

City of Cranston

Zoning Board of Review

May 11, 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 4

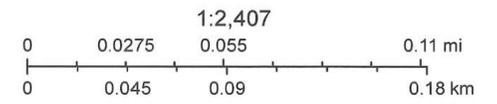
SHANE AND JESS WATTS (OWN/APP)
have applied to construct an accessory family dwelling unit addition encroaching into a required side yard setback at 105 Amy Drive, A.P. 20, lot 2155, area 39,012 s.f. zoned A20. Applicant seeks relief per Section 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations; Application filed 3/31/2022. No Attorney.

105 Amy Dr 400' Radius Plat 20 Lot 2155



3/25/2022, 10:15:24 AM

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



City of Cranston



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



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



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

GENERAL EXTERIOR ELEVATION NOTES

- EXTERIOR CLADDING TO MATCH EXISTING COLOR AND MATERIAL.
- NEW EAVE TO MATCH EXISTING EAVE MATERIAL, HEIGHT AND DEPTH.

KEYED EXTERIOR ELEVATION NOTES

- EEO1 MATCH ROOFING TYPE TO EXISTING ROOFING MATERIAL AND COLOR.
- EEO2 EXTERIOR WINDOW TO MATCH EXISTING WINDOWS ON THE FACADE, AT LEAST ONE WINDOW SHALL CONFORM TO EGRESS REQUIREMENTS OF 5 SQUARE FEET OF AREA.
- EEO3 LOW SLOPED ROOF 3/4" PER FOOT MINIMUM.
- EEO4 TYPICAL 1'-0" LADDER RAKE.
- EEO5 EXISTING SOLAR PANELS ON HOME FACING SOUTH WEST.
- EEO6 WOOD LANDING AND STAIR TO MATCH EXISTING PORCH.
- EEO7 TYPICAL ALUMINUM GUTTERS TO MATCH EXISTING COLOR AND MANUFACTURER.



4 EAST RENDERED ELEVATION
SCALE: N.T.S.



5 NORTHEAST GROUND VIEW RENDERING
SCALE: N.T.S.



6 NORTHEAST GROUND VIEW RENDERING
SCALE: N.T.S.

McGeorge
Architecture Interiors

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East Greenwich, Rhode Island 02818
401.398.7400
mcgeorgeid.com

matthew@mcgeorgeid.com 401.215.6074
rhebecca@mcgeorgeid.com 401.215.6887

NOT FOR CONSTRUCTION

PROJECT:

AMY DRIVE
105 AMY DRIVE
CRANSTON, RI 02921

CLIENT:

SHANE & JESS WATTS
105 AMY DRIVE
CRANSTON, RI 02921

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: AS NOTED DRAWN BY: SJ/MM
DATE: 03.29.22 DATE PLOTTED: 02.22.23

EXTERIOR ELEVATIONS AND NOTES

DATE PLOTTED: 02.22.23

A1.2

ISSUED FOR REVIEW

WARD 4

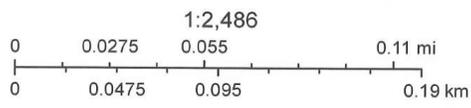
MICHAEL AND STACEY TORTORELLA
(OWN/ APP) have filed an application to construct
a new single-family dwelling on an undersized lot
with reduced lot frontage at 0 Pippin Orchard
Road, A.P. 34, lot 22, area 32,395 s.f. zoned A80.
Applicant seeks relief per Section 17.92.010-
Variance; Sections 17.20.120- Schedule of
Intensity Regulations; Application filed 4/13/2022.
Robert D. Murray, Esq.

801 Pippin Orchard Rd 400' Plat 34 Lot 5 & 22

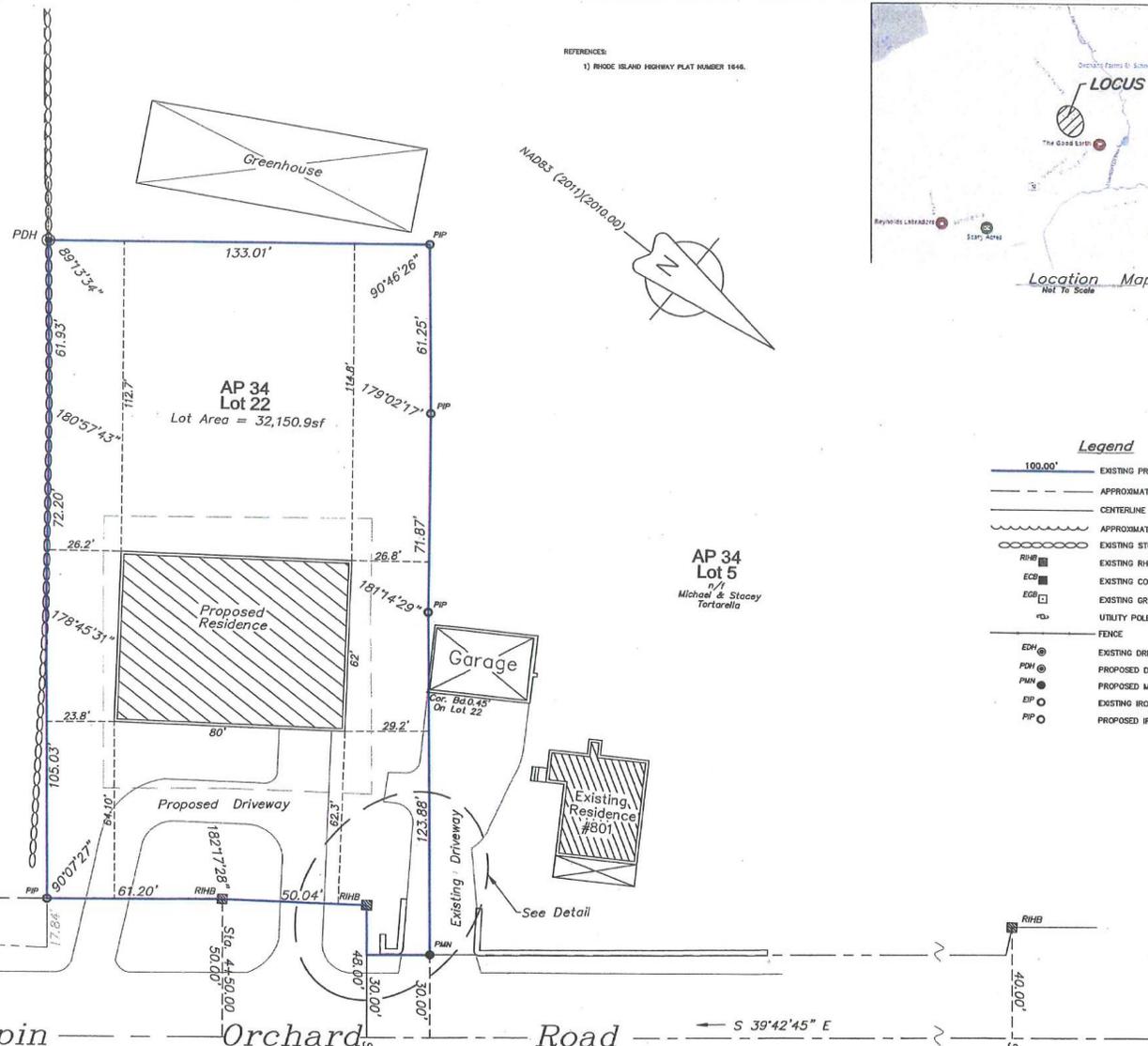
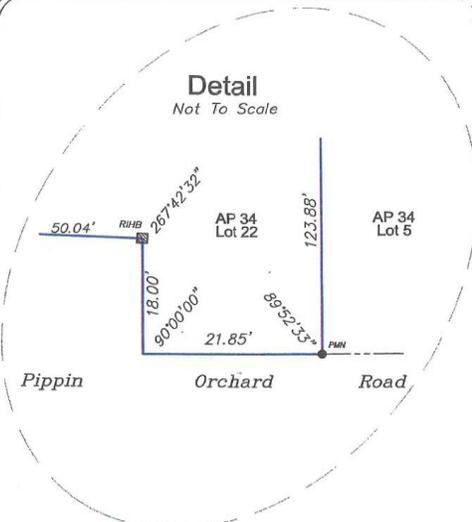


4/11/2022, 9:29:31 AM

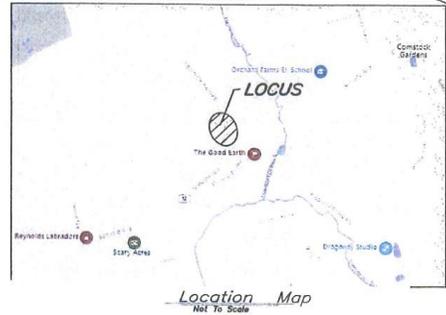
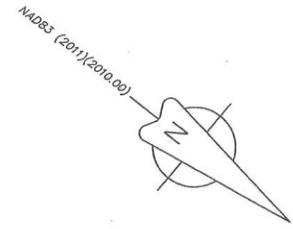
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Streets Names	Zoning	A6	C4	S1
— Cranston Boundary	none	B1	C5	Other
Parcels	A80	B2	M1	
Buildings	A20	C1	M2	
Zoning Dimensions	A12	C2	E1	



City of Cranston



REFERENCES:
1) RHODE ISLAND HIGHWAY PLAT NUMBER 1646.

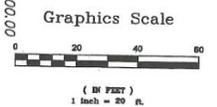


- Legend**
- 100.00' EXISTING PROPERTY LINE
 - APPROXIMATE ADJUTING PROPERTY LINES
 - CENTERLINE OF HIGHWAY
 - APPROXIMATE TREE LINE
 - EXISTING STONE WALL
 - RHIB EXISTING RHODE ISLAND HIGHWAY BOUND
 - ECB EXISTING CONCRETE BOUND
 - EGB EXISTING GRANITE BOUND
 - U.P. UTILITY POLE
 - FENCE
 - EDH EXISTING DRILL HOLE
 - PDH PROPOSED DRILL HOLE
 - PMN PROPOSED M-MAIL
 - EIP EXISTING IRON PIN
 - PIP PROPOSED IRON PIN

CERTIFICATION
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.8 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 Contour Boundary Survey
MEASUREMENT SPECIFICATION: Date Accomplished: Plan III
The purpose for the conduct of this survey and for the preparation of the plan is to establish the location of the double boundary lines and the building area of a proposed residence to accompany a zoning application to the City of Cranston.
By: Mark D. Boyer #1858
Boyer Associates C.O.A. # A317

Pippin Orchard Road
Zoning District A-80

MINIMUM AREA 80,000 SQ. FT.
FRONTAGE 200 FEET
BUILDING SETBACKS
FRONT YARD 40 FEET
SIDE YARD 20 FEET
REAR YARD 100 FEET



Street Index
Pippin Orchard Road

Being: ASSESSORS' PLAT NO. 34 LOT NO. 22
Plan To Accompany Zoning Application
801 Pippin Orchard Road
Cranston, Rhode Island
Michael & Stacey Tortorella

Created By: MDB
Drawn By: RMW
Date: DECEMBER 20, 2021
Scale: 1" = 20'
REVISIONS

NO.	REVISION	BY	DATE



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NO PART OF THIS SURVEY OR ANY OF THE INFORMATION EXPRESSED HEREIN OR ANY PART THEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF BOYER ASSOCIATES C.O.A. # A317

BOYER ASSOCIATES
1071 MAIN STREET
WEST WARWICK, RI 02883
TEL. (401)821-8872 FAX (401)826-1993

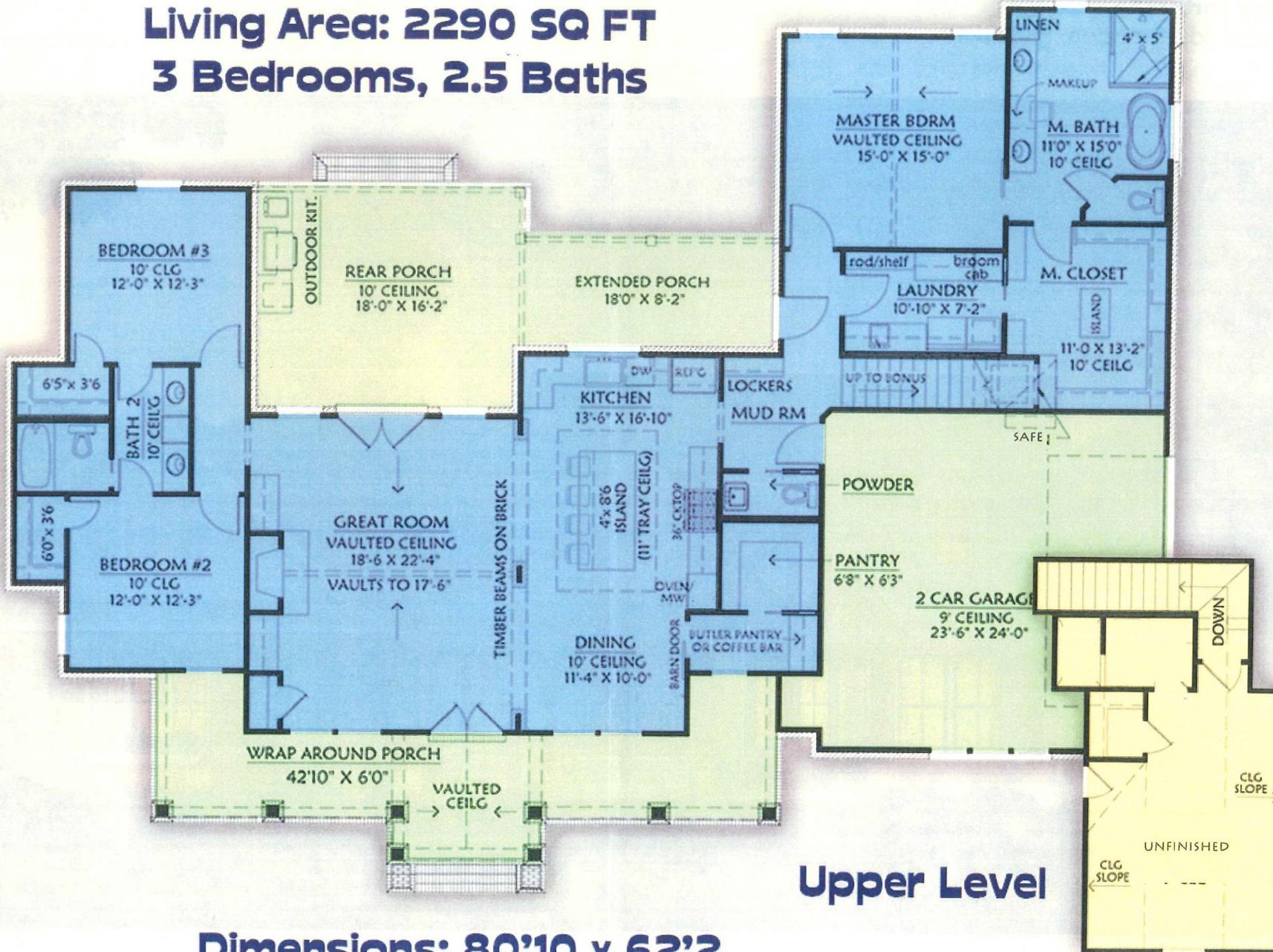
Sheet 1 of 1 sheets

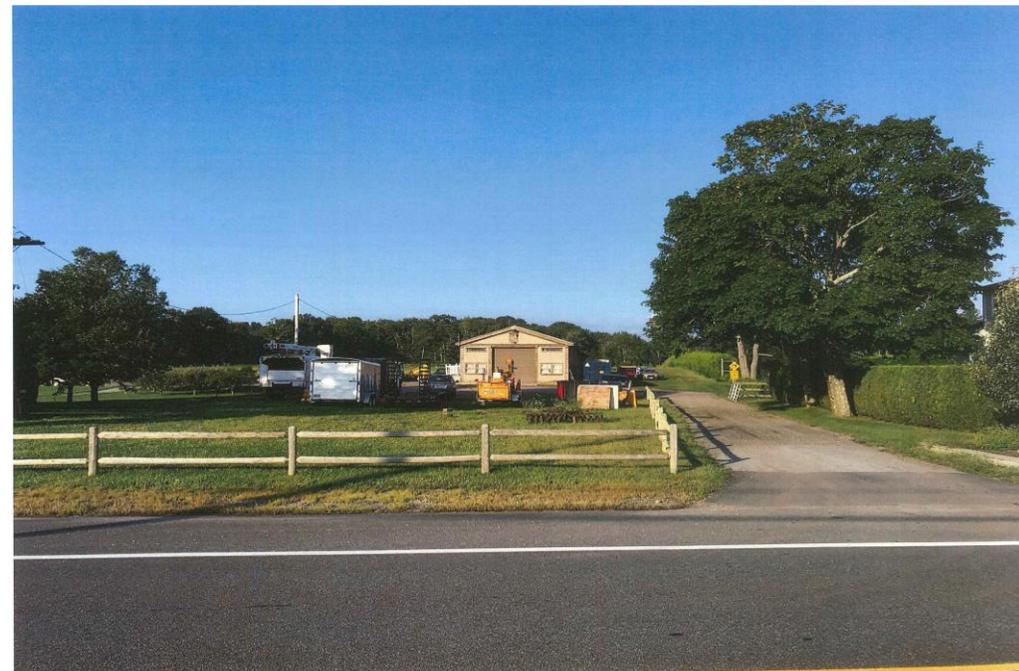
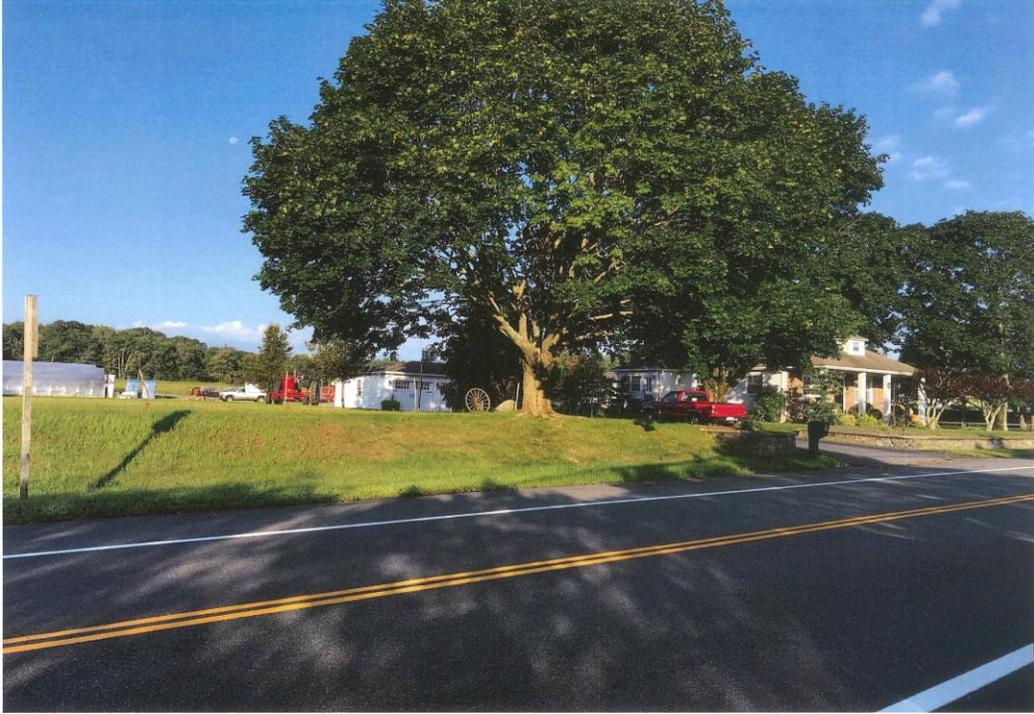
Michael & Stacey Tortorella
801 Pippin Orchard Rd., Cranston, RI 02921



Michael & Stacey Tortorella
801 Pippin Orchard Rd., Cranston, RI 02921

Living Area: 2290 SQ FT
3 Bedrooms, 2.5 Baths





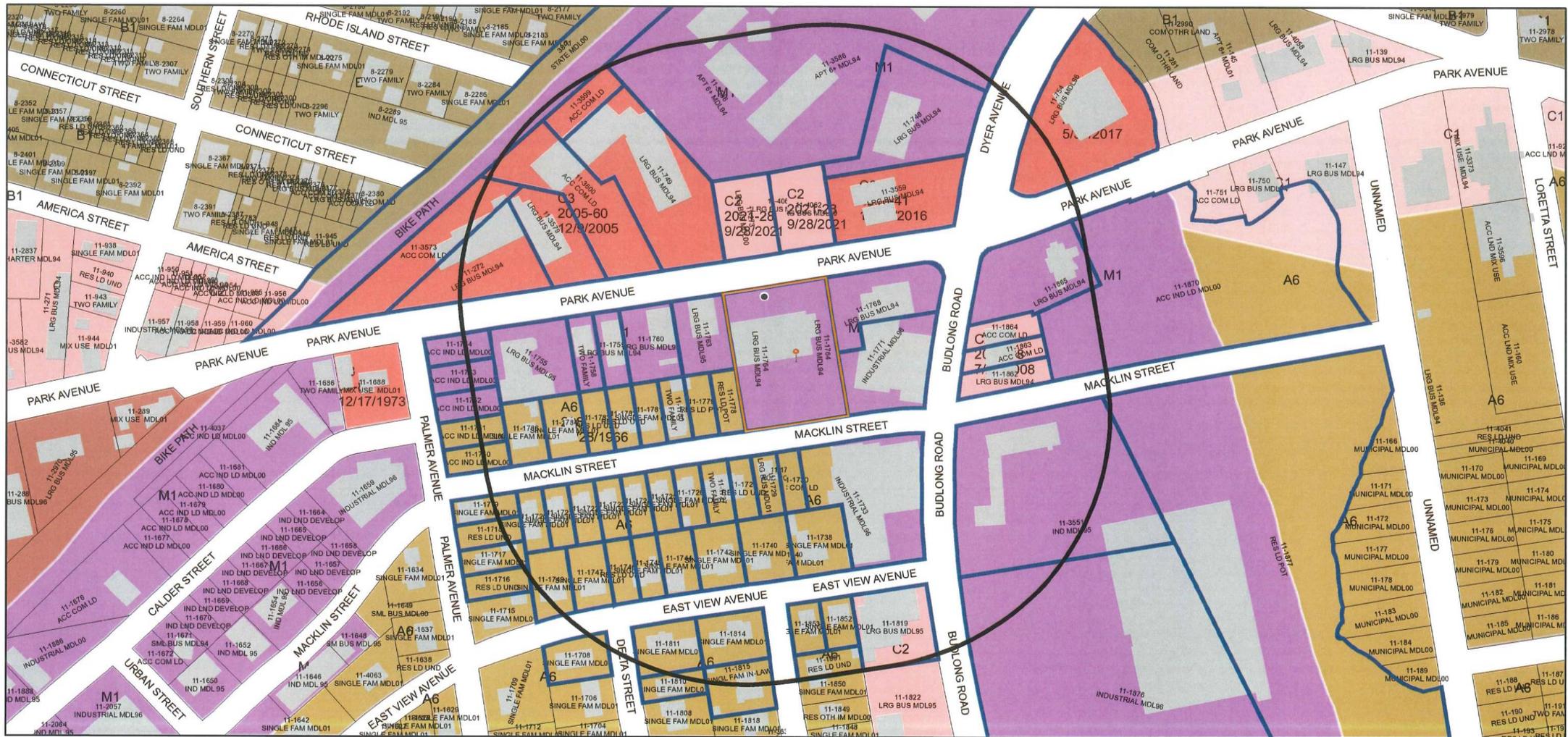


WARD 5

PARK AVENUE REALTY, INC. (OWN) and NICO BELLA CRANSTON, LLC. (APP) have applied to operate a restaurant in an industrial zone with reduced lot area at 1350 Park Avenue, A.P. 11, lot 1768, area 14,748 s.f., zoned M1. Applicant seeks relief per Section 17.92.010- Variance; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations; 17.72.010- Signs. Application filed 4/13/2022.

Stephen A. Izzi, Esq.

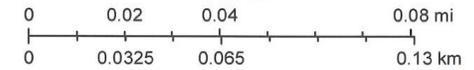
1362 Park Ave 400' Radius Plat 11 Lot 1768



4/8/2022, 11:16:22 AM

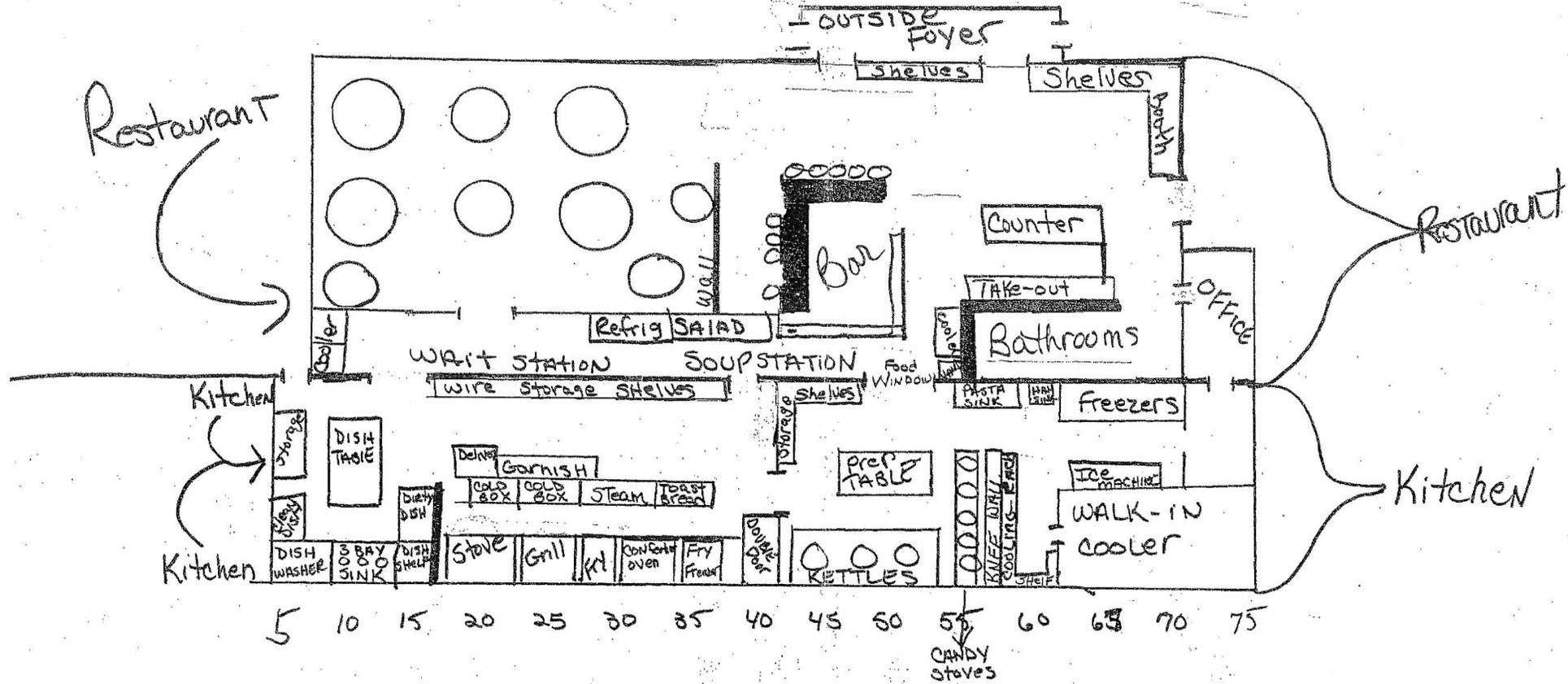
- | | | | | | | | | |
|-------------------|-----------|---------------------------|------|----|--|----|--|-----|
| Parcel ID Labels | | Historic Overlay District | | A8 | | C3 | | MPD |
| Streets Names | | Zoning | | A6 | | C4 | | S1 |
| — | | Cranston Boundary | none | | | B1 | | C5 |
| | Parcels |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

1:1,785



City of Cranston

PARK AVENUE



14 Parking Spaces
42 Seats

CONCEPTUAL FLOOR PLAN
NICO BELLA RESTAURANT

1350 PARK AVENUE
CRANSTON, RHODE ISLAND

