

City of Cranston

Zoning Board of Review

March 9, 2022

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)

Vacant (3rd Alternate)

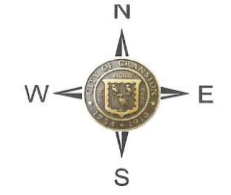
Jason Jodoin (4th Alternate)

Ward 5

DEVON DOW (OWN) and WAYNE MEDEIROS (APP) have applied to operate a retail sales business from an existing building used as a barber shop hair salon use granted by previous variance without off-street parking at **1561-1563 Cranston Street A.P. 8**, lot 2763, area 10,000 s.f. zoned B1. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.030- Schedule of Uses, 17.64.010- Off Street Parking. Application filed 2/09/2021. No attorney.

1563 Cranston St 400' Radius Plat 8 Lot 2763

2/8/2022, 4:38:52 PM

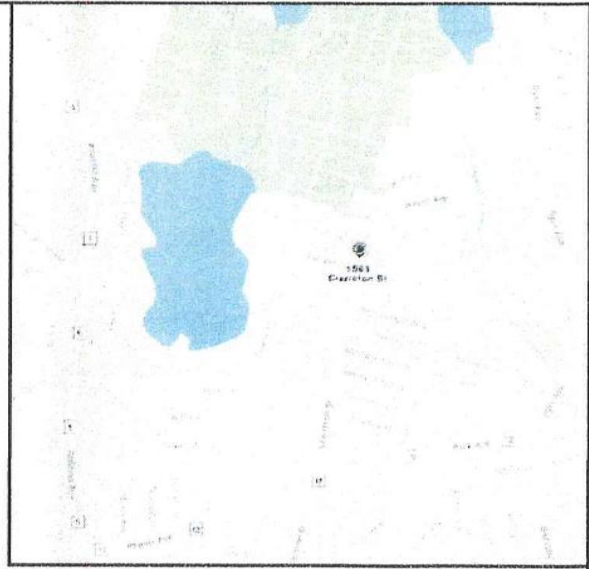
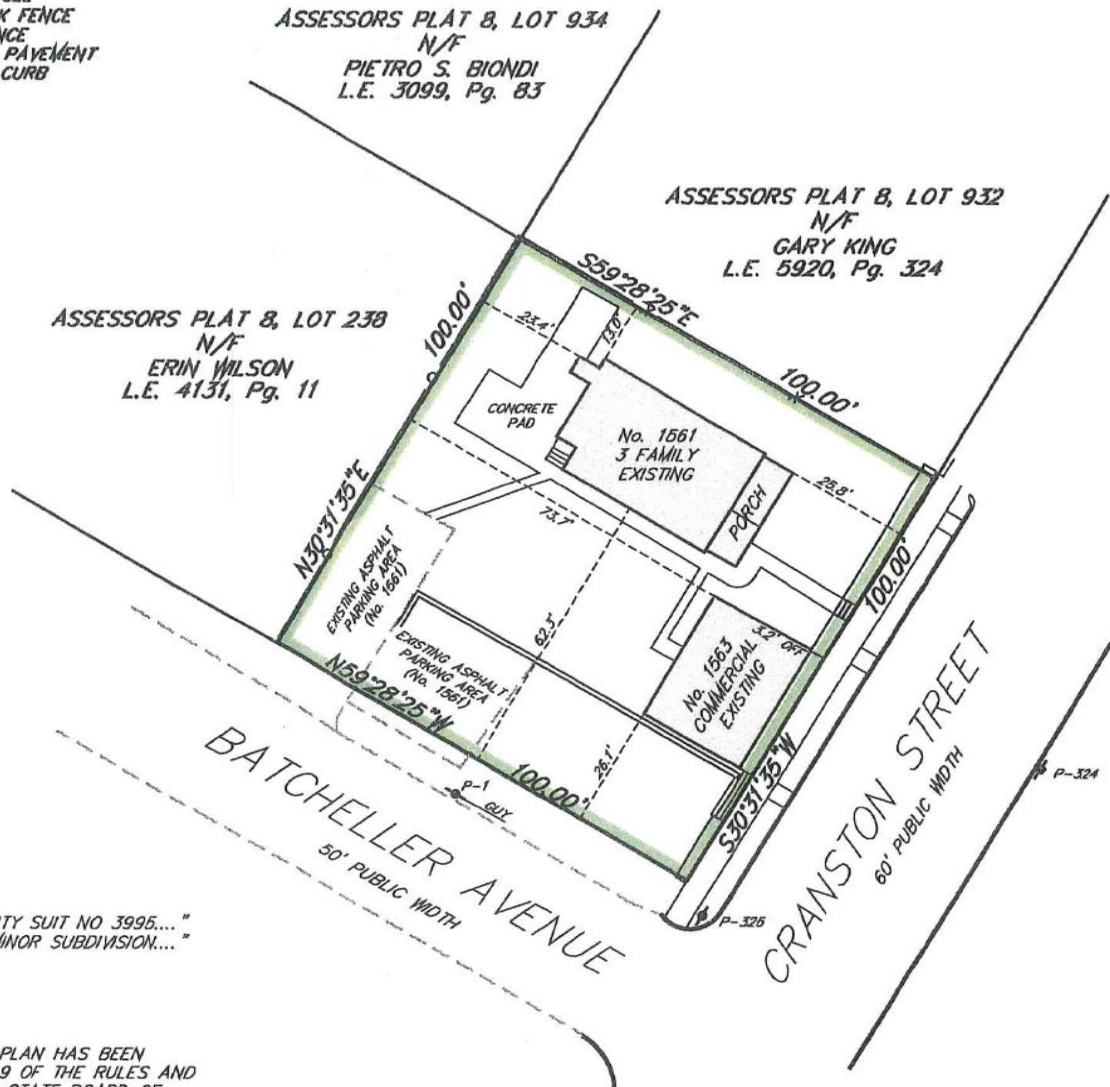


- Parcel ID Labels
- Streets Names
- Cranston Boundary
- Parcels
- Buildings
- Zoning Dimensions
- Historic Overlay District
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other

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0 0.025 0.05 0.075 mi

- LEGEND**
- EXISTING UTILITY POLE
 - EXISTING CHAINLINK FENCE
 - EXISTING WIRE FENCE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING GRANITE CURB



LOCUS NO SCALE

PROJECT APPLICANT
 DEVON DOW
 1561 CRANSTON STREET
 CRANSTON, RI 02920

PARCEL ZONING
 ZONE 'B1' (EXISTING)
 MIN. AREA 14,000 S.F. (3 FAMILY)
 FRONT YARD 25'
 SIDE YARD 8'
 REAR YARD 20'

PROJECT SURVEYOR
 HARRY A. MILLER, JR.
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T. 401.884.8506 / Fx. 401.884.7747
 COA: LS-A101

PARCEL AREA
 10,000 S.F.

ZONING SITE PLAN
 ASSESSORS PLAT 8, LOT 2763
 CRANSTON, RHODE ISLAND
 PREPARED FOR: WAYNE MEDEIROS
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 SCALE: 1"=30' SHEET 1 OF 1 JANUARY, 2022

REFERENCES:
 RECORDED PLAT 44: "PARTITION PLAN IN EQUITY SUIT NO 3995...."
 RECORDED PLAT 967: "BATCHELLER AVENUE MINOR SUBDIVISION...."
 L.E. 6136, Pg. 65; SUBJECT PROPERTY

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 ON NOVEMBER 25, 2015 AS FOLLOWS:

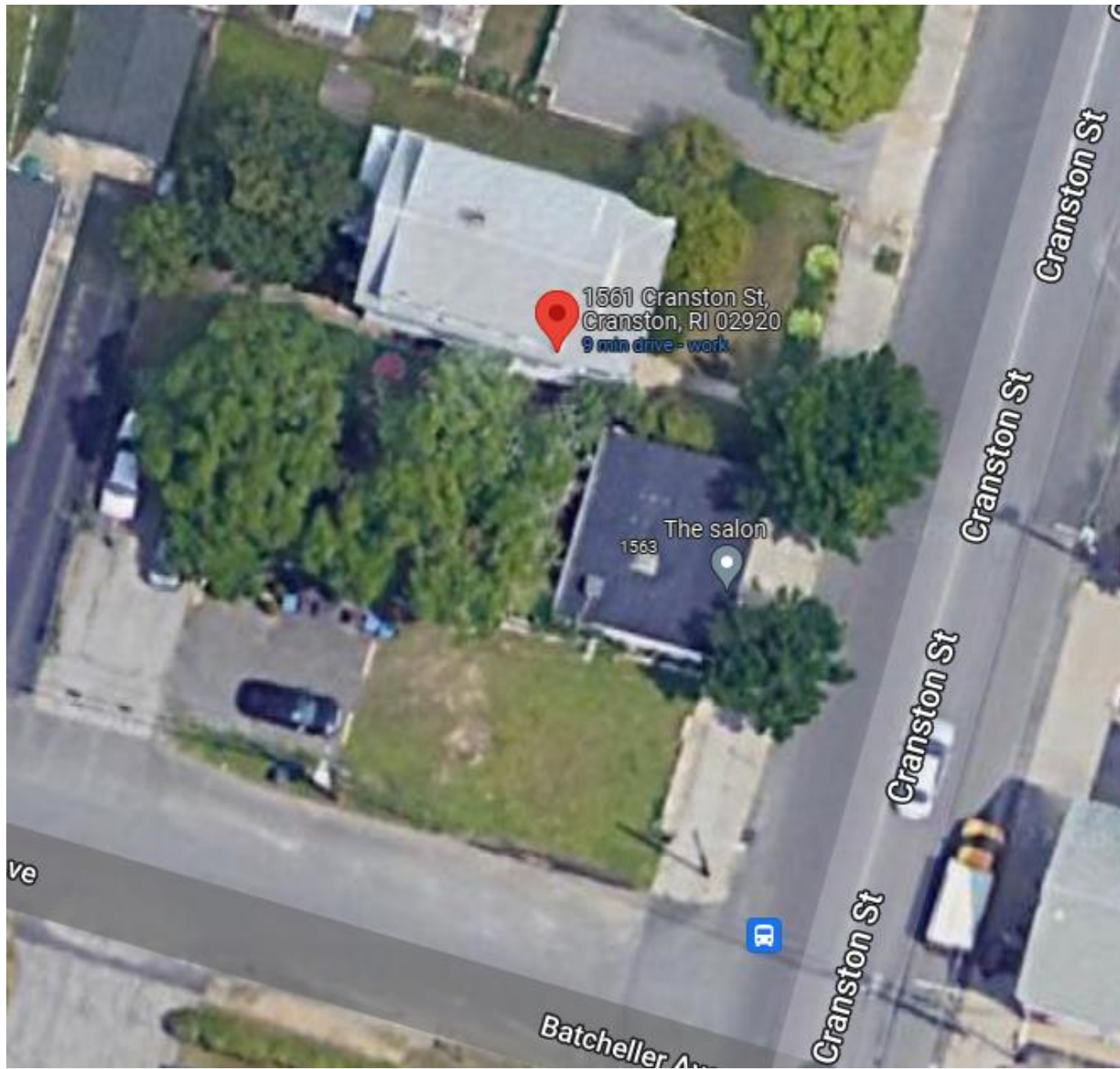
LIMITED CONTENT BOUNDARY SURVEY CLASS 'III'

THIS PLAN HAS BEEN PREPARED FOR SUBMISSION TO THE CITY OF CRANSTON FOR A ZONING VARIANCE

HARRY A. MILLER, JR., No. 1967
 COA: LS-A101

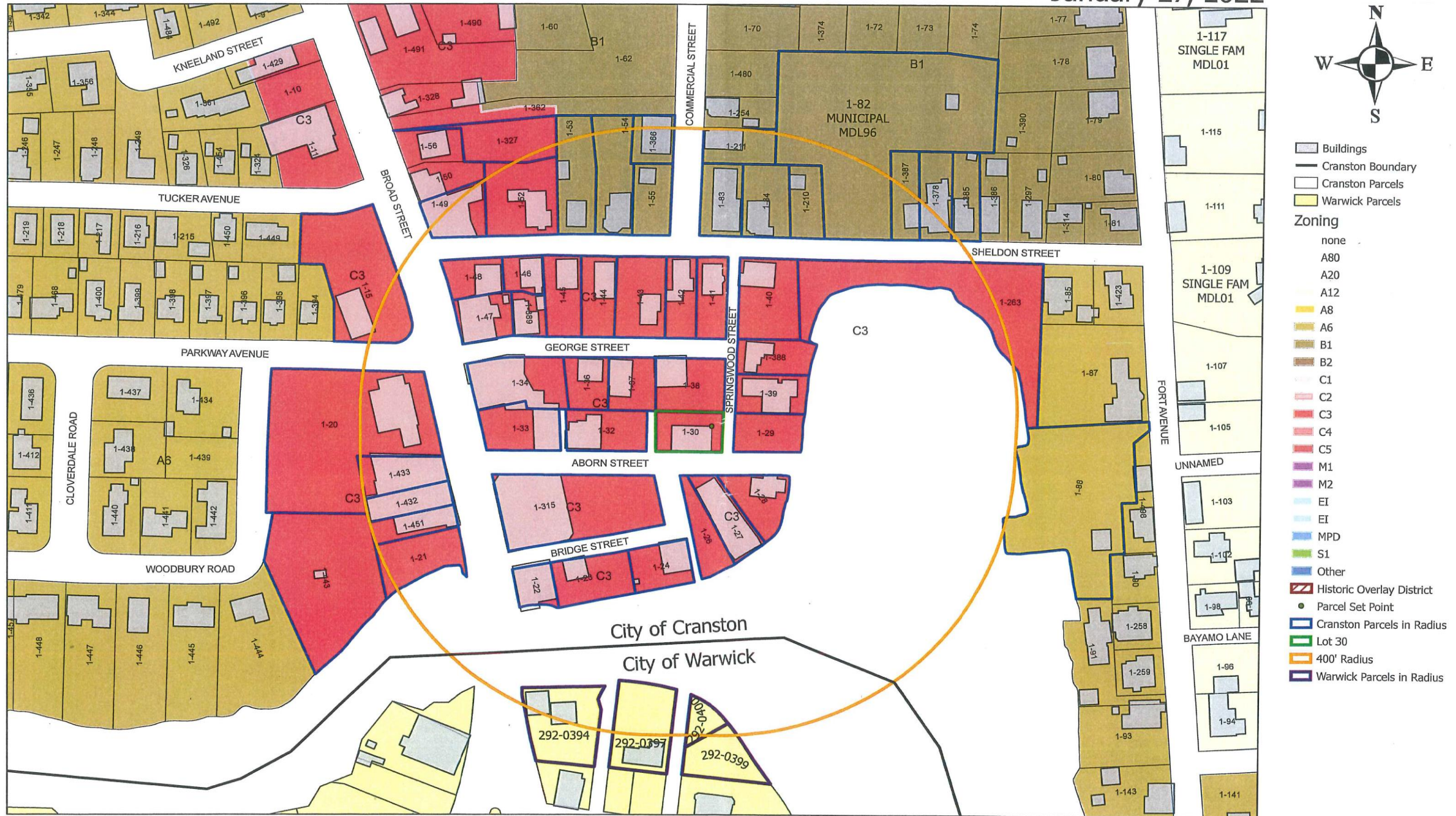






Ward 1

BRIDGE GROUP, LLC (OWN/APP) has filed an application to construct an addition to convert an existing two unit building into a three unit residential use at **5 Aborn Street**, A.P. 1, lot 30, area 5,278 s.f. zoned C3. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.030-Schedule of Uses, Sections 17.20.120- Schedule of Intensity Regulations.
Application filed 2/09/2021.
Robert D. Murray, Esq.



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2002 Zoning Board Approval



Individuals requesting services for the hearing impaired must notify the Office of the City Clerk at least 48 hours in advance at 461-1000 X 3236

OFFICE OF THE ZONING BOARD OF REVIEW

John R. O'Leary
Mayor

Stephen W. Rioles
Secretary

John P. Leyden
Enforcing Officer

Regular meeting on
Second Wednesday

CITY HALL
869 PARK AVENUE
Cranston Rhode Island 02910

Board Members
Chairwoman
Joy Montanaro
Edward DiMuccio
Christopher DelSesto
Frank Corrao III
Donald Curran

Alternate Members
Richard Vespia
Curtis Ponder

NOTICE OF DECISION

You are hereby notified that **ALBACO, LLC 2200 BROAD STREET CRANSTON RI 02905 (OWN/APP)** has filed an application for permission to convert an existing industrial building to a residential use with two residential units at **5 Aborn Street**. AP 1, lot 30, area 5217+/- SF, zoned C-3. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, and 30-8 Schedule of Uses, and 30-18 (P)(2)(6) Off-Street Parking.

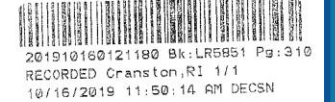
This Application was **APPROVED with CONDITIONS** on 10/9/02.

Conditions: 1) CRMC and RIHPHC approval. 2) Provide survey by registered land surveyor to determine property boundaries at Springwood Street to ensure that the proposed carport retaining wall will not be located in the Springwood Street right of way. 3) Seek advisory opinion from the Historic District Commission.

You are invited to be present. You may address the Zoning Board on the subject matter of this notice and if you so desire you may be represented by an attorney and have expert witness testify on your behalf. If you deem the Zoning Board's decision unfavorable, you may appeal same to the Providence County Superior Court within a period of twenty days.

By Order of the Zoning Board of Review
Stephen W. Rioles Secretary

2019 Zoning Board Approval



Individuals requesting services for the hearing impaired must notify the Office of the Inspector of Buildings at least 48 hours in advance at 401-780-6012

OFFICE OF THE ZONING BOARD OF REVIEW

CITY HALL
869 PARK AVENUE
Cranston Rhode Island 02910

Allan W Fung
Mayor

Stanley Pikul
Secretary

David Rodio
Enforcing Officer

Regular meeting on
second Wednesday

Board Members
Chairperson
Matthew Gendron

Christopher E Buonanno
Joy Montanaro
Paula McFarland
Thomas Barbicri

Alternate Members
1ST Craig Norcliffe
2ND Robert Coupe
3RD Donald Roach Jr.
4TH Josh Catone

NOTICE OF DECISION

BRIDGE GROUP, LLC (OWN/APP) has filed an application to convert an existing two family dwelling unit building into a three unit multi-family dwelling at **5 Aborn Street, A.P. 1, lot 30, area 5,278 sq.ft., zone C3**. Applicant seeks relief per Sections 17.92.010 Variance; 17.20.030 Schedule of Uses; 17.20.120 - Schedule of Intensity Regulations. Application filed 9/13/2019. Robert D. Murray Esq.

This application was **APPROVED WITH CONDITIONS** as submitted on October 9, 2019.

Conditions

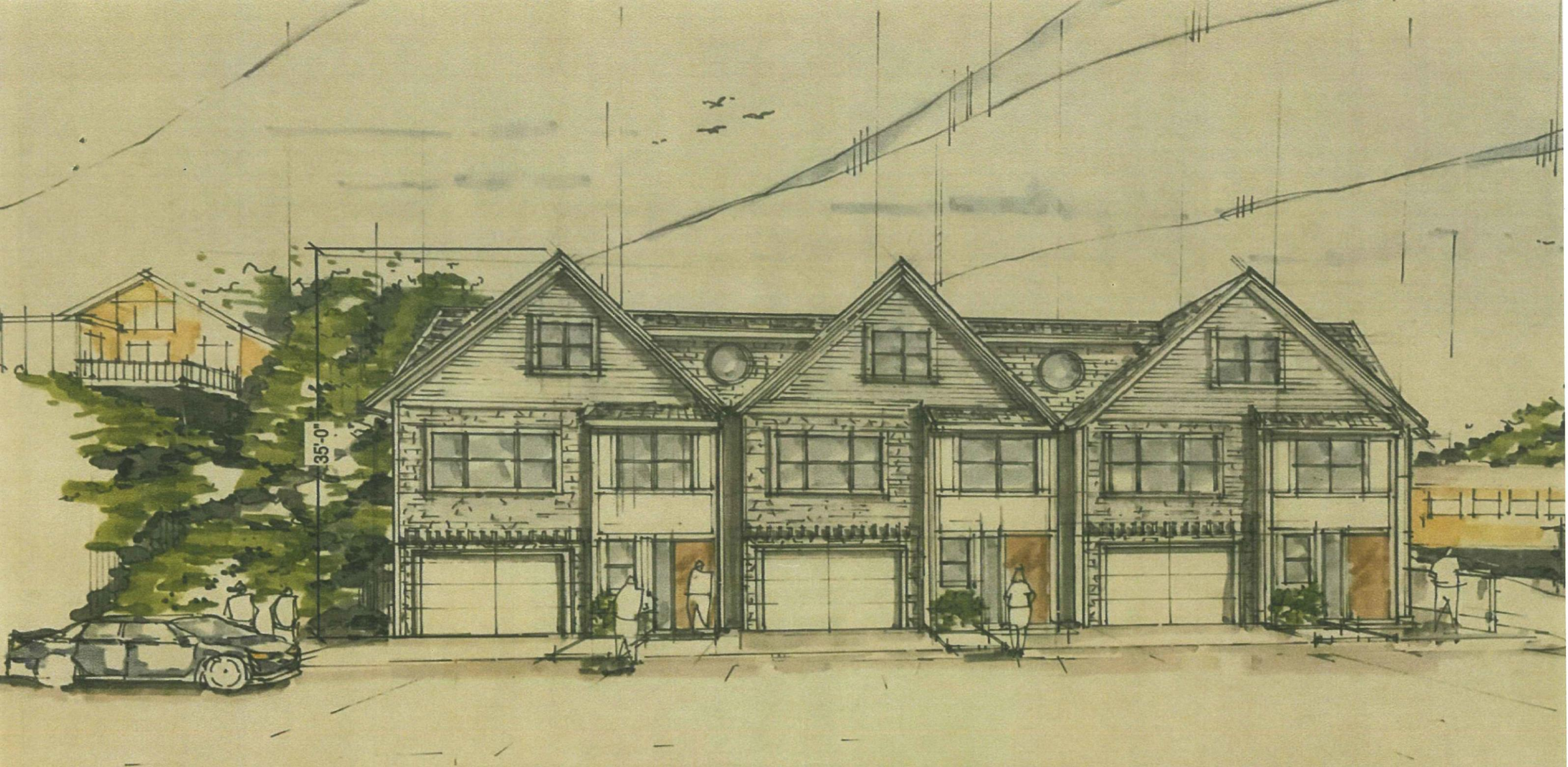
Maximum height not to exceed 35 feet from grade.

A full written decision is on file in the Office of the Inspector of Buildings 1090, Cranston Street, Cranston RI 02920. If you deem the Zoning Board's decision unfavorable, you may appeal it to the Providence County Superior Court within a period of twenty days.

****Building permits are required to complete the above relief if approved by ZBR.**

By Order of the Zoning Board of Review
Stanley F. Pikul Secretary

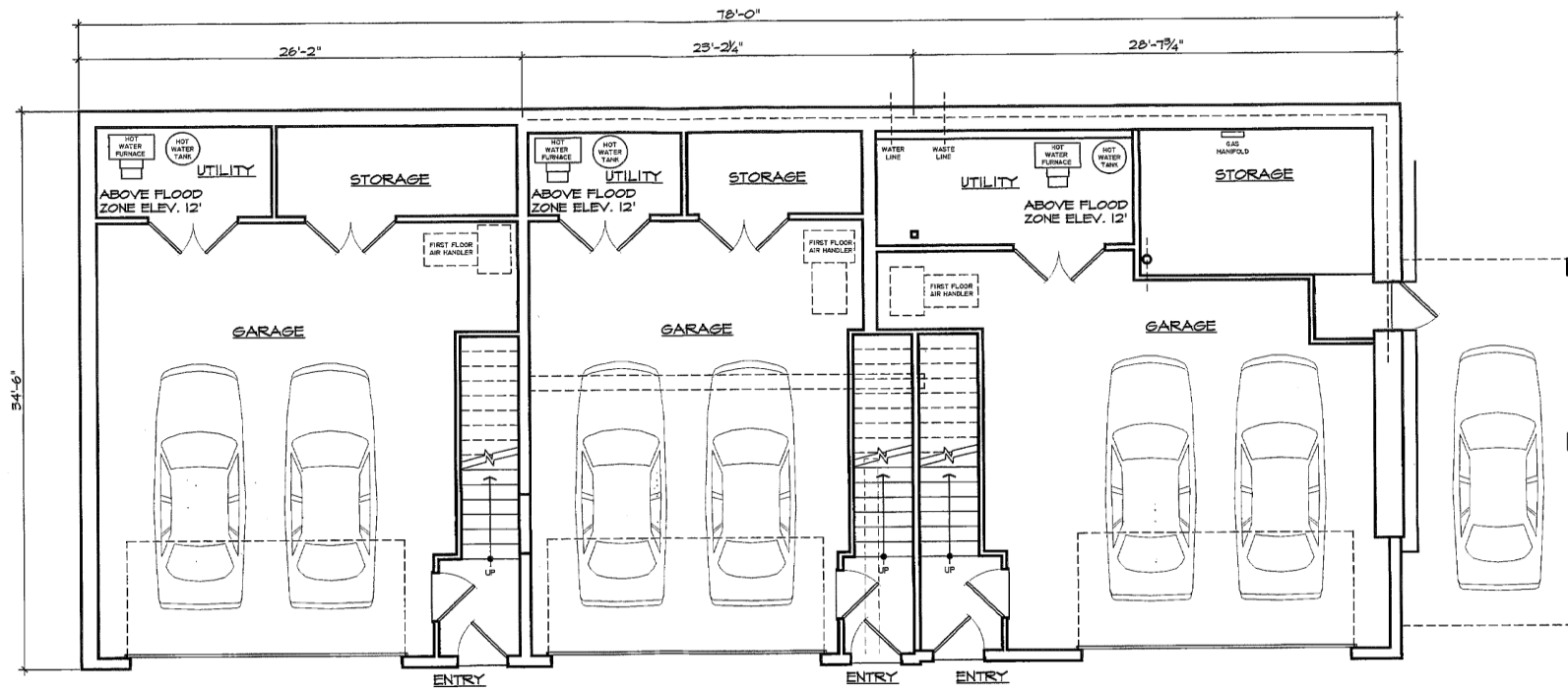




CONCEPTUAL RENDERING
ABORN STREET

JUNE 18, 2021



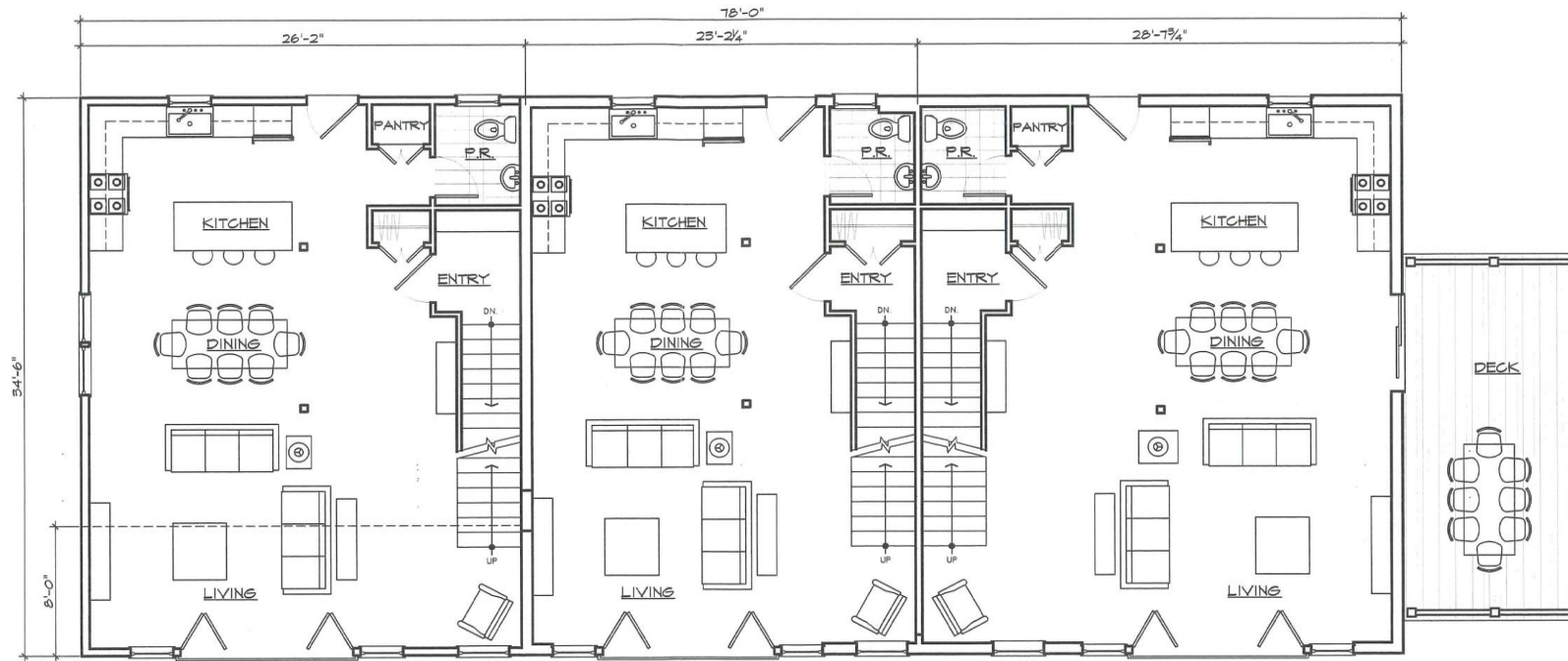


① PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

5 ABORN STREET
CRANSTON, RI

CHRISTOPHER W. ARNER, ARCHITECT
NEWPORT, RHODE ISLAND
4-14-17

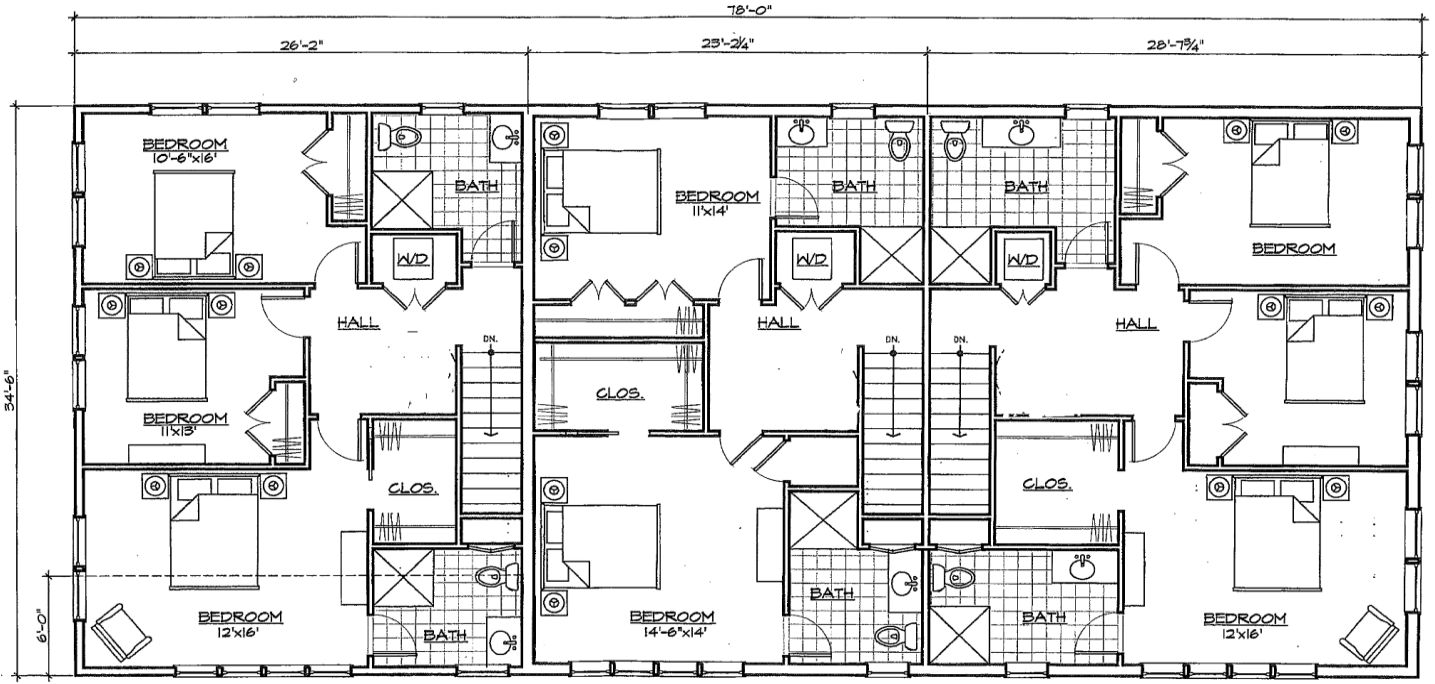
Residential



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

5 ABORN STREET
CRANSTON, RI

CHRISTOPHER W. ARNER, ARCHITECT
NEWPORT, RHODE ISLAND
4-14-17



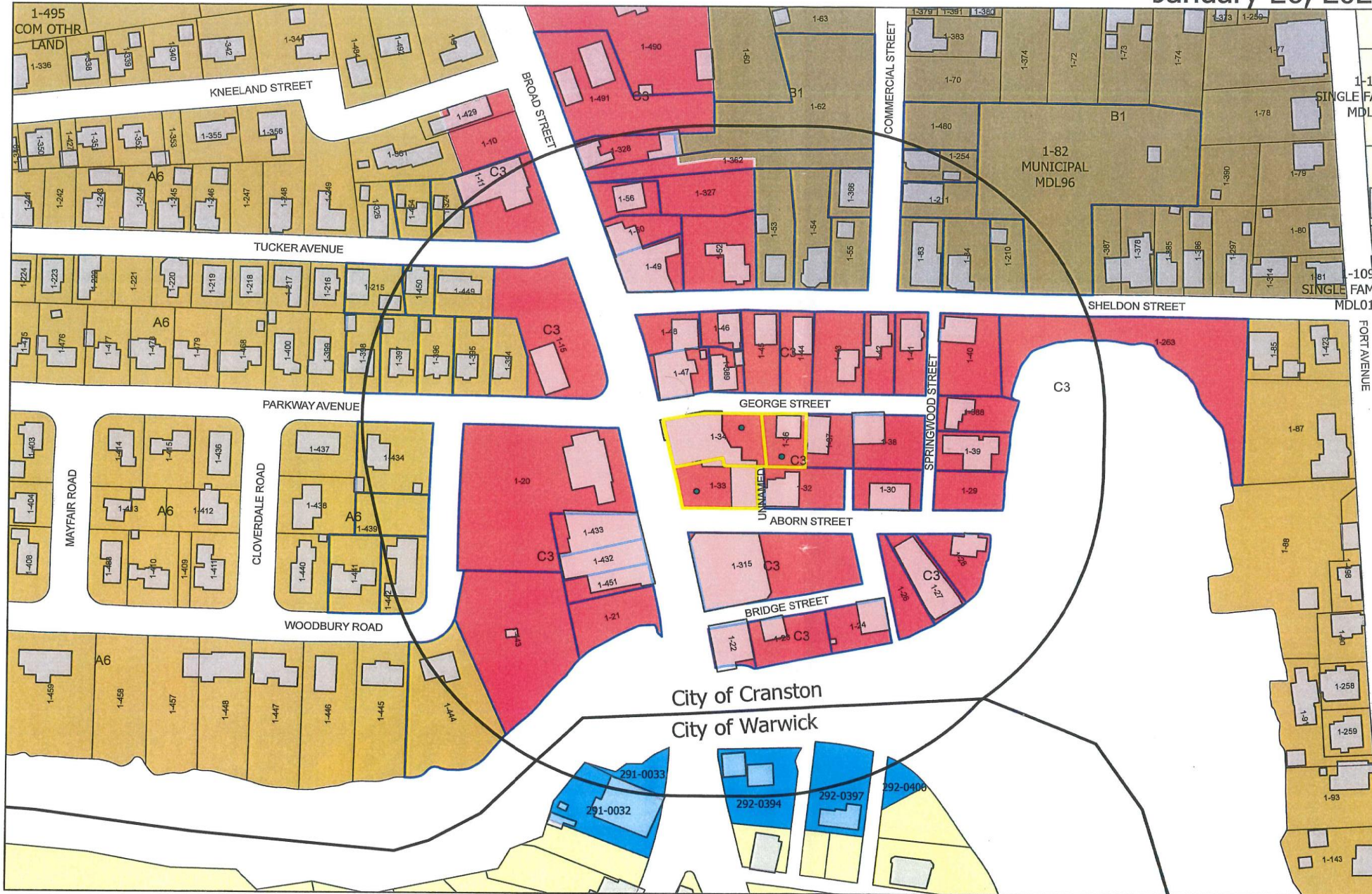
1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

5 ABORN STREET
CRANSTON, RI

CHRISTOPHER W. ARNER, ARCHITECT
NEWPORT, RHODE ISLAND
4-14-17

Ward 1

BRIDGE GROUP, LLC (OWN/APP) has applied to allow a temporary outdoor seating area established by executive order to remain permanently after Covid restrictions are lifted, eliminating off street parking at **2190 Broad Street**, A.P. 1, lot 33&34, area 14,646 s.f. zoned C3. Applicant seeks relief per Section 17.92.010-Variance; 17.64.010- Off Street Parking. Application filed 2/09/2021. Robert D. Murray, Esq.

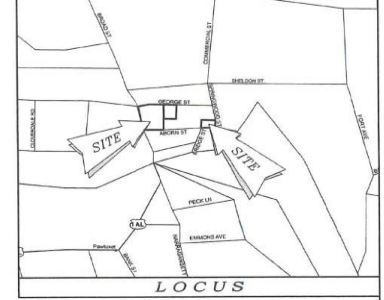


- Buildings
- Cranston Boundary
- Cranston Parcels
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- EI
- MPD
- S1
- Other
- Historic Overlay District
- Parcel Set Point
- Cranston Parcels in Radius
- Lots 33, 34, 36
- 400' Radius
- Warwick Parcels
- Warwick Parcels in Radius

City of Cranston
 City of Warwick



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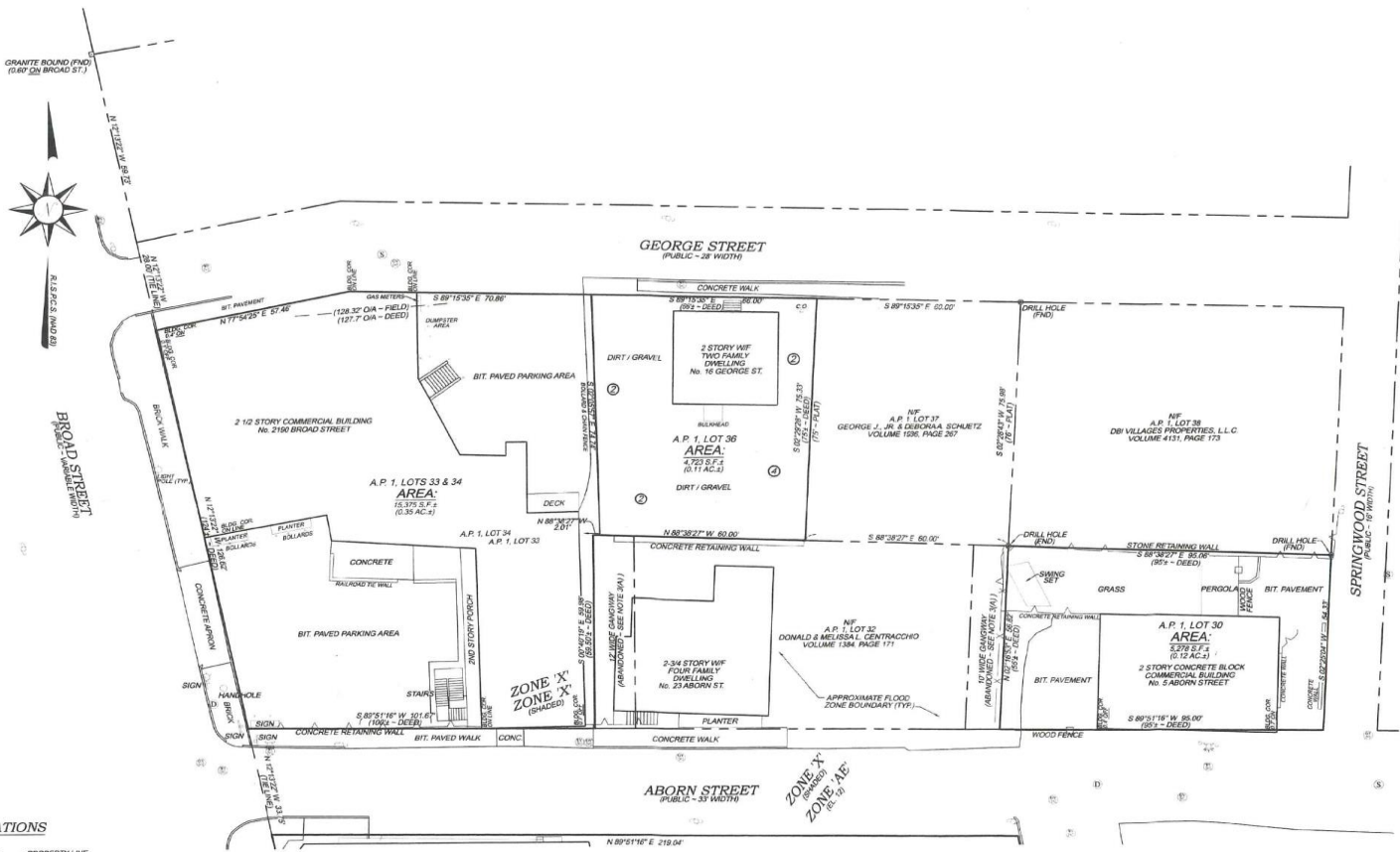
NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - PLAN ENTITLED "SURVEY PLAN ABANDONMENT OF GANGWAYS ABOVE STREET - CRANSTON, RHODE ISLAND PREPARED FOR ALBACO, INC. 2180- 2192 BROAD STREET - CRANSTON, RHODE ISLAND 02905 PROJECT NO. 002.116 SCALE: 1" = 20' DATE: DEC. 13, 2002 BY WATERMAN ENGINEERING CO."
 - PLAN ENTITLED "PLAT OF LAND IN PART LUXET, CRANSTON, R.I. BELONGING TO MURRAY S. UPHAM BY WATERMAN ENGINEERING CO. SEPT. 1985 SCALE: 1" = 40'."
 - PLAN ENTITLED "MAP OF LAND IN PART LUXET, CRANSTON, R.I. BELONGING TO REACON OIL COMPANY BY WATERMAN ENGINEERING CO. JAN. 1930 SCALE: 10 FT. TO AN INCH."
 - PLAN ENTITLED "LAND OF GEORGE SHELTON LAD OUT ON THE 22ND OF OCTOBER, 1831 SCALE: 30 FEET TO AN INCH" RECORDED ON PLAT CARD 111.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.P. 1, LOT 30 - BRIDGE GROUP, L.L.C. - VOLUME 488A PAGE 31
 - A.P. 1, LOTS 33 & 34 - ALBACO, L.L.C. - VOLUME 1391, PAGE 251
 - A.P. 1, LOT 36 - BRIDGE GROUP, L.L.C. - VOLUME 491A PAGE 121
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - ABANDONMENT OF GANGWAYS ABUTTING ABOVE STREET (SEE PLAN REF. 1A.)
- THESE PREMISES ARE SITUATED IN AN "X-3" ZONE:

DIMENSIONAL REQUIREMENTS

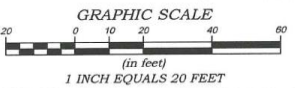
 - MIN. LOT AREA = 6,000 SQ. FT.
 - MIN. FRONTAGE/WIDTH = 60 FT.
 - MIN. S/B FRONT YARD = 0 FT.
 - MIN. S/B REAR YARD = 30 FT.
 - MIN. S/B SIDE YARD = 0 FT.
 - MAX. BUILDING HEIGHT = 35 FT.
 - MAX. LOT COVERAGE = 100%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANE ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD. LAND ZONE AE (EL. 12) AS DETERMINED ON THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 119 OF 451 CITY OF CRANSTON MAP NUMBER 44070318H MAP REVISED: SEPTEMBER 18, 2013. FEDERAL EMERGENCY MANAGEMENT AGENCY."
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DTD SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-800-333-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS THE F.L.S. P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 83. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM ITS REFERENCE STATIONS USING THE MTS RTK NETWORK VIA LEICA GPS 1200 SERIES & CARLOS SURVEYOR SERIES GPS ANTENNAS / RECEIVERS.
- THE STREET LINES IN THIS AREA WERE ESTABLISHED FROM THE MONUMENTATION / OCCUPATION FOUND AND ALL AVAILABLE DEEDS / PLANS OF RECORD. VERY LITTLE MONUMENTATION COULD BE FOUND IN THIS AREA AND NO STREET LINE LAYOUTS COULD BE FOUND ON RECORD.



LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	---	- FENCE
WF	- WOOD FRAMED	---	- SEWER LINE
SNP	- STATE HIGHWAY PLAT	---	- DRAIN LINE
RET	- RETAINING WALL	---	- WATER LINE
PEL	- PEDESTRIAN	---	- GAS LINE
(FND)	- FOUND	---	- ELECTRIC LINE
RHW	- R/H HIGHWAY BOUND	---	- SANITARY SEWER MANHOLE
M/NAL	- MASONRY NAL	---	- CATCH BASIN
FE	- FLARED END	---	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	---	- WATER GAZE
CLF	- CHAIN LINK FENCE	---	- GAS VALVE
INV	- INVERT	---	- ELECTRIC MANHOLE
± 10.00	- EXISTING SPOT GRADE	---	- GRANITE BOUND
	- NEW SPOT GRADE	---	- DRILL HOLE
		---	- IRON PIPE



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** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN



CERTIFICATION
 THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1964.

BOUNDARY SURVEY - CLASS 1
 TOPOGRAPHIC SURVEY - CLASS NA

Richard S. Lipsitz
 RICHARD S. LIPSITZ
 WATERMAN ENGINEERING COMPANY

REG. NO. DATE
 1837 2-27-15

NO.	DATE	ADDED PARKING SPACES - A.P. 1, LOT 36	REVISION	CHECKED BY	RSL
1	02/27/15				

BOUNDARY SURVEY PLAN
 A.P. 1, LOTS 30, 33, 34 & 36
 BROAD ST., GEORGE ST., SPRINGWOOD ST. & ABORN ST.,
 CRANSTON, RHODE ISLAND 02905

BRIDGE GROUP, L.L.C.
 11 KRISTEN DRIVE
 NORTH PROVIDENCE, RHODE ISLAND 02911

PROJECT NO.	13-034
SCALE	1" = 20'
DATE	01/26/15
DRAWN BY	BLT
CHECKED BY	RSL
DATE	13-034_R12_2015
OF	1 SHEETS
DRAWING #	SU2

Waterman ENGINEERING COMPANY
 ENGINEERS & SURVEYORS - Est. 1884

400 North Main Street
 North Providence, RI 02904
 Phone: (401) 424-1775
 Fax: (401) 424-1772
 www.watermaneng.com

