



City of Cranston
Zoning Board of Review
March 13, 2024

Chairman of the Board
Christopher E. Buonanno

Members

Joy Montanaro (Vice-Chair)

Ivy Swinski

Dean Perdikakis

Carlos Zambrano

Vacant (1st Alternate)

Vacant (2nd Alternate)

Frank Corrao III (3rd Alternate)

Vacant (4th Alternate)

► **Ward 6**

► **DOMAIN REALTY, LLC (OWN/APP)** has applied to the Board to construct a new free-standing sign within the required setbacks from the street(s) and within the area required as to not impede corner visibility; and to waive the required Development Review Process for the site at **846 Oaklawn Avenue**, A.P. 15, lot 361; area 15,490 s.f. zoned C3. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.100(A)- Corner Visibility; 17.72.010- Signs; 17.84, et seq- Development Plan Review.

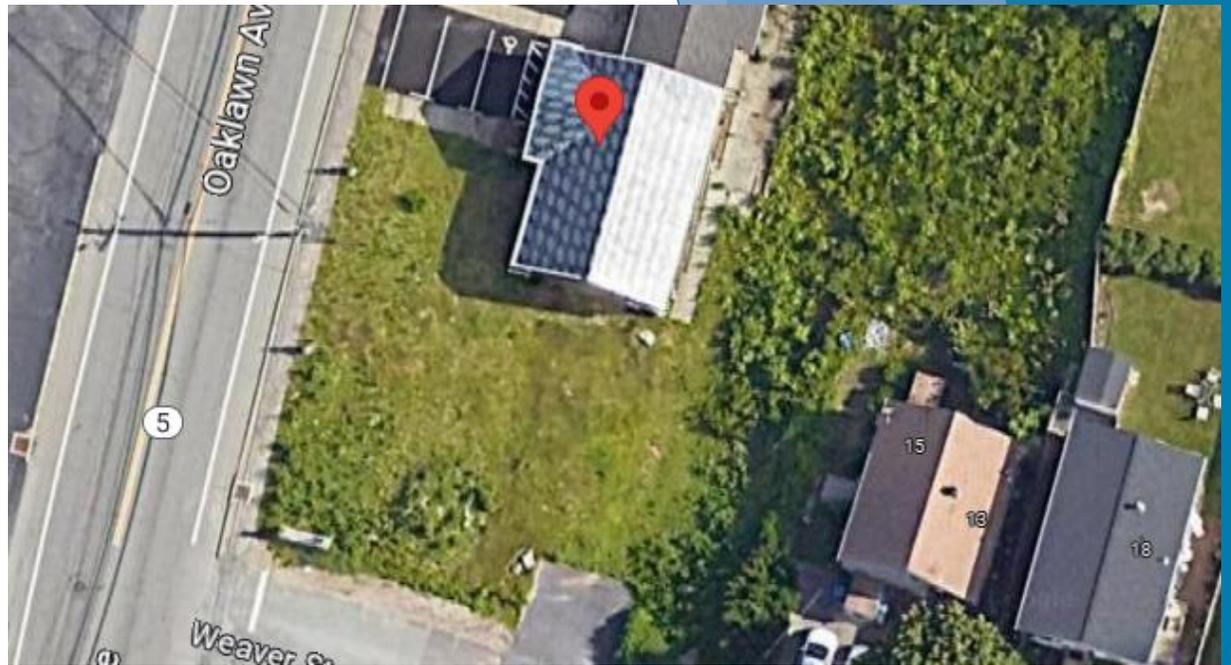
► Application filed 7/06/2023. Joseph P. Carnevale, Esq.







Parking needed: Mercantile 1 per 300 = 5 (1,320 sq ft Mercantile)



► **Ward 1**

► **DEVIN BELIVEAU (OWN/APP)** has filed an application to request permission to unmerge two lots and to leaving an existing single-family home on an under-sized lot with reduced front and side setbacks at **15 Piedmont Street**, A.P. 4, lot 1415 (A.K.A. Parcel B), area 4,500 sf, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations.

► Application filed 2/5/2024. Joseph Brennan, Esq.

► **Ward 1**

► **WALTER MARTI (OWN/APP)** has applied to the Board to request permission to unmerge two lots and to leaving an under-sized vacant lot with reduced frontage to construct a new single-family dwelling at **0 Piedmont Street**, A.P. 4, lot 1416 (A.K.A. Parcel A), area 4,500 sf, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations.

► Application filed 2/5/2024. Joseph Brennan, Esq.

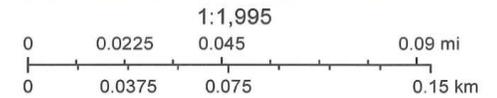


15 Piedmont St 400' Radius Plat 4 Lots 1415 & 1416



1/10/2024, 3:03:34 PM

- | | | | | | | | | |
|----------------------------|--|---------------------------|--|-----|--|----|--|-------|
| Selected Parcels in Buffer | | Parcels | | A80 | | B2 | | M1 |
| Selected Parcels | | Buildings | | A20 | | C1 | | M2 |
| Parcels In Buffer | | 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 |



City of Cranston

REFERENCE:

- 1. DEED BK. 6191 PG. 212
- 2. DEED BK. 5390 PG. 17
- 3. DEED BK. 4789 PG. 177
- 4. DEED BK. 4593 PG. 312
- 5. RECORD LOT 213 & 214 "PARK VIEW, BY J.A. LATHAM OCROBER 1905" P.C. 174

ZONING DISTRICT A-6

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: 30%

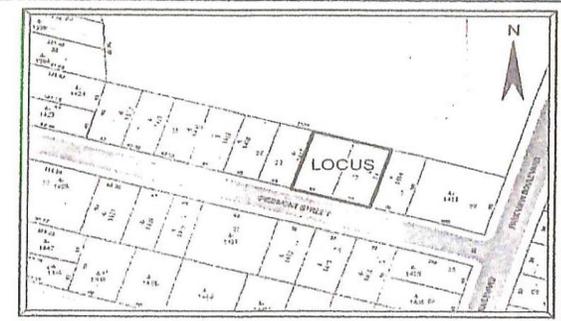
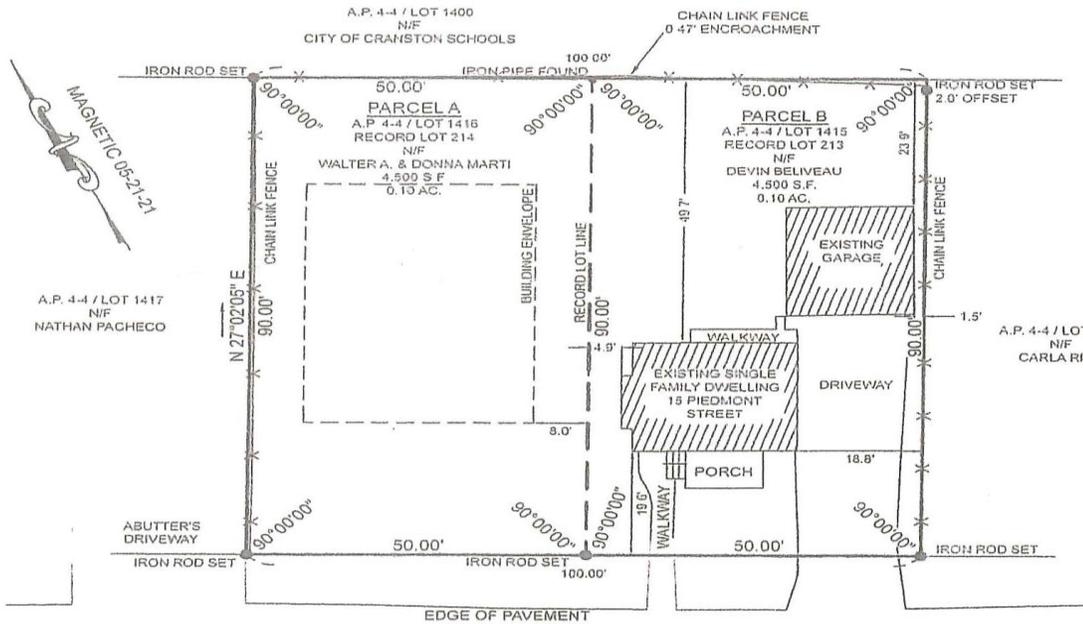
ZONING RELIEF REQUESTED:

LOT 1415

MINIMUM LOT AREA REQUIRED: 6,000 S.F.
 PROPOSED LOT AREA: 4,500 S.F.
 MINIMUM LOT FRONTAGE REQUIRED: 60 FT.
 PROPOSED LOT FRONTAGE: 50 FT.
 MINIMUM FRONT SETBACK: 25 FT.
 EXISTING FRONT SETBACK: 19.6 FT.
 MINIMUM SIDE SETBACK: 8 FT.
 EXISTING ACCESSORY SIDE SETBACK: 1.5 FT.
 PROPOSED SIDE SETBACK: 4.9 FT.

LOT 1416

MINIMUM LOT AREA REQUIRED: 6,000 S.F.
 PROPOSED LOT AREA: 4,500 S.F.
 MINIMUM LOT FRONTAGE REQUIRED: 60 FT.
 PROPOSED LOT FRONTAGE: 50 FT.



LOCUS MAP
NOT TO SCALE

NOTES:

- 1. FEMA ZONE X / MAP: 44007C0318H / DATED: 10-02-2015
- 2. NO GAS LATERAL TO EXISTING DWELLING.
- 3. NO KNOWN EXISTING EASEMENTS ON SITE.
- 4. NO NATURAL OR MAN-MADE FEATURES ON SITE.
- 5. NO HISTORIC CEMETERIES ON OR ABUTTING SITE.
- 6. NO WETLANDS ON THE SITE.
- 7. NO KNOWN ENVIRONMENTAL HAZARDS ON SITE.
- 8. NO KNOWN PREVIOUSLY GRANTED ZONING RELIEF.
- 9. SITE IS NOT WITHIN A NATURAL HERITAGE AREA.
- 10. SOIL TYPES CONSIST OF ENTIRELY MERRIMAC-URBAN LAND COMPLEX (MU).
- 11. TOTAL UPLAND AREA: 9,000 S.F. (0.20 ACRES)

DIMENSIONAL CONFORMANCE SURVEY

A.P. 4-4 / LOTS 1415-1416
 15 PIEDMONT STREET
 CRANSTON, R.I. 02910
 SCALE: 1"=20' DATE: APRIL 11, 2023

PREPARED FOR:
WALTER MARTI
 PO BOX 8648
 CRANSTON, R.I. 02920

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

JOB NO. 9972 / DWG. NO. 9972 - C3 - (AJB)
 GRAPHIC SCALE: 1" = 20'
 0 20 40 60

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, IN ORDER TO CONSTRUCT A NEW STRUCTURE UPON THE PARCEL.

BY: *Richard T. Bzdya* DATE: 4/13/23

RICHARD T. BZDYRA, PLS.; LICENSE #1786, COA # LS-A80
 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.





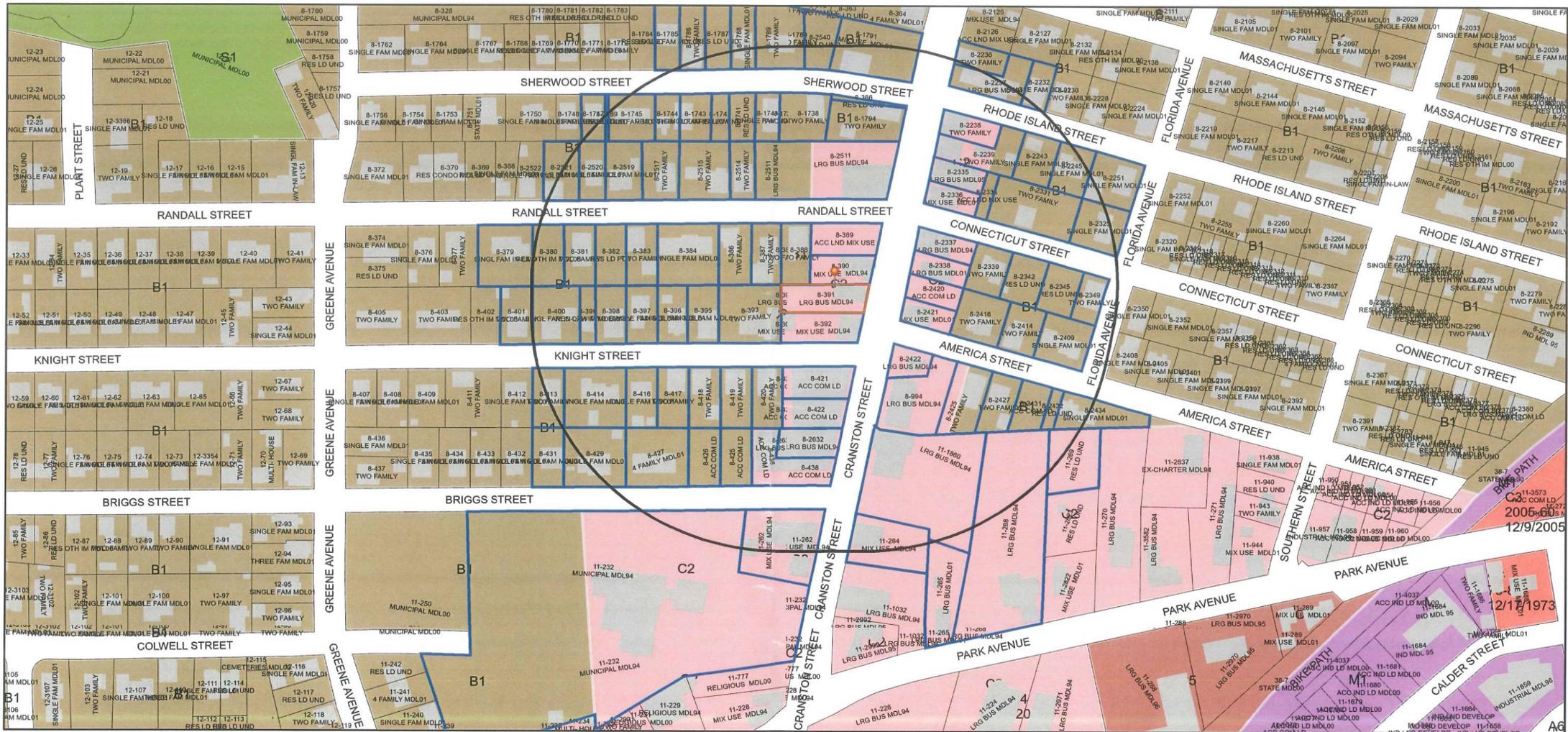
► **Ward 5**

► **KNIGHTSVILLE ENTERPRISES, LLC (OWN) and CAFFE KNIGHTSVILLE, LLC** have filed an application to construct an addition to an existing tavern / pub / neighborhood bar in the required side yard setback with reduced parking at **1669 Cranston Street, A.P. 8, lot 391**; area 6,962 sf, zoned C2. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations; 17.64.010 – Off-street parking.

► Application filed 2/6/2024. Christopher Maselli, Esq.

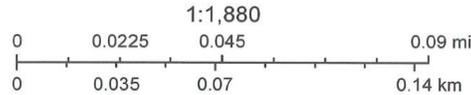


1669 Cranston St 400' Radius Plat 8 Lot 391

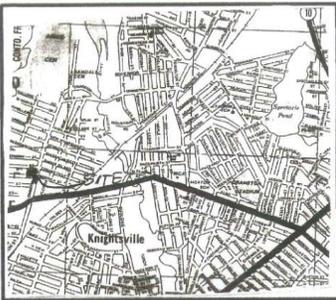


11/14/2023, 10:49:33 AM

- Selected Parcels in Buffer Parcels
 - Selected Parcels Buildings
 - Parcels In Buffer Zoning Dimensions
 - Parcel ID Labels 12-101 Historic Overlay District
 - Streets Names Zoning
 - Cranston Boundary none
- | | | | | | | | | | | | | | | | | | |
|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|-----|----|-------|
| | | | | | | | | | | | | | | | | | |
| A80 | A20 | A12 | A8 | A6 | B1 | B2 | C1 | C2 | C3 | C4 | C5 | M1 | M2 | EI | MPD | S1 | Other |



City of Cranston



LOCUS MAP
N.T.S.



OFF-STREET PARKING

FOR RESTAURANT AND ALL OTHER RELATED USE
REQUIRED: 1 PARKING SPACE FOR EVERY 3 SEATS
(57 SEATS x 1 PARKING SPACE) = 19 PARKING SPACES
PROPOSED PARKING SPACES:
6 REGULAR SPACES (9'x18')
1 VAN ACCESSIBLE HANDICAP PARKING SPACE (AS SHOWN)

ZONING:

THIS PREMISES ARE LOCATED IN RESIDENTIAL DISTRICT ZONE C-2
MIN. LOT AREA: 6,000 S.F.
MIN. LOT FRONTAGE: 60 FT.
MIN. LOT WIDTH: 60 FT.
MIN. FRONT YARD: 25 FT.
MIN. REAR YARD: 20 FT.
MIN. SIDE YARD: 8 FT.
MAX. BUILDING COVERAGE: 60%
MAX. STRUCTURE HEIGHT: 30 FT.

LEGEND

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	EXISTING DWELLING
	NOW OR FORMERLY
	EDGE OF ASPHALT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRANITE BOUND FOUND
	CONCRETE BOUND FOUND
	MAG NAIL SET
	R.R. SPIKE SET
	IRON REBAR SET
	IRON REBAR FOUND
	DRILL HOLE FOUND
	DRILL HOLE SET
	SEWER MANHOLE
	WATER GATE
	UTILITY POLE

COVERAGE CALCULATIONS:

EXISTING BUILDING COVERAGE:
1,296S.F./6,845=19%
PROPOSED BUILDING COVERAGE:
(1,611S.F./6,845S.F.)=24%
IMPERVIOUS COVERAGE:
EXISTING: (6,520S.F./6,845S.F.)=95%
PROPOSED: 6,360S.F./6,845S.F.=93%

REFERENCE:

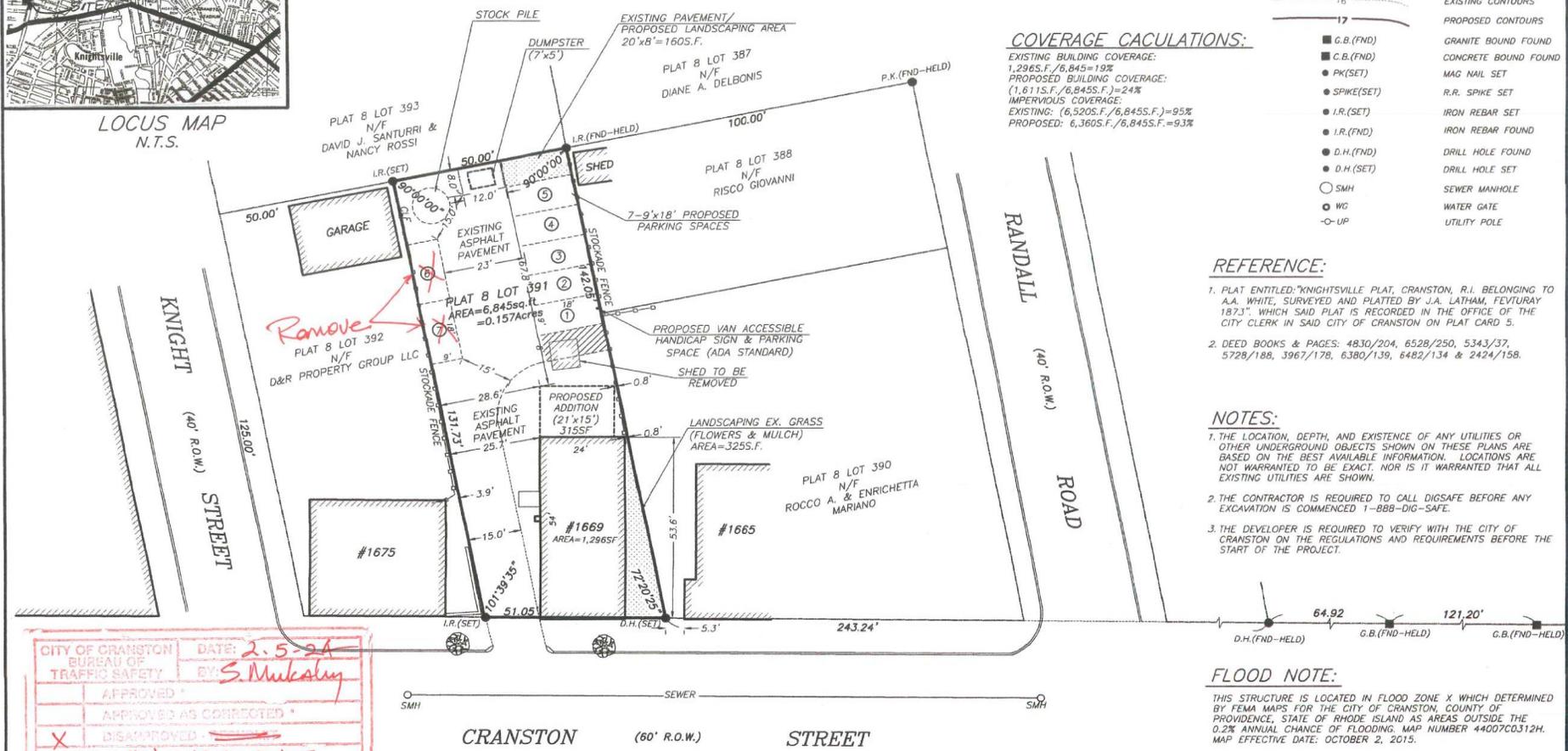
1. PLAT ENTITLED: "KNIGHTSVILLE PLAT, CRANSTON, R.I. BELONGING TO A.A. WHITE, SURVEYED AND PLATTED BY J.A. LATHAM, FEVURARY 1873," WHICH SAID PLAT IS RECORDED IN THE OFFICE OF THE CITY CLERK IN SAID CITY OF CRANSTON ON PLAT CARD 5.
2. DEED BOOKS & PAGES: 4830/204, 6528/250, 5343/37, 5728/188, 3967/178, 6380/139, 6482/134 & 2424/158.

NOTES:

1. THE LOCATION, DEPTH, AND EXISTENCE OF ANY UTILITIES OR OTHER UNDERGROUND OBJECTS SHOWN ON THESE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION. LOCATIONS ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL EXISTING UTILITIES ARE SHOWN.
2. THE CONTRACTOR IS REQUIRED TO CALL DICSAFE BEFORE ANY EXCAVATION IS COMMENCED 1-888-DIG-SAFE.
3. THE DEVELOPER IS REQUIRED TO VERIFY WITH THE CITY OF CRANSTON ON THE REGULATIONS AND REQUIREMENTS BEFORE THE START OF THE PROJECT.

FLOOD NOTE:

THIS STRUCTURE IS LOCATED IN FLOOD ZONE X WHICH DETERMINED BY FEMA MAPS FOR THE CITY OF CRANSTON, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING, MAP NUMBER 44007C0312H, MAP EFFECTIVE DATE: OCTOBER 2, 2015.



CITY OF CRANSTON BUREAU OF TRAFFIC SAFETY
DATE: 2.5.24
BY: S. Mukaly
APPROVED
APPROVED AS CORRECTED
DISAPPROVED
REMARKS: NON-CONFORMING SITE... REMOVE SPACES 6+7... SEE AGREEMENT FOR ADDL. OFF-SITE PARKING.

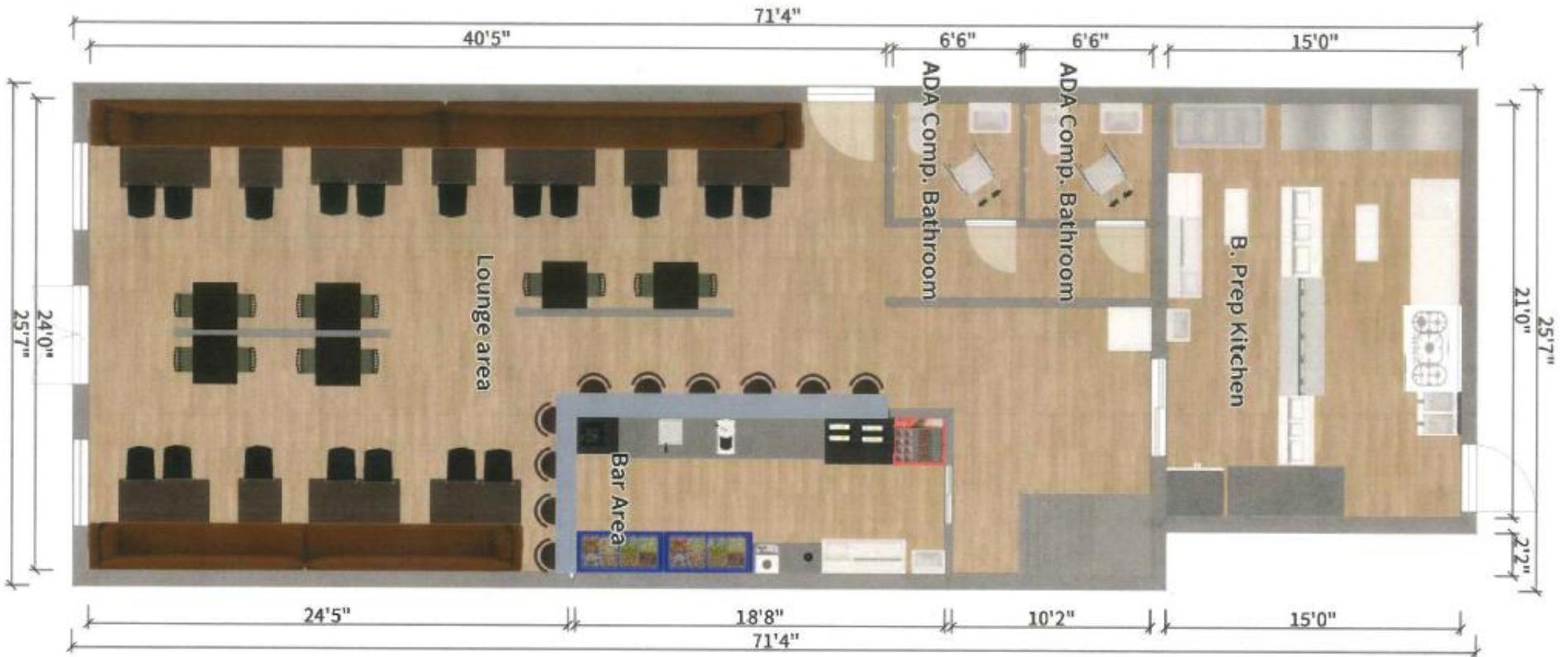


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 26, 2018, AS FOLLOWS:
TYPE OF SURVEY- LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION- CLASS 1
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
PROPOSED ADDITION
BY: NABIL RASHID DATE: 1/30/24
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEY AND PLAN
FOR
KNIGHTSVILLE, LLC
1609 CRANSTON STREET
CRANSTON, RHODE ISLAND
PLAT 8 LOT 391

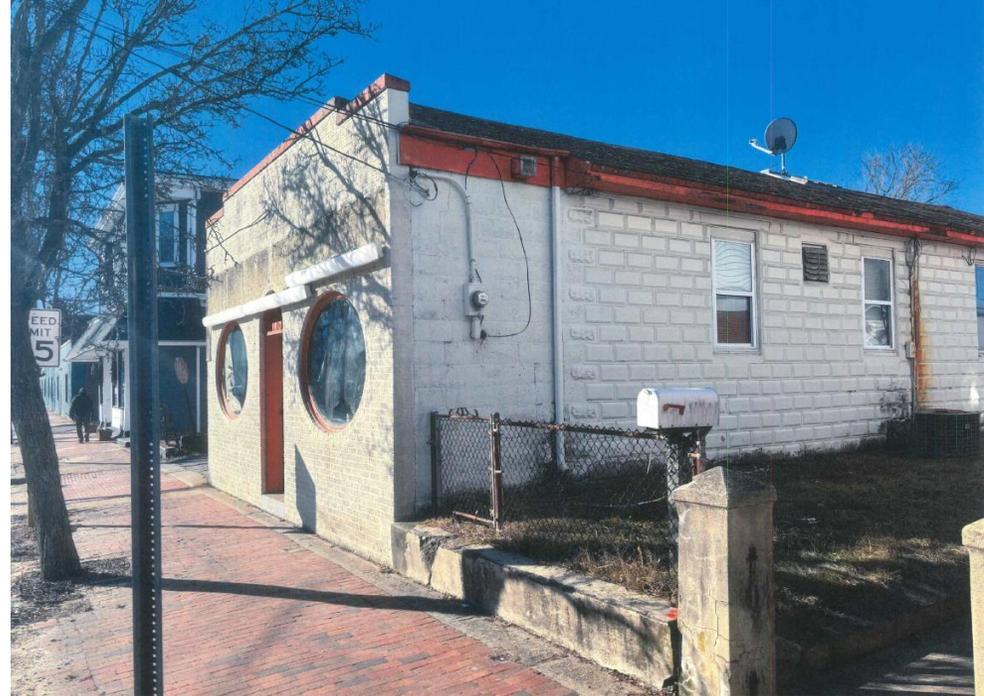
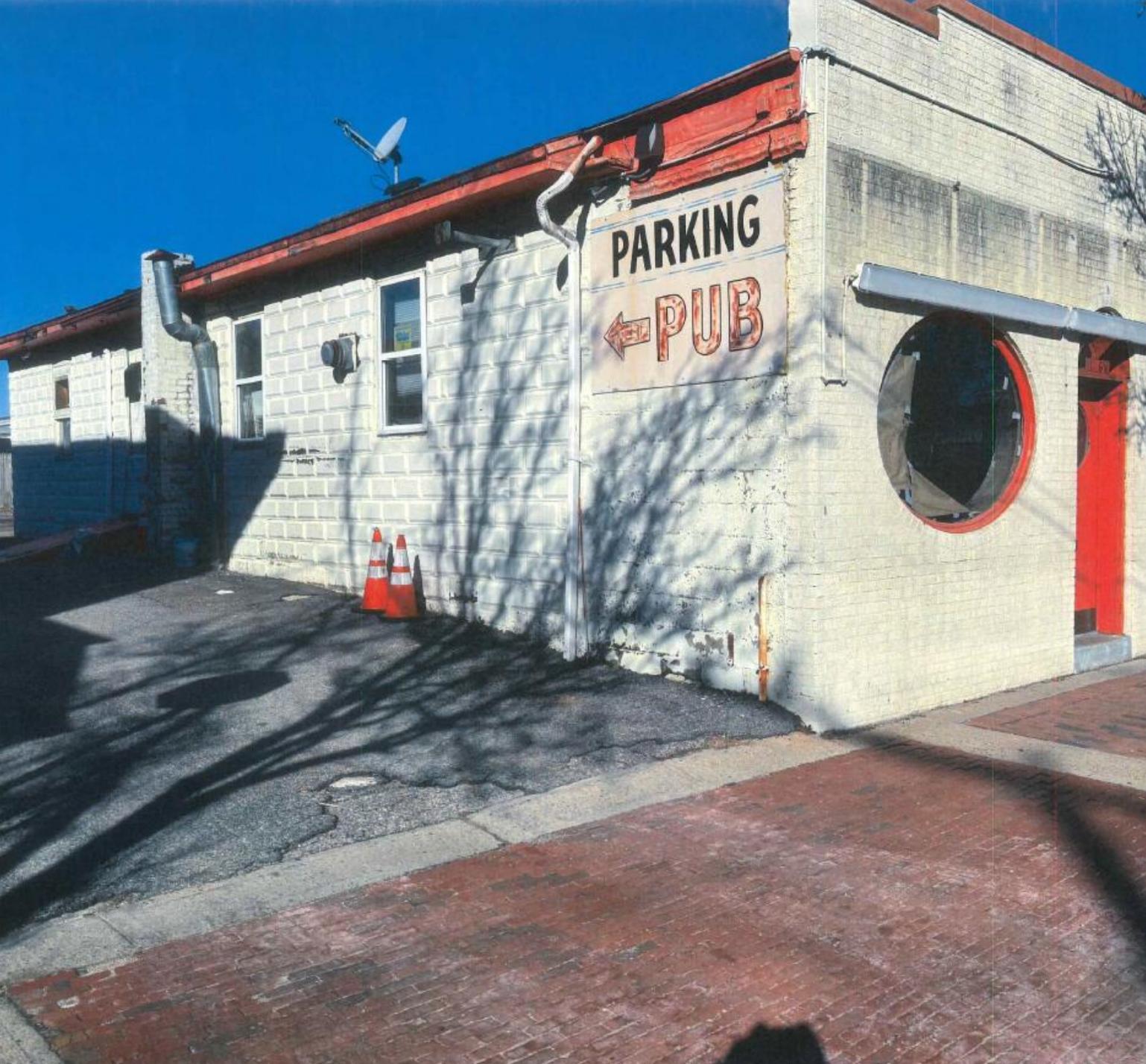
NRC ASSOCIATES
P.O. BOX 14459
EAST PROVIDENCE, RHODE ISLAND 02914
(401) 954-0206

DRAWN BY	K.L.L.
CHECKED BY	K.L.L.
APPROVED BY	N.Y.R.
SCALE	1"=20'
DATE	JAN 30, 2024
FILENAME	cranston st
1 of 1	



FLOOR PLAN





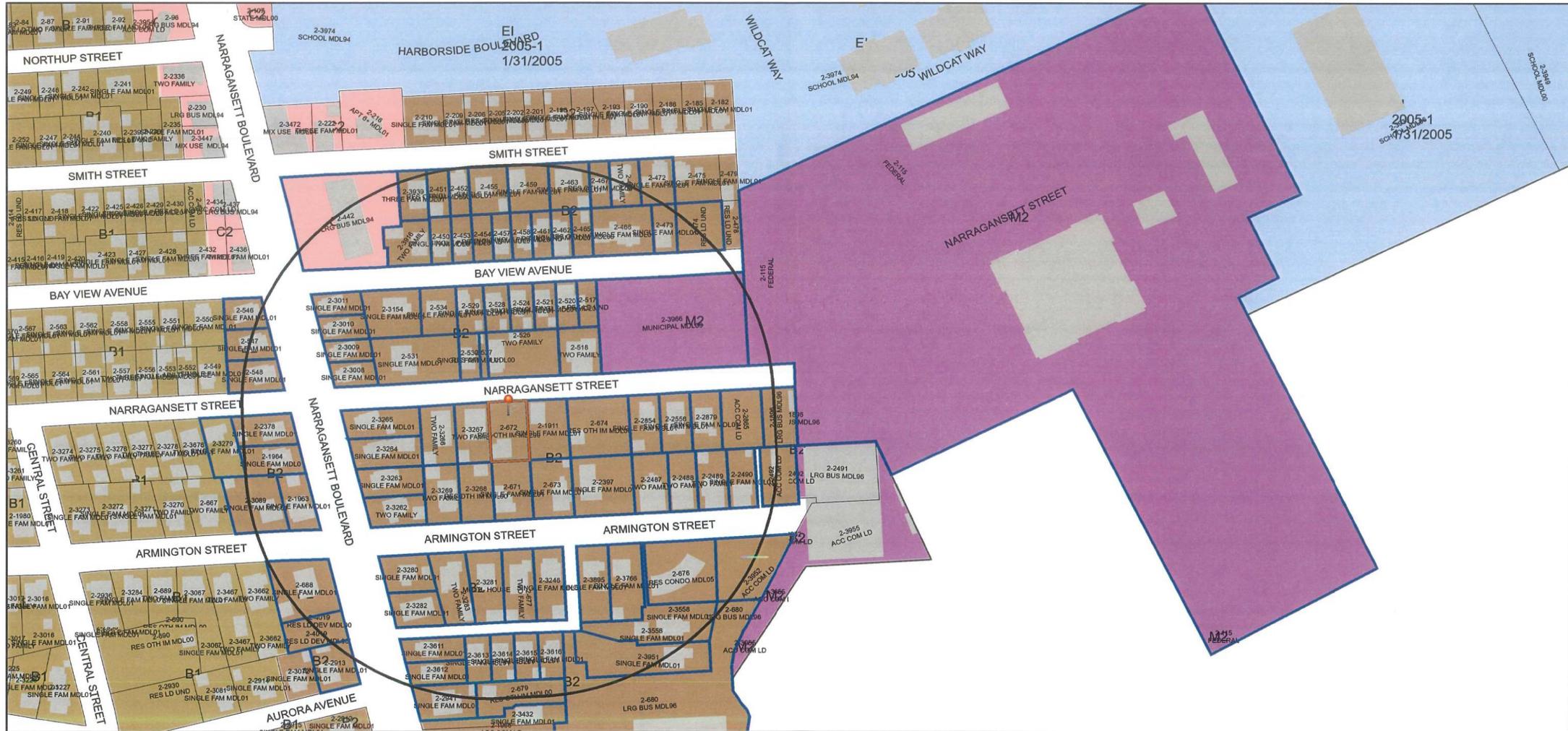
► **Ward 1**

► **SOKHENG RITHY (OWN/APP)** has applied to the Board for permission to construct a new two-family dwelling on an under-sized lot and with reduced front and rear setbacks at **0 Narragansett Street, A.P. 2, lot 672**; area 6,450 sf; zoned B2. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations.

► Application filed 2/12/2024. John J. Garrahy, Esq.



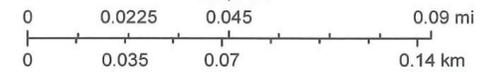
0 Narragansett St 400' Radius Plat 2 Lot 672



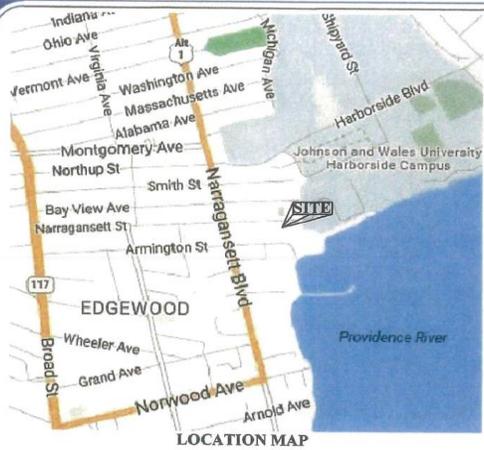
2/7/2024, 9:22:31 AM

- | | | | | | | | | |
|----------------------------|---|---------------------------|---|-----|---|----|---|-------|
| Selected Parcels in Buffer | □ | Parcels | ■ | A80 | ■ | B2 | ■ | M1 |
| Selected Parcels | ■ | Buildings | ■ | A20 | ■ | C1 | ■ | M2 |
| Parcels In Buffer | □ | Zoning Dimensions | □ | A12 | □ | C2 | □ | EI |
| Parcel ID Labels | + | Historic Overlay District | + | A8 | + | C3 | + | MPD |
| Streets Names | — | Zoning | — | A6 | — | C4 | — | S1 |
| — | — | none | — | B1 | — | C5 | — | Other |

1:1,912



City of Cranston



LOCATION MAP

GENERAL NOTES:

1. THE PARCEL OF LAND DESIGNATED AS LOT 672 ON TAX MAP 2 IS LOCATED IN THE CITY OF CRANSTON, COUNTY OF PROVIDENCE & STATE OF RHODE ISLAND.
2. THE PARCEL FALLS IN AN X ZONE (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA MAP NUMBER 44007C0317J EFFECTIVE DATE 9/18/2013.
3. THE CURRENT ZONING IS B2
DIMENSIONAL REGULATIONS:
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM SIDE YARD: 8 FEET
 MINIMUM REAR YARD: 20 FEET
 MAXIMUM BLD HEIGHT: 35 FEET
 MAXIMUM LOT COVERAGE: 50%
 PROPOSED BLD COVERAGE: 20.8%
 PROPOSED IMPERVIOUS LOT COVERAGE: 36%
4. THERE ARE NO WETLANDS ON THIS SITE.
5. ANY UTILITIES SHOWN ON THIS PLAN ARE SCALED FROM REF. 1, ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY FUTURE CONSTRUCTION.

REFERENCES:

1. "BOUNDARY SURVEY & SITE PLAN, PLAT 2 LOT 672, 90 NARRAGANSETT STREET, CRANSTON, R.I. OWNER: SOKHENG RITHY, PREPARED BY M/J ENGINEERING ASSOCIATES 1"-20", JULY 20, 2022"
2. CITY OF CRANSTON, R.I. GIS WEBSITE.
3. WWW.BING.COM

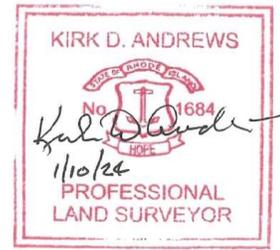
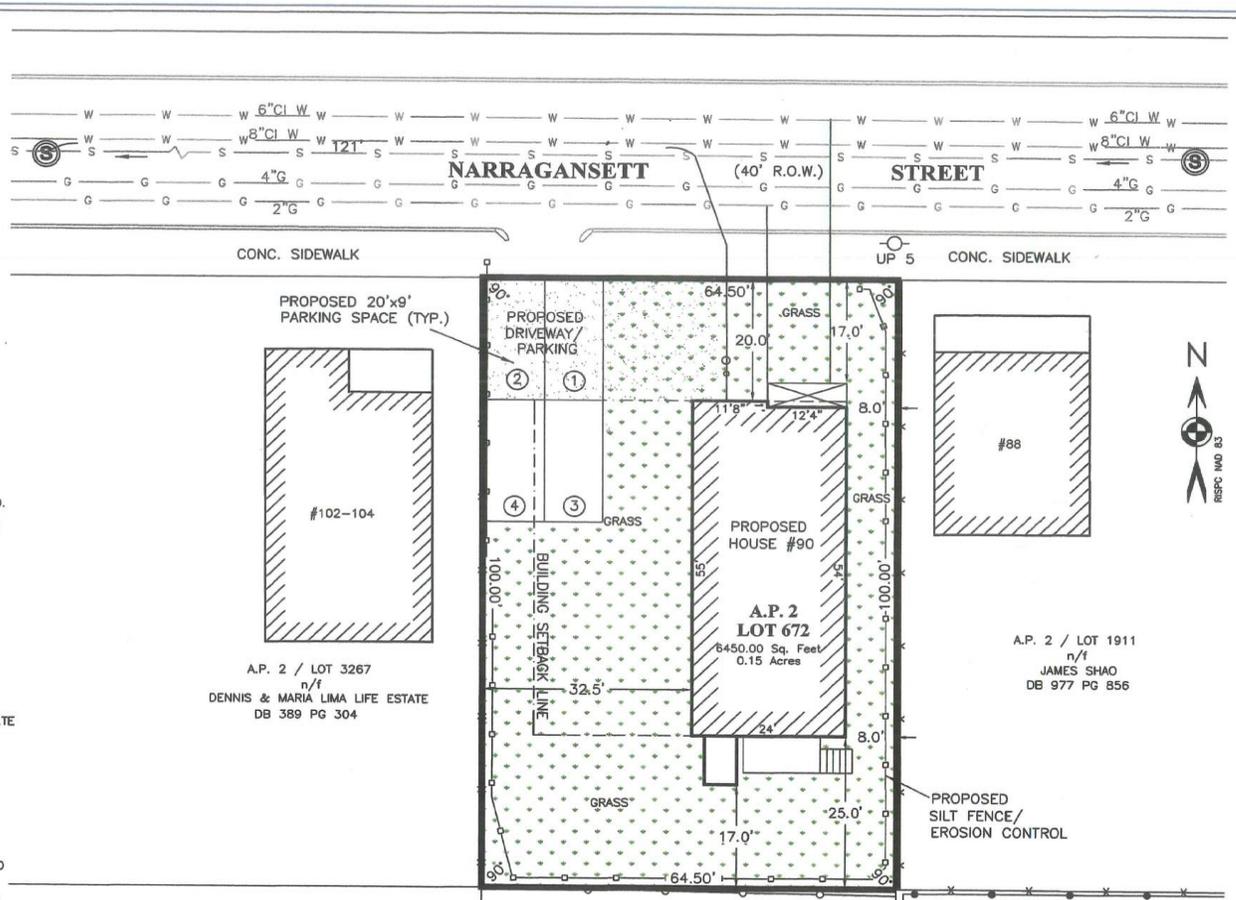
THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

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 ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
COMPILATION PLAN	CLASS IV
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO RECREATE THE BOUNDARY LINES AS DEPICTED ON REFERENCE No. 1 HEREON FOR A PROPOSED SITE PLAN.

BY: *Kirk D. Andrews*
 KIRK D. ANDREWS PLS NO. 1684
 COA No.: 000A555



LEGEND

φ UP ##	UTILITY POLE (REF. 1)
-X-X-	CHAIN LINK FENCE (REF.1)
○-○	STOCKADE FENCE (REF.1)
●-●	PVC FENCE (REF.1)
-W-	WATER LINE (REF. 1)
-G-	GAS LINE (REF. 1)
-S-	SEWER LINE (REF. 1)
⊗	SEWER MANHOLE (REF. 1)

PROPOSED SITE PLAN
 PREPARED FOR
 SEYHENG THENG
 LOCATION
 90 NARRAGANSETT STREET,
 A. P. 2 / LOT 672
 CRANSTON, RHODE ISLAND

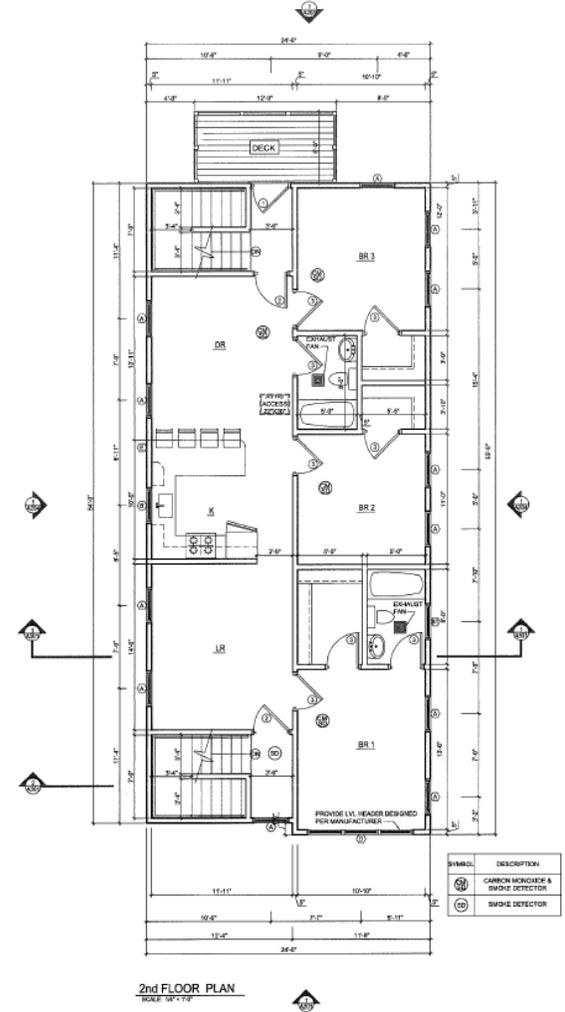
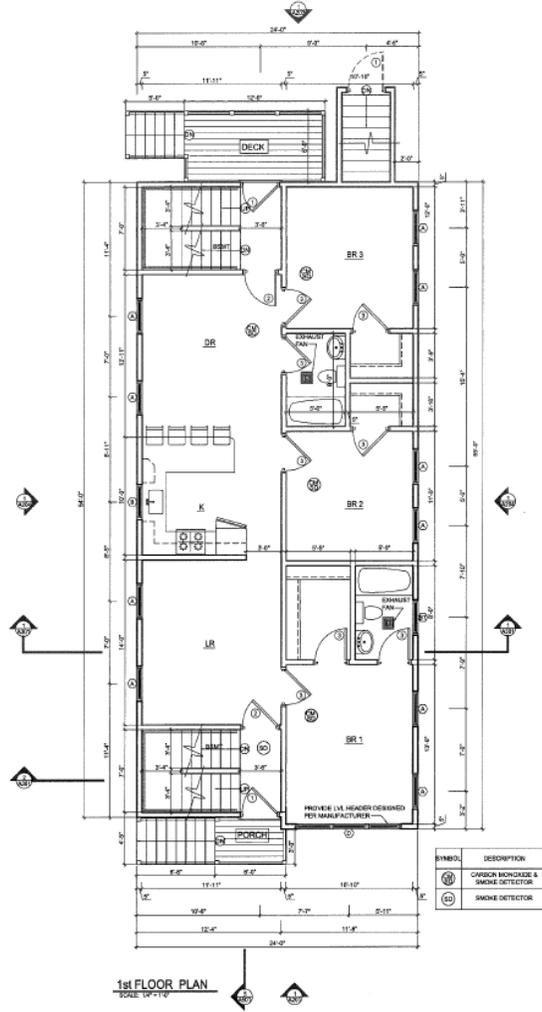
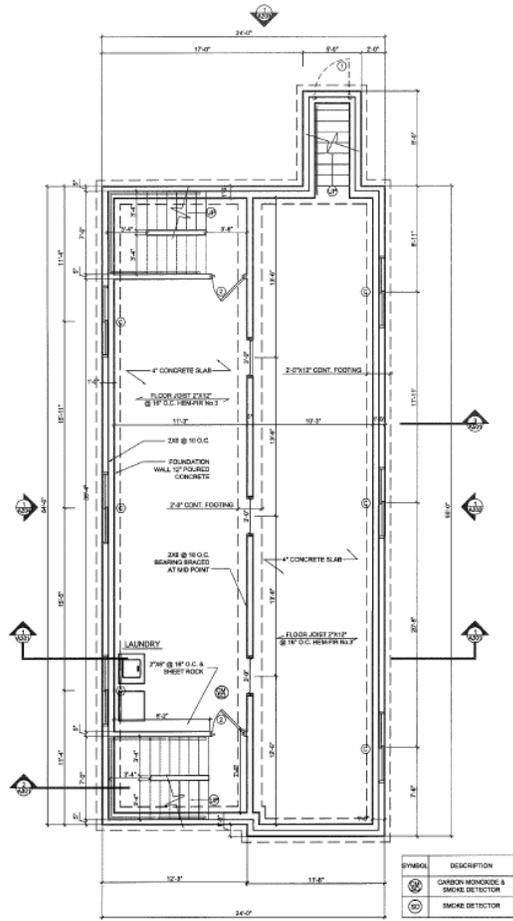
Drawn By: E. J. I.
 K.D.A.
 Scale: 1" = 20'
 Date: 11-2-23

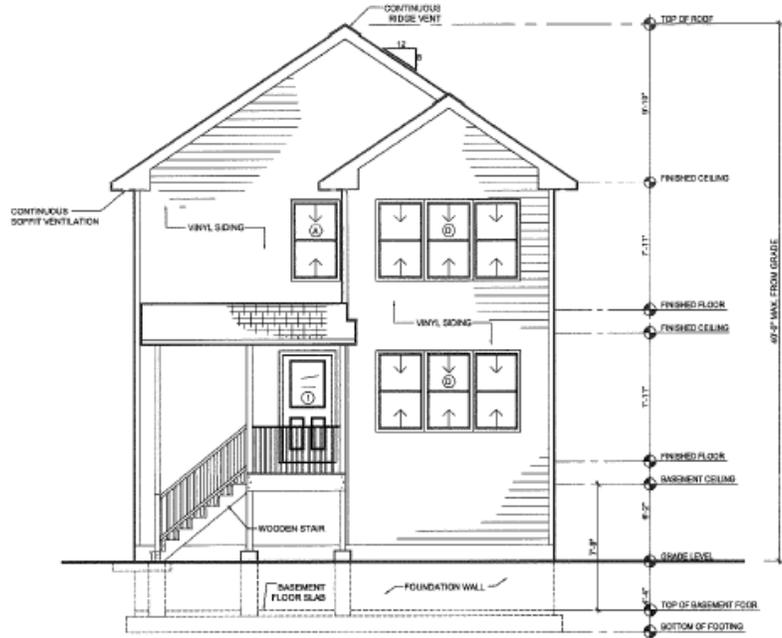
NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	11/02/23

Approved By: K.D.A.
 Date: 11-2-23

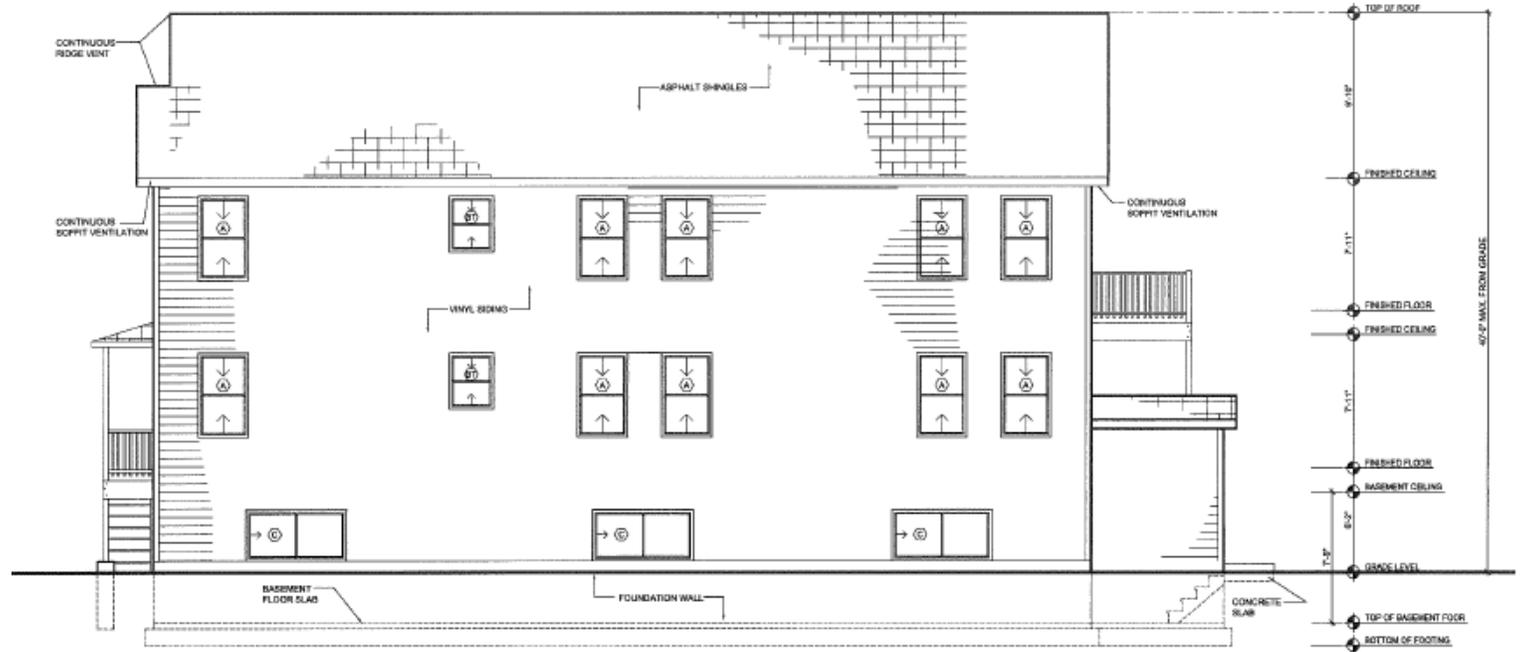
E. GREENWICH SURVEYORS, LLC
 LAND SURVEYING AND SITE PLANNING
 108 WALKER ST., SUITE 101
 EAST GREENWICH, RHODE ISLAND 02818
 PHONE: (401) 339-2881 (401) 388-8574
 E-MAIL: KANDREWS1@GMAIL.COM FAX: (401) 884-0017

Sheet **1**
 of 1 sheets

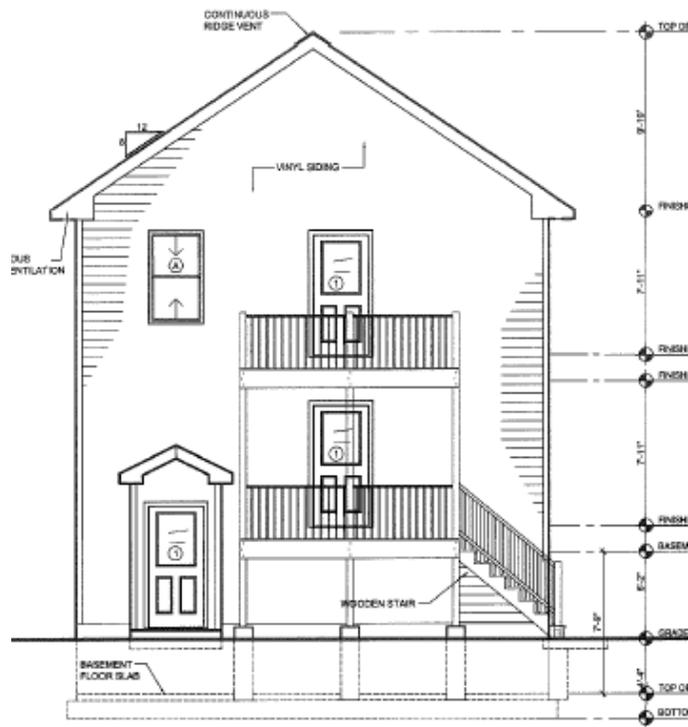




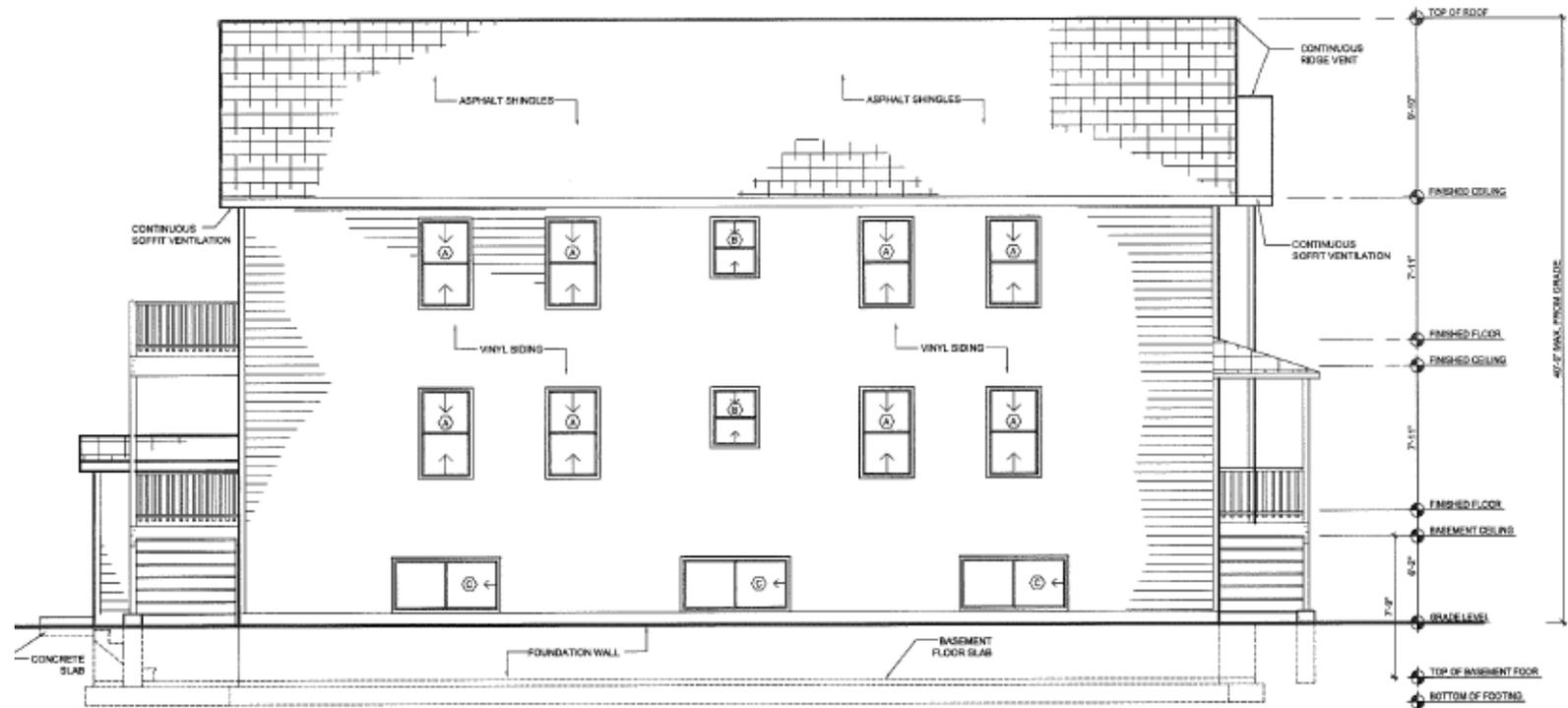
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



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



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

re dates



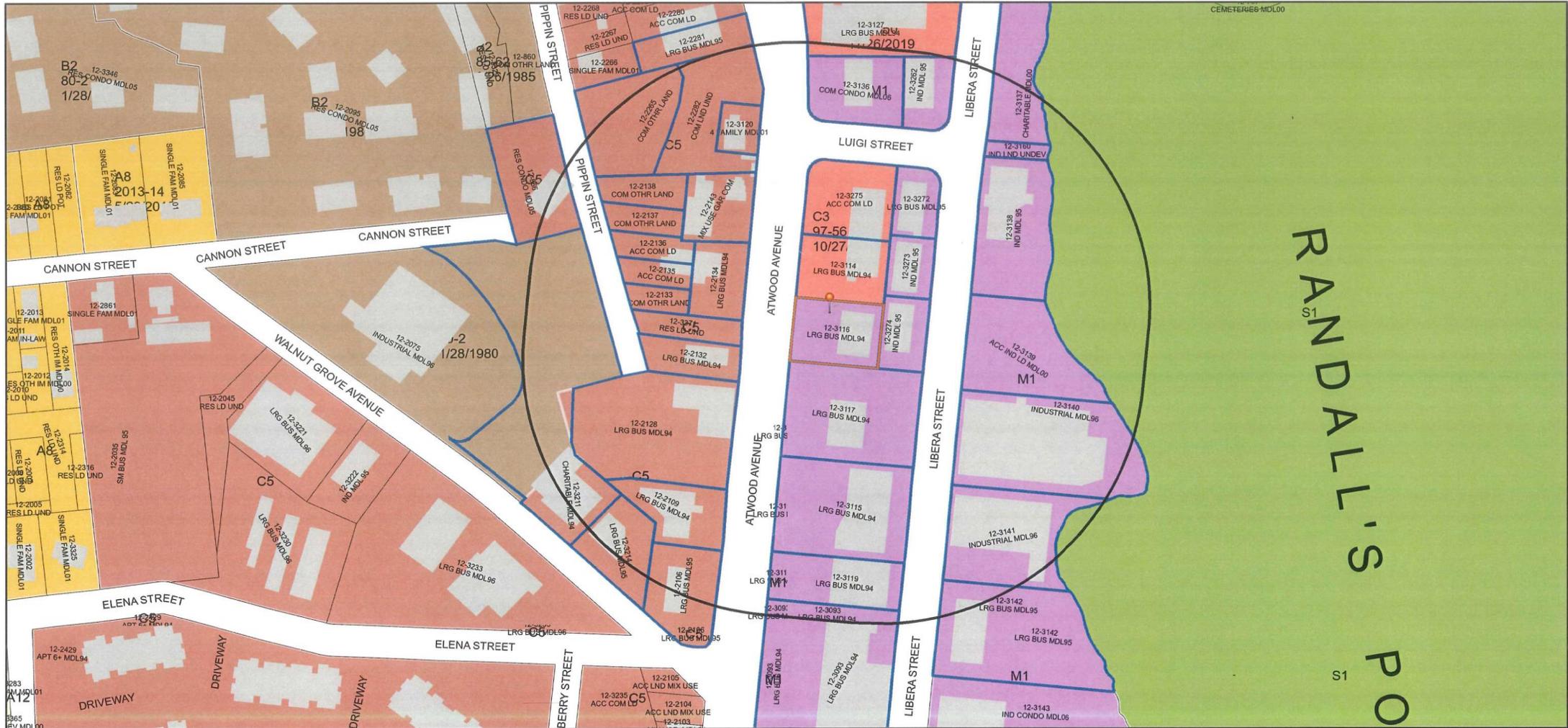
► **Ward 5**

► **495 INVESTMENTS, LLC (OWN/APP)** has filed an application to request permission to allow barber shop, beauty salon / body art / day spa uses in an existing building zoned industrial at **495 Atwood Avenue**, A.P. 12, lot 3116; area 13,300 sf. zoned M1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses.

► Application filed 2/14/2024. Joseph Shekarchi, Esq.

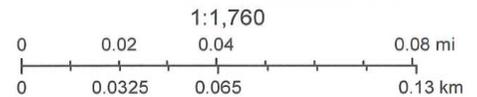


495 Atwood Ave 400' Radius Plat 12 Lot 3116

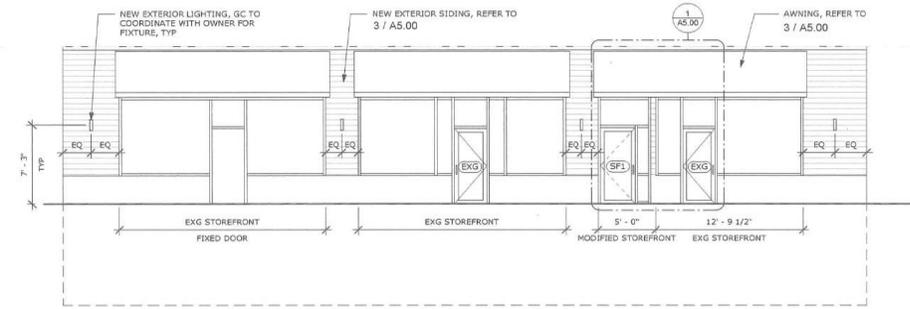


12/12/2023, 8:57:14 AM

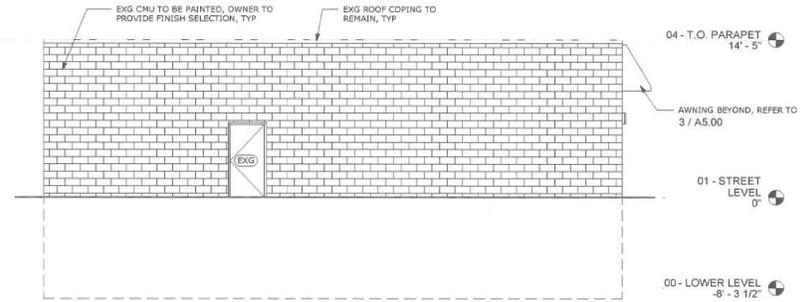
- | | | | | | | | | |
|----------------------------|--|---------------------------|--|-----|--|----|--|-------|
| Selected Parcels in Buffer | | Parcels | | A80 | | B2 | | M1 |
| Selected Parcels | | Buildings | | A20 | | C1 | | M2 |
| Parcels In Buffer | | Zoning Dimensions | | A12 | | C2 | | EI |
|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



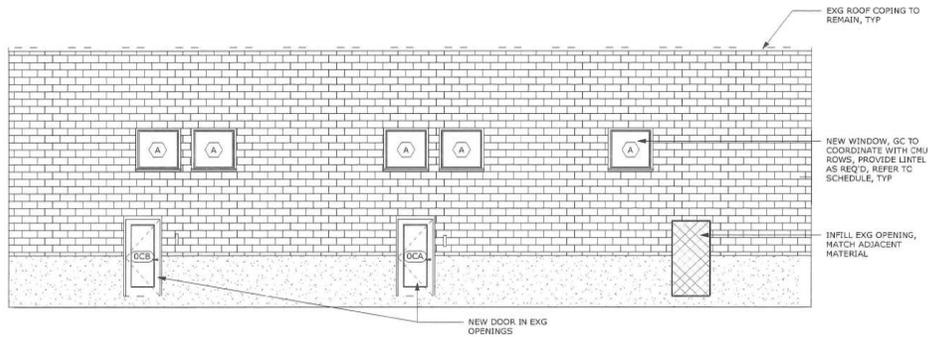
City of Cranston



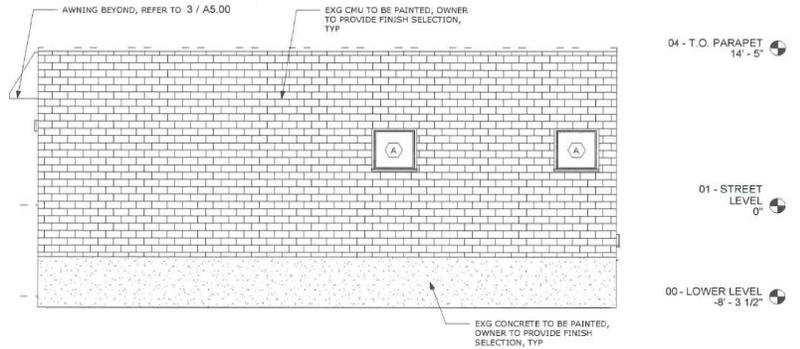
1 WEST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

CLIENT
495 INVESTMENTS LLC
2817 NE 35 ST
FORT LAUDERDALE, FL 33306

ARCHITECT
ZDS
ZDS inc.
2 CHARLES STREET, SUITE A1
PROVIDENCE, RI 02904
+1.401.680.6699
1405 RHODE ISLAND AVENUE NW
WASHINGTON, DC 20005
+1.202.660.0555



CONSULTANT

PROJECT NAME
ATWOOD SALON

495 ATWOOD AVENUE
CRANSTON, RI 02920

PROJECT NO. 22191

THESE DRAWINGS ARE FOR THE CONSTRUCTION OF THE PROJECT LISTED ABOVE AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF ZDS, INC. THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF THE WORK. MINOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED WITH THE INTENT OF THIS PROJECT.

REVISIONS

NO.	DESCRIPTION	DATE

PERMIT SET

ISSUED DATE: NOVEMBER 13, 2023

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWING NO.

A3.00



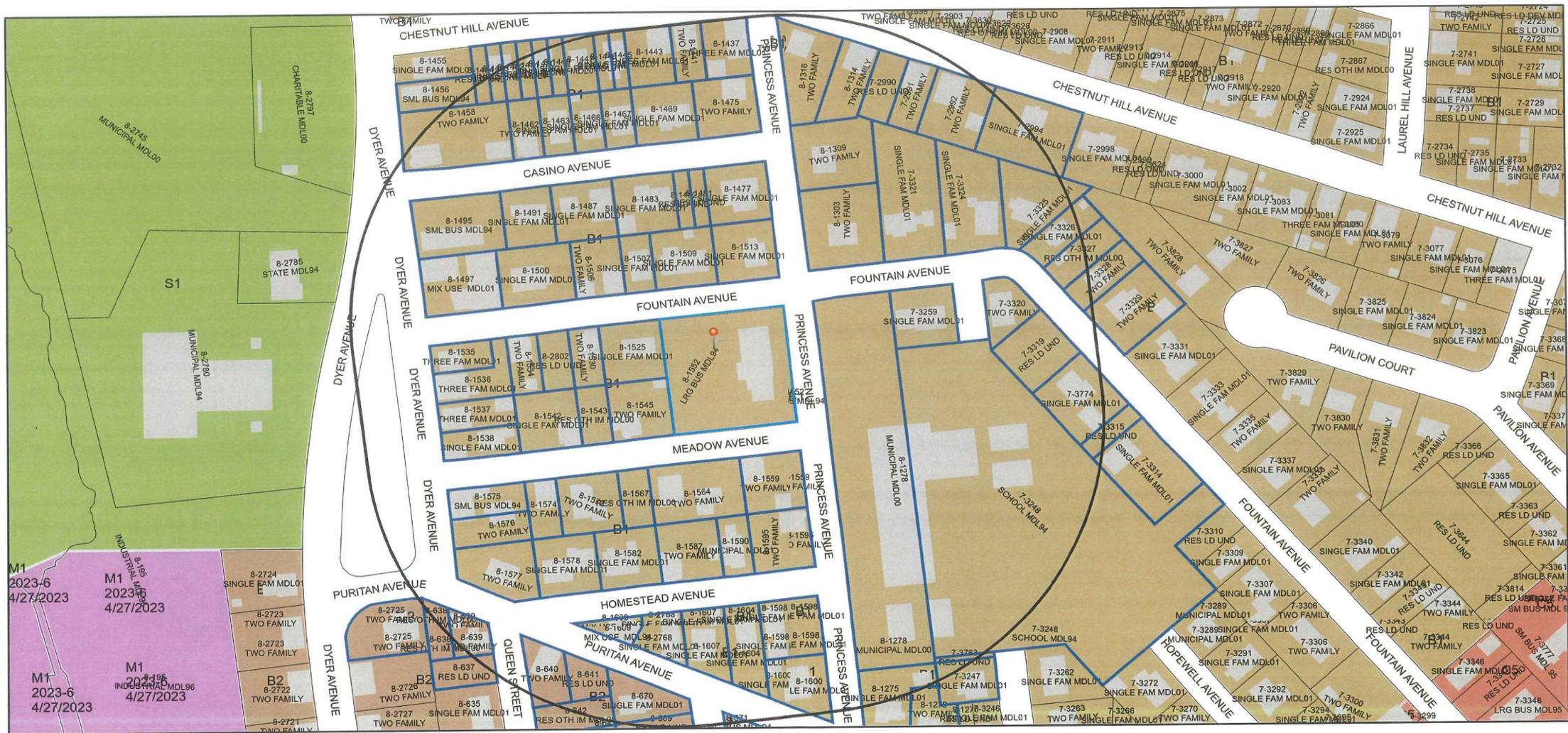
► Ward 2

► **EARLY FOUNDATION ACADAMY, LLC (OWN) and MARTHA LIMA (OWN)** have applied to the Board to expand an existing commercial day care use allowed by previous variance at **181 Princess Avenue, A.P. 8, lot 1552**; area 25,600 sf; zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.88.030- Extension.

► Application filed 2/14/2024. Joseph Manera Jr, Esq.

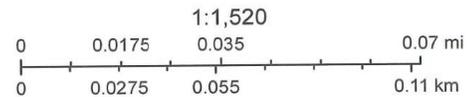


181 Princess Ave 400' Radius Plat 8 Lot 1552

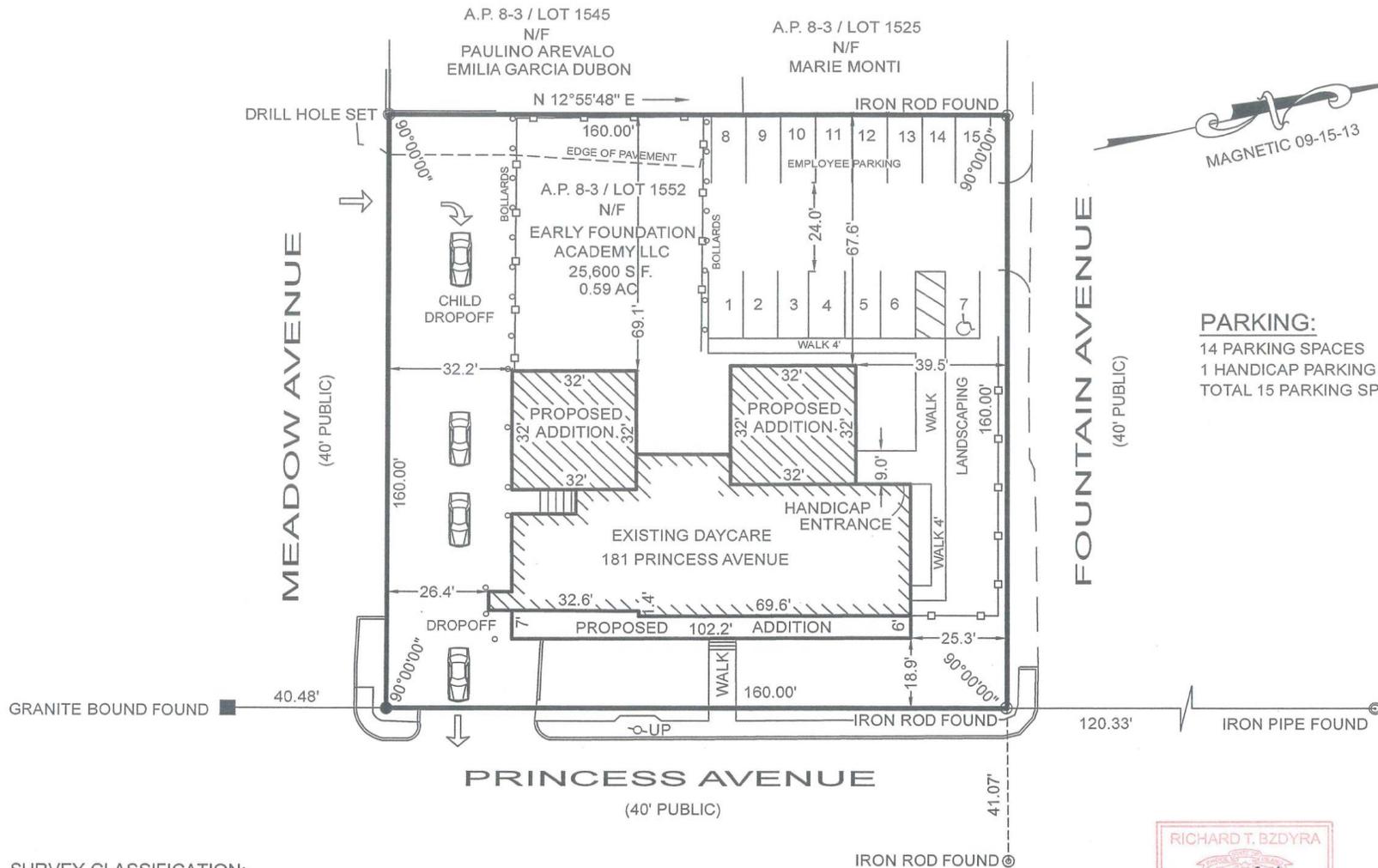


2/12/2024, 8:29:49 AM

- | | | | | |
|----------------------------|---------------------------|-----|----|-------|
| Selected Parcels in Buffer | Parcels | A80 | B2 | M1 |
| Selected Parcels | Buildings | A20 | C1 | M2 |
| Parcels In Buffer | 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 |



City of Cranston



LOCUS MAP

ZONING DISTRICT B-1 / B-2

MULTIFAMILY

- MINIMUM LOT AREA: SEE SECTION 30-14(a)
- 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%
- EXISTING BUILDING COVERAGE: 14%
- PROPOSED BUILDING COVERAGE: 25%

PARKING:

- 14 PARKING SPACES
- 1 HANDICAP PARKING SPACES
- TOTAL 15 PARKING SPACES

REFERENCE:

1. DEED BK. 5020 / PG. 237 DESIGNATED AS LOTS 403- 418 ON PLAT ENTITLED: CHESTNUT HILL ARLINGTON, R.I. BY J.A. LATHAM, MARCH 1902" PLAT CARD 112
2. "SITE PLAN A.P. 8 / LOT 1552, 721 ASSOCIATES, PHILIP S. MANCINI JR. SURVEYOR, JUNE 23, 2015."
3. ZONING BOARD OF REVIEW RELIEF FROM SECTION 17.92.010 VARIANCE, 17.20.030 SCHEDULE OF USES. APPLICATION APPROVED ON 2-10-16.

BOUNDARY STAKE-OUT SURVEY

A.P. 8-3 / LOT 1552
181 PRINCESS AVENUE
CRANSTON, R.I.

SCALE: 1"=30' DATE: FEBRUARY 9, 2024

PREPARED FOR:

EARLY FOUNDATION ACADEMY, LLC

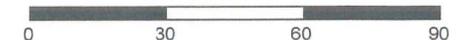
ATTN: MARTHA LIMA
1 BAIN STREET
CRANSTON, R.I. 02920

PREPARED BY:

OCEAN STATE PLANNERS, INC.

1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 10614 / DWG. NO. 10614 - (JNP)

GRAPHIC SCALE / 1" = 30'



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: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I

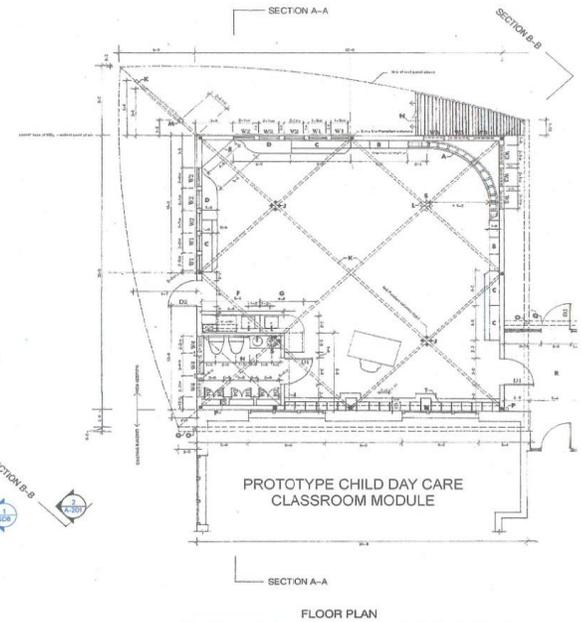
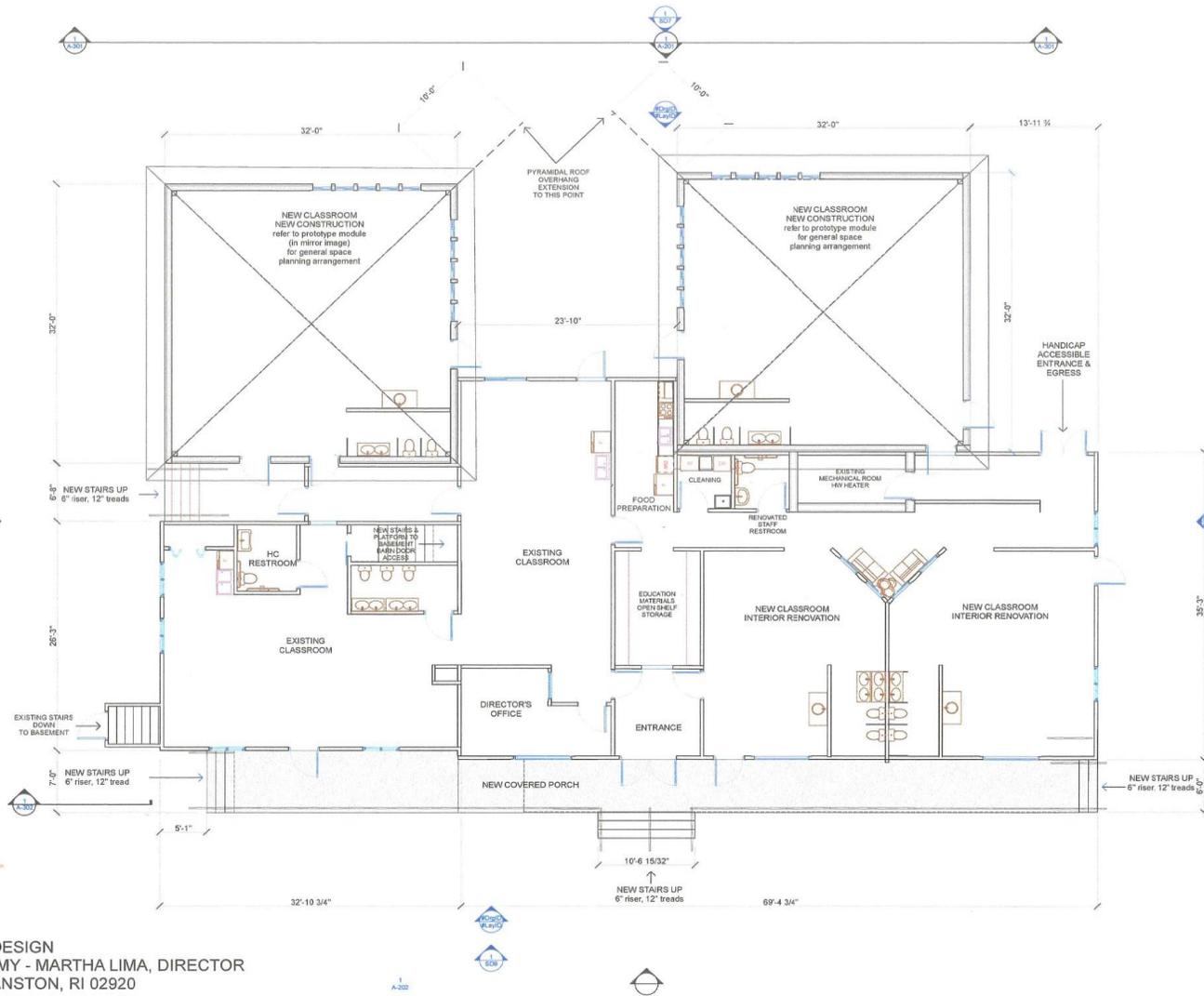
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES AND PARKING PLAN.

BY: *Richard T. Bzdrya* DATE: 2/14/24

BY: 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.



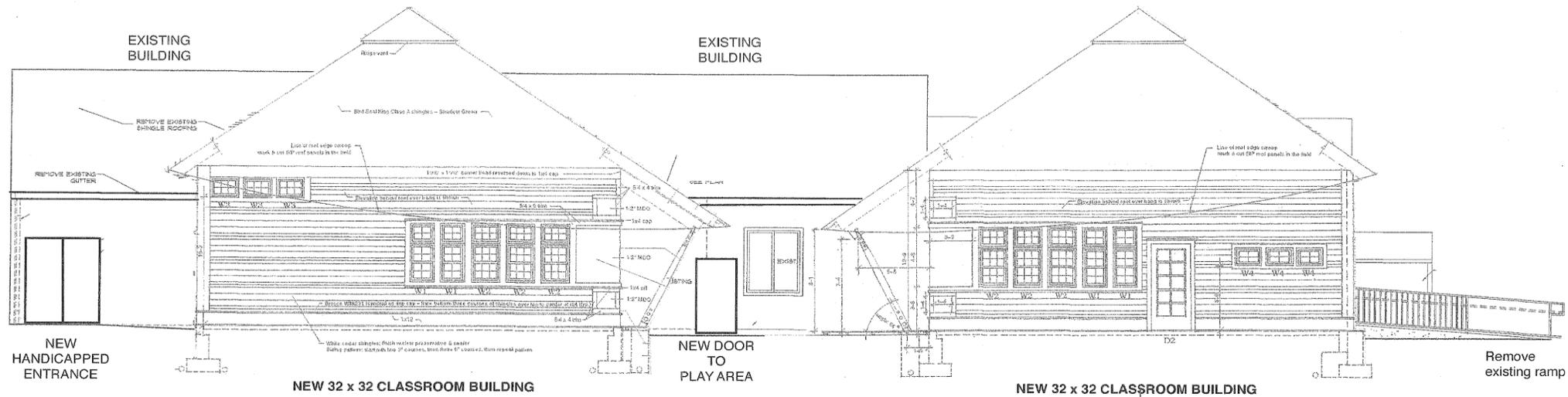


ARCHITECTURE MODEL VIEWS OF CLASSROOM MODULE

FLOOR PLAN - SCHEMATIC DESIGN
 EARLY FOUNDATION ACADEMY - MARTHA LIMA, DIRECTOR
 181 PRINCESS AVENUE, CRANSTON, RI 02920

© FILARSKI/ARCHITECTURE+PLANNING+RESEARCH
 KENNETH J. FILARSKI FAIA, LEED FELLOW, LEED AP BD+C, SITES AP, AICP, CFM, SAP+AEER, NCARB
 15 FEBRUARY, 2024 401-331-8800 kjfilariski@yahoo.com

original scale: 1/4" = 1'-0"



WEST/NORTHWEST ELEVATION - SCHEMATIC DESIGN
 EARLY FOUNDATION ACADEMY - MARTHA LIMA, DIRECTOR
 181 PRINCESS AVENUE, CRANSTON, RI 02920

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 KENNETH J. FILARSKI FAIA, LEED FELLOW, LEED AP BD+C, SITES AP, AICP, CFM, SAP+AEER, NCARB
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