

# City of Cranston

# Zoning Board of Review

*May 12, 2021*

## **Chairman of the Board**

Christopher E. Buonanno

## **Members**

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

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

Vacant (2<sup>nd</sup> Alternate)

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

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

## Ward 1

**STEPHEN A. RODIO and CHUNMEI DU (OWN)**

And

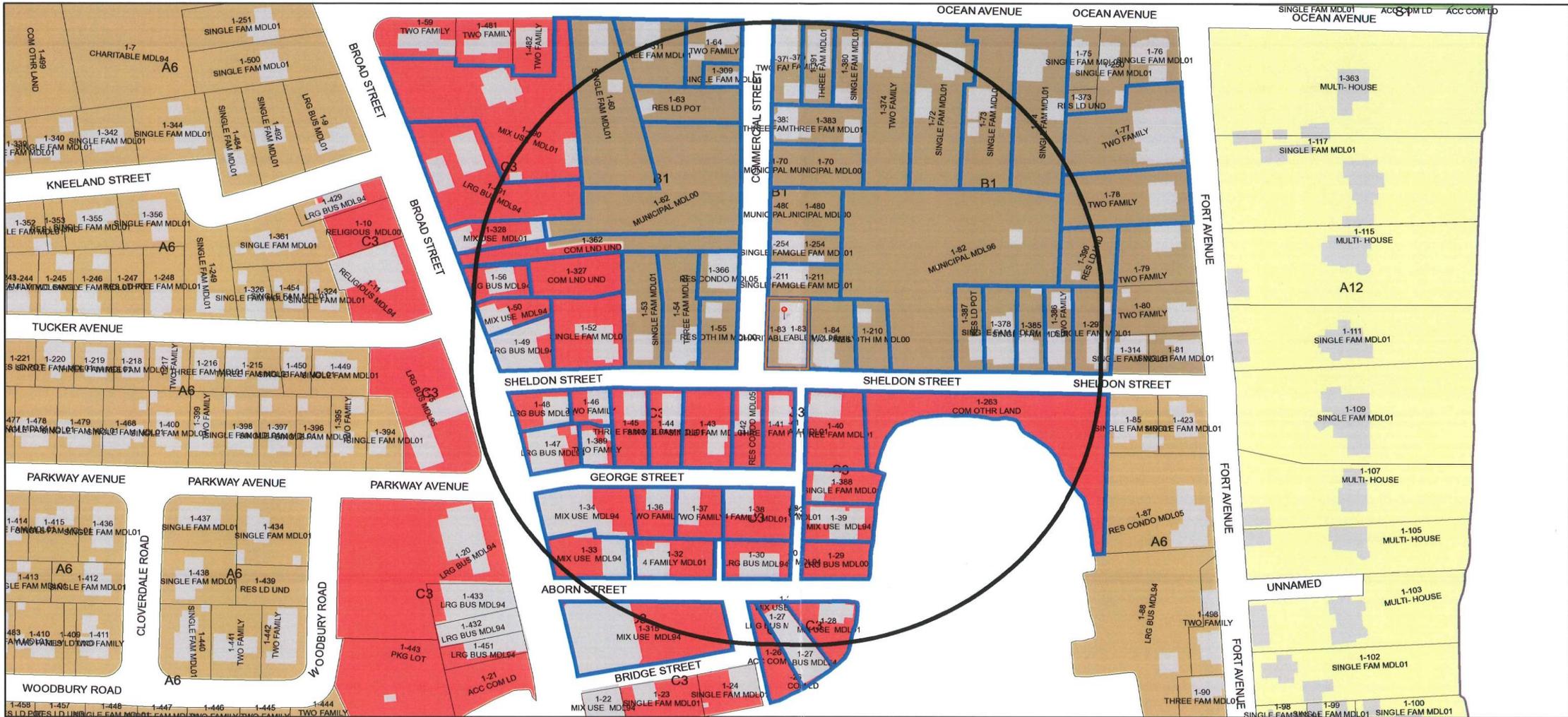
**STEPHEN A. RODIO (APP)**

Have filed an application convert an existing building into a two family dwelling with restricted front, rear, and side yard setbacks; and restricted lot size at

**34 Commercial Street**, A.P. 1, lot 83, area 6,000 s.f. zoned B1. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.090 (A) - Specific Requirements and 17.92.120- Schedule of Intensity Regulation.

Application filed 03/21/21. Robert D. Murray, Esq.

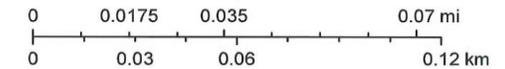
# 34 Commercial St 400' Radius Plat 1 Lot 83



3/16/2021, 10:48:21 AM

- |  |                   |               |                           |  |     |  |    |  |       |
|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |               | Buildings                 |  | A20 |  | C1 |  | M2    |
|  | Plat Boundaries   |               | Zoning Dimensions         |  | A12 |  | C2 |  | E1    |
|  | Parcel ID Labels  |               | Historic Overlay District |  | A8  |  | C3 |  | MPD   |
|  | Streets Names     | <b>Zoning</b> |                           |  | A6  |  | C4 |  | S1    |
|  | Cranston Boundary |               | none                      |  | B1  |  | C5 |  | Other |
|  | Parcels           |               | A80                       |  | B2  |  | M1 |  |       |

1:1,602



City of Cranston

**REFERENCES:**

CITY OF CRANSTON, CLERK'S OFFICE  
 PLAT CARD 17 ENTITLED  
 "GEORGE SHELDON PLAT"  
 DEED. BOOK. 6094, PAGE 212  
 CITY OF CRANSTON, ENGINEERING DIVISION  
 SHELDON STREET LINE PLAN - WPA 606

**FBMA INFO:**

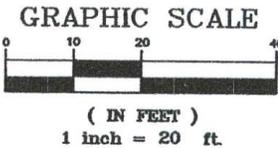
ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION  
 "X" ( AREAS OF MINIMAL FLOODING ) ZONE  
 PER F.I.R.M. 44007C0319J, Effective 10/02/2015.

ALL LOTS SHOWN ARE LOCATED IN A B-1 ZONE  
**B-1 ZONING REQUIREMENTS: (2 FAMILY)**

AREA 8,000 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.

**LOT COVERAGE**

LOT AREA = 6,000 S.F.  
 EXISTING BUILDING 2,874 S.F.  
 TOTAL AREA 2,874 S.F.  
 2,874 S.F./6,000 S.F.= 47.9%



**LEGEND:**

- U.P.7 UTILITY POLE
- Fire Hydrant FIRE HYDRANT
- O.H. Wire OVERHEAD WIRE
- TRAFFIC FLOW DIRECTION
- (25.2) EXISTING ELEVATION GRADE (CRANSTON DATUM)

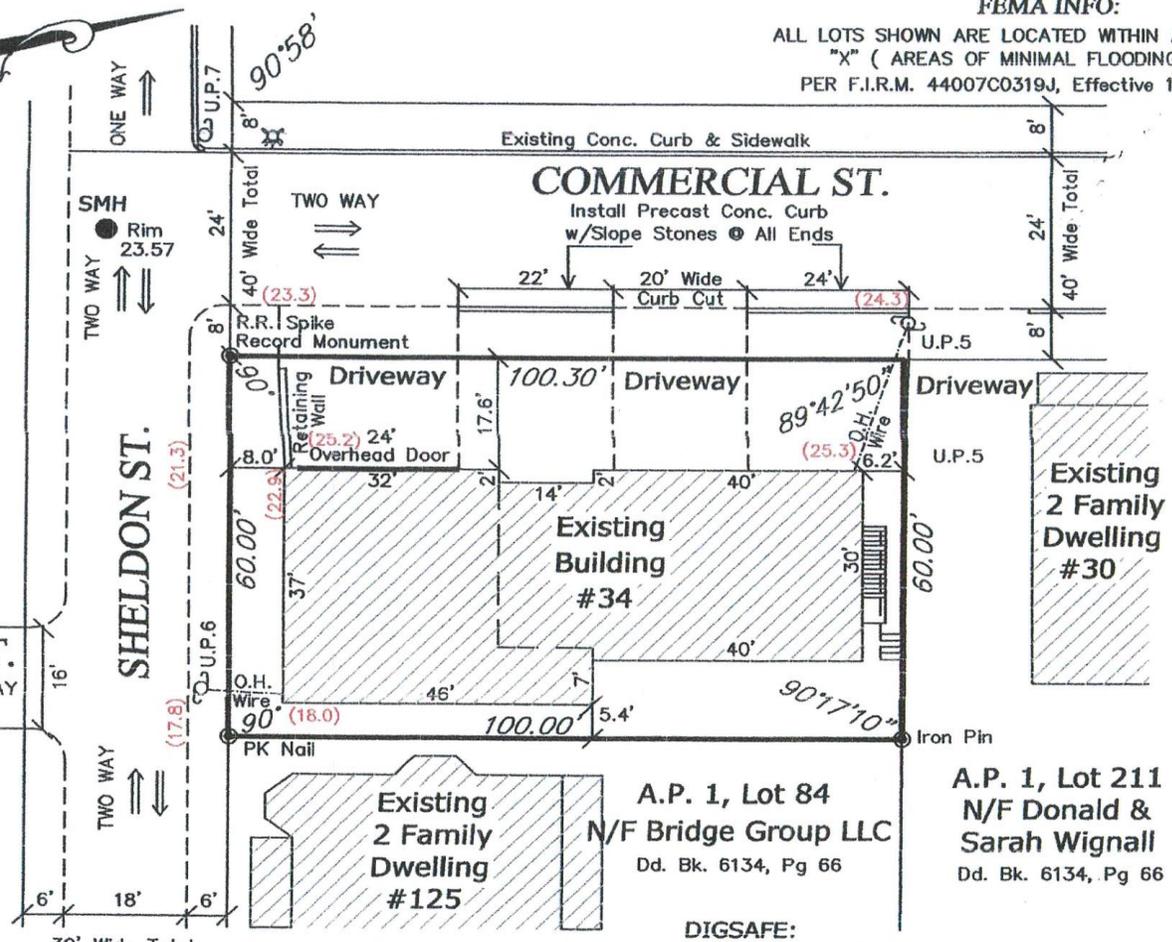
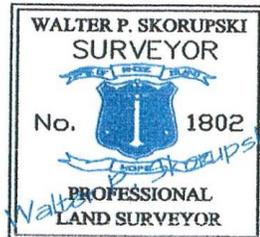
**CERTIFICATION:**

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.

COMPREHENSIVE 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, Property Lines and prepare Site Plan for 34 Commercial St. on Lot 83, Assessor Plat 1 in the City of Cranston.

By: Walter P. Skorupski 3/18/2021  
 Date  
 Walter P. Skorupski  
 Registered Professional Land Surveyor  
 LS A378-COA

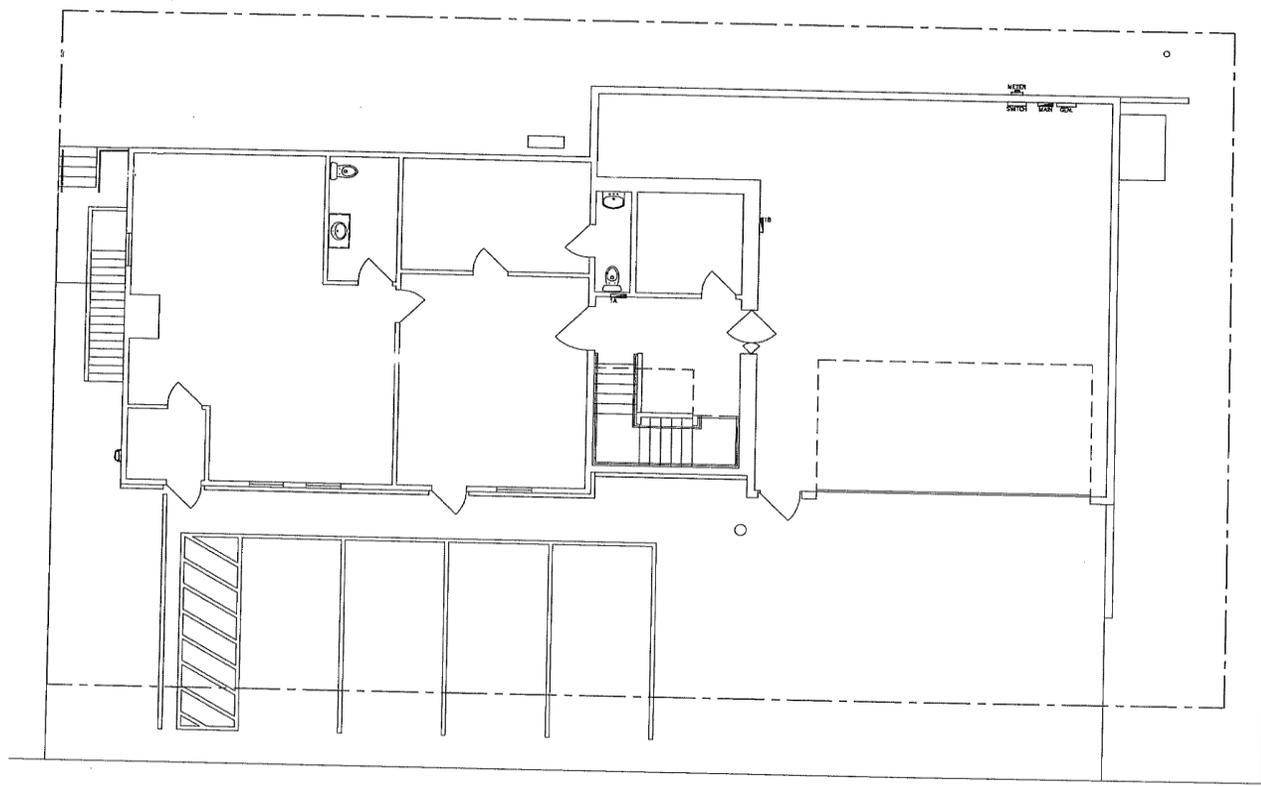


A.P. 1, Lot 84  
 N/F Bridge Group LLC  
 Dd. Bk. 6134, Pg 66

A.P. 1, Lot 211  
 N/F Donald & Sarah Wignall  
 Dd. Bk. 6134, Pg 66

**DIGSAFE:**  
 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)

<p><b>Owners:</b>                  Stephen A. Rodlo &amp; Chunmei Du                  2139 Broad Street                  Cranston, R.I. 02805</p>	<p><b>SURVEY &amp; EXISTING SITE PLAN</b>                  CITY OF CRANSTON                  34 COMMERCIAL STREET                  ASSESSOR'S PLAT 1                  LOT 83</p>
<p>March, 2021</p>	



SHELDON STREET

COMMERCIAL STREET

GROUND FLOOR AND SITE PLAN



ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
FACILITIES MANAGEMENT  
PROJECT MANAGEMENT

**HISBARD & ASSOCIATES, I.R.C.**  
PROVIDENCE HALL | 150 WALKER STREET | PROVIDENCE, RI | 02908  
VOICE: 401-451-8112 | FAX: 401-451-8111 | WWW.HISBARD.COM

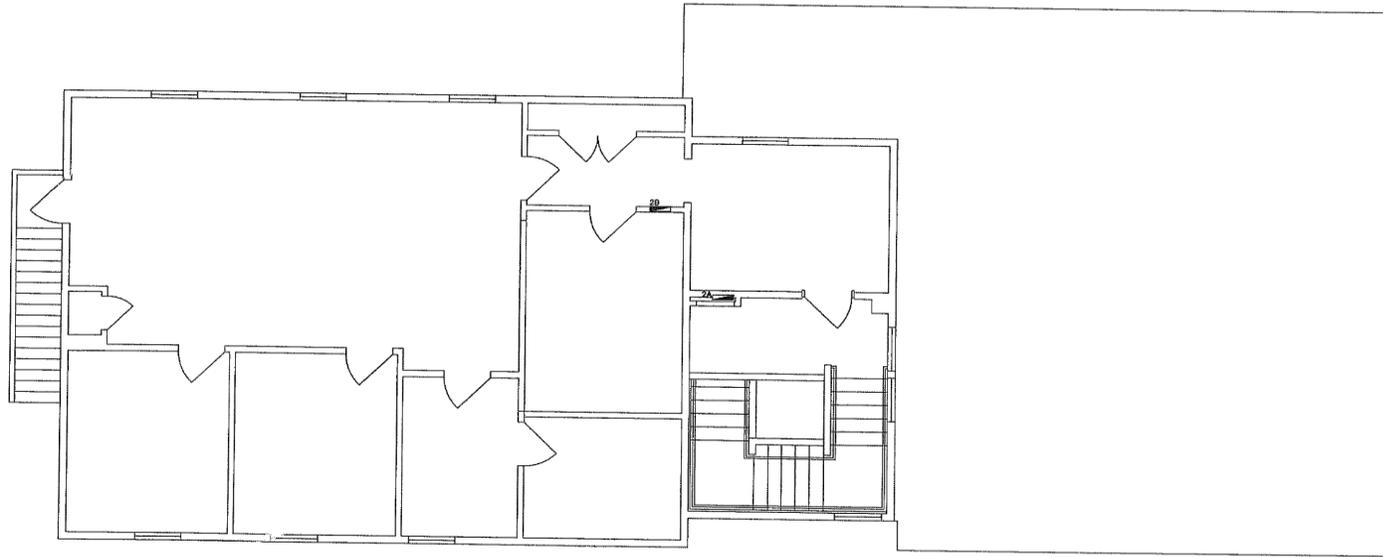
34 Commercial Street  
Cranston, RI  
02905

EXISTING PLAN  
SITE AND GROUND FLOOR

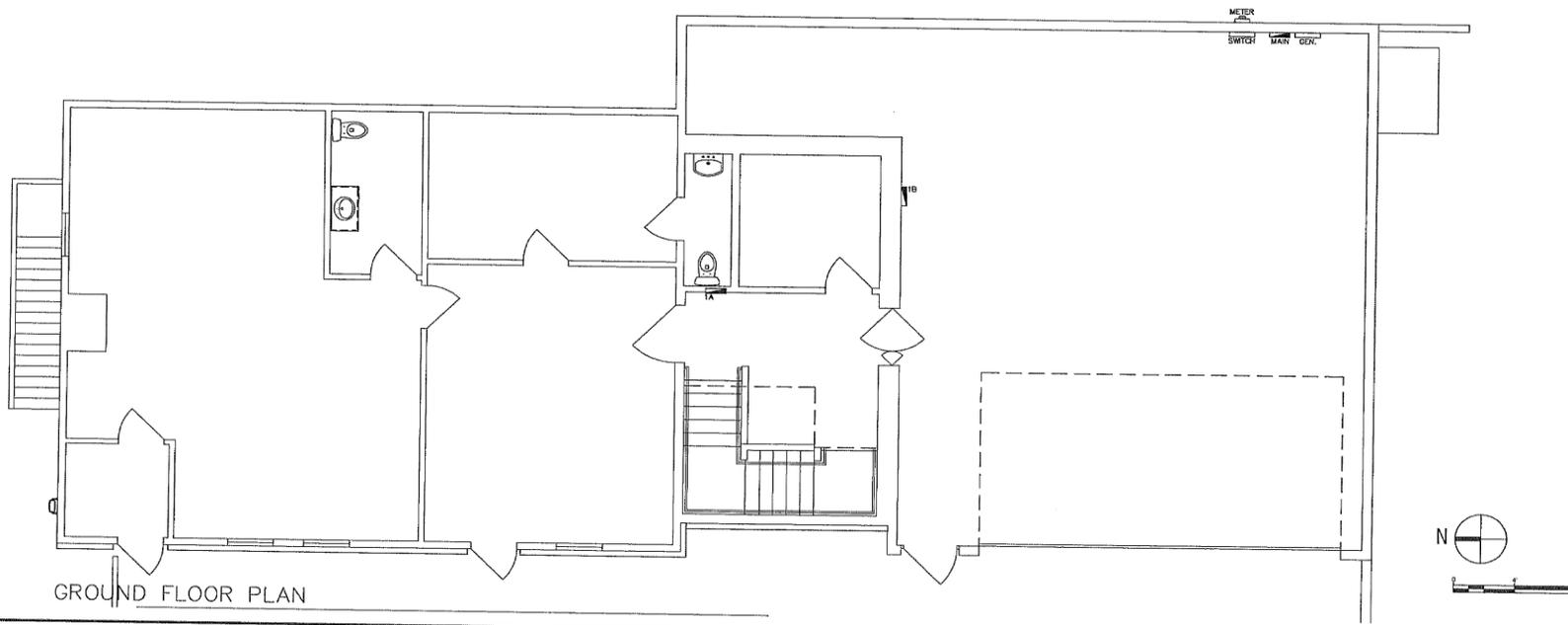
ISSUE TYPE: SCHEMATIC DESIGN	REVISED: -
ISSUE DATE: 03/19/2021	
DESIGNED BY: EJD	
DR:	

SCALE:  
3/16" = 1'-0"  
BHA PROJECT NO:  
2020.00

SD-1.1



SECOND FLOOR PLAN



GROUND FLOOR PLAN


 ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 PROJECT MANAGEMENT  
**BISBAND + ASSOCIATES, I.B.C.**  
 800 BURNING MILLS | 100 VALLEY STREET | PROVIDENCE, RI | 02905  
 VOICE: 401-404-8111 FAX: 401-404-8111 WWW.BISBAND.COM

34 Commercial Street  
Cranston, RI  
02905

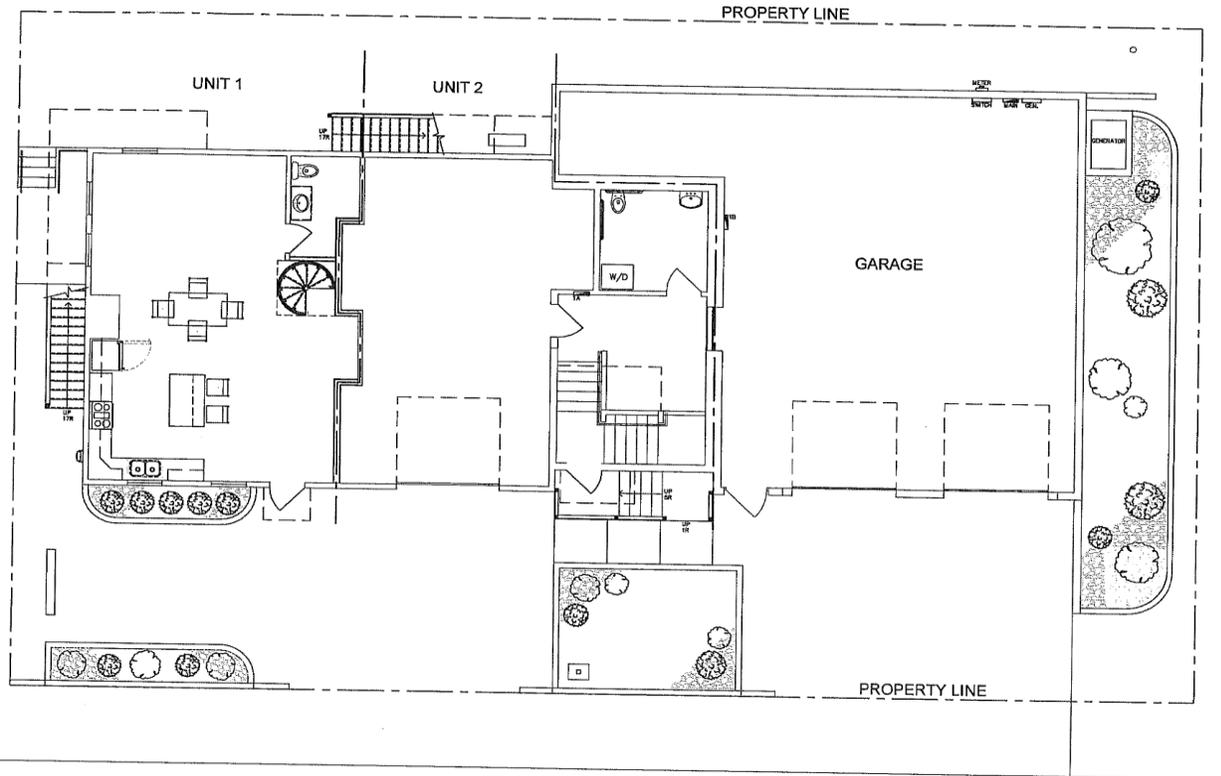
EXISTING PLAN  
GROUND & SECOND FLOOR

ISSUE TYPE:  
 SCHEMATIC DESIGN  
 ISSUE DATE:  
 03/15/2021  
 DRAWN BY:  
 EQJ  
 JR

REVISED:

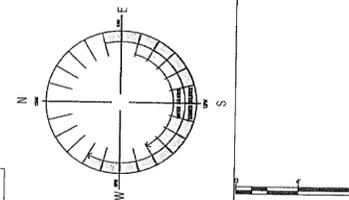
SCALE:  
 1/4" = 1'-0"  
 B+A PROJECT NO:  
 2020.80

SD-1.2



GROUND FLOOR AND SITE PLAN

COMMERCIAL STREET



SHELDON STREET

**SQUARE FOOTAGES:**

**UNIT 1**  
**FIRST FLOOR**  
 682 SQ FT  
**SECOND FLOOR**  
 622 SQ FT INTERIOR  
 83 SQ FT BALCONY  
**TOTAL: 1,387 SQ FT**

**UNIT 2**  
**FIRST FLOOR**  
 780 SQ FT  
**SECOND FLOOR**  
 1,951 SQ FT INTERIOR  
 260 BALCONY  
**TOTAL: 2,991 SQ FT**

**BISBARD + ASSOCIATES, INC.**  
 ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 PROJECT MANAGEMENT  
 JAMES B. BISBARD 1141 VALLEY STREET | PROVIDENCE, RI 02909  
 VOICE 401-842-8310 FAX 401-842-8111 WWW.BISBARD.COM

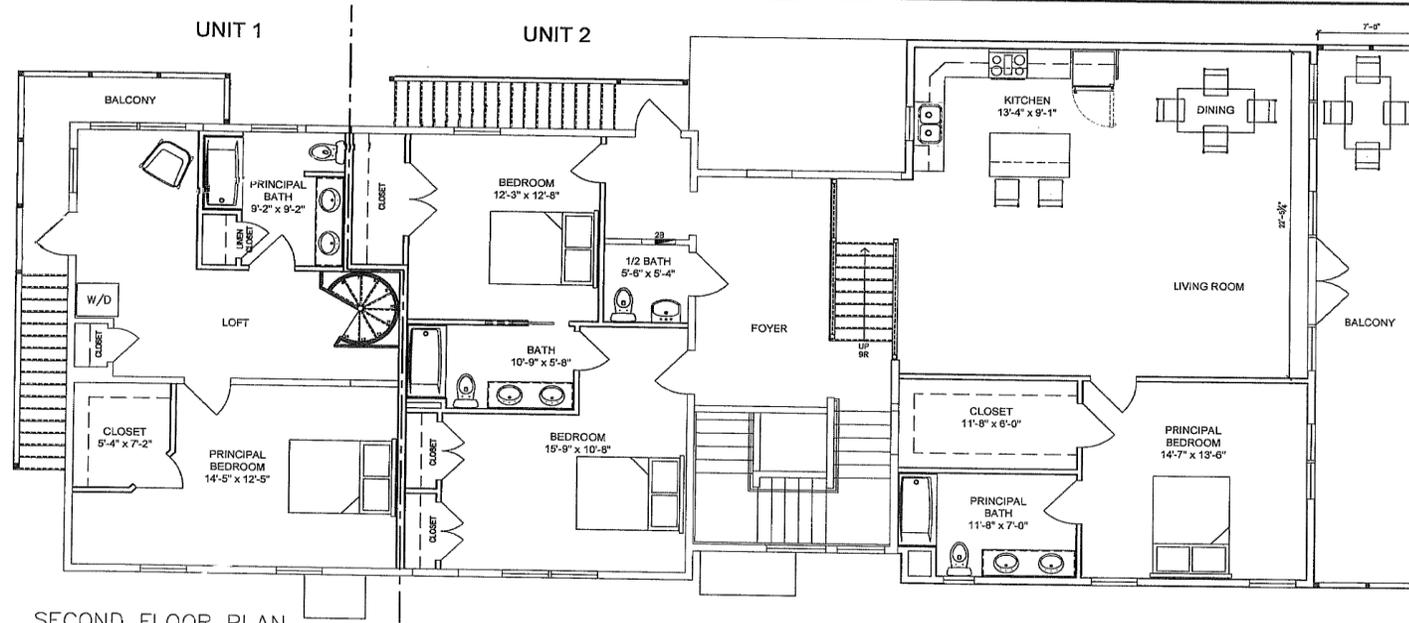
34 Commercial Street  
 Cranston, RI  
 02905

**PROPOSED PLAN**  
**SITE AND GROUND FLOOR**

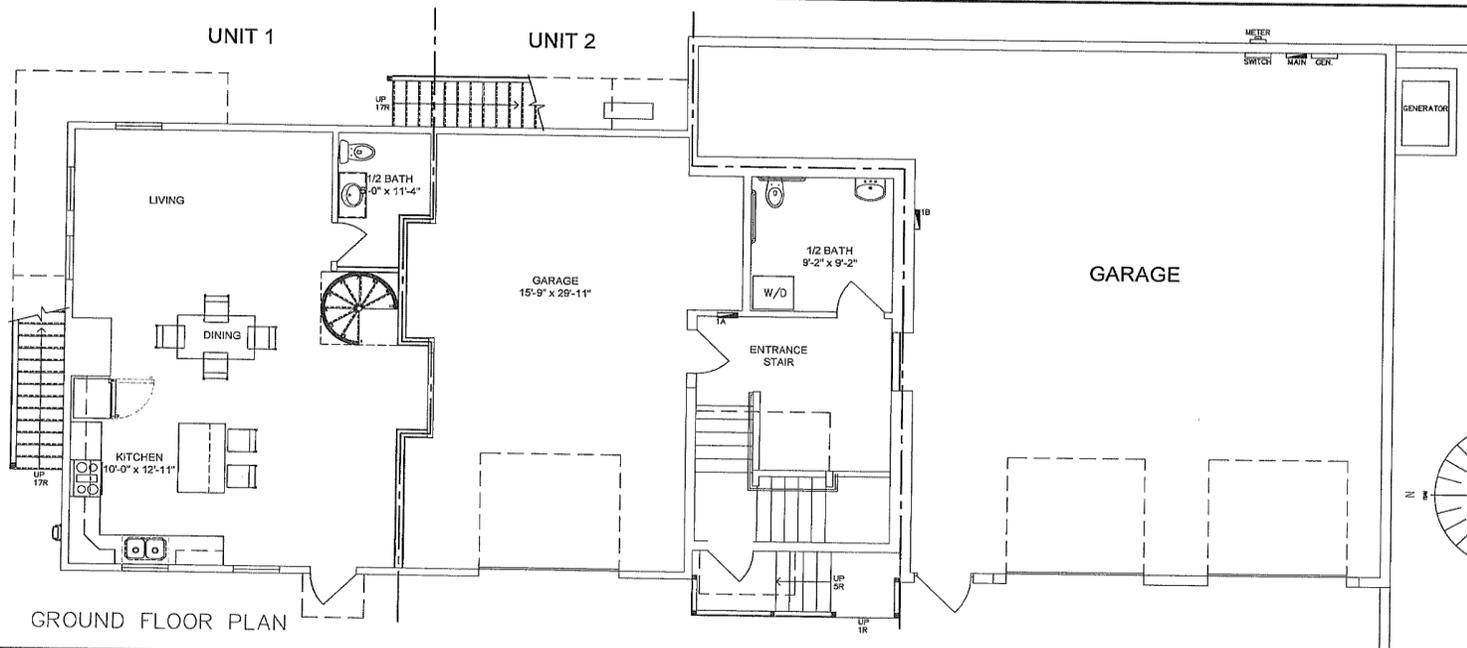
ISSUE TYPE: SCHEMATIC DESIGN	REVISED:
ISSUE DATE: 03/19/2021	
DRAWN BY: END JR	

SCALE:  
 3/16" = 1'-0"  
 B/A PROJECT NO:  
 2020-00

**SD-2.1**



SECOND FLOOR PLAN



GROUND FLOOR PLAN

SQUARE FOOTAGES:

UNIT 1  
 FIRST FLOOR  
 682 SQ FT  
 SECOND FLOOR  
 622 SQ FT INTERIOR  
 83 SQ FT BALCONY  
 TOTAL: 1,387 SQ FT

UNIT 2  
 FIRST FLOOR  
 780 SQ FT  
 SECOND FLOOR  
 1,951 SQ FT INTERIOR  
 260 BALCONY  
 TOTAL: 2,991 SQ FT



34 Commercial Street  
 Cranston, RI  
 02905

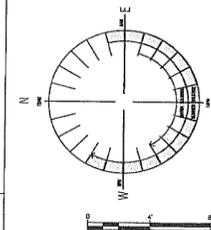
PROPOSED PLAN  
 GROUND & SECOND FLOOR

ISSUE TYPE:  
 SCHEMATIC DESIGN  
 ISSUE DATE:  
 03/19/2021  
 DRAWN BY:  
 DLD  
 JR

REVISED:

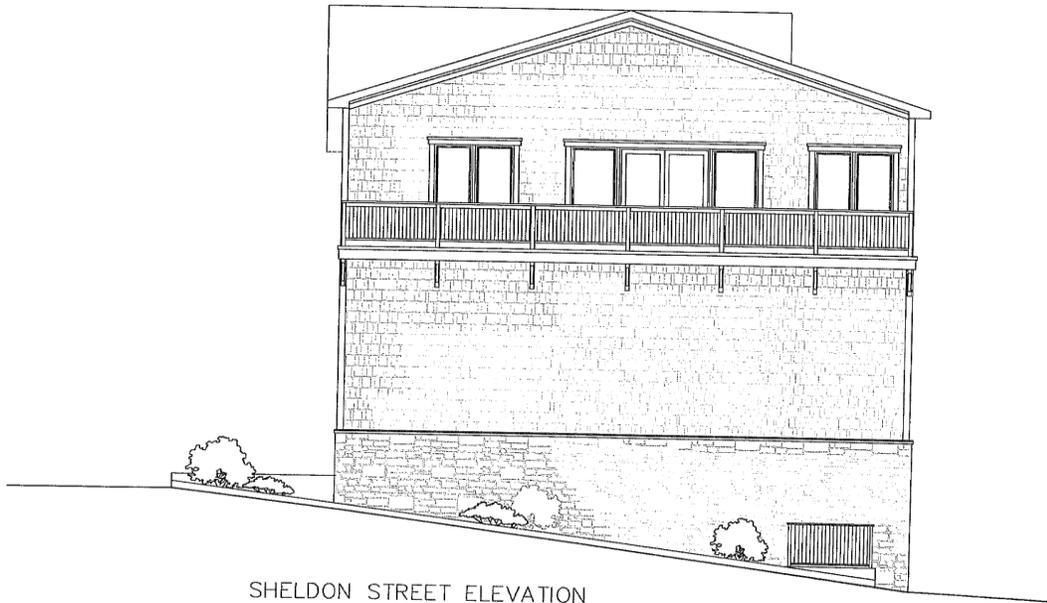
SCALE:  
 1/4" = 1'-0"  
 BHA PROJECT NO:  
 2020.60

SD-2.2





COMMERCIAL STREET ELEVATION



SHELDON STREET ELEVATION




 ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITY MANAGEMENT  
 PROJECT MANAGEMENT  
**RICHARD + ASSOCIATES, INC.**  
PERMITS DIVISION | 148 VALLEY STREET | PROVIDENCE, RI | 02909  
 VOICE: 402.462.8200 | FAX: 402.462.8201 | WWW.RICHARD.COM

34 Commercial Street  
Cranston, RI  
02905

PROPOSED ELEVATIONS

ISSUE TYPE: SCHEMATIC DESIGN	REVISED: -
ISSUE DATE: 03/19/2021	
DRAWN BY: BCT JR	

SCALE:  
1/4" = 1'-0"  
S/A PROJECT NO:  
2020.60

SD-2.3





# Plan Commission Recommendations

Due to the finding that it is inconclusive as to whether this application is consistent with the Cranston Comprehensive Plan, and balancing that against the finding that the application will not negatively alter the character of the surrounding neighborhood, upon a motion made by Mr. Vincent and seconded by Ms. Lanphear, the Plan Commission voted (6-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

## Ward 1

### **370 REALTY, LLC (OWN/APP)**

Has filed an application to operate a motor vehicle repair and service establishment from an existing industrial building at

**370 Wellington Avenue**, A.P. 3 lots 154 & 1224, area 5,000 s.f, zoned M-2. Applicant seeks relief per Section 17.92.020 Special Use Permit.

Application filed 03/22/21. Robert D. Murray, Esq.



CITY OF CRANSTON BUREAU OF TRAFFIC SAFETY	DATE: 3-25-21 BY: S. Mulsak
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS CORRECTED
<input type="checkbox"/> DISAPPROVED - RESUBMIT	
REMARKS: <i>Existing now conforming --- Best possible layout</i>	
* APPROVAL IS GIVEN RELATIVE TO PROPER DESIGN OF OFF-STREET PARKING FACILITIES AND PROPER INGRESS/EGRESS TRAFFIC FLOW PATTERNS IN "Y"	
BUILDING INSPECTOR MUST CERTIFY THAT PROPOSAL SATISFIES CITY ZONING CODE RELATIVE "O" REQUIRED NUMBER OF OFF-STREET PARKING SPACES	

**REFERENCES:**  
CITY OF CRANSTON, CLERK'S OFFICE  
PLAT CARD 59 ENTITLED  
"LYMAN ARNOLD PLAT"  
DEED. BOOK. 6094, PAGE 212

ALL LOTS SHOWN ARE LOCATED IN A M-2 ZONE  
M-2 ZONING REQUIREMENTS:

AREA 60,000 S.F. MIN.  
FRONTAGE 200' MIN.  
FRONT SETBACK 40' MIN.  
REAR SETBACK 30' MIN.  
SIDE SETBACK 25' MIN.  
BLDG. HEIGHT 35' MAX.  
LOT COVERAGE 60% MAX.

**PARKING NOTES**

PARKING PROVIDED  
9'x18' SPACES = 2  
16'x18' VAN ACCESSABLE HANDICAP SPACE = 1  
TOTAL SPACES PROVIDED = 3

**LEGEND:**

U.P.7 UTILITY POLE  
⊗ FIRE HYDRANT

**CERTIFICATION:**

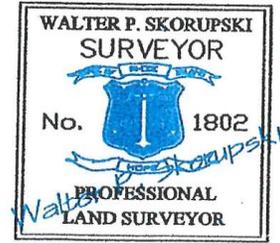
This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES - CLASS III

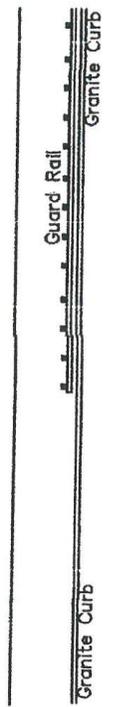
This Site Plan has been Prepared for the Purpose of Obtaining required Permits and or Licenses as Required by the Local Municipality to Operate a Business nor should it be used to determine exact Property Line Locations.

Site Location:  
370 Wellington Avenue, Cranston, R.I. 02910  
Assessor Plat 3/3, Lot 154

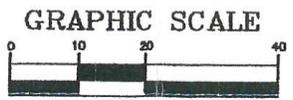
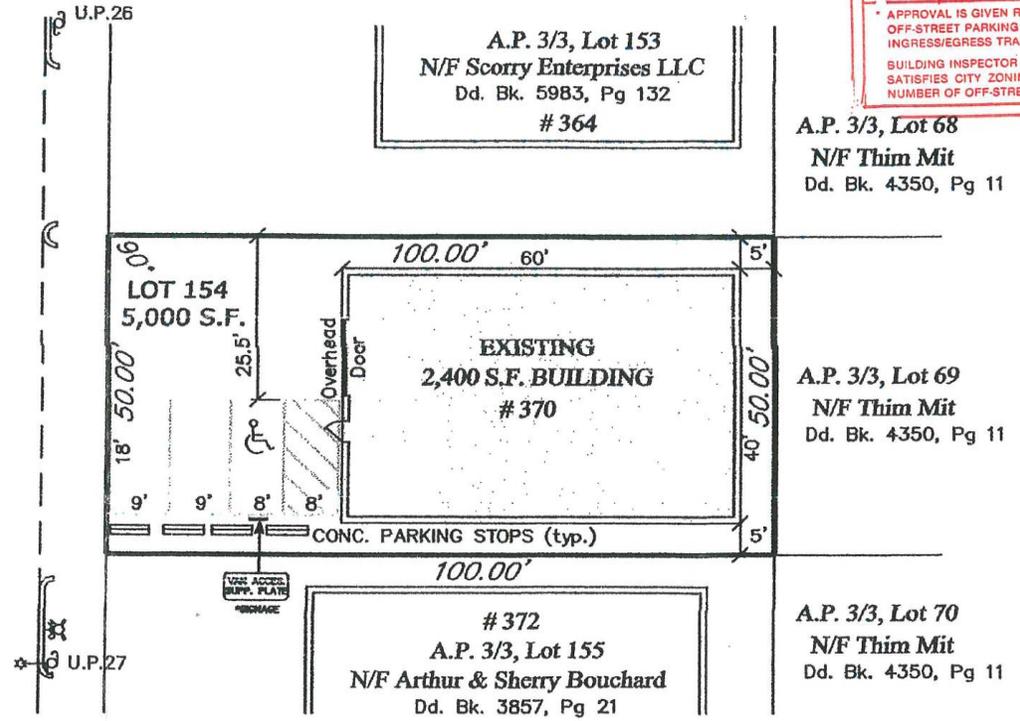
By: Walter P. Skorupski 3/18/2021  
Walter P. Skorupski  
Registered Professional Land Surveyor  
LS A37B-COA



INTERSTATE RT. 95



WELLINGTON AVE.



( IN FEET )  
1 inch = 20 ft.

**DIGSAFE:**

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)

<p>Owner: 370 Realty LLC c/o Catherine Kwan 29 Interlocker Rd. East Providence, R.I. 02914</p>	<p><b>SURVEY &amp; EXISTING SITE PLAN</b> CITY OF CRANSTON 370 WELLINGTON AVENUE ASSESSOR'S PLAT 3/3 LOT 154</p>
<p>March, 2021</p>	



# Plan Commission Recommendation

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the application will not alter the character of the surrounding neighborhood, upon a motion made by Mr. Coupe and seconded by Mr. Vincent, the Plan Commission voted (6-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.

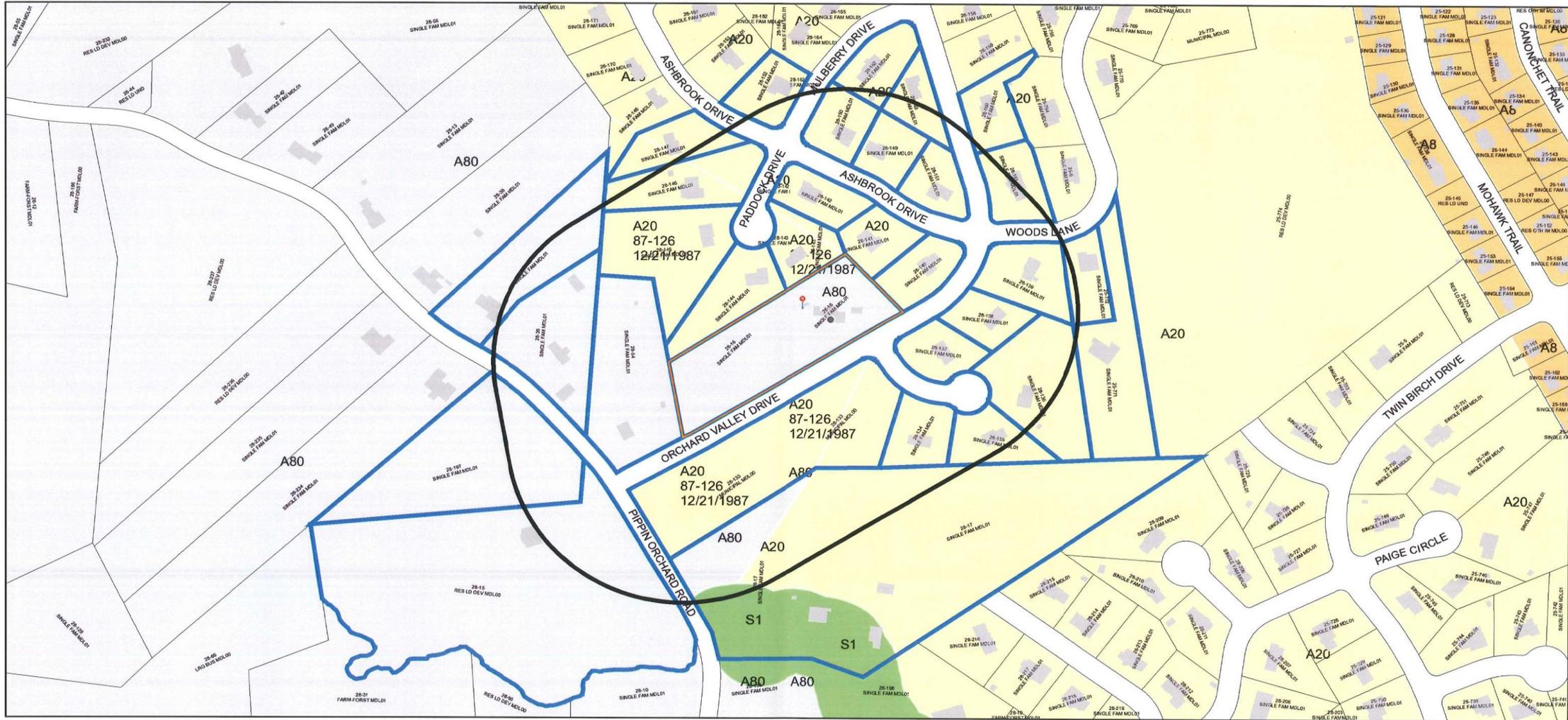
## Ward 4

### **CHRISTINA ROUSSEAU, f/k/a CHRISTINA L. COMMISKEY (OWN/APP)**

Has filed an application to subdivide an existing lot into two non-conforming lots, leaving an existing legal non-conforming single family dwelling, and to construct a new legal non-conforming single family dwelling at **10 Orchard Valley Drive**, A.P. 28, lot 16, area 88,200 s.f. zoned A80. Applicant seeks relief per 17.92.010 Variance; Section 17.92.120 - Schedule of Intensity Regulation.

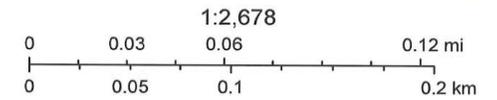
Application filed 03/31/21. Helen D. Anthony, Esq.

# 10 Orchard Valley Dr 400' Radius Plat 28 Lot 16



4/13/2021, 11:09:29 AM

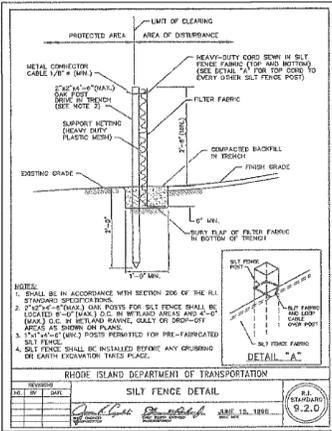
- |  |                   |               |                           |  |     |  |    |  |       |
|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |               | Buildings                 |  | A20 |  | C1 |  | M2    |
|  | Plat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



City of Cranston



LOCATION PLAN NOT TO SCALE



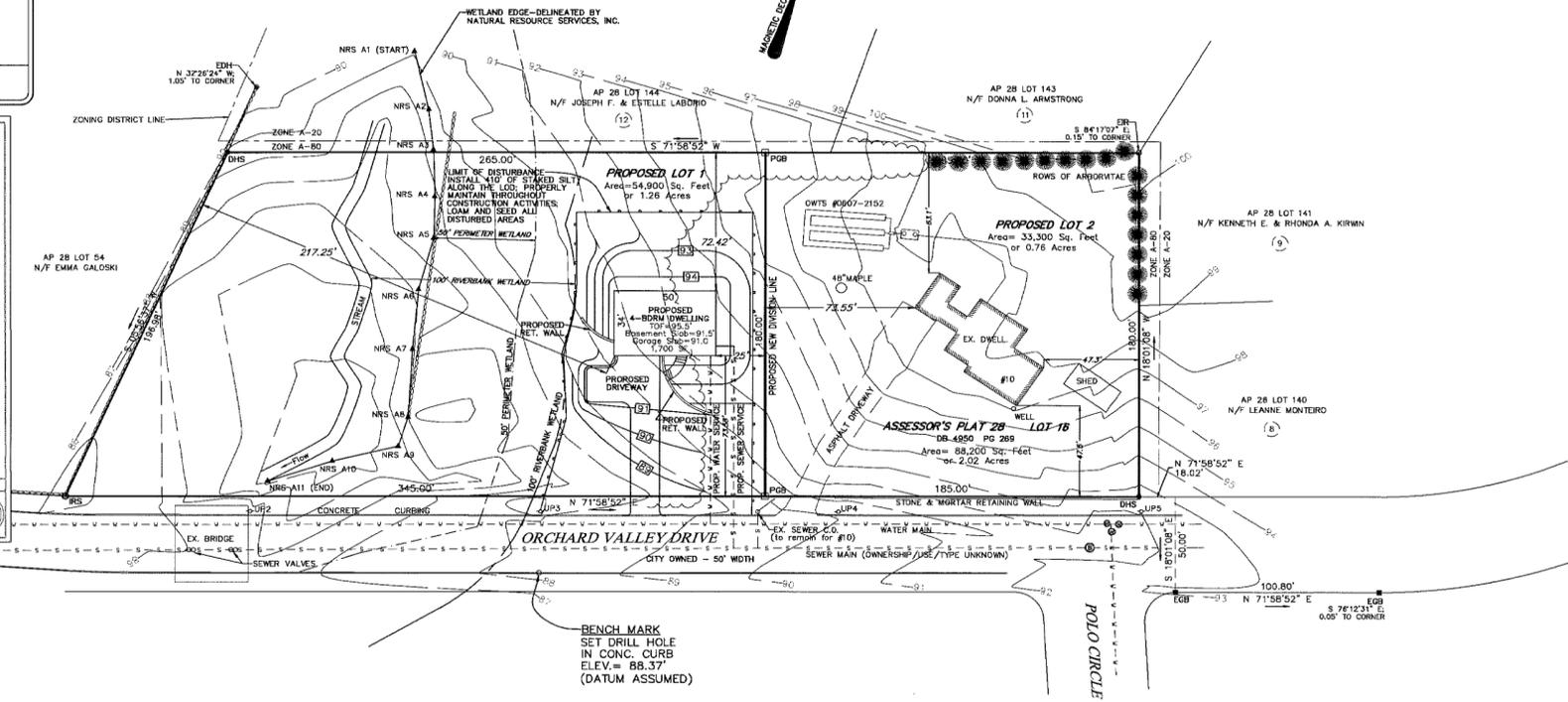
**ZONING DATA:**

ZONE: A-80  
 MINIMUM LOT AREA: 80,000 SQUARE FEET  
 MINIMUM LOT WIDTH & FRONTAGE: 200'  
 MINIMUM FRONT YARD: 40'  
 MINIMUM REAR YARD: 100'  
 MINIMUM SIDE YARD: 20'  
 MAXIMUM LOT COVERAGE: 10%  
 MAXIMUM BUILDING HEIGHT: 35'

**SURVEY PLAT REFERENCE:**  
 RECORD PLAN— PHASE I — ORCHARD VALLEY ESTATES  
 PLAT CARD 598

**PLAN NOTES:**

- 1) THE INFORMATION SHOWN OF THIS PLAN WAS OBTAINED FROM AN ON-SITE SURVEY.
- 2) THIS PARCEL LIES IN ZONE X ON 4007C0294H EFF. 10/2/2015.
- 3) WETLAND AREA DELINEATED BY NATURAL RESOURCE SERVICES, INC. ON OCTOBER 29, 2019.



Scale: 1" = 30'

Graphic Scale: 0, 15, 30, 45, 60

PROPOSED



**ROUSSEAU PLAT**  
**PRELIMINARY SUBMISSION**  
**10 ORCHARD VALLEY DRIVE**  
 IN THE CITY OF CRANSTON, RHODE ISLAND  
 Assessor's Plat 28 / Lot 16 (Portion)

Prepared by: **Christina L. Cumminskey-Rousseau**  
 Land Surveying / Mapping / DWS Designs

**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 November 25, 2015, AS FOLLOWS:

(A) TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY I  
 MEASUREMENT SPECIFICATION

(B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES & TOPOGRAPHY III

(C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO PROPOSE A TWO LOT MINOR SUBDIVISION.

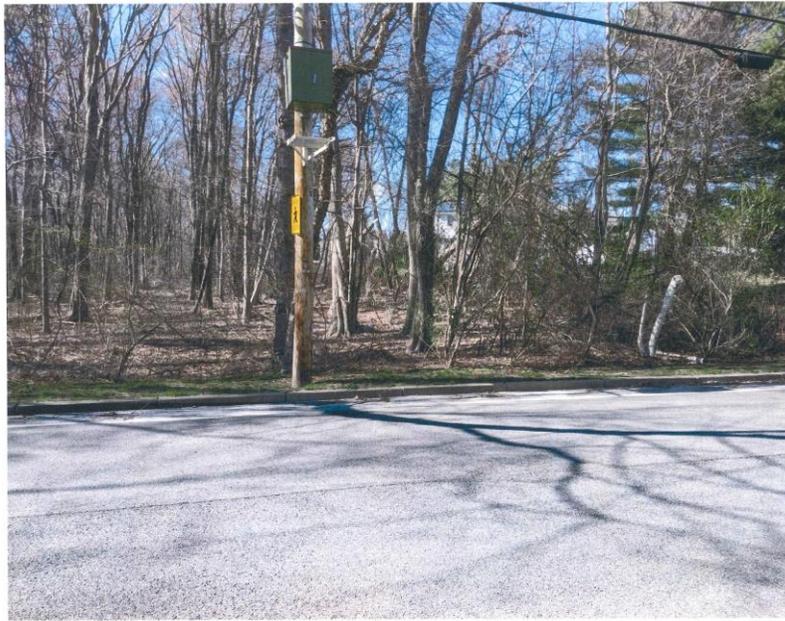
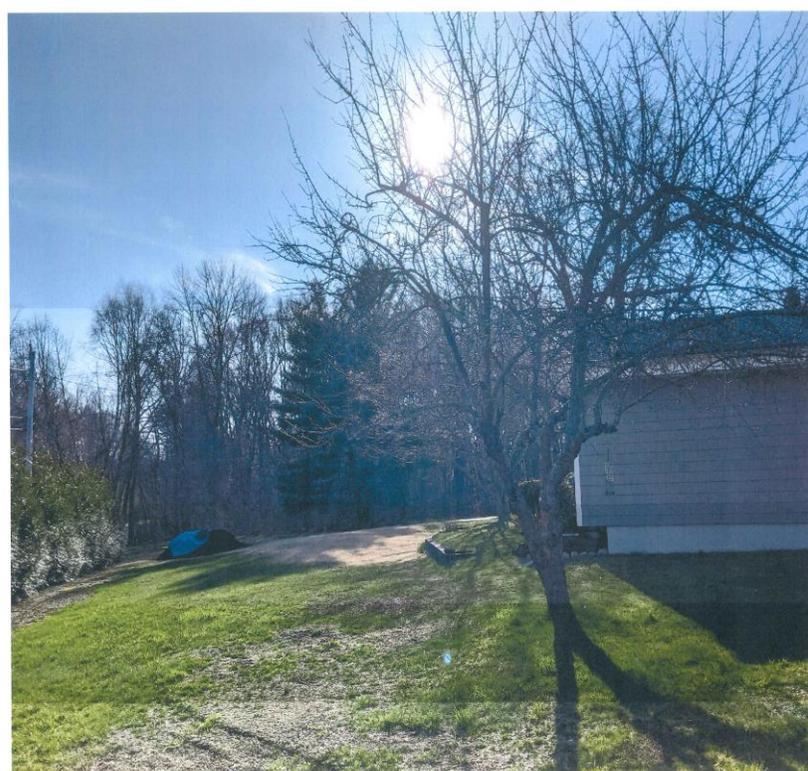
Date: December 22, 2020

Sheet 1 of 1

By: *Samuel R. Sorsa* December 22, 2020  
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

Samuel R. Sorsa, P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

A-68  
 CERTIFICATE OF AUTHORIZATION NO.



# Plan Commission Recommendation

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the application incorporates a sensitive design that will not have a negative impact on the nearby wetland and will not alter the character of the surrounding neighborhood, upon a motion made by Ms. Lanphear and seconded by Mr. Mason, the Plan Commission voted (6-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.

## Ward 4

**MICHAEL J. SPAGNOLE and IRENE A.  
ANTONELLI (OWN) and DAVID M.  
DEVANY(APP)**

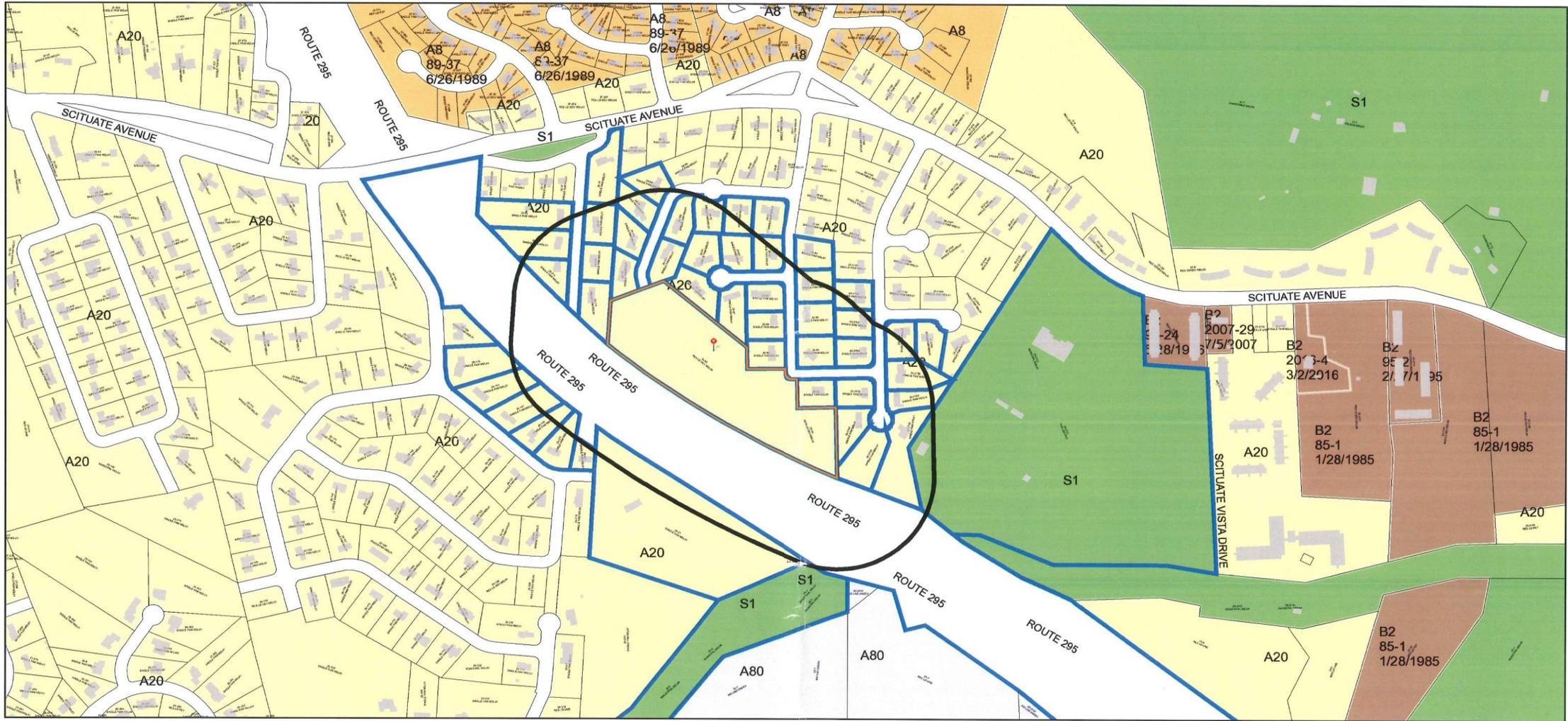
Have filed an application to create four (4) lots with restricted frontage; Three (3) of which will also require relief from lot width requirements.

Dimensional relief is requested to construct four (4) single family dwellings at **0 Elite Drive** and **0 Janet Drive**, A.P. 26, lot 50; Area 7.51 ac; zoned A20.

Applicant seeks relief per 17.92.010 Variance; Section 17.92.120 - Schedule of Intensity Regulation.

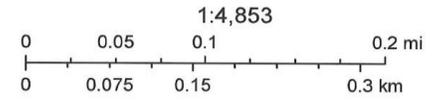
Application filed 04/01/21. Robert D. Murray, Esq.

# 0 Elite Dr 400' Radius Plat 26 Lot 50



2/3/2021, 4:02:58 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	<b>Zoning</b>			A6		C4		S1
	Cranston Boundary		none		B1		C5		Other
	Parcels		A80		B2		M1		



City of Cranston



**General Notes:**

1. THE SITE IS LOCATED ON THE CITY OF CRAWFORD, RHODE ISLAND ASSESSOR'S PLAT 26 LOT 50.
2. THE SITE IS APPROXIMATELY 7.54 ACRES AND IS ZONED A20.
3. THE OWNER OF A.P. 26 LOT 50 IS: MICHAEL J SPAGNOLE & IRENE A ANTONELLI 410 JACOB STREET SEEDONK, MA 02771-1616
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440070313H, MAP REVISED OCTOBER 2, 2015.
5. TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD 88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
6. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE.
7. WETLANDS HAVE BEEN DELINEATED AND LOCATED BY DIPRETE ENGINEERING.
8. THE SITE IS NOT WITHIN A NATURAL HERITAGE AREAS (RIDEA).
9. THERE ARE NO KNOWN EXISTING AREAS OF ENVIRONMENTAL CONCERN.

**Soil Information:**

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)  
 SOIL NAME DESCRIPTION  
 BHA BRIDGEHAMPTON SILT LOAM, 0 TO 3 PERCENT SLOPES  
 EBF ENFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES  
 NNC NARRAGANSETT EXTREMELY STONY SILT LOAM, 3 TO 15 PERCENT SLOPES  
 RF ROOSEBURY, WILTMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS  
 TB TOSBURY SILT LOAM  
 UD UDORTMENTS-URBAN LAND COMPLEX

**Existing Legend**

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
  - ASSESSORS LINE
  - ▨ BUILDING
  - BRUSHLINE
  - TREELINE
  - GUARDRAIL
  - FENCE
  - RETAINING WALL
  - STONE WALL
  - SEWER LINE
  - SEWER MANHOLE
  - WATER LINE
  - DRAINAGE LINE
  - CATCH BASIN
  - MINOR CONTOUR LINE
  - MAJOR CONTOUR LINE
  - SOILS LINES
  - 50' PERIMETER WETLAND
  - 200' RIVERBANK WETLAND
  - FEMA BOUNDARY
  - WETLAND LINE & FLAG
  - ZONE LINE

**Diprete Engineering**  
 Two Safford Court, Cranston, RI 02920  
 Tel: 401-943-1300 Fax: 401-944-4006 www.diprete-eng.com

**ERIC M. DEVANY**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

This site plan was prepared by Diprete Engineering, Inc. based on information provided by the client. Diprete Engineering, Inc. is not responsible for the accuracy of the information provided by the client. Diprete Engineering, Inc. is not responsible for the accuracy of the information provided by the client. Diprete Engineering, Inc. is not responsible for the accuracy of the information provided by the client.

DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
4/7/2023	FINAL PLAN	DAVID M. DEVANY	DAVID M. DEVANY
4/7/2023	REVISED PLAN	DAVID M. DEVANY	DAVID M. DEVANY
4/7/2023	REVISED PLAN	DAVID M. DEVANY	DAVID M. DEVANY

**Existing Conditions Plan**  
**Elite Drive Subdivision**  
 Prepared By: **David M. Devany**  
 2 Duffness Drive, Cranston, Rhode Island 02922



**General Notes:**

- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO BEST MANAGEMENT PRACTICES.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

**Dimensional Regulations:**

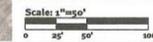
CURRENT ZONING	REQUIRED	PROPOSED
MINIMUM LOT AREA:	ASD	ASD
LOT 1:	20,000 SF	67,218 SF
LOT 2:	-	50,700 SF
LOT 3:	-	84,588 SF
LOT 4:	-	123,372 SF
		(101,310 SF SUITABLE)
MINIMUM FRONTAGE:	125'	25'
LOT 1:	-	25'
LOT 2:	-	25'
LOT 3:	-	50'
LOT 4:	-	190'
MINIMUM WIDTH:	125'	72'
LOT 1:	-	72'
LOT 2:	-	72'
LOT 3:	-	97'
LOT 4:	-	190'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	270'
MINIMUM SIDE YARD:	15'	30'
MINIMUM REAR YARD:	30'	30'
MAXIMUM STRUCTURE HEIGHT:	35'	<35'
MAXIMUM LOT SLOPING COVERAGE:	25%	<25%

\*FRONTAGE AND LOT WIDTH VARIANCES REQUIRED

**Proposed Legend**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- ASPHALT PAVEMENT
- SIDEWALK



**Diprete Engineering**

Two Stafford Court, Cranston, RI 02920  
Tel: 401-943-1000 Fax: 401-944-4000 www.dipreteeng.com

Boston • Providence • Newport

**ERIC M. DRIVE**

No. 8662

REGISTERED PROFESSIONAL ENGINEER CIVIL

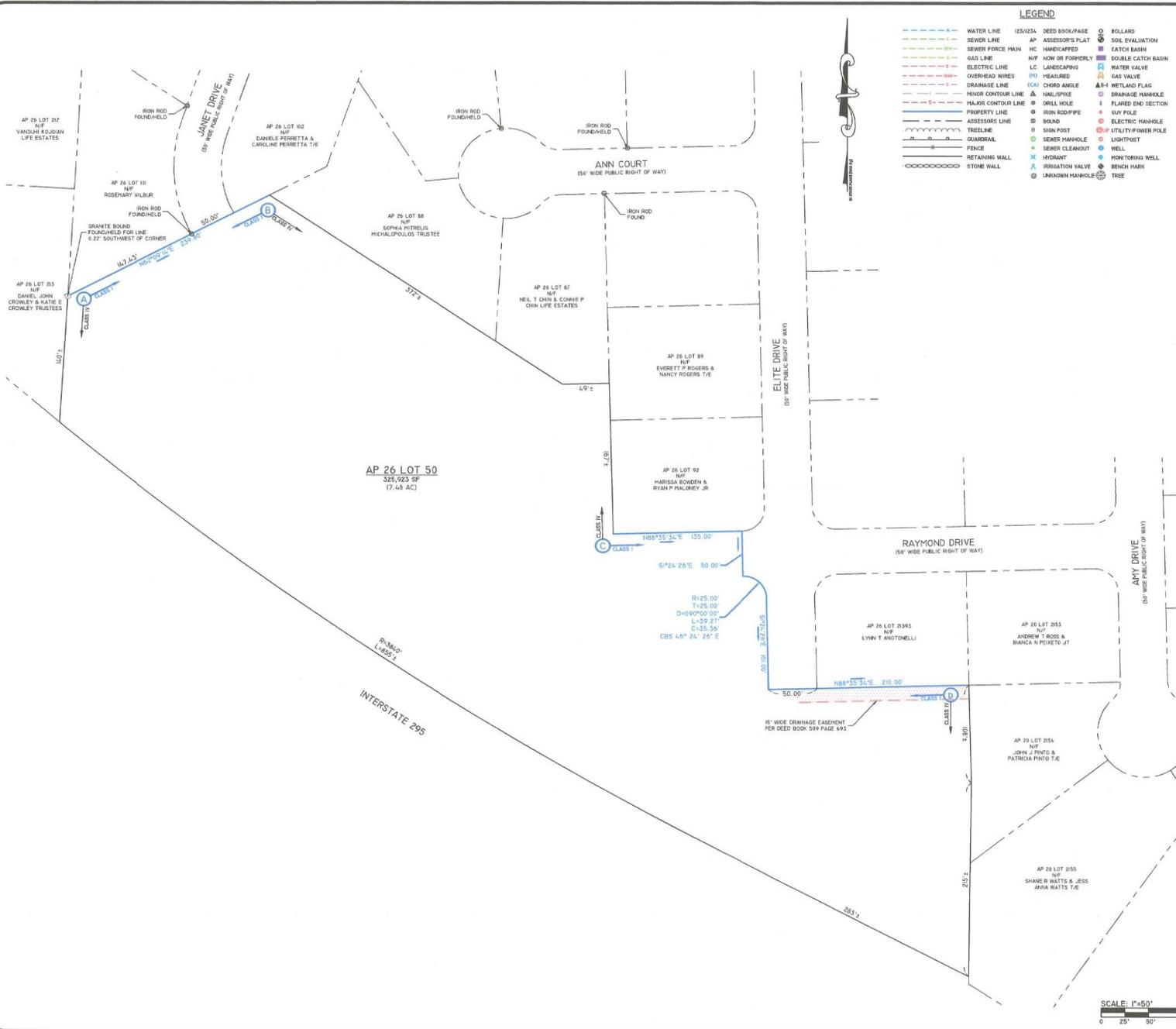
This plan was made and used for construction purposes unless prepared for other purposes as indicated by a registered professional engineer. The engineer's name and seal shall be placed on all drawings. The engineer's name and seal shall be placed on all drawings. The engineer's name and seal shall be placed on all drawings.

NO.	DATE (M/D)	DESCRIPTION	DESIGNED BY	CHECKED BY
1	03/23/21	PRELIMINARY PLAN	ERIC M. DRIVE	ERIC M. DRIVE
2	03/23/21	FINAL PLAN	ERIC M. DRIVE	ERIC M. DRIVE

**Site Layout Plan**  
**Elite Drive Subdivision**

Prepared for:  
David M. Devany  
2 Clubhouse Drive, Cranston, Rhode Island 02921

DATE: 03/23/21  
SHEET: 4 OF 4



**LEGEND**

Water Line	125/1254	DEED BOOK/PAGE	ROLLAD
Sewer Line	AP	ASSESSOR'S PLAT	SOIL EVALUATION
Gas Line	MC	HANDICAPPED	CATCH BASIN
Electric Line	N/F	NOW OR FORMERLY	DOUBLE CATCH BASIN
Overhead Wires	EV	VEASURED	WATER VALVE
Drainage Line	(CA)	CHORD ANGLE	GAS VALVE
Minor Contour Line	▲	NAIL SPIKE	DRAINAGE MANHOLE
Major Contour Line	●	DRILL HOLE	FLARED END SECTION
Tree Line	○	PROPERTY LINE	IRON ROD/PIN
Guardrail	○	BOUND	IRON ROD/PIN
Fence	—	SIGN POST	UTILITY/WATER POLE
Retaining Wall	—	SEWER MANHOLE	LIGHTPOST
Stone Wall	—	SEWER CLEANOUT	WELL
		HYDRANT	MONITORING WELL
		IRRIGATION VALVE	BENCH MARK
		UNKNOWN MANHOLE	TREE



- GENERAL NOTES**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 26, LOT 50 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
  - THE OWNER PER THE CITY OF CRANSTON ONLINE GIS IS MICHAEL J. SPANNO AND RENE A. ANTONELLI.
  - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44070303A, MAP REVISION 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 PARCEL IS ZONED A20 BASED ON THE CITY OF CRANSTON ONLINE GIS. ANY OVERLAY DISTRICT, 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.
  - THESE WERE NO CEPTIBILITIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
  - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MARCH 22, 2021. 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 DISCLOSE.
- PLAN REFERENCES:**
- FINAL PLAN, SHERWOOD ESTATES, SECTION 1 IN CRANSTON RI, ROSA BIFAZIO - OWNER, ELITE BUILDING DEVELOPERS, BY GEORGE B. DUPONT, P.E., SCALE 1"=50', DATED FEBRUARY, 1978, RECORDED ON PLAT CARD 523.
  - FINAL PLAN, SHERWOOD ESTATES, SECTION 1 IN CRANSTON RI, ROSA BIFAZIO - OWNER, ELITE BUILDING DEVELOPERS, BY GEORGE B. DUPONT, P.E., SCALE 1"=50', DATED APRIL, 1979, RECORDED ON PLAT CARD 524.
  - FINAL PLAN, SHERWOOD ESTATES EAST, IN CRANSTON R.I., FOR ENTERPRISE DEVELOPMENT ASSOCIATES, BY GEORGE B. DUPONT, P.E., DATED JULY, 1978, RECORDED ON PLAT CARD 536.
  - FINAL SUBDIVISION PLAN, ORIENT'S COURT SECTION 2 IN CRANSTON R.I., SCALE 1"=40' DATED JANUARY, 1980, PLAN BY AMERICAN ASSOCIATE, INC., RECORDED ON PLAT CARD 513, MAP 25.

**THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:**

- JANET DRIVE
- ELITE DRIVE
- RAYMOND DRIVE

**SURVEYOR'S CERTIFICATE**

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, 2001, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (A-VI AND C-VI) CLASS I PERMETER CLASS IV (NOT A BOUNDARY SURVEY)

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 AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.

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

ROBERT O. BABCOCK  
 No. 2504  
 PROFESSIONAL LAND SURVEYOR

3/3/21  
 ROBERT O. BABCOCK, RIPLS #2504, COA #LS.0004160

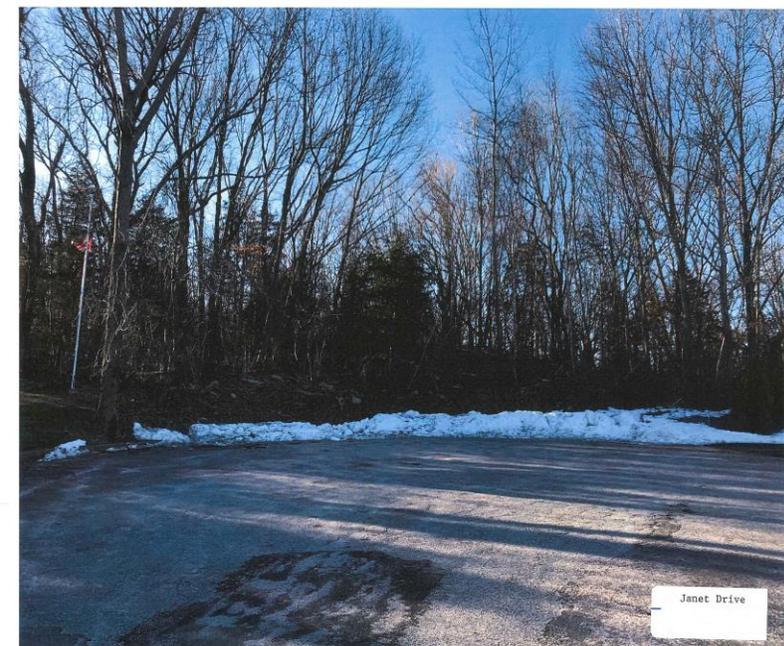
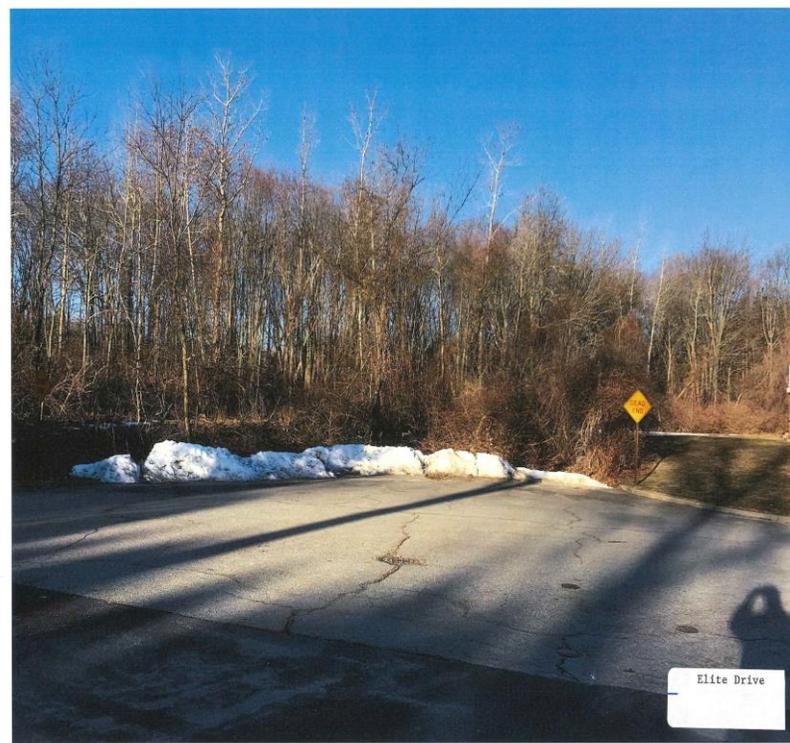
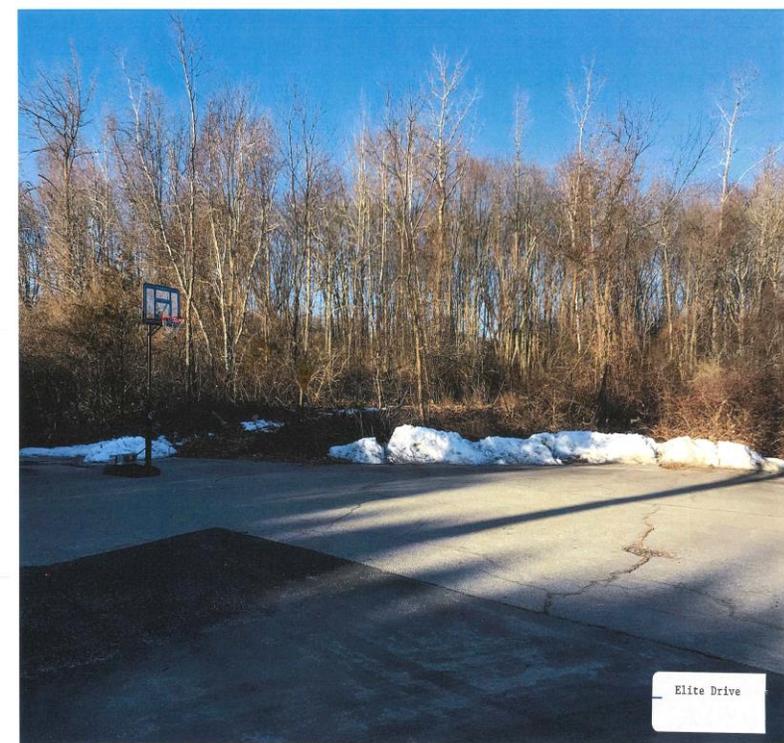
**Diprete Engineering**  
 Two-Staffed Court - Cranston, RI 02920  
 Tel: 401-943-1000 Fax: 401-944-6006 www.diprete-eng.com

**Boundary Survey**  
**Elite Drive**  
 Prepared for  
**David M. Devany**  
 7 Littleton Drive, Cranston, Rhode Island 02921

DATE	DESCRIPTION
3/3/21	BOUNDARY SURVEY
3/3/21	COMPILED
3/3/21	PERMETER

SHEET 1 OF 1

cransonmap02020001.dwg: d:\cranson\survey\2021\03\03\0001.dwg: 3/3/21



# Plan Commission Recommendation

Due to the fact 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. Mason, the Plan Commission voted (6-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.

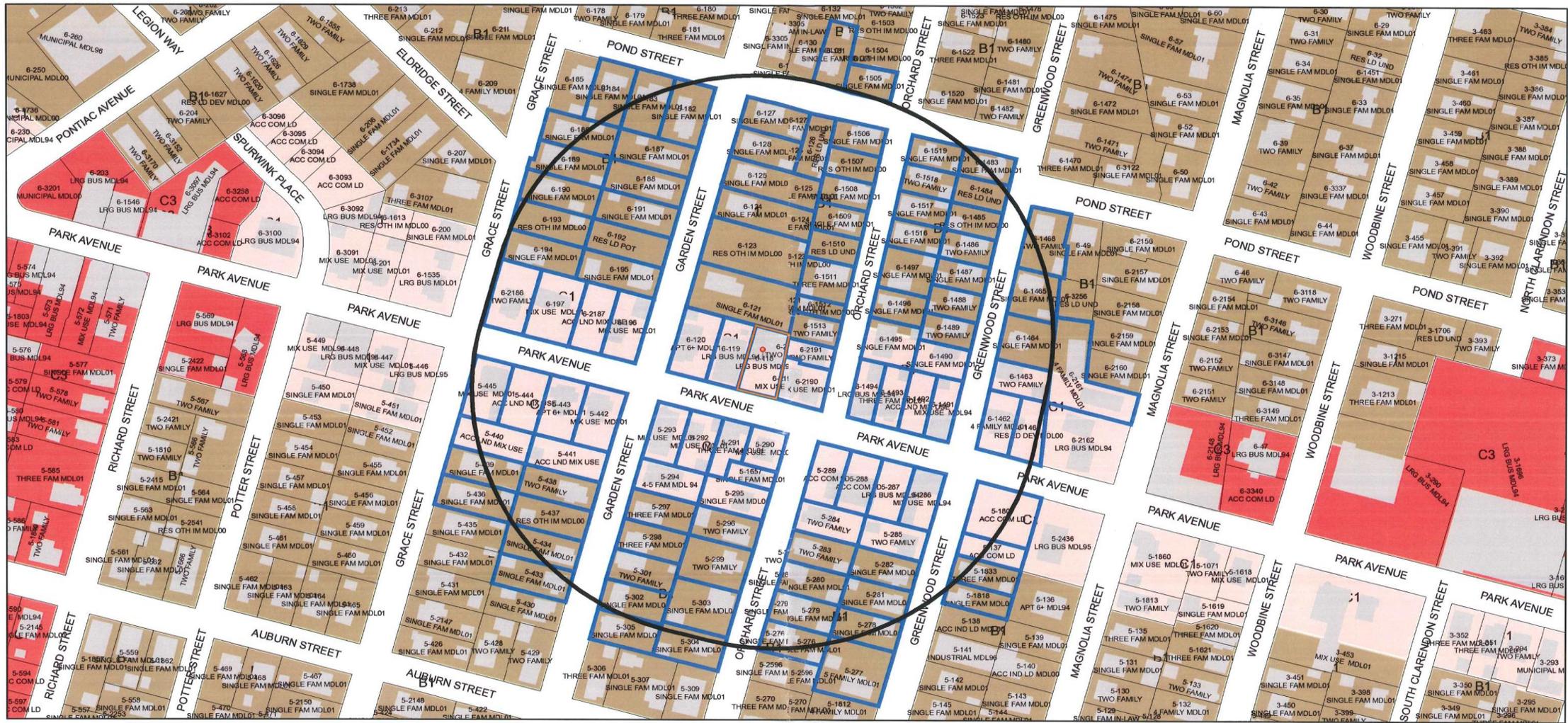
## Ward 1

### **MARIE PROPERTIES, LLC (OWN/APP)**

Has filed an application to change the use of an existing business to allow residences above a first story business with reduced lot size and parking requirements at **757 Park Avenue**, A.P. 6, lot 118; area 6,056 s.f.; zoned C1. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.090 (B)- Specific Requirements, 17.64.010- Off Street Parking, and 17.92.120 Schedule of Intensity Regulation.

Application filed 04/12/21. Robert D. Murray, Esq.

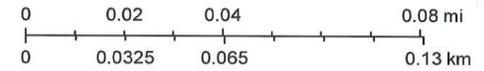
# 757 Park Ave 400' Radius Plat 6 Lot 118



4/12/2021, 9:37:40 AM

- 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
- M2
- EI
- MPD
- S1
- Other

1:1,770



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



CONSULTANT



*P.J.A. Gattler*  
STAMP

INTERIOR ALTERATIONS

757 PARK AVENUE  
CRANSTON, RI 02910

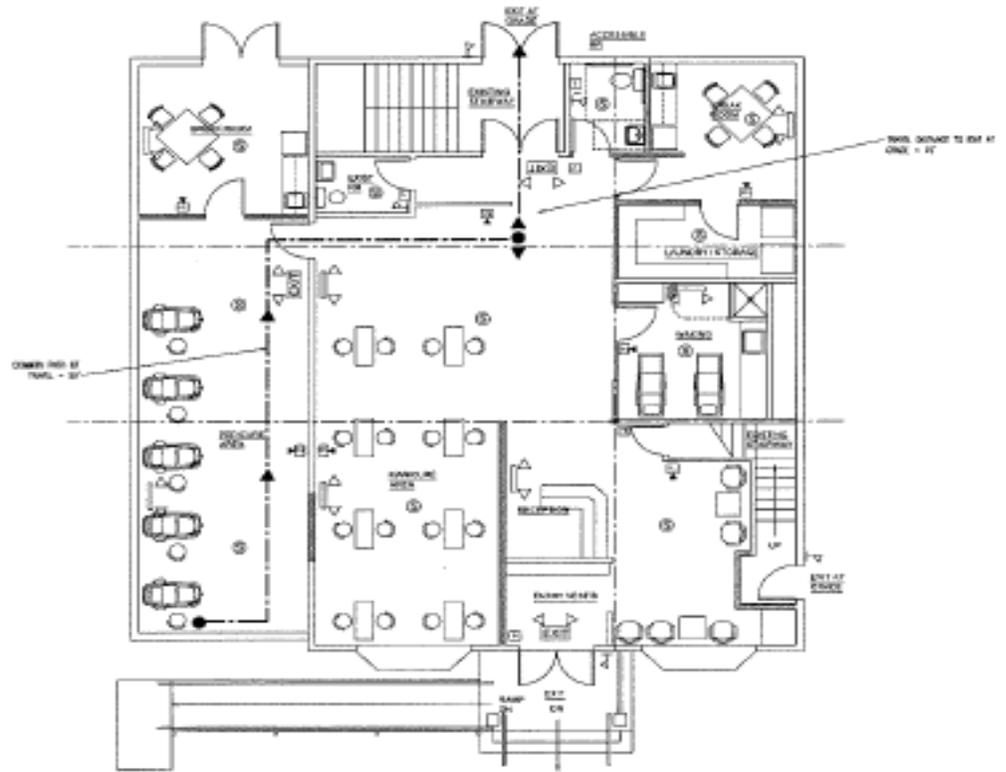
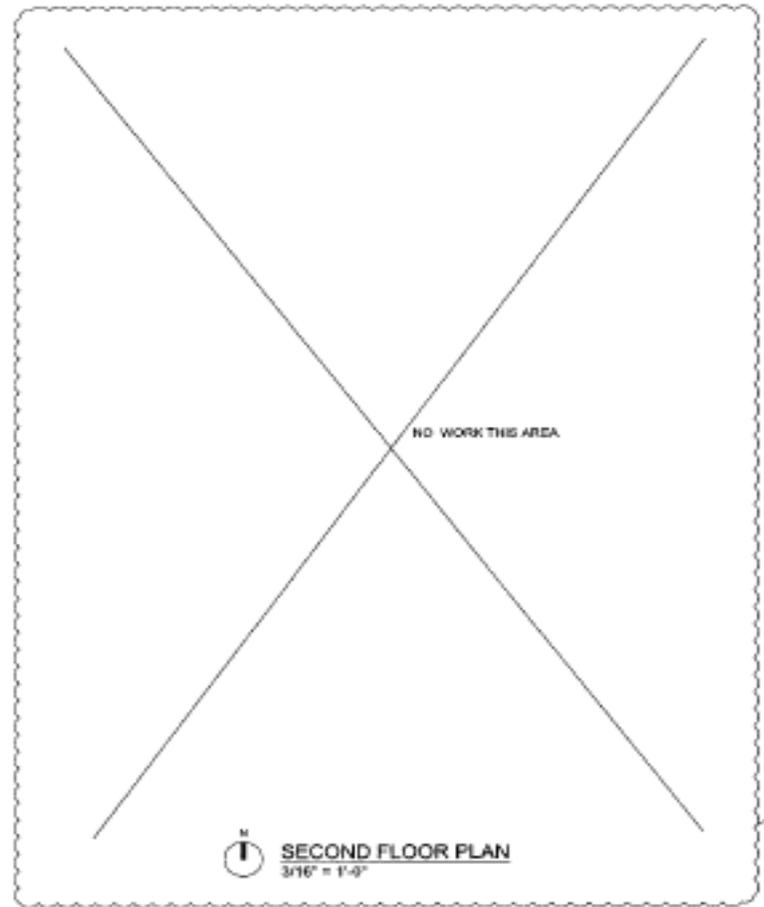
DRAWING TITLE:  
EGRESS  
LIFE SAFETY PLAN

DRAWN BY: PAC  
CHECKED BY:  
DATE: NOV 26, 2020  
REVISIONS:  
No. DATE DESCRIPTION  
#1 12/14/20 CODE DATA  
#2 12/30/20 SCOPE REDUCTION  
#3  
#4

DRAWING NUMBER:

T3

ISSUED FOR PERMIT



**NOTE TO MUNICIPAL PLAN REVIEWER:**  
THESE DRAWINGS ARE SUBMITTED FOR ARCHITECTURAL, BUILDING PERMIT REVIEW AND APPROVAL. ONLY MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARMS, AND SMOKE/FIRE DETECTION SYSTEM DESIGN DRAWINGS WILL BE PREPARED AND SUBMITTED BY THE RESPECTIVE CONTRACTOR FOR SEPARATE REVIEW AND PERMIT APPROVAL.

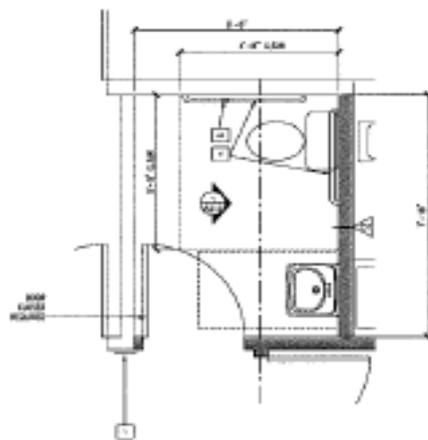
**LIFE SAFETY SYMBOLS LEGEND**

	EVACUATION ROUTE
	EMERGENCY EXIT - UNLOCKED/DEFLECTING
	LOCKED EMERGENCY EXIT BY NORMAL MEANS
	EMERGENCY EXIT WITH HOLD-OPEN DEVICE
	EMERGENCY EXIT - HOLD-OPEN
	EMERGENCY EXIT - SMOKE SENSITIVE
	EMERGENCY EXIT - FIRE SENSITIVE
	EMERGENCY EXIT - PRESSURE SENSITIVE
	EMERGENCY EXIT - DETECTOR SENSITIVE
	EMERGENCY EXIT - MANTLE SENSITIVE
	EMERGENCY EXIT - THERMOPIST
	EMERGENCY EXIT - VIBRATION SENSITIVE
	EMERGENCY EXIT - WIND SENSITIVE
	EMERGENCY EXIT - UNKNOWN
	EMERGENCY EXIT - YIELDING
	EMERGENCY EXIT - ZONE

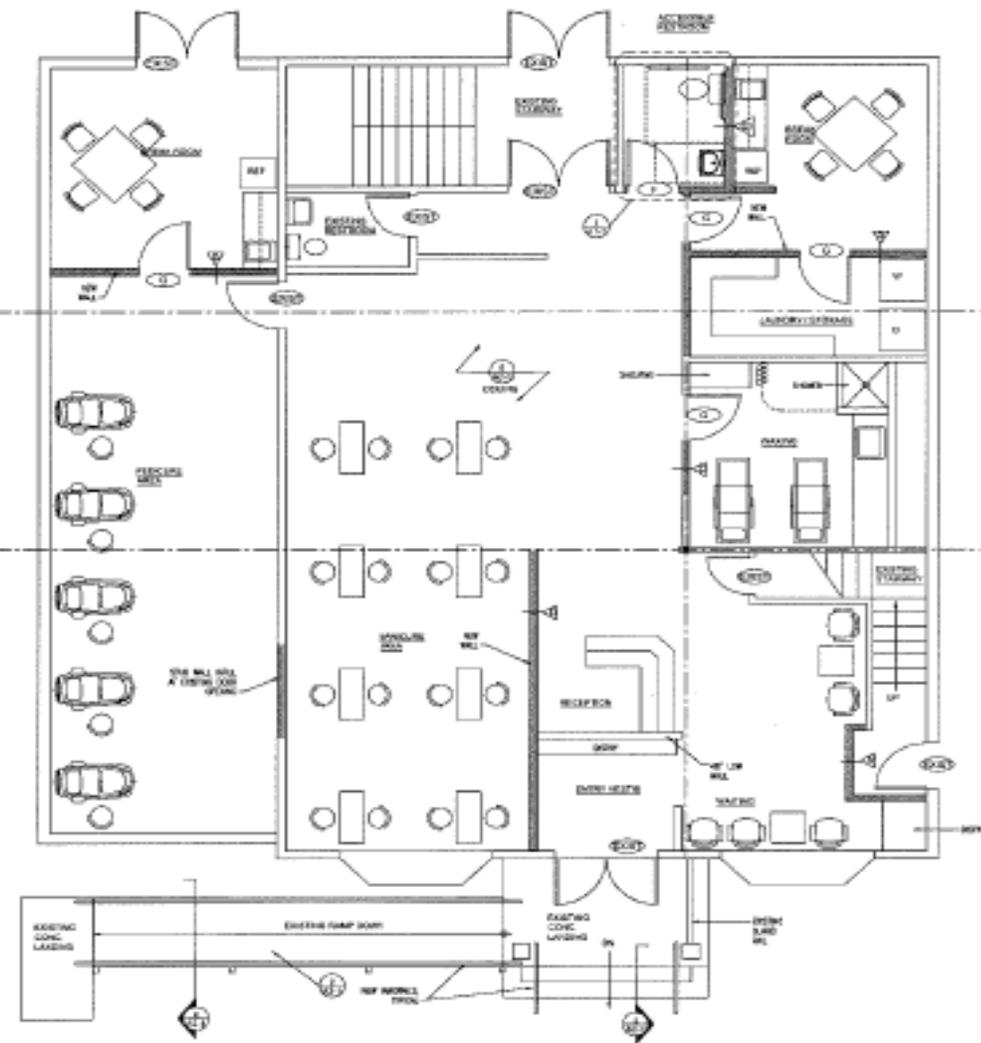
NOTE: ALL LIFE SAFETY SYMBOLS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

**TOILET ROOM ACCESSORY SCHEDULE**

NO.	ACCESSORY	MATERIAL/TYPE	DESCRIPTION
1	WC SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
2	SOAP DISPENSER	BY OWNER	MINIMUM CLEARANCE UNDER SOAP DISPENSER SHALL BE MINIMUM OF 36" TO 48" CLEAR + 1" TO 2" DIA. N.E. FINISH - SEE DETAIL ON 402
3	TOILET PAPER	BY OWNER	SEE 401 FOR HEIGHT/REACH
4	GRIP TAPE	BY OWNER	SEE 401 FOR HEIGHT/REACH
5	WATER TAP	BY OWNER	SEE 401 FOR HEIGHT/REACH
6	WATER TAP	BY OWNER	SEE 401 FOR HEIGHT/REACH
7	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
8	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
9	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
10	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
11	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
12	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
13	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
14	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
15	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
16	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
17	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
18	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
19	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH
20	TOILET SEAT	BY OWNER	SEE 401 FOR HEIGHT/REACH



**1 ACCESSIBLE RESTROOM**  
1/4" = 1'-0"



**FIRST FLOOR PLAN - PROPOSED**  
1/4" = 1'-0"

COULD NOT



P.A. Castellone

SCALE

**INTERIOR ALTERATIONS**

**757 PARK AVENUE  
CRANSTON, RI 02910**

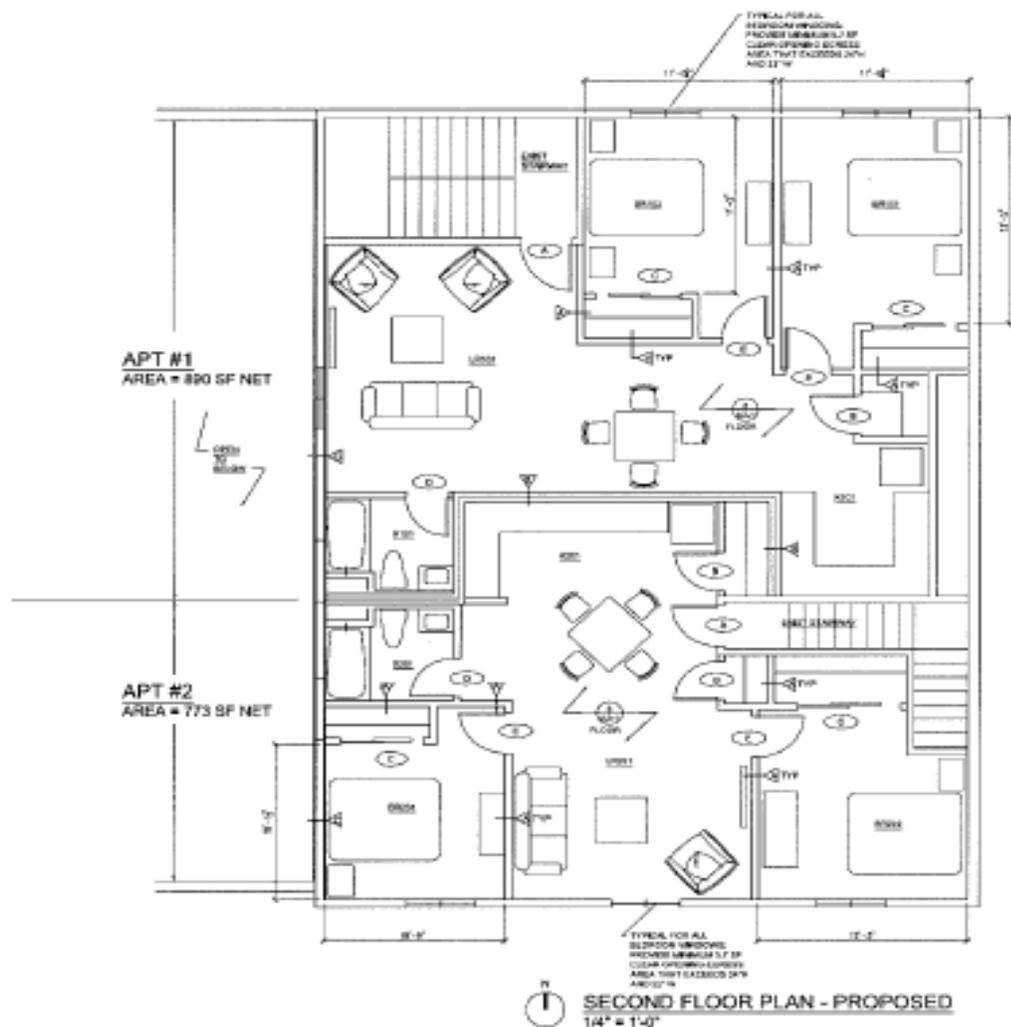
DRAWING TITLE:  
**FIRST FLOOR PLAN**

DRAWN BY: PAC  
CHECKED BY:  
DATE: NOV 30, 2020  
REVISIONS:  
No. DATE DESCRIPTION  
BY 10/14/20 CODE DATA  
ED 12/28/20 SCOPE REDUCTION  
BY  
ED

DRAWING NUMBER:

**A1-1**

ISSUED FOR PERMIT



P.L.A. Castellone  
ARCHITECT

INTERIOR ALTERATIONS

757 PARK AVENUE  
CRANSTON, RI 02910

DRAWING TITLE:  
SECOND FLOOR  
PLAN

DRAWN BY: PAC  
CHECKED BY:  
DATE: NOV. 25, 2020  
REVISIONS:  
No. DATE DESCRIPTION  
BY 101405 CODE DATA  
BY 1023055 SCOPE REDUCTION  
BY  
BY

DRAWING NUMBER:

A1-2

ISSUED FOR PERMIT

CONSULTANT



P.A. Castellone

SEAL

INTERIOR ALTERATIONS

757 PARK AVENUE  
CRANSTON, RI 02910

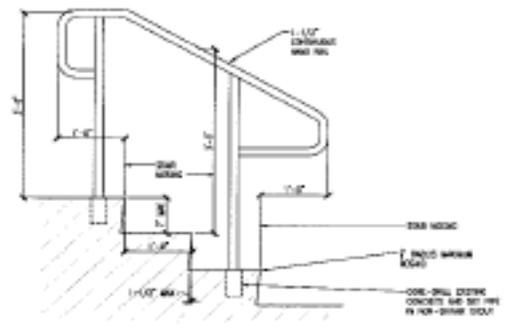
DRAWING TITLE:  
DETAILS,  
SCHEDULES

DRAWN BY: PAC  
CHECKED BY:  
DATE: NOV 30, 2025  
REVISIONS:  
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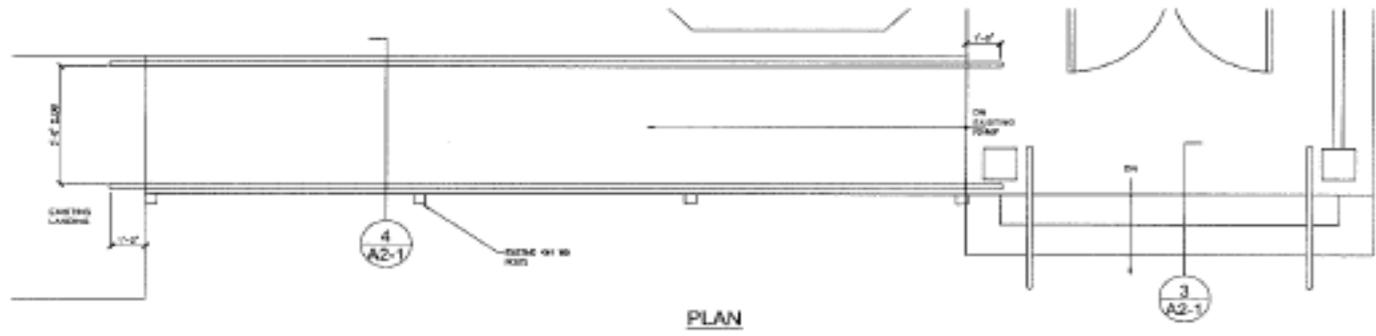
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A2-1

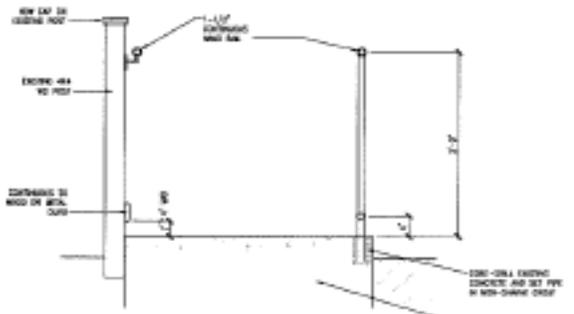
ISSUED FOR PERMIT



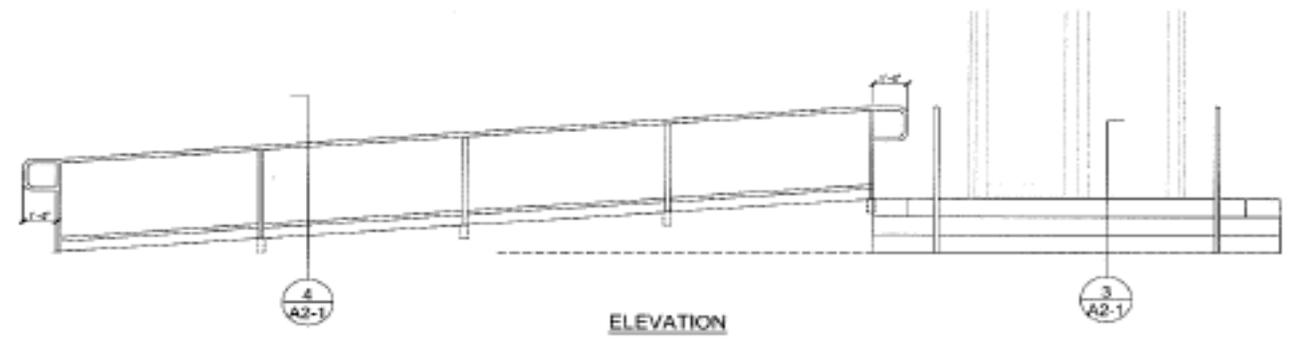
3 STAIR SECTION  
1" = 1'-0"



PLAN

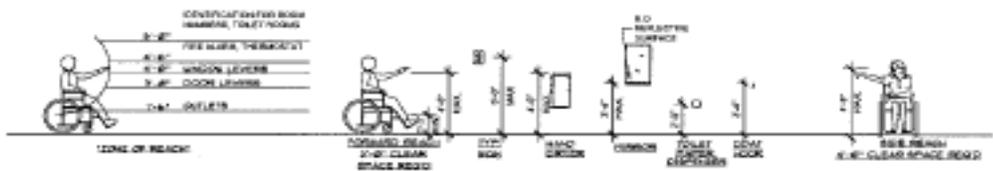


4 RAMP SECTION  
1" = 1'-0"



ELEVATION

2 EXTERIOR RAMP  
1/2" = 1'-0"



1 ACCESSIBLE MOUNTING HEIGHTS  
NO SCALE





# Plan Commission Recommendation

Due to the finding that granting the relief is consistent with the Comprehensive Plan, upon a motion made by Mr. Mason and seconded by Mr. Coupe, the Plan Commission voted (5-1, Mr. Vincent voted nay) to forward a *positive recommendation* on this application to the Zoning Board of Review with the condition that two parking spaces be designated for the residents.