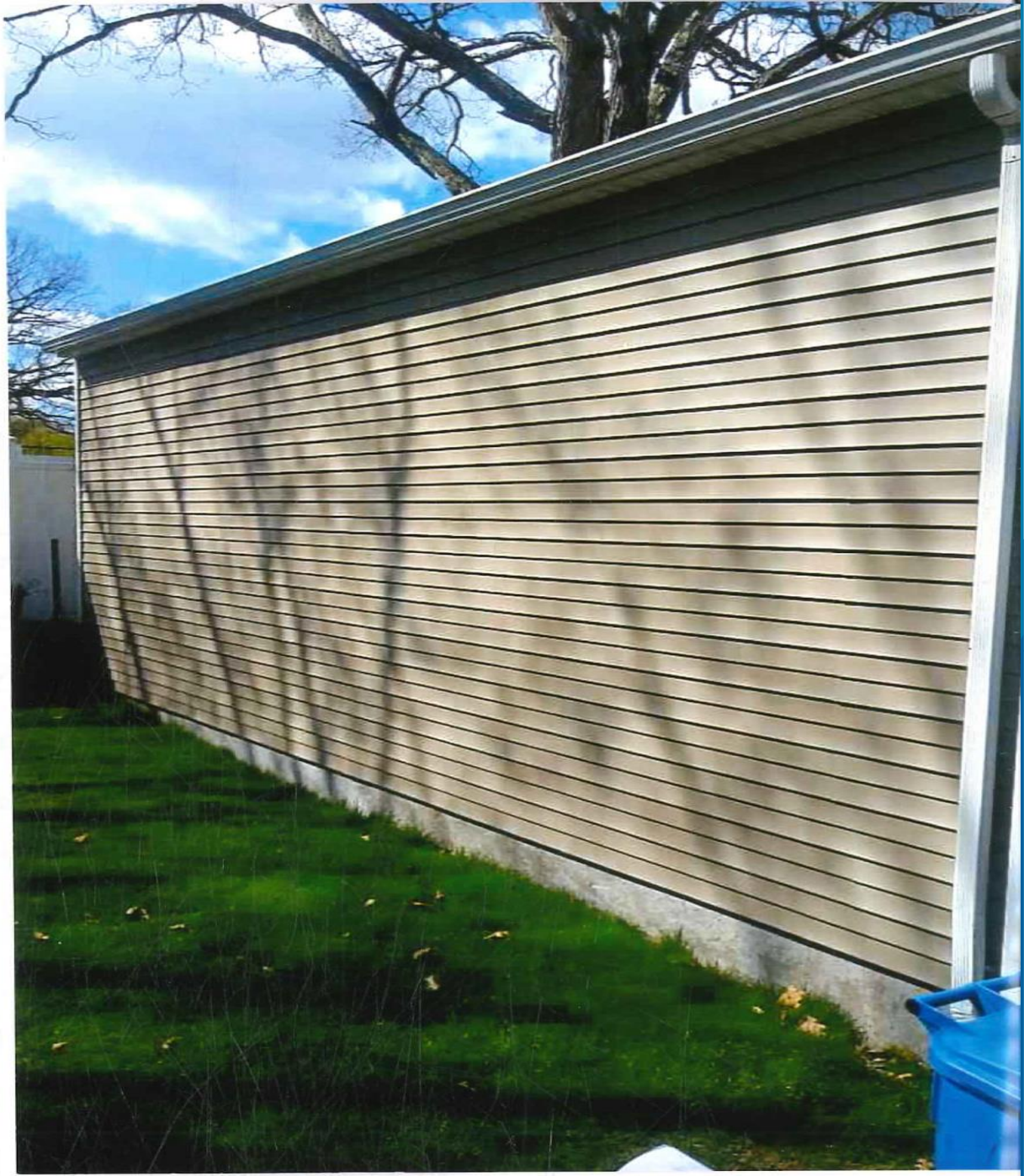
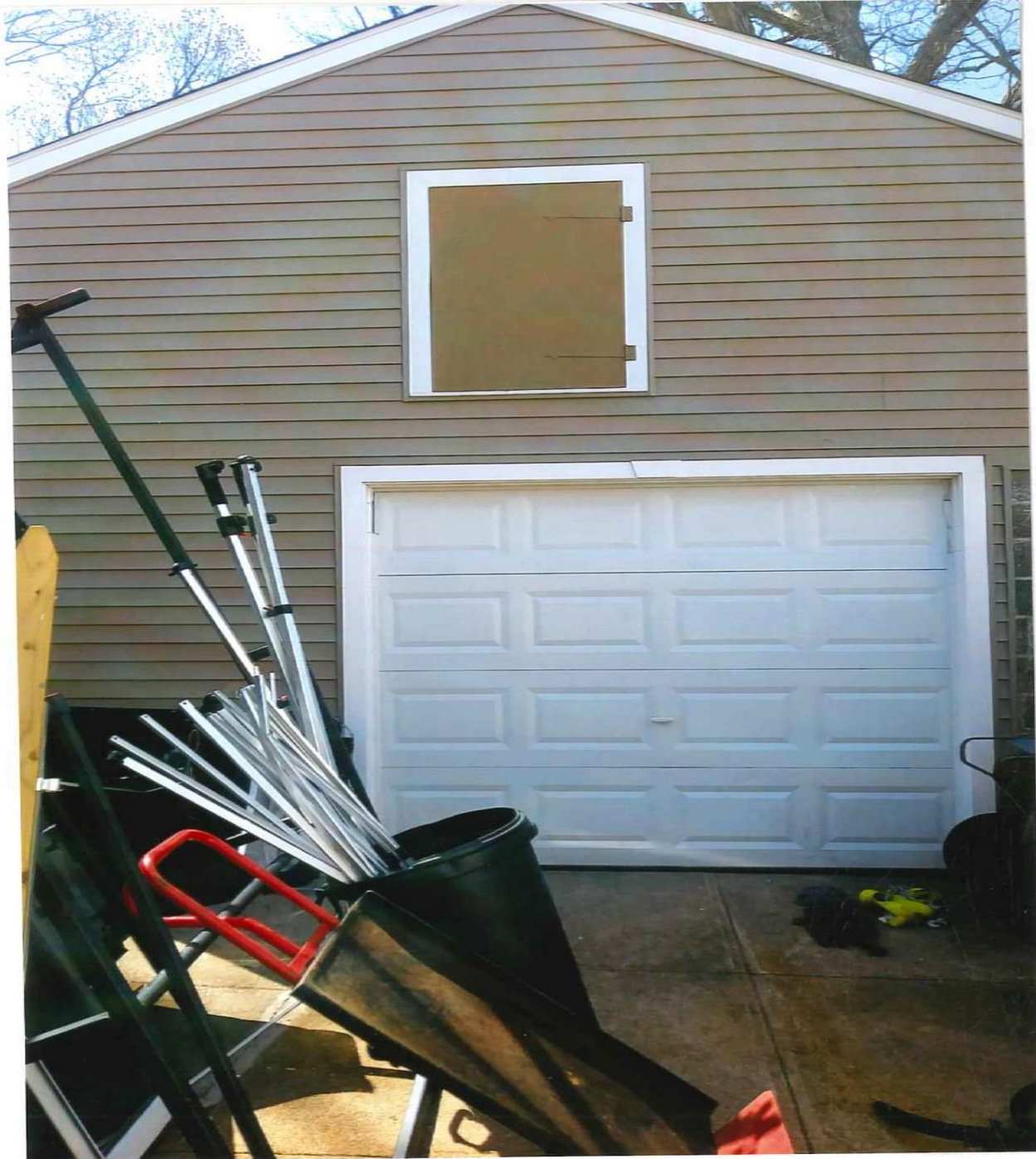
(IN FEET)
 1 inch = 15 ft.

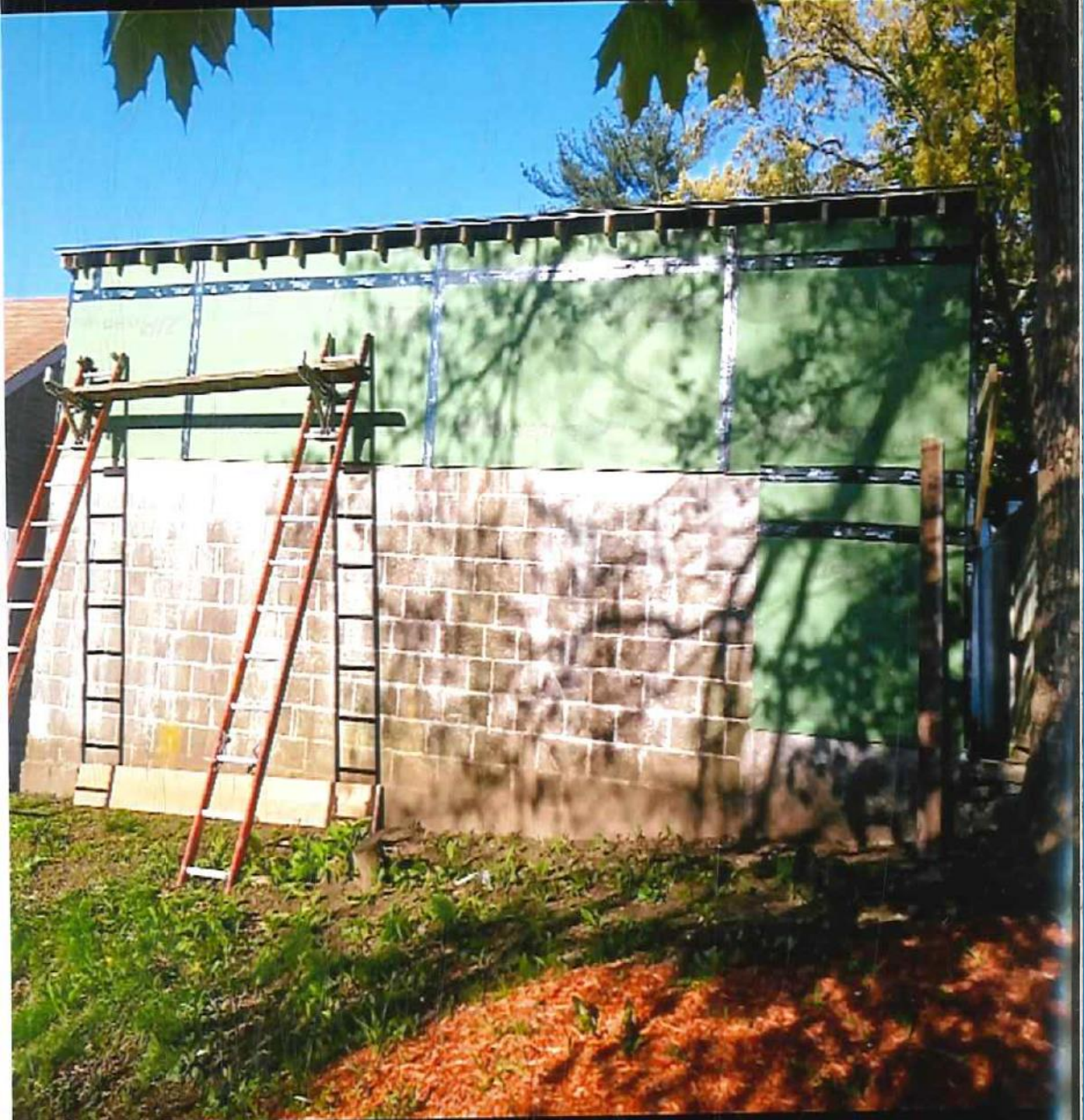


Owner:
 Lucy M. Cabral
 162 Lexington Avenue
 Cranston, R.I. 02910
 January, 2021

SURVEY & EXISTING SITE P.
 CITY OF CRANSTON
 162 LEXINGTON AVENUE
 ASSESSOR'S PLAT 9/5
 LOT 1294



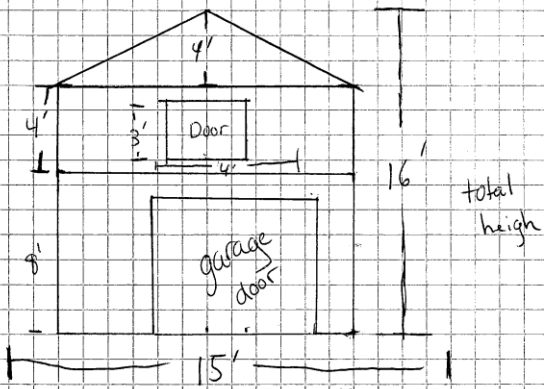




OUTSide garage elevation

1/4" Scale

1/4" = 1' (foot)

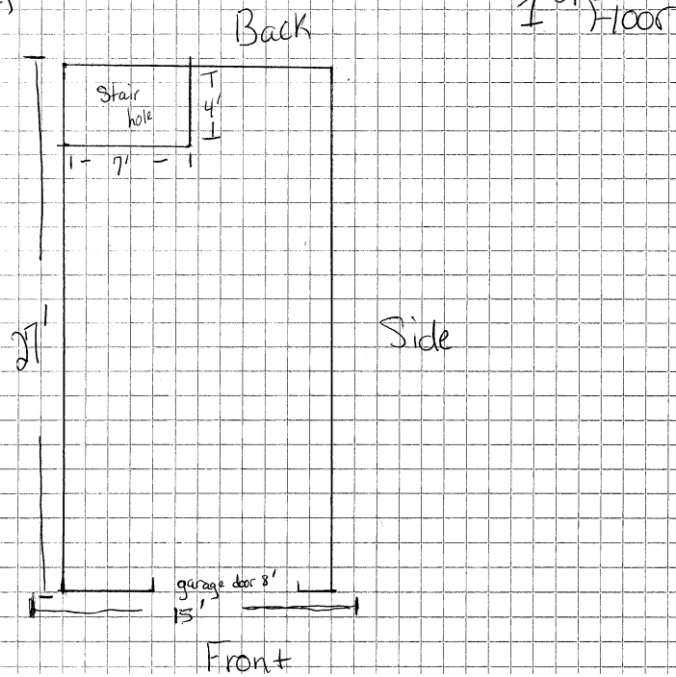


1/4" Scale

1/4" = 1' (foot)

GARAGE FLOOR Plan

1st Floor

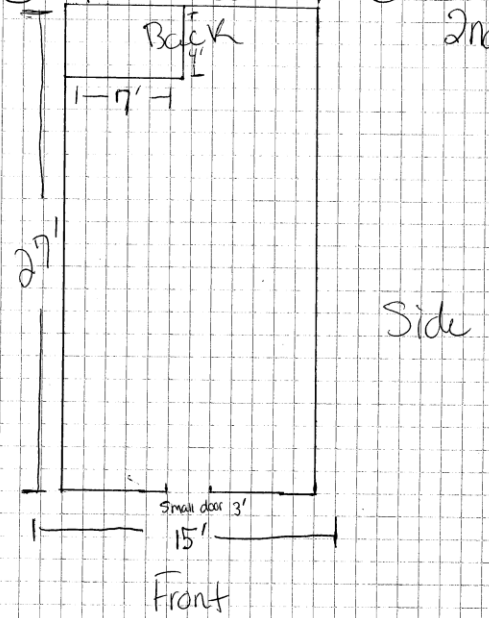


1/4" Scale

1/4" = 1' (foot)

GARAGE Floor Plan

2nd Floor (loft)



Plan Commission Recommendation

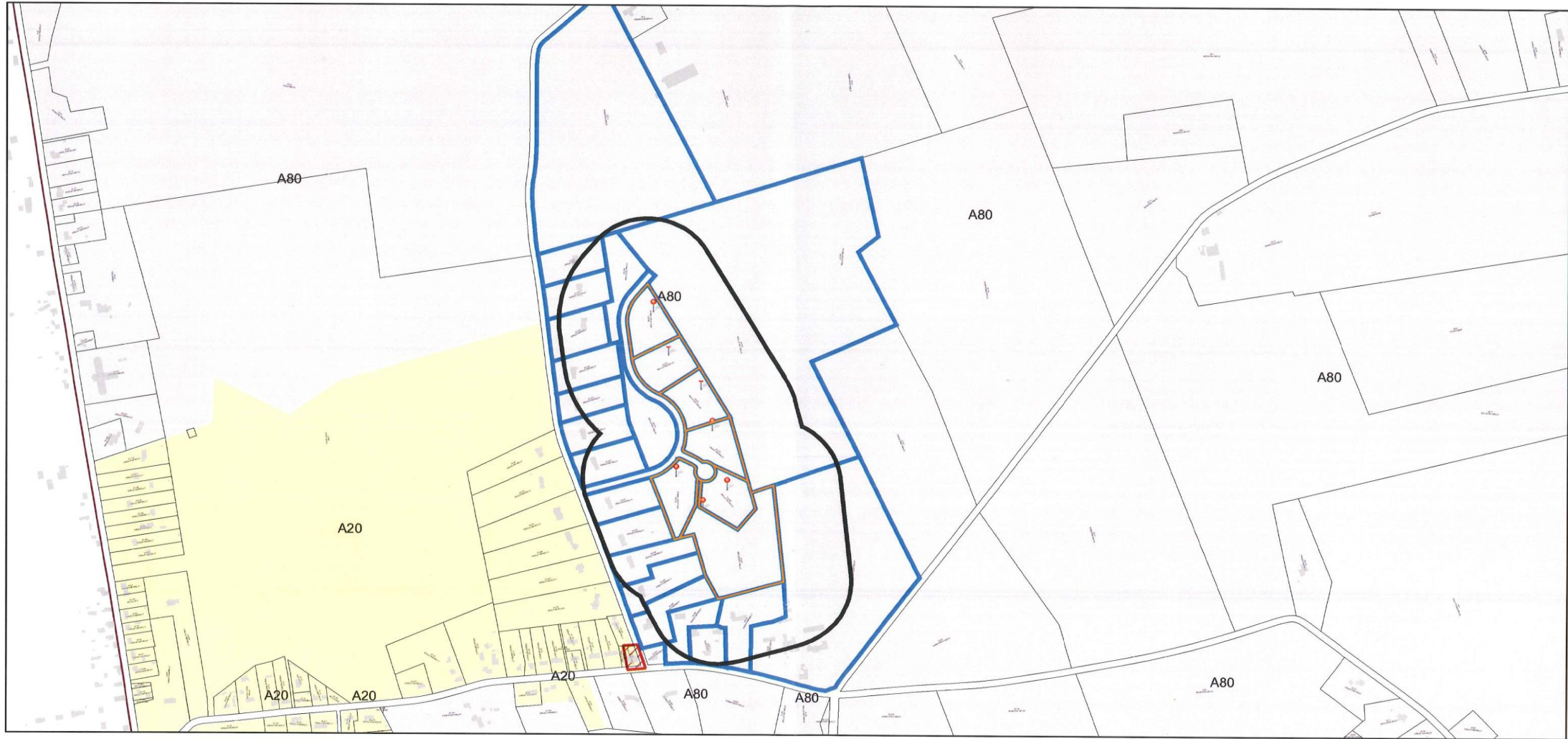
Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not have a negative impact on the general character of the surrounding neighborhood, upon motion made by Mr. Mason and seconded by Mr. Coupe, the Plan Commission unanimously voted (7-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

Ward 4

LIPPITT LAND INVESTMENTS, LLC (OWN/APP) has filed an application to construct a new single family dwelling with an Accessory Family Dwelling Unit exceeding the allowable square footage at **39 Lantern Hill Drive** A.P. 30, lot 273; area 80,000 s.f. zoned A80. Applicant seeks relief per 17.92.010 Variance; Section 17.24.010 (F.) Specific performance standards.

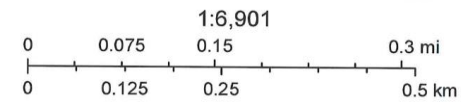
Application filed 05/10/21. Robert D. Murray, Esq

0 Lantern Hill Dr 400' Radius Plat 30 Lot 273

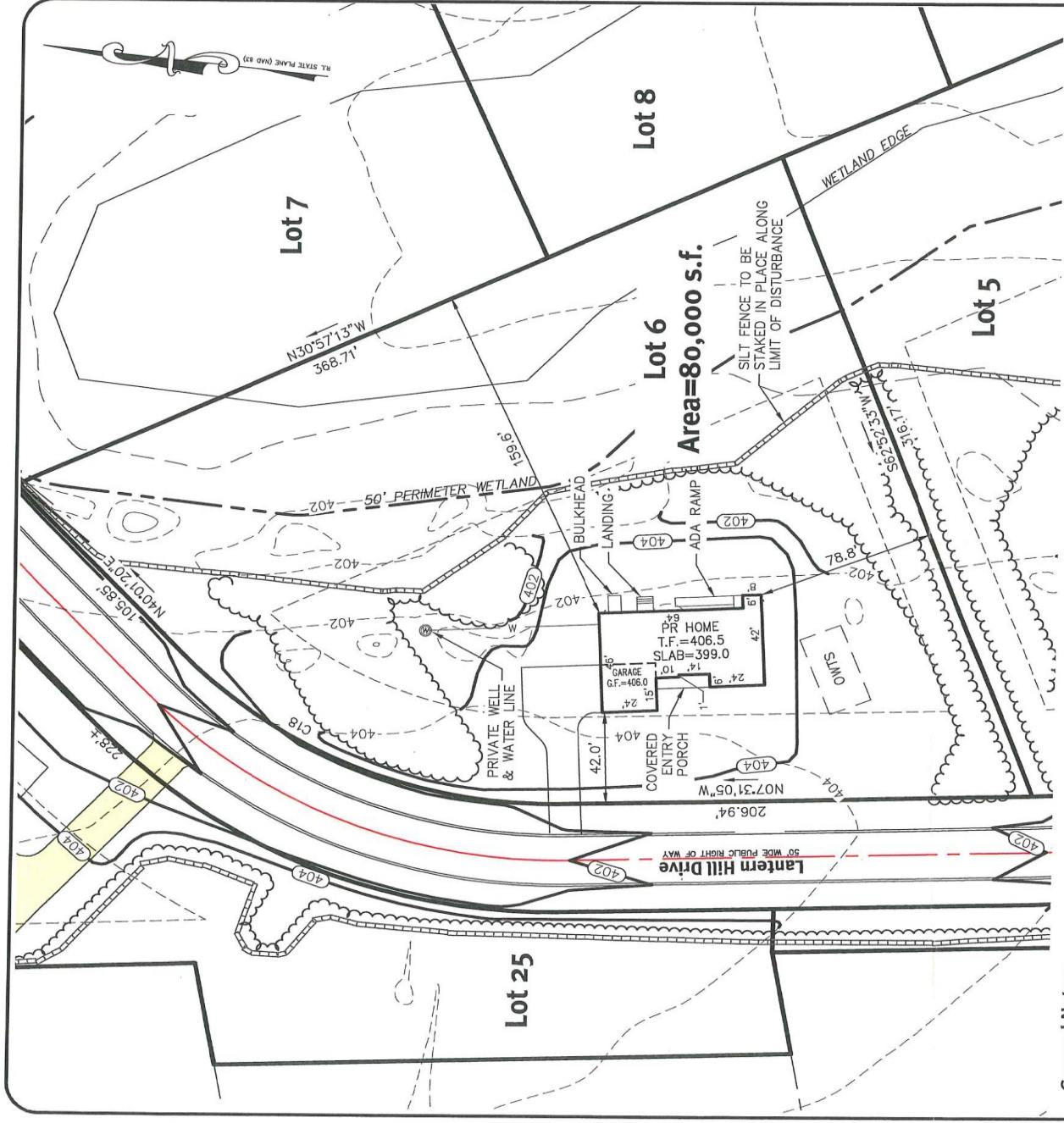


5/4/2021, 9:43:00 AM

| | | | | | | | | | |
|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
| | 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 | | | | | | | |
| | Cranston Boundary | | none | | A6 | | C4 | | S1 |
| | Parcels | | A80 | | B1 | | C5 | | Other |
| | | | B2 | | M1 | | | | |



City of Cranston



General Notes:

1. THERE IS NO ALTERATION OF A FRESHWATER WETLAND PROPOSED OR REQUIRED. LIMIT OF WORK APPROVED UNDER RIDEM APPLICATION NO. 13-0203, DATED 6/27/2014.
2. THE SOLE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DWELLING LOCATION AND PROPOSED SEWER, WATER AND DRAINAGE LOCATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS SHALL BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DE THAT UTILITY SERVICE IS AVAILABLE.
5. ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DE AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK.

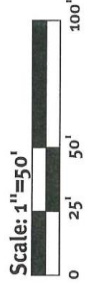
| Curve Table | | | |
|-------------|-----------|---------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C18 | 47°32'26" | 225.00' | 186.69' |

Dimensional Regulations:

ZONING: A-80 (RESIDENTIAL PLANNED DISTRICT)
 MINIMUM LOT AREA 80,000 Square Feet
 MINIMUM FRONTAGE 200 Feet
 MINIMUM FRONT YARD SETBACK 40 Feet
 MINIMUM SIDE YARD SETBACK 20 Feet
 MINIMUM REAR YARD SETBACK 100 Feet

Plan Reference:

RECORD PLAN PHASE I LANTERN HILL ESTATES A.P. 30 LOT 250, CRANSTON, RI. PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., PREPARED FOR LIPPITT LAND INVESTMENT, LLC.



| Sheet No. | Date | By | Description |
|-----------|---------|----|-------------|
| 1 | 4/22/21 | ME | PLAN |
| 2 | 4/22/21 | ME | PLAN |
| 3 | 4/22/21 | ME | PLAN |
| 4 | 4/22/21 | ME | PLAN |
| 5 | 4/22/21 | ME | PLAN |

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 (BUILDING LOCATION SURVEY) MEASUREMENT SPECIFICATION CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: DEPICT THE RELATIONSHIP BETWEEN THE LOT LINES AND PROPOSED BUILDING FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT.

Plot Plan - Subdivision Lot 6

Lantern Hill Estates
 Cranston, Rhode Island

Client:
Lippitt Land Investment, LLC
 75 Lambert Lind Highway, Warwick, Rhode Island 02886
 TEL. 401-722-3700

DiPrete Engineering

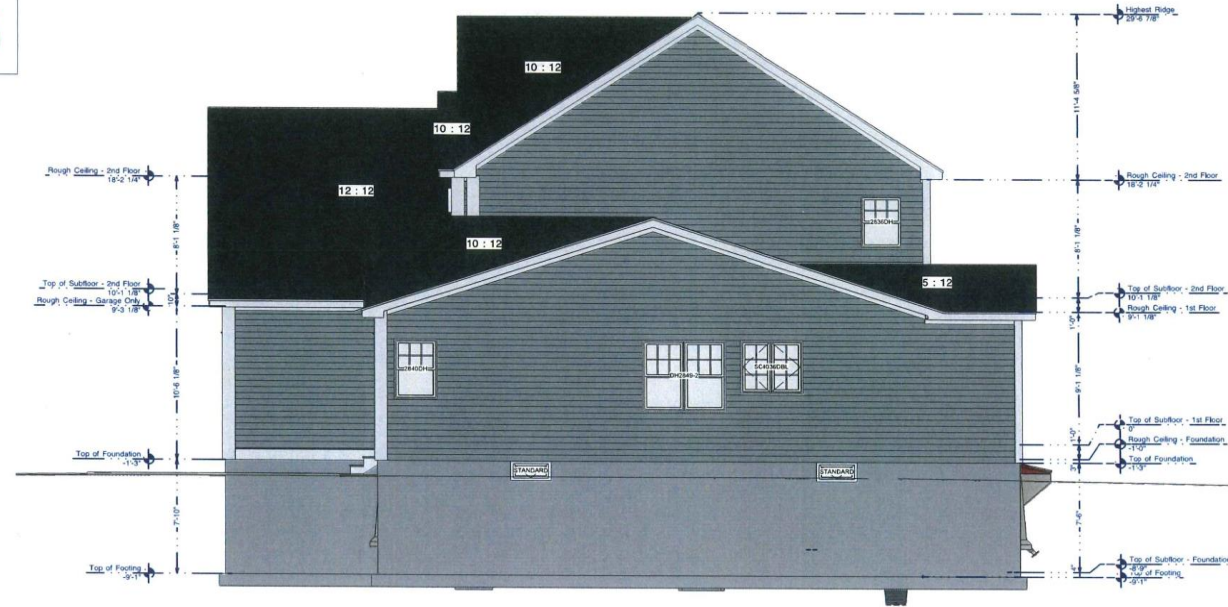
Two Stafford Court Cranston, RI 02920
 tel. 401-943-1000 fax 401-464-6006
 www.DiPrete-Eng.com

Engineers • Planners • Surveyors

MICHAEL E. GAVITT
 No. 1981
 4/22/21
 PROFESSIONAL LAND SURVEYOR

BY
MICHAEL E. GAVITT, RIPLS #1981
 C.O.A. NO. LS-4160

DISCLAIMER:
 This plan is for building permit and design/layout purposes. Final framing plans, framing materials and construction details may vary and will be in accordance with State Building Codes and per the contract documents. The grades shown on the house plans do not reflect the actual grades on the lot. The amount of exposed foundation and the actual number of exterior steps and garage steps will be determined on-site and at the builder's discretion.



EXTERIOR ELEVATION LEFT SIDE VIEW - 1/4 IN = 1 FT

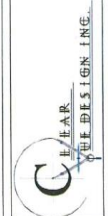


EXTERIOR ELEVATION RIGHT SIDE VIEW - 1/4 IN = 1 FT

PROJECT TITLE:
 2021-0004-1347 Lantern Hill (39 Lantern Hill Dr Cranston, RI.)

PROJECT/NO. INFORMATION:
 395 Hill Dr Cranston, RI 02909 - /Users/admin/Dropbox (Clearvue Design/Project Docs)/2013-0047 (THE HAVEN PROJECTS)/AT LANTERN HILL (LH0-20) Haven Colonial (LSE)

CLIENT INFORMATION:
 Philip C. Calabro
 71 Lambert Loop Hwy
 Warwick, RI 02886
 Tel: (401) 732-2700
 Email: phil@clearvuedesign.com
 Web: www.philcalabros.com

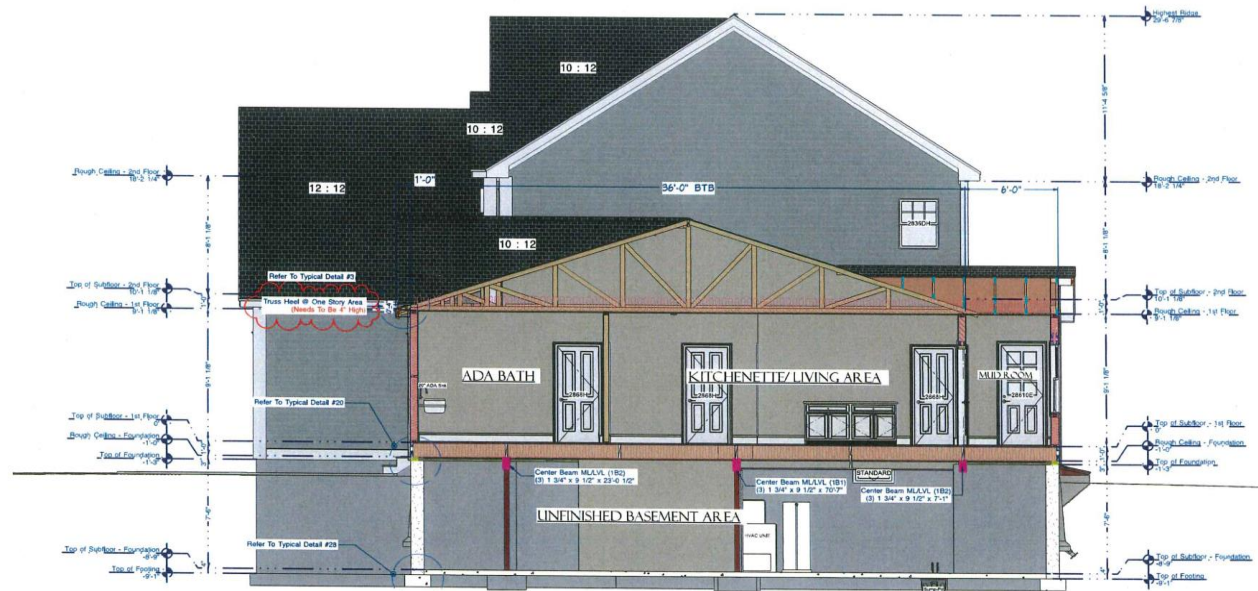


DRAWN BY:
 Philip C. Calabro
 DATE:
 5/4/21
 SCALE:
 AS NOTED
 SHEET OF
 6 15
 SHEET:

A-6



CROSS SECTION DETAIL VIEW S5 - 1/4 IN = 1 FT



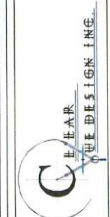
CROSS SECTION DETAIL VIEW S6 - 1/4 IN = 1 FT

PROJECT TITLE:
 2021-0004-1347 Lantern Hill (39 Lantern Hill Dr Cranston, RI)
 Dr. Cranston, RI

PROJECT NO. INFORMATION:
 2021-0004-1347 Lantern Hill (39 Lantern Hill Dr Cranston, RI) - /Users/ADMIN/2023-0047 THE HAVEN PROJECTS/AT LANTERN HILL/2021-0004-1347 Lantern Hill (Loc-39 Haven Colonial (LSE))

CLIENT INFORMATION:
 Phoenix Homes - Nicholas Esser
 77 Lambert Lind Hwy
 Cranston, RI 02906
 TEL: (401) 732-7700
 Email: nicholas@phoenixhomes.com
 Web: www.phoenixhomes.com

Client's Design, Inc.
 Philip C. Calabro
 (TEL) 401-464-8833
 Web: www.clientdesigninc.com
 Email: philip@clientdesigninc.com



DRAWN BY:
 Philip C. Calabro
DATE:
 5/4/21
SCALE:
 AS NOTED
SHEET OF:
 8 15
SHEET:

A-8



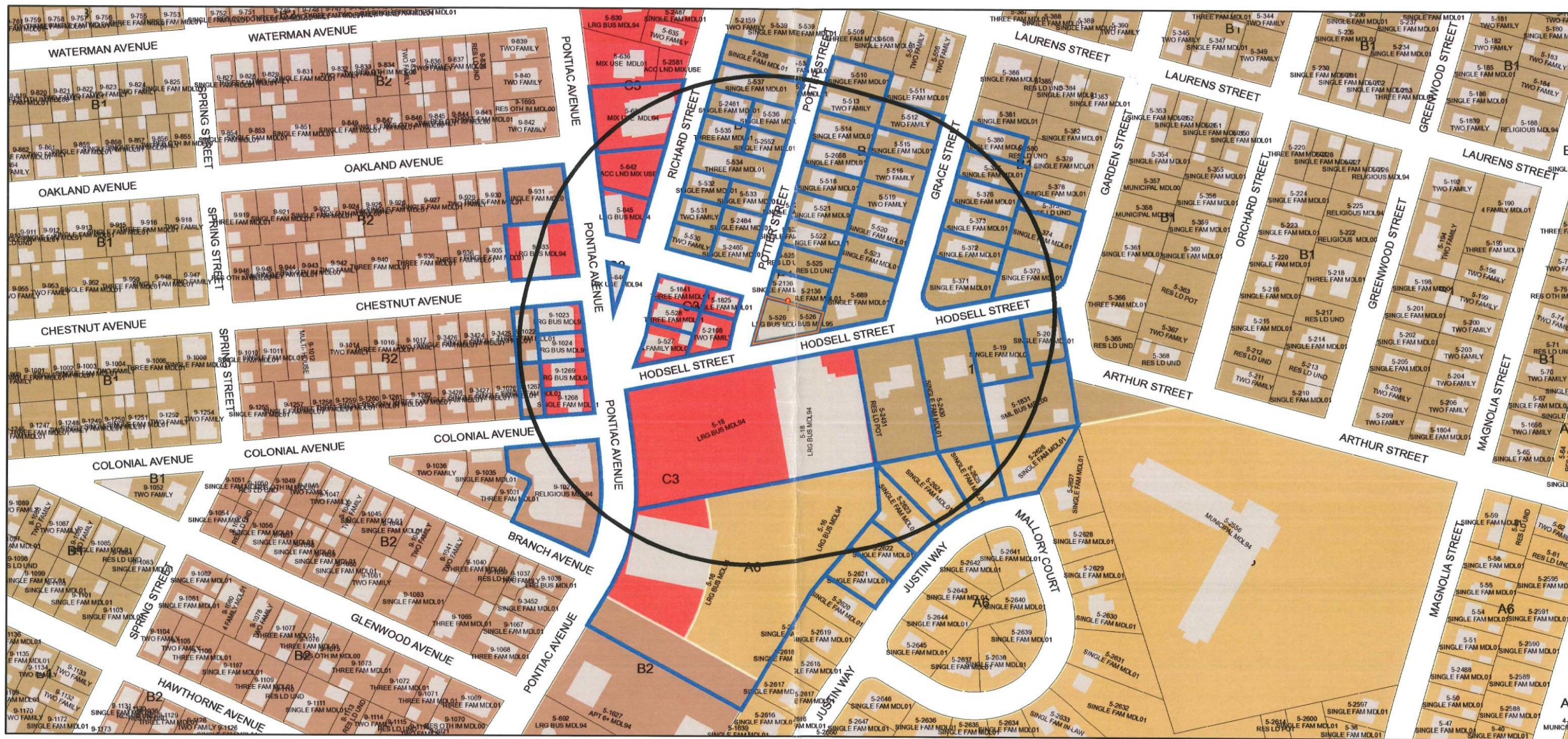
Plan Commission Recommendation

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not alter the character of the surrounding neighborhood, and due to the finding that the proposed Accessory Dwelling Unit will meet all other applicable performance standards for such units, upon motion made by Mr. Strom and seconded by Ms. Maccarone, the City Plan Commission unanimously voted (7-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

Ward 2

HODSELL 45 INVESTMENT & DEVELOPMENT, LLC
(OWN/APP) have filed an application to convert an existing legal non-conforming building into a two family residential dwelling with reduced area at **45 Hodsell Street**. A.P. 5, lot 526; area 5,355 s.f.; zoned B1.
Applicant seeks relief per 17.92.010 Variance, Section 17.20.120
Schedule of Intensity Regulations.
Application filed 05/12/21. Michael K Glucksman Esq.

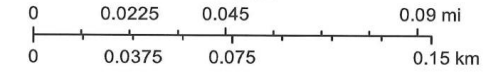
45 Hodsell St 400' Radius Plat 5 Lot 526



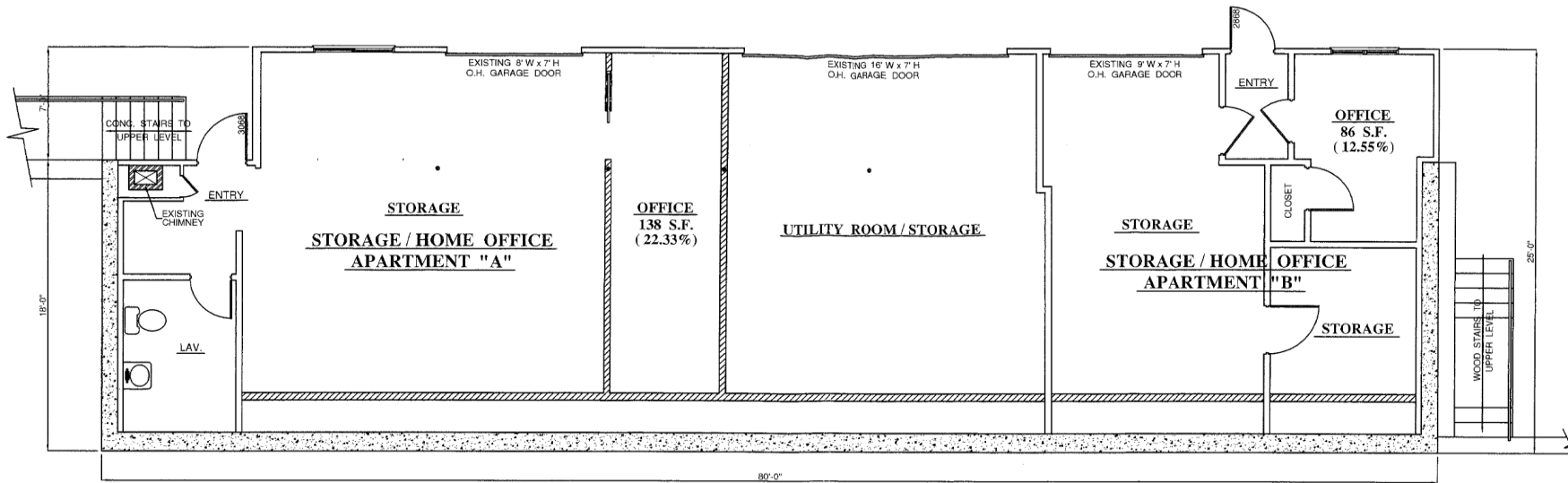
9/16/2020, 2:39:53 PM

- Parcel Outlines
- Plat Boundaries
- 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

1:2,036



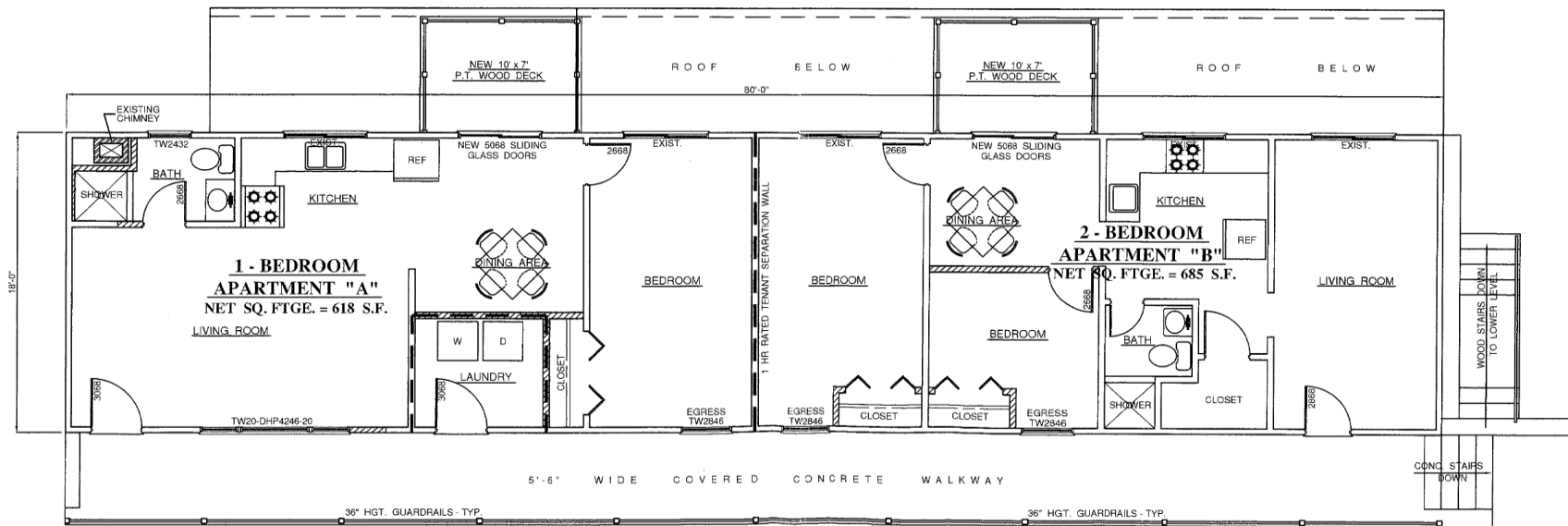
City of Cranston
City of Providence, Department of Planning and Development



PROPOSED LOWER LEVEL FLOOR PLAN

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

HODSELL STREET



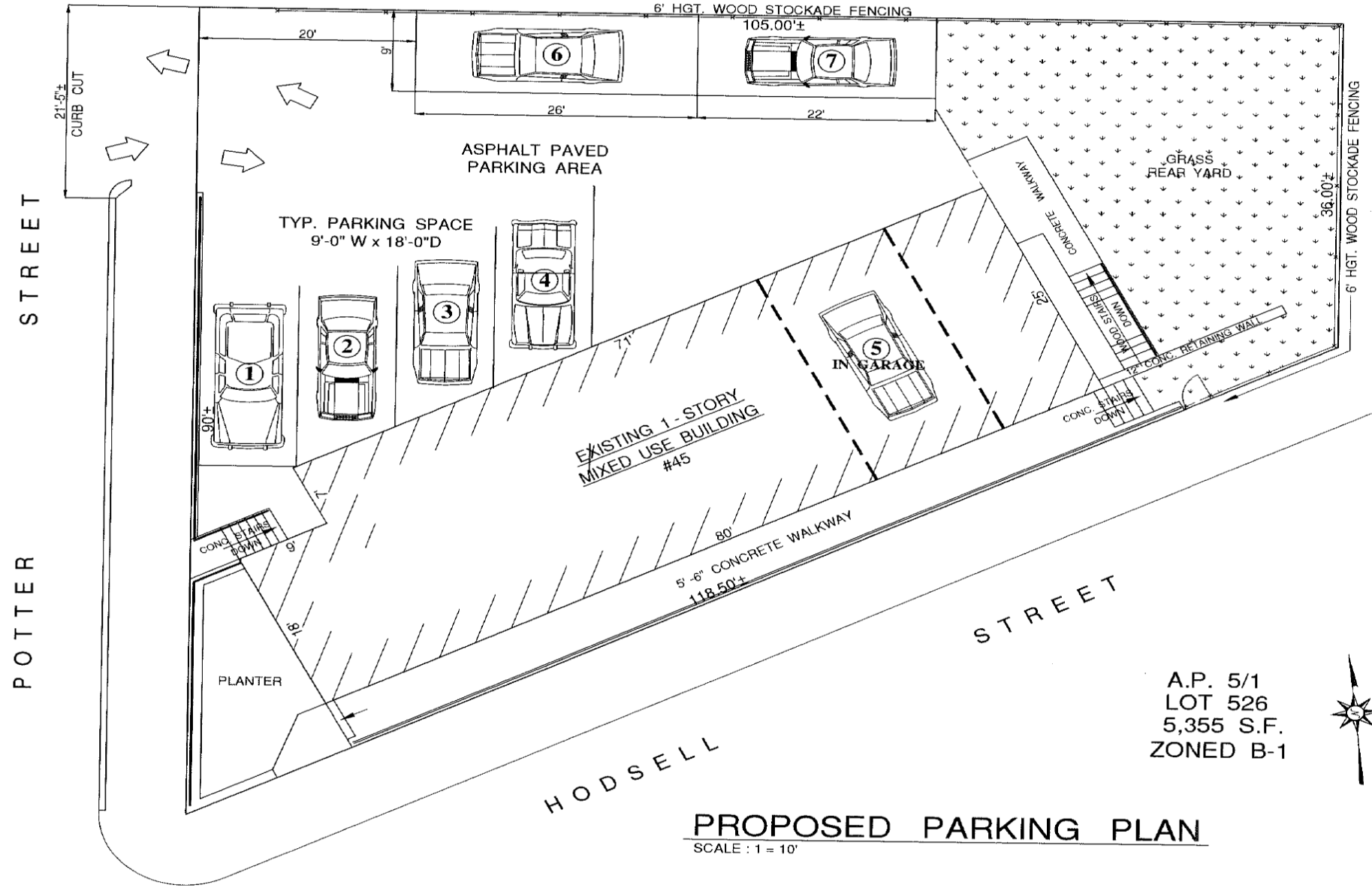
PROPOSED UPPER LEVEL FLOOR PLAN

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

HODSELL STREET



45 HODSELL STREET
CRANSTON, R.I.



A.P. 5/1
 LOT 526
 5,355 S.F.
 ZONED B-1



PROPOSED PARKING PLAN

SCALE : 1 = 10'



Plan Commission Recommendation

Due to the finding that the two-family would be compatible with the surrounding area and finding the proposal to be consistent with the policies in the Comprehensive Plan, upon motion made by Mr. Coupe and seconded by Mr. Mason, the Plan Commission unanimously voted (7-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.