

City of Cranston

Zoning Board of Review

November 10, 2020

Chairman of the Board

Christopher Buonanno (Vice Chairman)

Members

Joy Montanaro

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norclife (1st Alternate)

Josh Catone (2nd Alternate)

Thomas Jones (3rd Alternate)

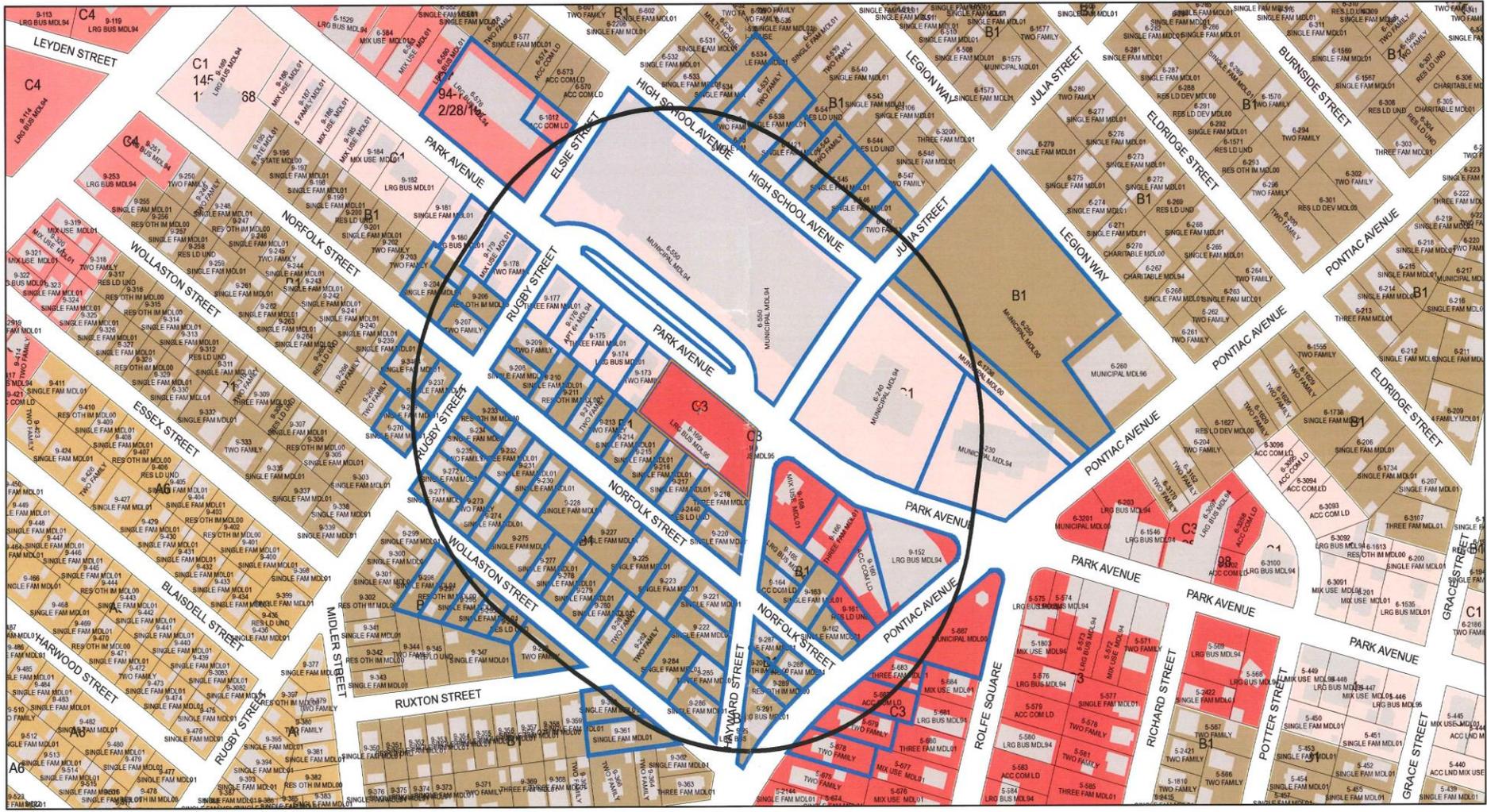
Thomas Barbieri (4th Alternate)

ALBERT BACCARI and VIRGINIA A. BACCARI (OWN/APP) have filed an application to construct an addition to an existing legal non-conforming auto repair shop with restricted rear yard setbacks at **880 Park Avenue** A.P. 9 lot 169; area 21,014 s.f.; zoned C3. Applicant seeks relief per 17.92.010; Sections 17.92.020- Special Use Permit; 17.88.030 (A) - Extension; 17.20.120 – Schedule of Intensity Regulations. Application filed 6/11/2020. John S. DiBona, Esq.

Staff Analysis

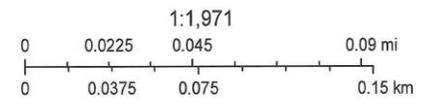
- The site has been operating as a motor repair shop for decades without issue;
- The expansion would not alter or be injurious to the character of the area;
- The project now includes multiple improvements to the site, making it safer & more compliant with City Code;
- The existing interpretation for rear setbacks on corner lots would allow the additional without relief, the relief was included in an abundance of caution to be consistent with the 1986 ZBR approval;
- The proposal is consistent with the Comprehensive Plan FLUM and economic development policies.

880 Park Ave 400' Radius Plat 9 Lot 169

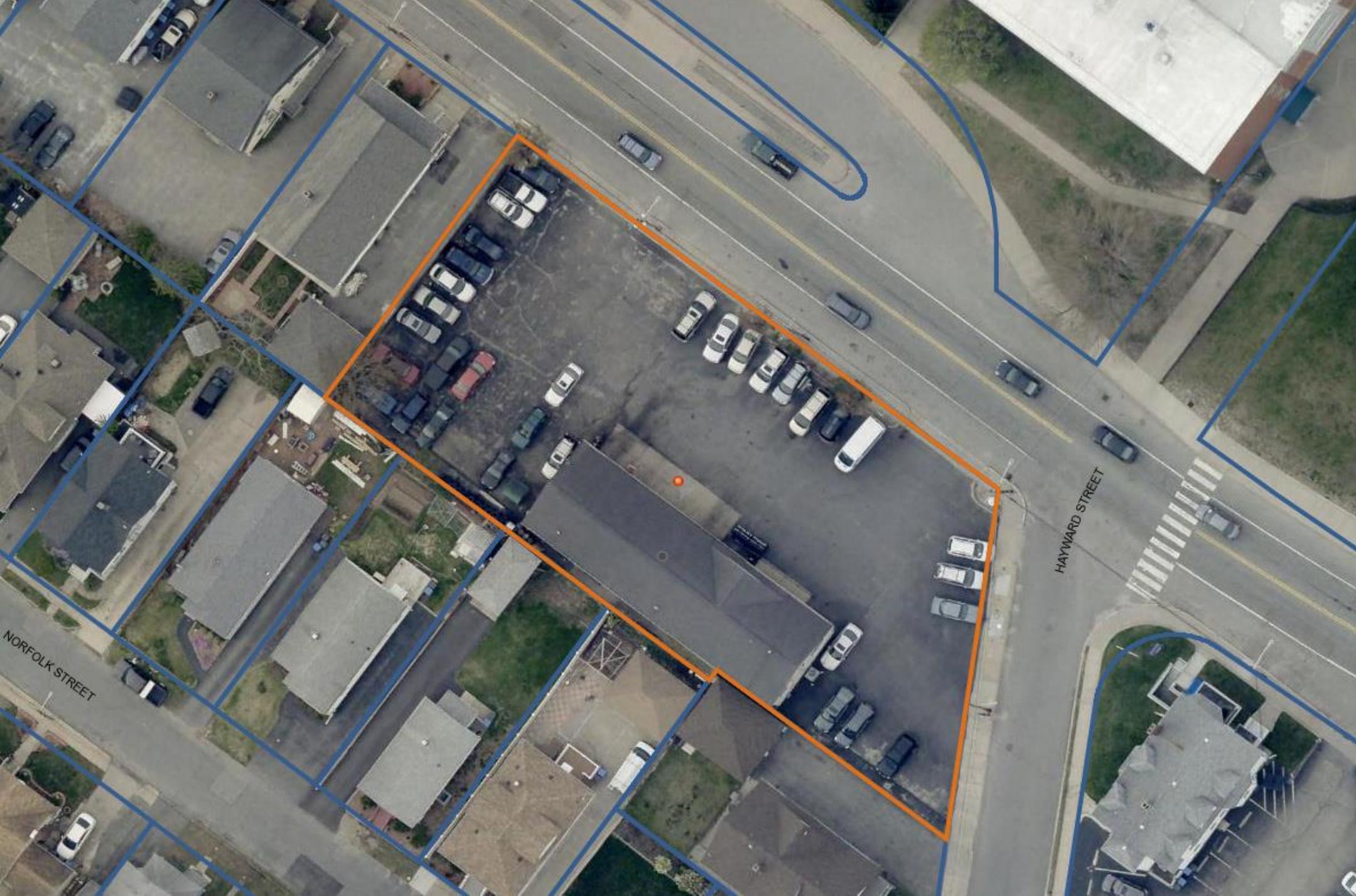


4/23/2020, 9:48:21 AM

- 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



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



NORFOLK STREET

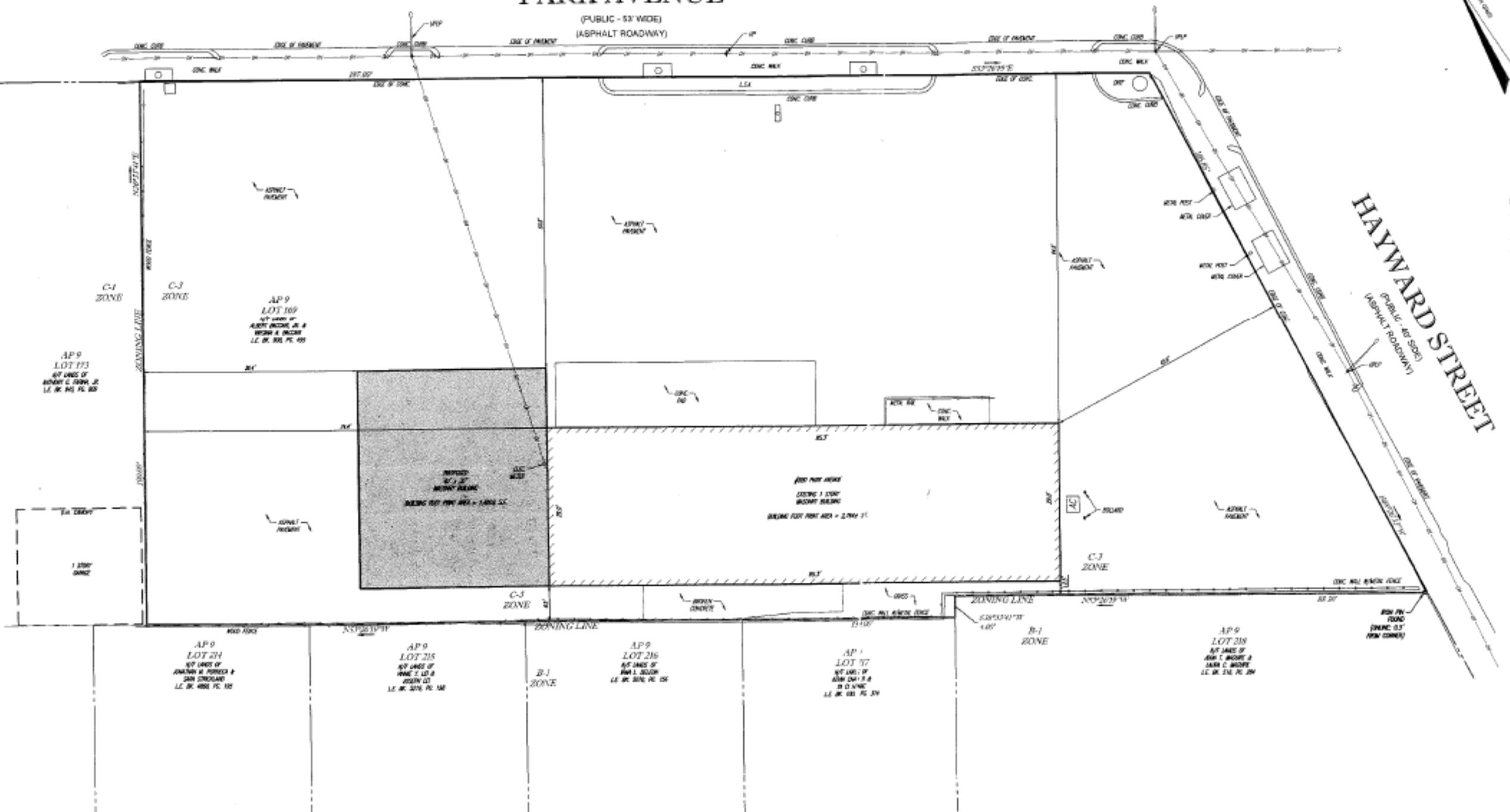
HAYWARD STREET

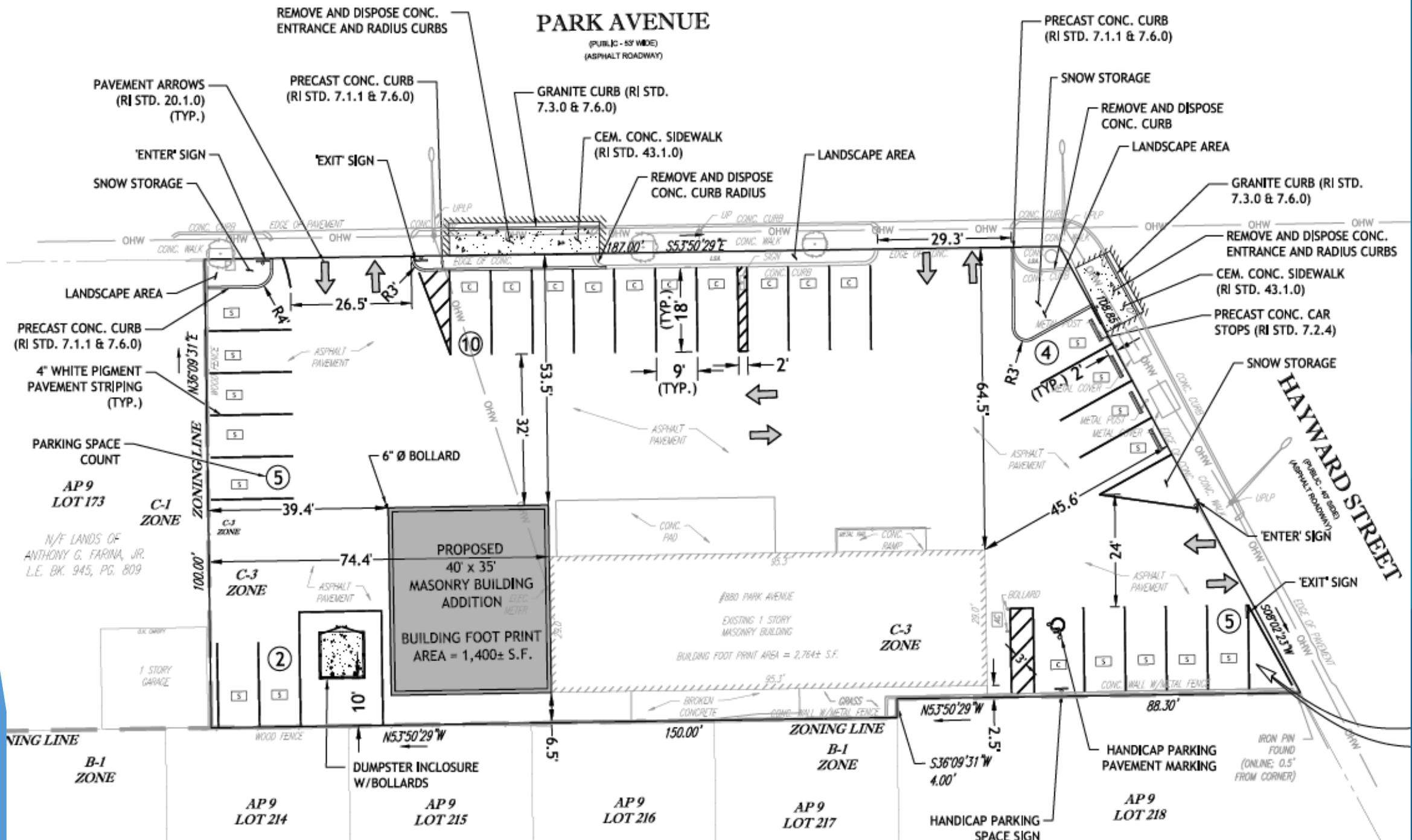
PARK AVENUE

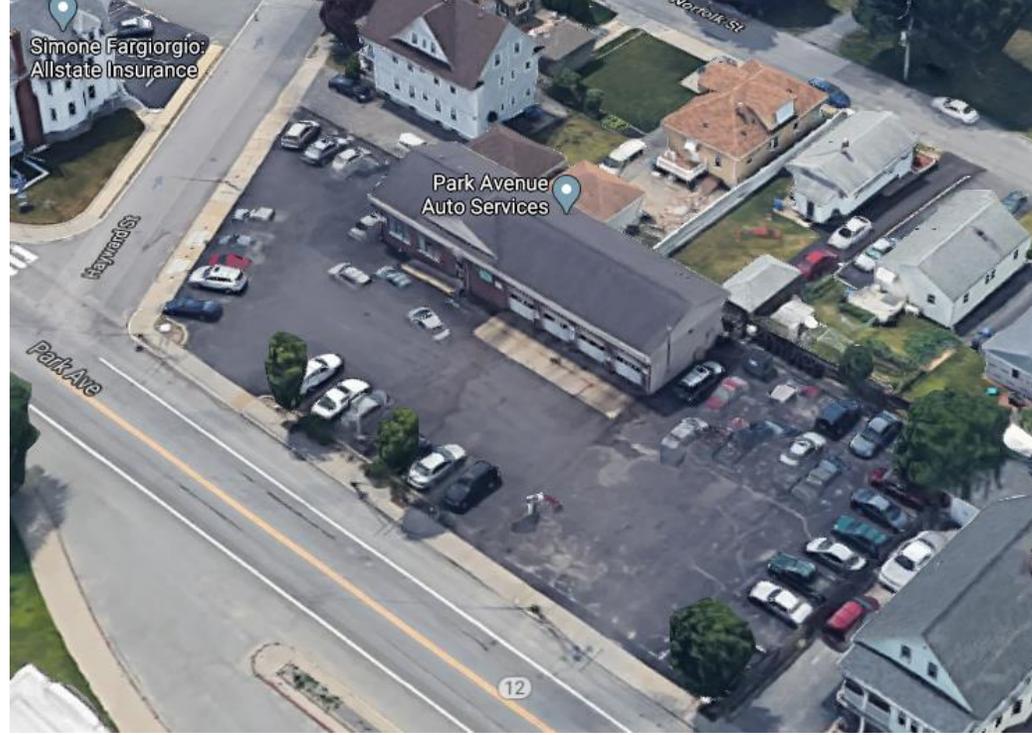
(PUBLIC - 53' WIDE)
(ASPHALT ROADWAY)

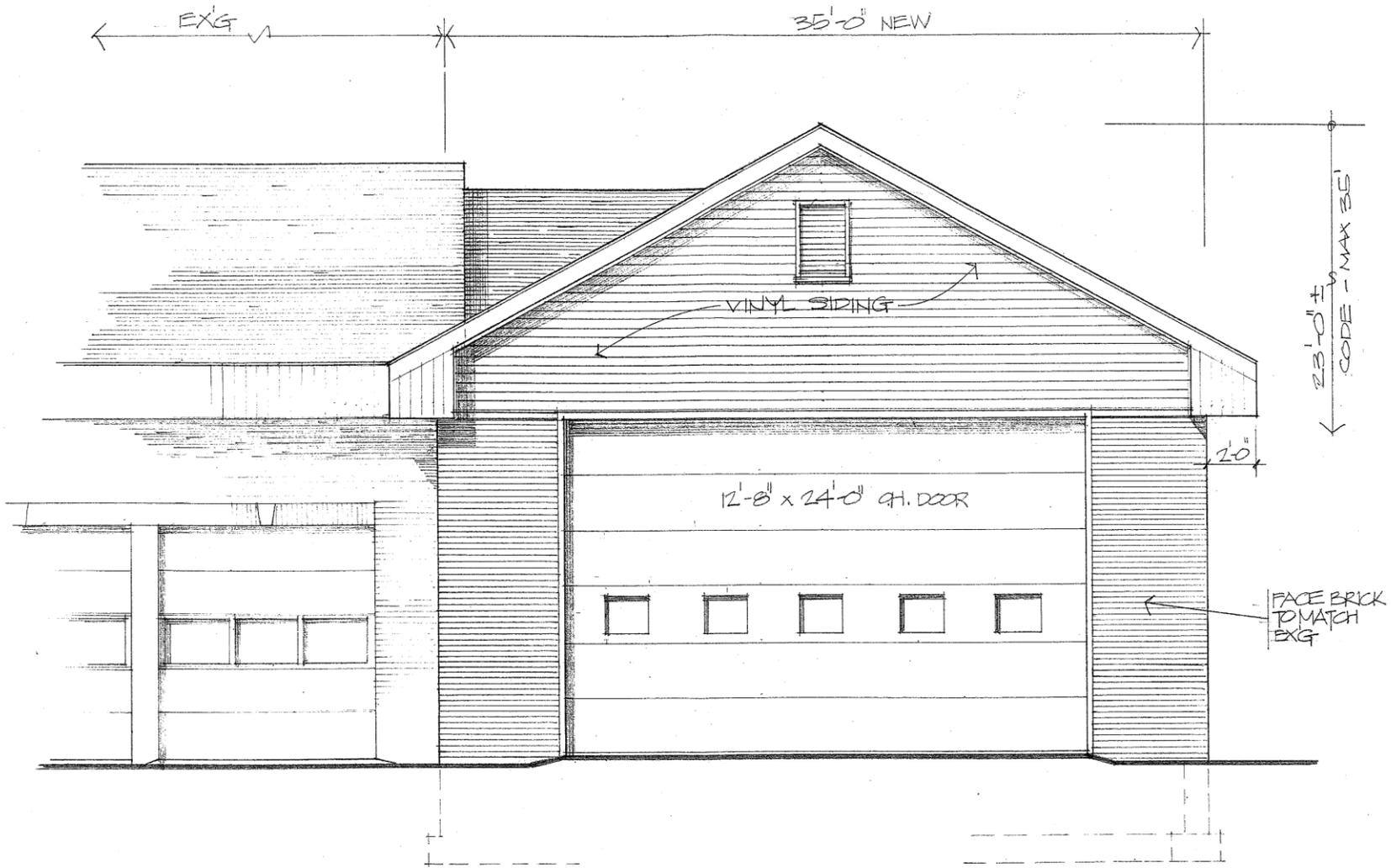
HAYWARD STREET

(PUBLIC - 40' SIDE)
(ASPHALT ROADWAY)









FRONT ELEVATION

1/4" = 1'-0"

PROPOSED ADDITION TO
 880 PARK AV. CRANSTON, RI
 WAGNER DESIGN-ARCHITECT
 5/15/20 737-1100

Plan Commission Recommendation

Due to the Commission agreeing with staff's analysis and finding that the proposal is consistent with the Comprehensive Plan, but finding that the application does not meet the legal standard of review for a use variance, upon motion made by Mr. Coupe and seconded by Mr. Mason, the Plan Commission unanimously voted (7/0) to make *no recommendation* on this matter.

CGRI CRANSTON ATWOOD LLC (OWN) & CGRI ATWOOD LLC C/O MOSES RYAN, LTD (APP) have filed an application to install additional signage on an existing freestanding pylon at **148 Atwood Avenue** A.P. 12, lot 196, area 2.93 ac., zoned C2. Applicant seeks relief per 17.92.010 Variance, Section 17.72.010(P); Table 17.72.010 (3) Signs.

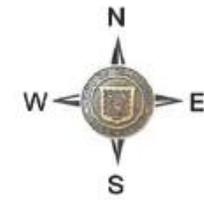
Application filed 9/11/2020. Kerin L. Browning, Esq.

Planning Staff Analysis

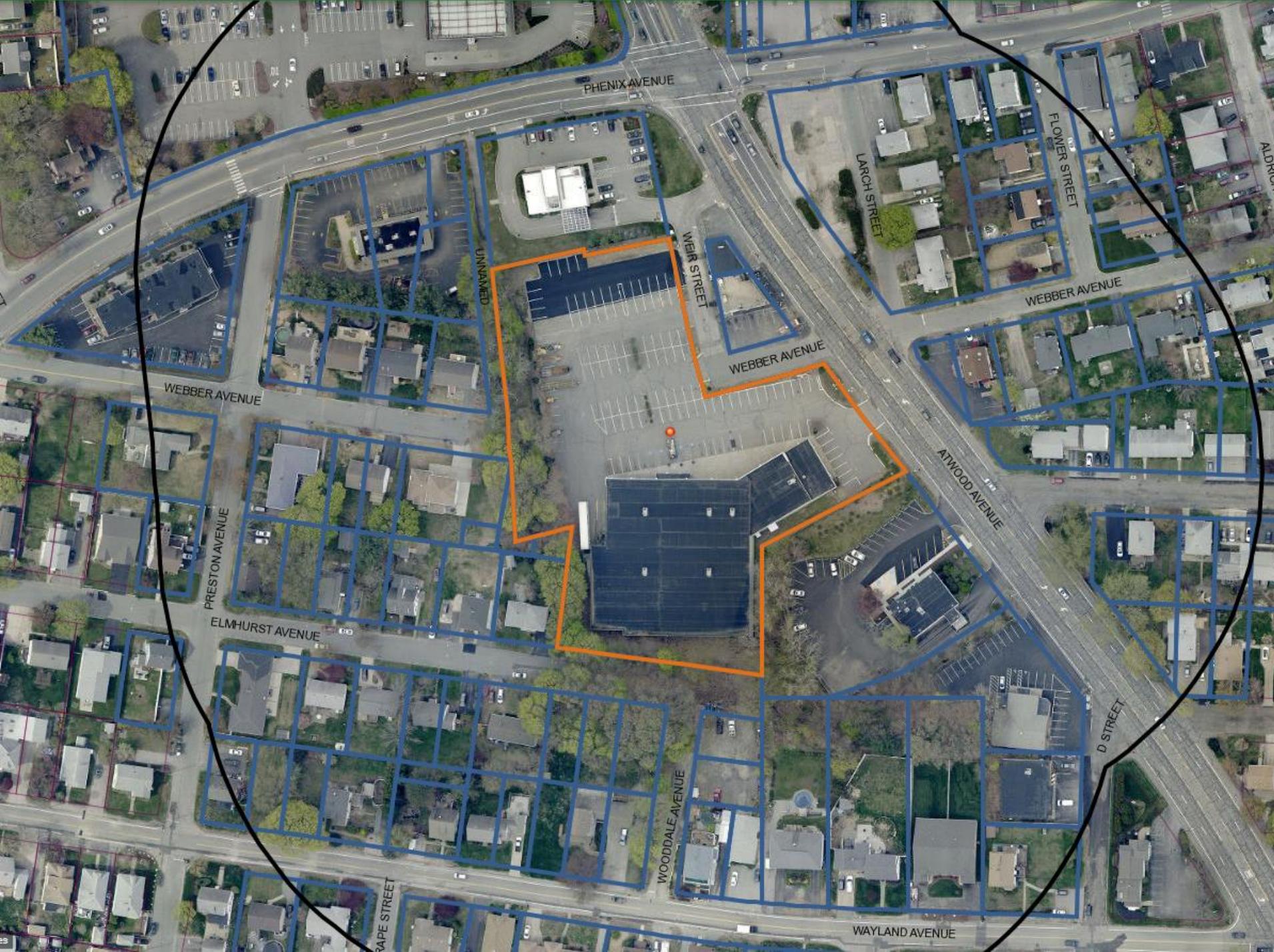
- The ZBR granted relief (2003) for the existing signage on site. The proposed addition is a reasonable addition to the existing freestanding sign;
- The sign is not out of character, nor would it be injurious to the nearby area;
- The sign code is does not reasonably accommodate multitenant situations;
- The Comp Plan FLUM calls for Highway Commercial/Services, which is consistent with the proposed uses and has more lenient sign regulations, the proposal is not in conflict with the Comp Plan.

ArcGIS Web Map

9/3/2020, 12:40:48 PM



- vParcels_Buffer
- UserSelectedParcels
- ParcelsInBufferOutput
- Streets Names
- Cranston_Boundary
- E911 Site Addresses
- Plat Bounds
- Parcel ID Labels
- Parcels
- Hydro Poly 2001**
 - Stream/Water Body
 - Swamp
 - Buildings
 - Edge Of Pavement
 - Cemeteries



PHENIX AVENUE

FLOWER STREET

ADRICH AVENUE

LARCH STREET

UNNAMED

WEIR STREET

WEBBER AVENUE

WEBBER AVENUE

WEBBER AVENUE

ATWOOD AVENUE

PRESTON AVENUE

ELMHURST AVENUE

WOODDALE AVENUE

D STREET

GRAPE STREET

WAYLAND AVENUE

LOCUS MAP
N.T.S.

LEGAL DESCRIPTION CERTIFICATION:
Site Description and Surveyor's Description are the same Property

- SINGLE POST SIGN
- DOUBLE POST SIGN
- HANDICAP PARKING STRIPING
- VERTICAL CONIC CURB
- L.P. LIGHT POST
- EOP EDGE OF PAVEMENT

PARCEL DATA	
A.P. 12, LOT 196 N/F CGR CRANSTON ATWOOD LLC DEED BK 5572 / PG.140-143 #148 ATWOOD AVENUE LOT AREA: 127,508 S.F.± OR 2.93 ACRES±	
PARCEL DATA	
A.P. 12, LOT 249 N/F CGR CRANSTON ATWOOD LLC DEED BK 5572 / PG. 140-143 #148 ATWOOD AVENUE LOT AREA: 1,583 S.F.± OR 0.05 ACRES±	
PARCEL DATA	
A.P. 12, LOT 193 N/F CGR CRANSTON ATWOOD LLC DEED BK 5572 / PG. 140-143 #160 ATWOOD AVENUE LOT AREA: 3,949 S.F.± OR 0.09 ACRES±	
ZONING DATA	
C-2 DISTRICT MIN. LOT SIZE: 5,000 SF. MAX. LOT COVERAGE: 60% MIN. FRONTAGE: 60' MIN. FRONT YARD: 25' MIN. SIDE YARD: 5' MIN. REAR YARD: 20' MAX. BLDG. HEIGHT: 30'	
* PLEASE REFER TO ZONING RECS. FOR ADDITIONAL INFORMATION.	
ZONING DATA	
A-S DISTRICT MIN. LOT SIZE: 5,000 SF. MAX. LOT COVERAGE: 60% MIN. FRONTAGE: 60' MIN. FRONT YARD: 25' MIN. SIDE YARD: 5' MIN. REAR YARD: 20' MAX. BLDG. HEIGHT: 35'	
* PLEASE REFER TO ZONING RECS. FOR ADDITIONAL INFORMATION.	

CERTIFICATION:
By: *Samuel A. White, Jr.*
Registered Professional Land Surveyor No. 1781
Date: July 18, 2020.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly promulgated and adopted by ALTA and NSPS, and Subchapter 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10(a), 13, 14, 16, 17, 18 and 20 of Title 14 thereof. The platwork was completed on June 4, 2020.

Date of Plot or Map: July 16, 2020
By: *Samuel A. White, Jr.*
Surveyor Samuel A. White, Jr.
Gorham & Associates, Inc.
Registered Professional Land Surveyor No. 1781
Date: July 18, 2020.

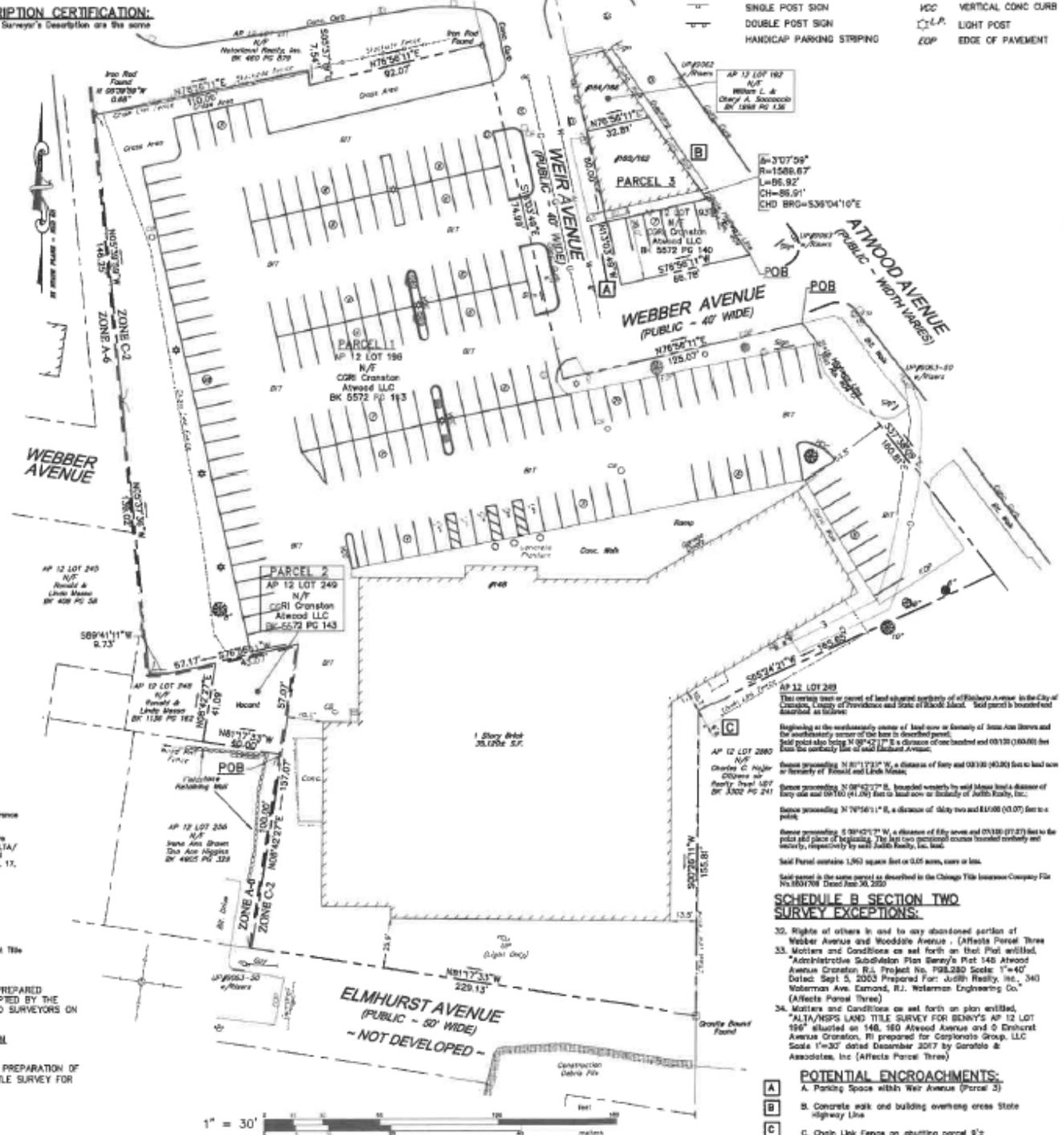
The property described and shown herein is the same property described in Final Title Insurance Company Title Commitment No. 0807709 Dated June 26, 2020.

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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 28, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE AN ALTA/NSPS LAND TITLE SURVEY FOR THE CLIENT.

By: *Samuel A. White, Jr.*
SAMUEL A. WHITE LICENSE NO. 1781
LS 459-COA



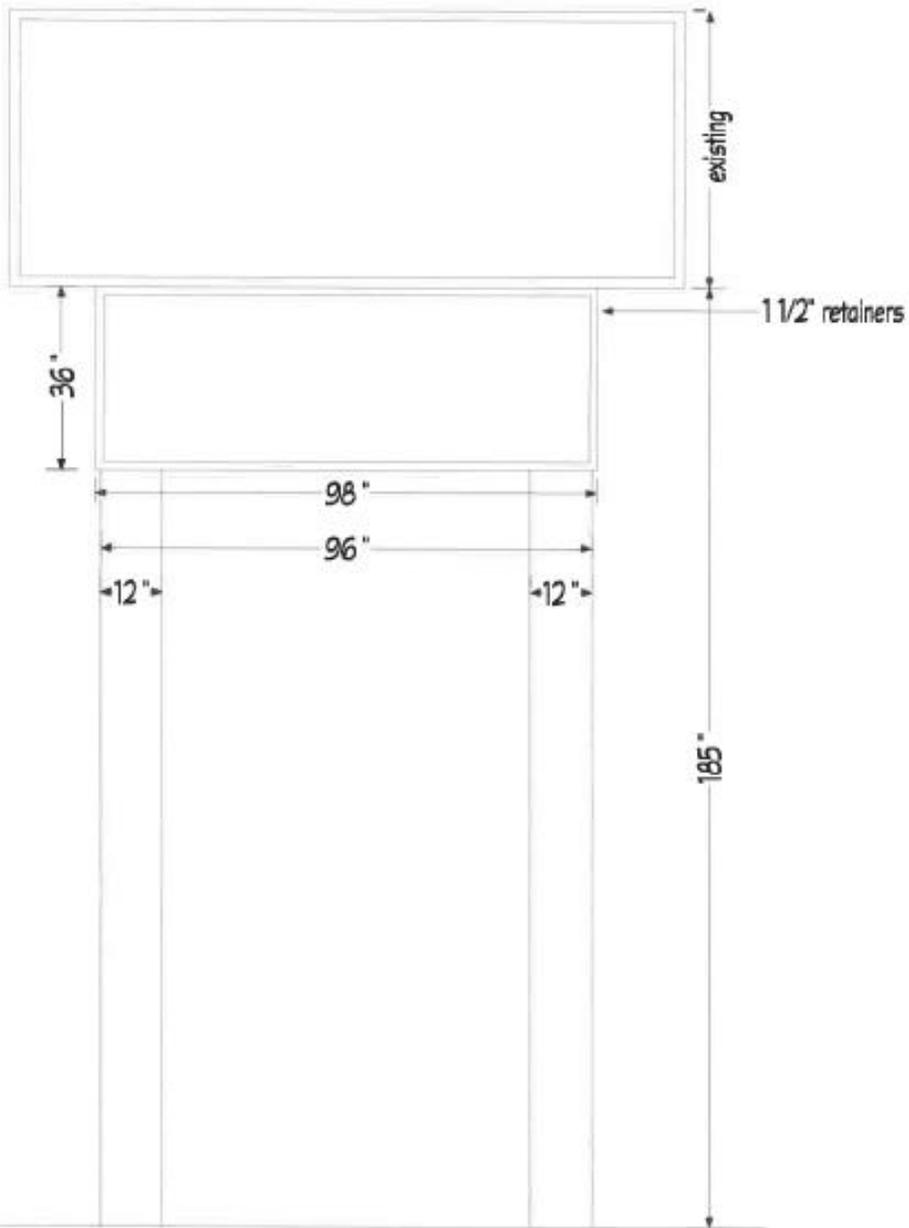
SCHEDULE B SECTION TWO SURVEY EXCEPTIONS:

30. Rights of others in and to any abandoned portion of Weir Avenue and Woodside Avenue. (Affects Parcel Three)
33. Matters and Conditions on set forth on the Plat entitled, "Administrative Subdivision Plan Survey's Plat 148 Atwood Avenue Cranston, RI Project No. P08-230 Scale: 1"=40' Dated: Sept. 5, 2003 Prepared For: JACOBI Realty, Inc., 240 Waterman Ave. Concord, N.J. Waterman Engineering Co." (Affects Parcel Three)
34. Matters and Conditions on set forth on plan entitled, "ALTA/NSPS LAND TITLE SURVEY FOR BERRY'S AP 12 LOT 196 situated on 148, 160 Atwood Avenue and O Emburat Avenue Cranston, RI prepared for Capstone Group, LLC Scale 1"=30' dated December 2017 by Gorham & Associates, Inc (Affects Parcel Three)

POTENTIAL ENCROACHMENTS:

- A. Parking Space within Weir Avenue (Parcel 3)
- B. Concrete walk and building overhanging across State highway line
- C. Chain Link Fence on abutting parcel 3's





JOB:
148 ATWOOD AVE

LOCATION:
148 ATWOOD AVE CRANSTON RI

FILE:
148 ATWOOD AVE_POLE SIGN_4 22 20

DATE:
4 22 20

PROJECT MANAGER:
KF

DESIGNED BY:
KMK

CLIENT APPROVAL

Date

NOTICE TO CLIENT

This drawing is a representation of how your signage will appear. By signing this drawing you are accepting the design as it is presented on this page.

AA Thrifty
sign & awning

27 Jefferson Boulevard • Warwick, RI

401-862-8932 • FAX 401-862-8219

www.aathrifty.com

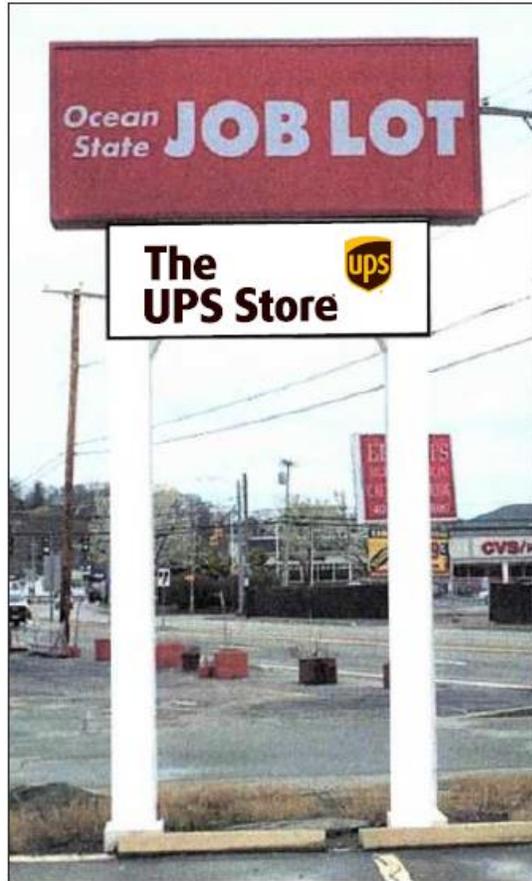
Allowable SQ.FT.

N/A SQ FT

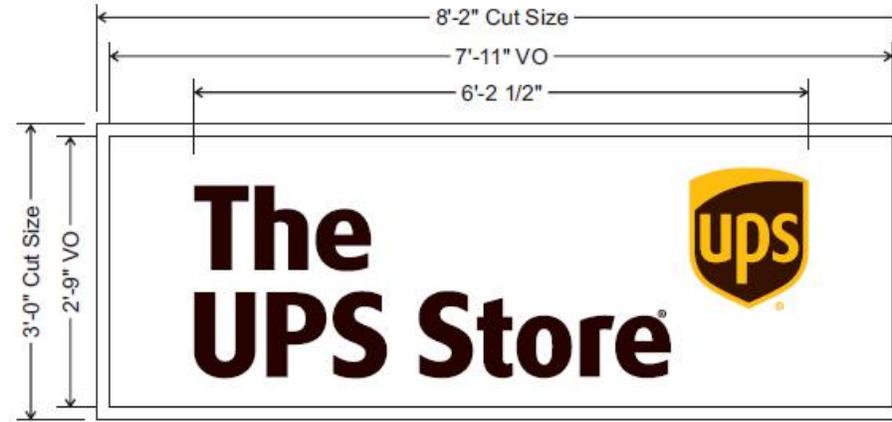
Double Sided Multi Tenant Monument



Existing Sign



Proposed Sign



"T" - 10-1/4" / "e" - 7-5/8" / Shield - 17-1/8"

Tenant Panel Vinyl

3/4" = 1'

Apply translucent vinyl graphics in respective colors to existing tenant panel.
Survey provided by others

Qty 2 panels - (1 DF Monument)

Colors to Match

3M Translucent Sunflower Yellow - 3630-25



Layer 1 - Block out white vinyl
Layer 2 - 7725-19 Opaque Deep Mahogany



SWS WO CODE <input type="checkbox"/> F <input type="checkbox"/> E <input checked="" type="checkbox"/> V <input type="checkbox"/> R <input type="checkbox"/> C <input type="checkbox"/> O <input type="checkbox"/> P	Job #	7042363	Client	The UPS Store	MEMBER LISTED <small>INTERNATIONAL ASSOCIATION</small>	<small>ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SOUTH WATER SIGNS, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS.</small>
	Store #	7291				
	Date	09.21.20	Address:	934 N. Church Road Elmhurst, IL 60126 P 630.333.4900 F 630.333.4915		
	Drawn By	MR				
Last Revised	00.00.00	Cranston, RI				

Plan Commission Recommendation

Due to the applicant's proposal to work with the existing freestanding sign, and finding that the proposed sign would not be injurious or out of character with the surrounding commercial area, upon motion made by Mr. Vincent and seconded by Ms. Lanphere, the Plan Commission unanimously voted (7/0) to forward a *positive recommendation* on this application to the Zoning Board of Review provided the new sign includes appropriate landscaping and plantings at its base.

POWERHOUSE REALTY, LLC (OWN/APP) has filed an application to re-plat three existing lots to create two; with one under-sized for constructing a new single family dwelling at **0 Waldron Avenue, A.P. 9, lots 1155, 1156, and 1157;** area 11,000 sq. ft.; zoned B1. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.120 Schedule of Intensity Regulations; 17.88.010 Substandard Lots of Record. Application filed 10/2/2020. Robert D. Murray Esq.

Planning Staff Analysis

If approved, Parcel B will host the existing single-family house on 6,000 ft² of land, and Parcel A will be a vacant, buildable lot on 5,000 ft² of land. The applicant intends to build a conforming single-family house on Parcel A.

- The proposed irregular side lot line configuration is the result of merging 2 pre-existing lots of record that are unique in their dimensional layout.
- The applicant has submitted a neighborhood assessment as follows:

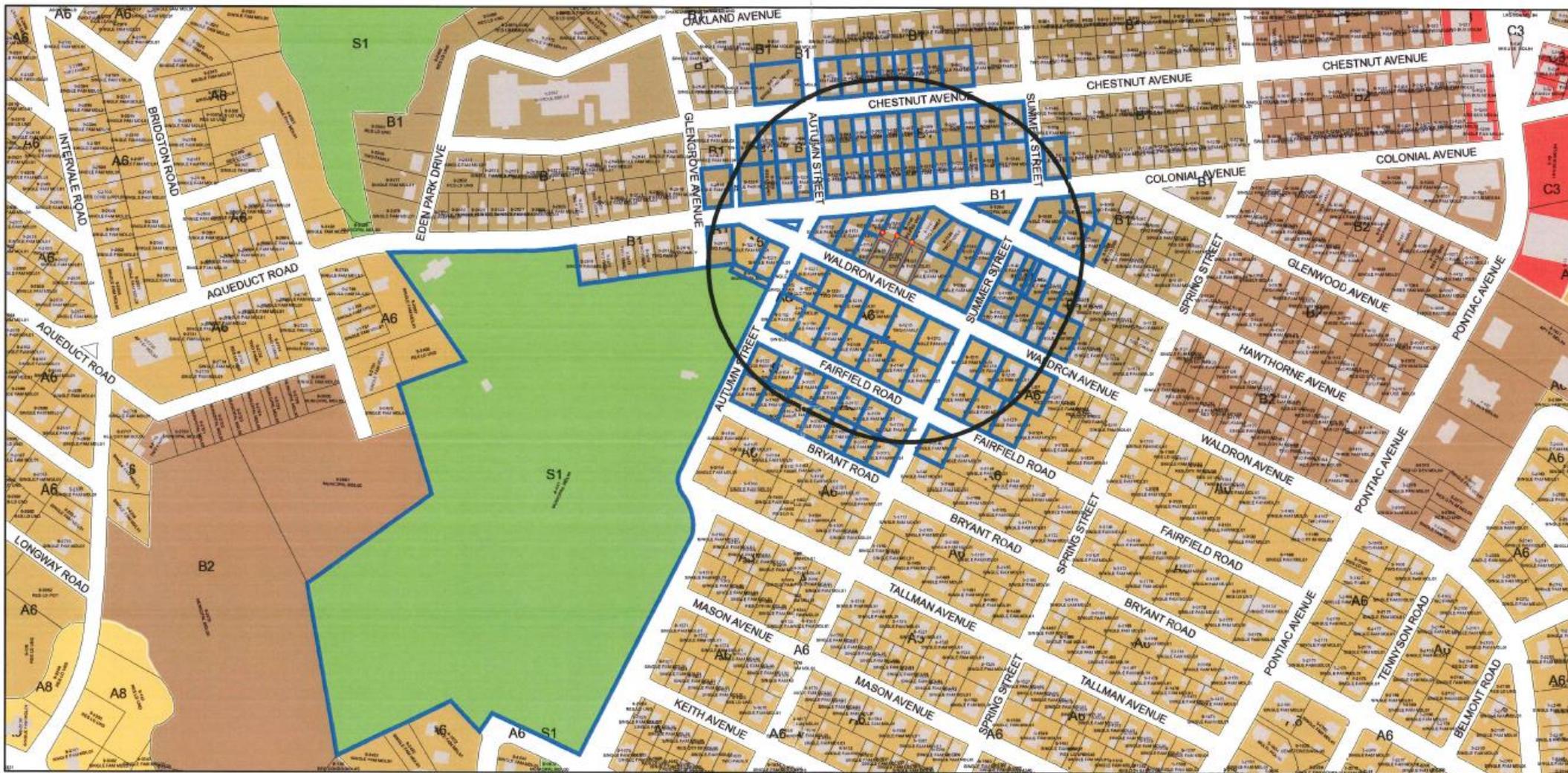
Total number of residential lots within a 400 ft radius: 112

Lots less than or equal to 5,000 ft²: 63

Average size of applicable lots: +/- 5,124 ft²

- Additionally, the Cranston Comprehensive Plan's Future Land Use Map designates the subject parcels as "Single/Two Family Residential Less Than 10.89 units per acre". The proposed density of the project is 7.92 units/per acres (including the pre-existing single-family dwelling) so the project is in conformance with the Future Land Use Map.

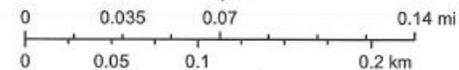
97 Waldron Ave 400' Radius Plat 9 Lot 1155-1157



8/24/2020, 2:34:34 PM

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

1:3,004



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





PROJECT OWNER/APPLICANT

PROJECT OWNER:
POWERHOUSE REALTY, LLC
355 COMSTOCK PARKWAY
CRANSTON, RI 02821

PROJECT APPLICANT:
POWERHOUSE REALTY, LLC
355 COMSTOCK PARKWAY
CRANSTON, RI 02821

LOCUS MAP
NOT TO SCALE

ASSESSORS PLAT 9-3
LOT 1150
N/F STEPHEN M. FOWLER
LE 3570 PG 151

ASSESSORS PLAT 9-3 LOT 1149
N/F STEPHEN M. FOWLER
LE 3570 PG 151

ASSESSORS PLAT 9-3 LOT 1148
N/F STEPHEN M. FOWLER
LE 3570 PG 151

ASSESSORS PLAT 9-3 LOT 1147
N/F 98-100 HAWTHORNE AVENUE
REALTY TRUST
LE 551 PG 151



ASSESSORS PLAT 9-3 LOT 1154
N/F THOMAS &
SHARON RAINEY
LE 2055 PG 14

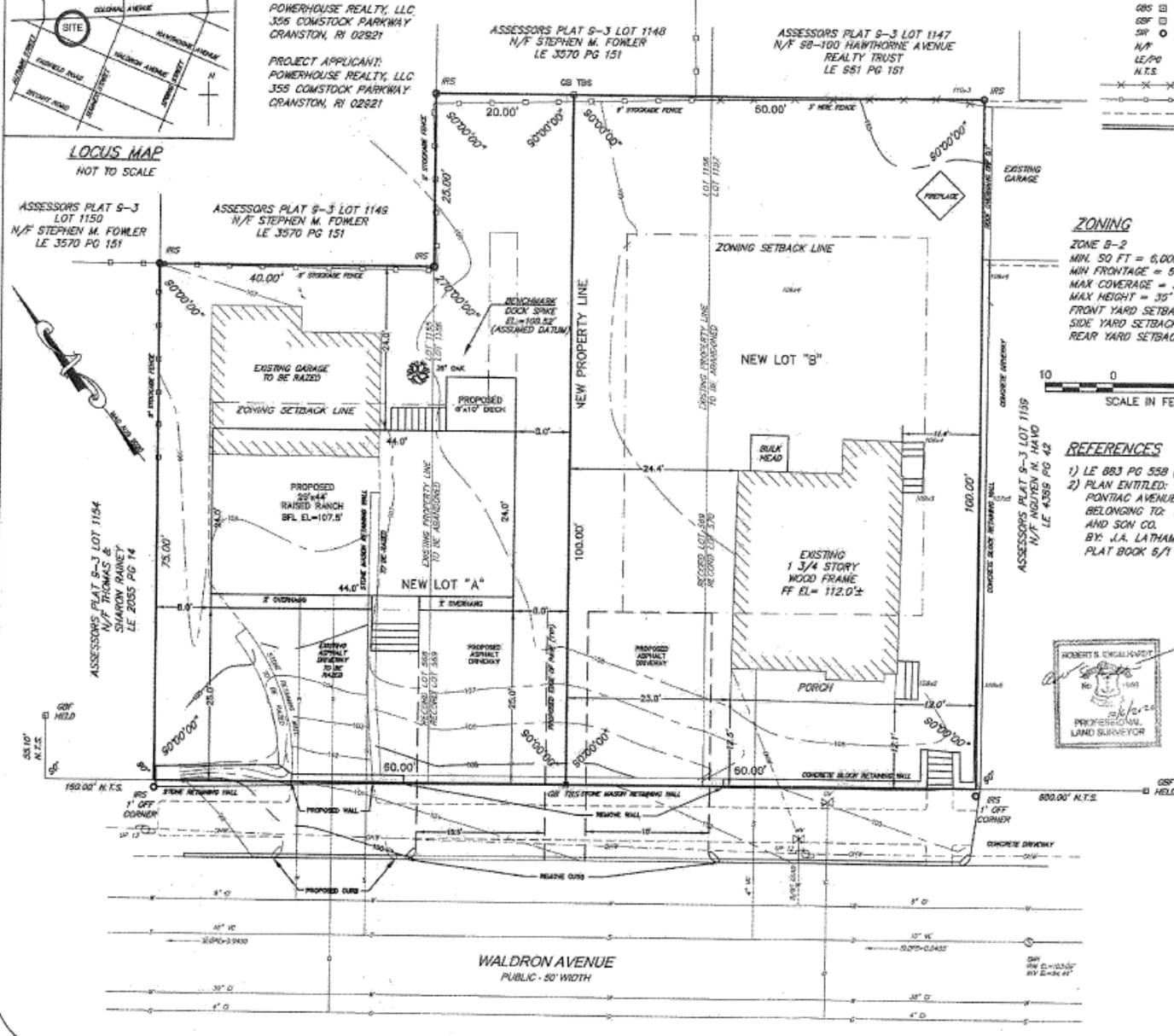
65' 10" N.T.S.

152.00' N.T.S.

15' 0" 0.290-0.290

30' 0"

4' 0"



WALDRON AVENUE
PUBLIC - 50' WIDTH

LEGEND

GRS □	GRANITE BOUND TO BE SET	CI	CAST IRON PIPE
GBF □	GRANITE BOUND FOUND	VC	VITRIFIED CLAY PIPE
IR	IRON ROD SET	SM	SEWER MANHOLE
N/F	NOW OR FORMERLY	SG	GAS GATE
LE/PO	LAND EVIDENCE/PAGE	WG	WATER GATE
N.T.S.	NOT TO SCALE	UP TO 1"	UTILITY POLE
---	WIRE FENCE	---	OVERHEAD WIRES
---	STOCKADE FENCE	---	WATER LINE
---	EDGE OF PAVEMENT	---	GAS LINE
---	WALL	---	SEWER LINE
		---	CONTOUR MAJOR
		---	CONTOUR MINOR
		---	SPOT GRADE

ZONING

ZONE B-2
MIN. 50 FT = 6,000 sf
MIN FRONTAGE = 80'
MAX COVERAGE = 35%
MAX HEIGHT = 35'
FRONT YARD SETBACK = 25'
SIDE YARD SETBACK = 8'
REAR YARD SETBACK = 20'

FLOOD NOTE

ALL OF PROJECT AREA FALLS WITHIN ZONE "X" (AREAS OUTSIDE OF 0.2% ANNUAL FLOOD CHANGE). FEMA MAP: 4400700314H EFFECTIVE: 10/02/2015

PLAN INDEX

THIS PLAN SHALL BE INDEXED UNDER THE FOLLOWING STREET:
WALDRON AVENUE

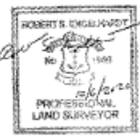


REFERENCES

- LE 883 PG 558 (SUBJECT DEED)
- PLAN ENTITLED: "EDEN PARK NO. 2" PONTIAC AVENUE CRANSTON RI BELONGING TO THE J.A. BUDLONG AND SON CO. BY: J.A. LATHAM NOV 1895 PLAT BOOK 5/1 PAGE 32

AREA ANALYSIS

LOT 1155	= 3,000 sf OR 0.0688 Ac.
LOT 1156	= 4,000 sf OR 0.0918 Ac.
LOT 1157	= 4,000 sf OR 0.0918 Ac.
TOTAL	= 11,000 sf OR 0.2525 Ac.
NEW LOT "A"	= 5,000 sf OR 0.1148 Ac.
NEW LOT "B"	= 6,000 sf OR 0.1377 Ac.
TOTAL	= 11,000 sf OR 0.2525 Ac.
NEW LOT "A"	= 35% PROPOSED COVERAGE
NEW LOT "B"	= 23% PROPOSED COVERAGE



THIS SURVEY AND PLAN HAS BEEN PREPARED PURSUANT TO SECTION 6 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 18, 2016 AS FOLLOWS:

TITLE OF BOUNDARY SURVEY: MEASUREMENT RECONSTRUCTION LIMITED CONTENT BOUNDARY SURVEY CLASS 1 DATA ACCUMULATION SURVEY CLASS II, 1-2

THE PURPOSE OF THIS CONTENT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH RECORD BOUNDARY LINES, IN ORDER TO SUBDIVIDE LAND.

BY: *Robert S. Engelhardt* DATE: 10/6/2020

BY: ROBERT S. ENGELHARDT, PLS. LICENSE #1848; COA # A-437

SITE PLAN

REPLAT OF RECORD
LOTS 568, 569 & 570

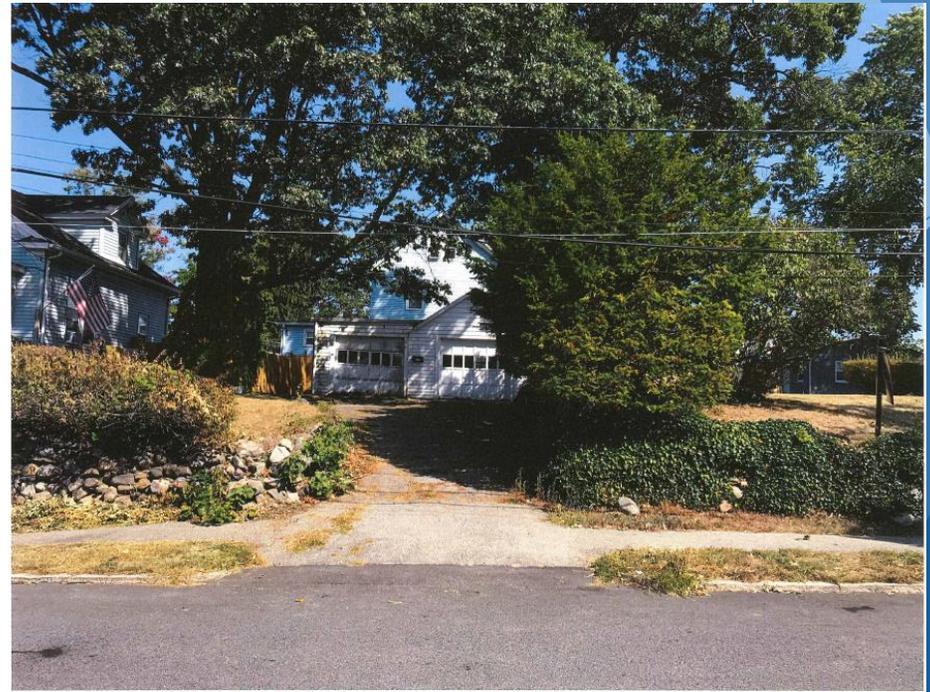
LIMITED BOUNDARY SURVEY

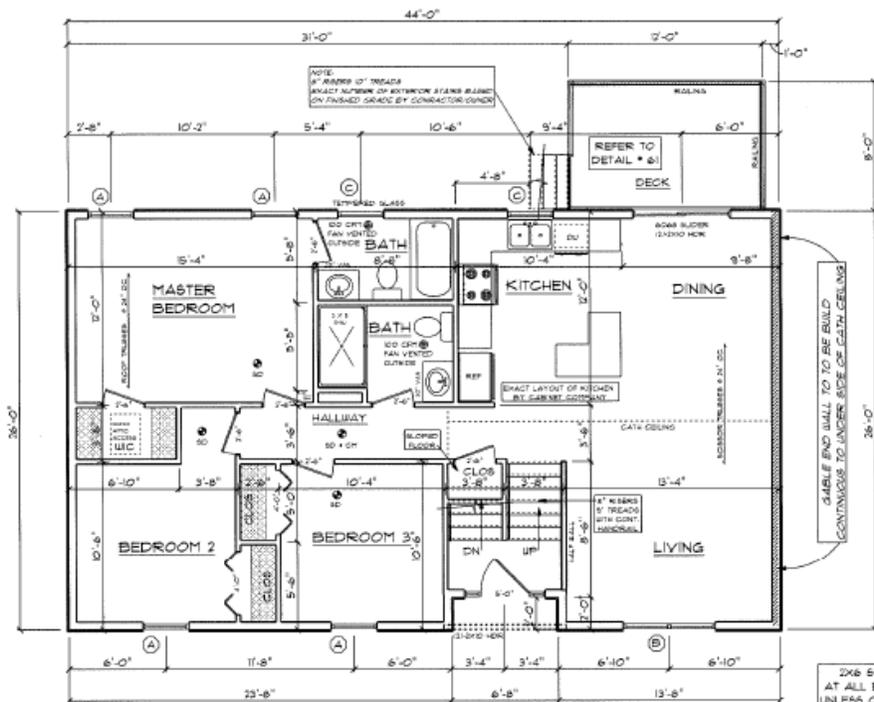
ASSESSORS PLAT 9-3 LOTS 1155 - 1157
CRANSTON, RHODE ISLAND

PREPARED FOR: POWERHOUSE REALTY, LLC

PREPARED BY: ENGELHARDT SURVEYING, LLC
18 THUNDERLINE DRIVE
WARWICK, RHODE ISLAND 02885
TEL. 401-487-1540

SCALE 1"=10' OCTOBER, 2020 SHEET 1 OF 1

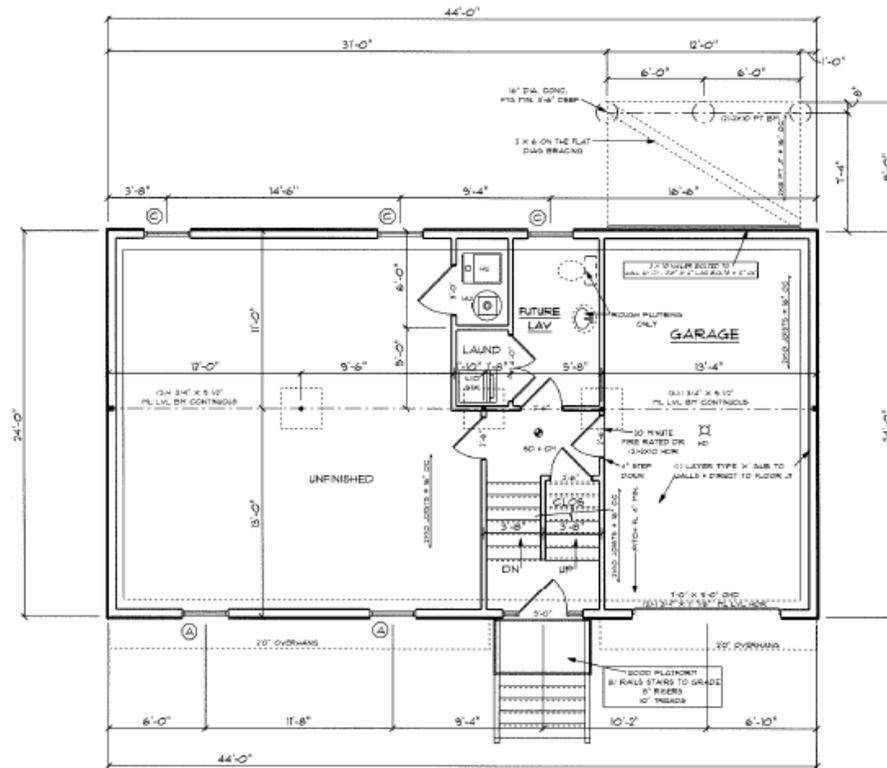




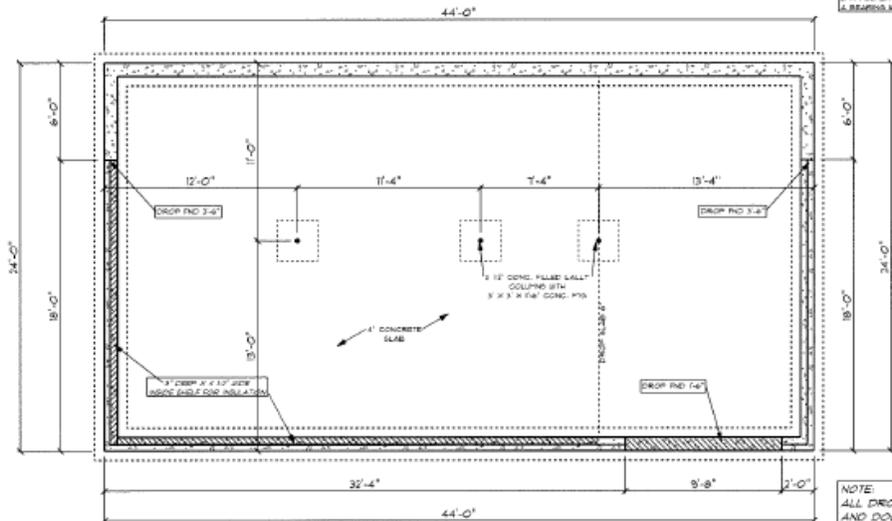
UPPER LEVEL FLOOR PLAN 1/4"=1'-0"

2x6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED

1 POINT LOAD FROM ABOVE PROVIDE THE FOLLOWING:
 1. SOLID BLOCKING BETWEEN BEAM OR SILL AND FUTURE SUBFLOOR TO A MINIMUM OF THREE STUDS IN A BEAMS WALL AT BEAM JOINTS.



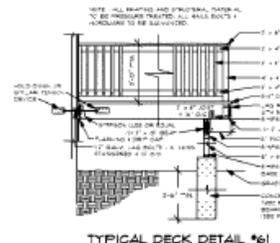
LOWER LEVEL PLAN 1/4"=1'-0"



FOUNDATION PLAN 1/4"=1'-0"

NOTE: ALL DROPS IN FOUNDATION WINDOWS AND DOORS ARE SITE PENDING AND ARE UP TO THE DISCRETION OF THE BUILDER / CONTRACTOR.

PRELIMINARY PLANS ONLY FOR ZONING AND PRICING ONLY



WINDOW SCHEDULE						
TYPICAL HEADER: 12" X 12" TYPICAL HEADER HEIGHT: 6'-0"						
NOTE: ALL WINDOW SPECIES FOR WINDOWS 20" AND SMALLER TO BE 40% SHADING IN PLAN. ALL WINDOWS EXCEPT SHOWN WINDOW HEIGHTS AND BEAMS ARE BASED ON THE FOLLOWING: FLOOR JOIST LIVING AREA: 16" OC @ 12" LVL; 20" OC @ 12" LVL; 24" OC @ 12" LVL; FLOOR JOIST BATHING AREA: 20" OC @ 12" LVL; 24" OC @ 12" LVL; 30" OC @ 12" LVL.						
MANUFACTURER (SEE SCHEDULE)	HARVEY WINDOWS MFL USA FACTOR 35	UNIT	FINISH	TYPE	HT	WT
A	24" x 36" x 12" x 12"	24"	A	12"	12"	12"
B	36" x 48" x 12" x 12"	36"	B	12"	12"	12"
C	36" x 48" x 12" x 12"	36"	C	12"	12"	12"
D	36" x 48" x 12" x 12"	36"	D	12"	12"	12"
E	36" x 48" x 12" x 12"	36"	E	12"	12"	12"
F	36" x 48" x 12" x 12"	36"	F	12"	12"	12"
G	36" x 48" x 12" x 12"	36"	G	12"	12"	12"

DOOR SCHEDULE		
TYPICAL HEADER: 12" X 12" TYPICAL HEADER HEIGHT: 6'-0"		
NOTE: ALL DOOR SPECIES FOR DOORS 20" AND SMALLER TO BE 40% SHADING IN PLAN. ALL DOORS EXCEPT SHOWN WINDOW HEIGHTS AND BEAMS ARE BASED ON THE FOLLOWING: FLOOR JOIST LIVING AREA: 16" OC @ 12" LVL; 20" OC @ 12" LVL; 24" OC @ 12" LVL; FLOOR JOIST BATHING AREA: 20" OC @ 12" LVL; 24" OC @ 12" LVL; 30" OC @ 12" LVL.		
UNIT	FINISH	TYPE
A	12"	12"
B	12"	12"
C	12"	12"
D	12"	12"

DESIGN PRESSURE	
WIND SPEED	100 MPH
WIND EXPOSURE	B
WIND DIRECTION	90°
WIND PRESSURE COEFFICIENT	+1.0

- THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.
1. IRC609 - 2 - 2018
 2. WIND DESIGN: ZONE 1 (100 MPH)
 3. LOAD DESIGN: 40 PSF LIVING AREA LOADS
30 PSF SLEEPING AREA LOADS
30 PSF DEAD LOADS
30 PSF ATTIC LOADS
40 PSF EXTERIOR DECK LOADS
40 PSF SNOW LOADS
 4. FROST DEPTH: MINIMUM 3'-0" DEPT
 5. CLIMATE ZONE: 8A
 6. CONSTRUCTION TYPE: 5B
 7. OCCUPANCY TYPE: A3
 8. BUILDING HEIGHT: (MAXIMUM 35'-0")
RESERVED FOR TOP OF FOUNDATION TO ROOF
 9. ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE PERFORM AS PER THE PRESCRIPTIVE METHOD OF TABLE A602.2 OF THE ENERGY CONSERVATION CODES.

DLR DIMENSIONS, INC. RESIDENTIAL DESIGNERS 610 GREENBUSH AVENUE WARWICK, RHODE ISLAND 02886 PHONE: (401) 738-9364 EMAIL: dlr@dlrinc.com	26 X 44 RAISED RANCH 91 WALDRON AVE, CRANSTON, RI	
	SCALE NOTED	DATE: Tuesday, September 11, 2024 11:00 AM BY DRR
	PREPARED FOR:	POWERHOUSE REALTY, LLC
		DRAWING NUMBER 5634
		1 OF 3

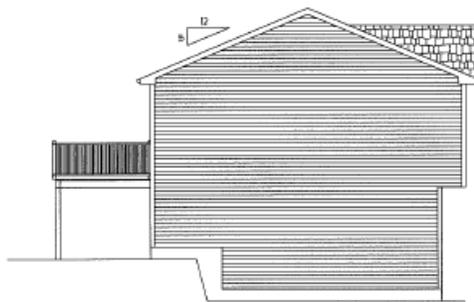


FRONT ELEVATION 1/4"=1'-0"

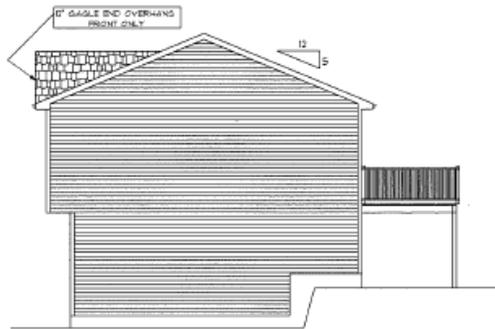


BACK ELEVATION 3/16"=1'-0"

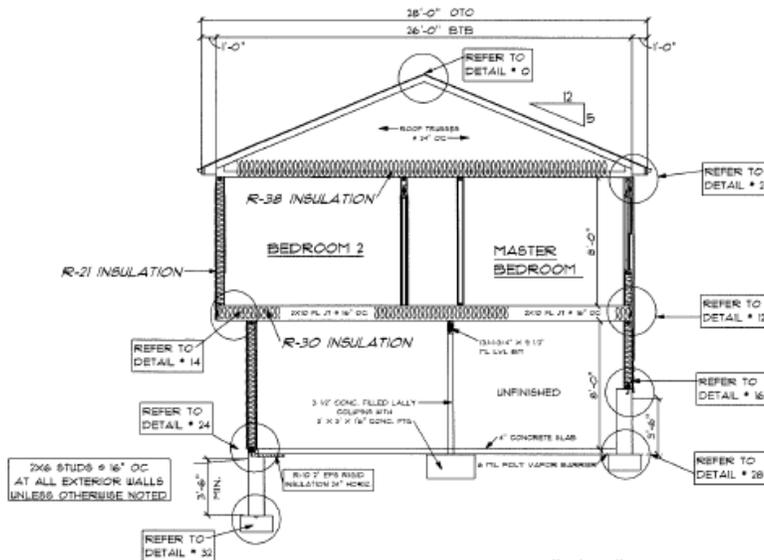
PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY



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



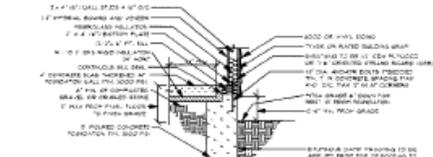
RIGHT ELEVATION 3/16"=1'-0"



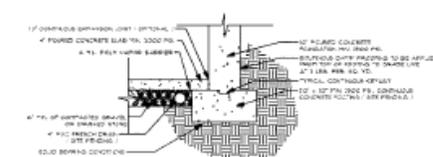
CROSS SECTION 1/4"=1'-0"

GENERAL NOTES
 1. REFER TO ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. FINISH GRADE IS TO BE DETERMINED BY THE CONTRACTOR.
 4. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 5/8" SHEETROCK.
 5. ALL INTERIOR WALLS TO BE FINISHED WITH 5/8" SHEETROCK.
 6. ALL FLOORS TO BE FINISHED WITH 3/4" OSB OVER 2" X 4" JOISTS.
 7. ALL ROOFS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" SHEETROCK.
 8. ALL CEILING TO BE FINISHED WITH 5/8" SHEETROCK.
 9. ALL CEILING JOISTS TO BE 2" X 4" @ 16" O.C.
 10. ALL FLOOR JOISTS TO BE 2" X 6" @ 16" O.C.
 11. ALL STUDS TO BE 2" X 4" @ 16" O.C.
 12. ALL TRUSSES TO BE 12" @ 24" O.C.
 13. ALL ROOF TRUSSES TO BE 12" @ 24" O.C.
 14. ALL ROOF TRUSSES TO BE 12" @ 24" O.C.
 15. ALL ROOF TRUSSES TO BE 12" @ 24" O.C.
 16. ALL ROOF TRUSSES TO BE 12" @ 24" O.C.
 17. ALL ROOF TRUSSES TO BE 12" @ 24" O.C.
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 19. ALL ROOF TRUSSES TO BE 12" @ 24" O.C.
 20. ALL ROOF TRUSSES TO BE 12" @ 24" O.C.

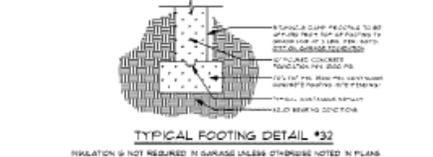
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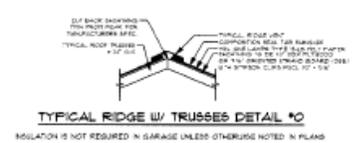
TYPICAL SLAB ON GRADE DETAIL #24



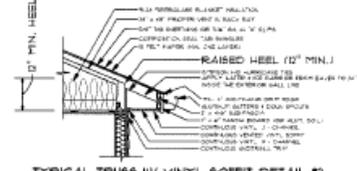
TYPICAL FOOTING W/ FLOOR DETAIL #28



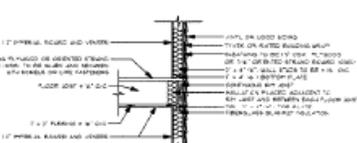
TYPICAL FOOTING DETAIL #32



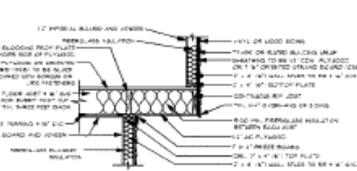
TYPICAL RIDGE W/ TRUSSES DETAIL #0



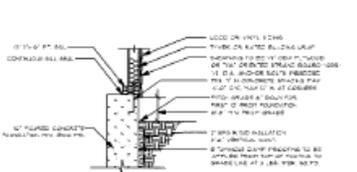
TYPICAL TRUSS W/ VINYL SOFFIT DETAIL #2



TYPICAL WALL TO FLOOR TO WALL DETAIL #12



TYPICAL WALL TO FLOOR TO WALL DETAIL #14



TYPICAL WALL TO FOUNDATION DETAIL #16

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DLR DIMENSIONS, INC.
RESIDENTIAL DESIGNERS

60 GREENWOOD AVENUE
WARREN, RHODE ISLAND 02886
PHONE: (401) 398-9356
EMAIL: dlrdimension@gmail.com

26 X 44 RAISED RANCH		91 WALDRON AVE, CRANSTON, RI	
SCALE NOTED	DATE: Thursday, September 11, 2008	DESIGNED BY: DRR	DRAWING NUMBER
PREPARED FOR:			5634
FOURHOUSE REALTY, LLC			2 OF 2

Plan Commission Recommendations

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, due to the fact that the proposed lot size is consistent with the character of the surrounding neighborhood, and due to the fact that the irregular side lot line stems from a pre-existing non-conforming condition, upon motion made by Mr. Coupe and seconded by Mr. Mason, the Plan Commission unanimously voted (7/0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

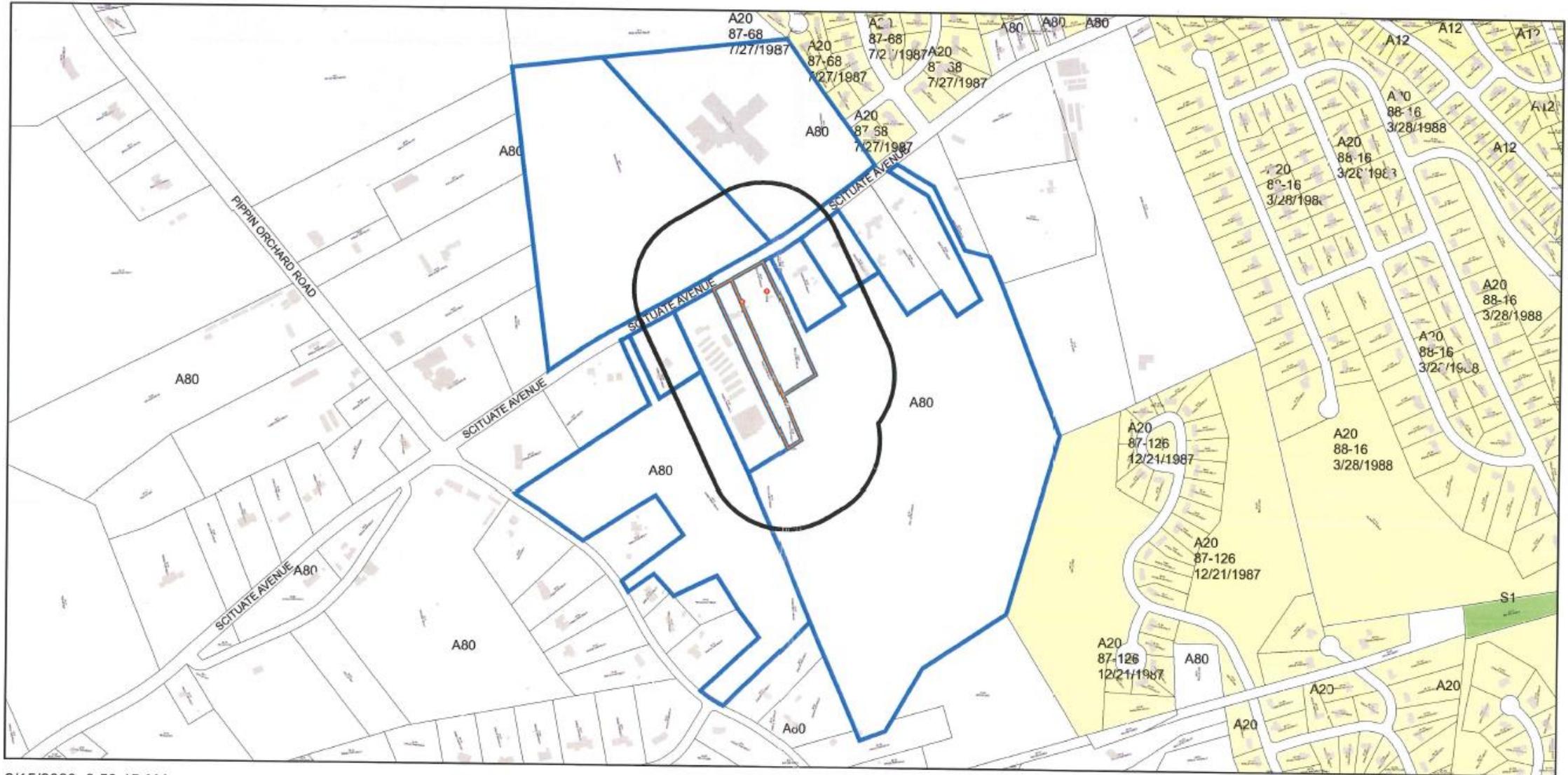
TIMOTHY J. AND MARIE HICKEY (OWN/APP) have filed an application to re-plat two existing lots, to create a new lot with reduced frontage and angled side lot line; and to leave an existing single family dwelling at **1626 Scituate Avenue**, A.P. 34, lot 32; area 89,210 sq. ft.; zoned A80. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.120 Schedule of Intensity Regulations; 17.20.090(E). Specific Requirements. Application filed 10/13/2020.
Robert D. Murray Esq.

TIMOTHY J. AND MARIE HICKEY (OWN/APP) have filed an application to re-plat two existing lots, to create a new lot with reduced frontage, and to construct a new single family dwelling at **0 Scituate Avenue**, A.P. 34, lot 25; area 129,103 sq. ft.; zoned A80. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.120 Schedule of Intensity Regulations; 17.88.010 Application filed 10/13/2020.
Robert D. Murray Esq.

Planning Staff Analysis

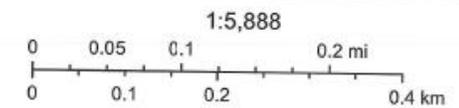
- The overall proposal is to relocate an existing side property line that would result in 2 variance requests for substandard frontage (for both lots 25 and 32) and a variance request to allow an irregular side lot line (for lot 32).
- The purpose of the application is to relocate the lot line so that all of the driveway improvements to the existing single family home would be located on one lot.
- The result of the application is that the 2 lots would have a more even distribution of frontage and lot area.
- The Cranston Comprehensive Plan's Future Land Use Map designates the subject parcels as "Single Family Residential Less Than 1 unit per acre". The proposed density of the project, assuming the vacant lot would be developed with a single family residence, is 0.4 units/per acres so the project is in conformance with the Future Land Use Map despite the need for a frontage variance.

1626 Scituate Ave 400' Radius Plat 34 Lots 25 & 32



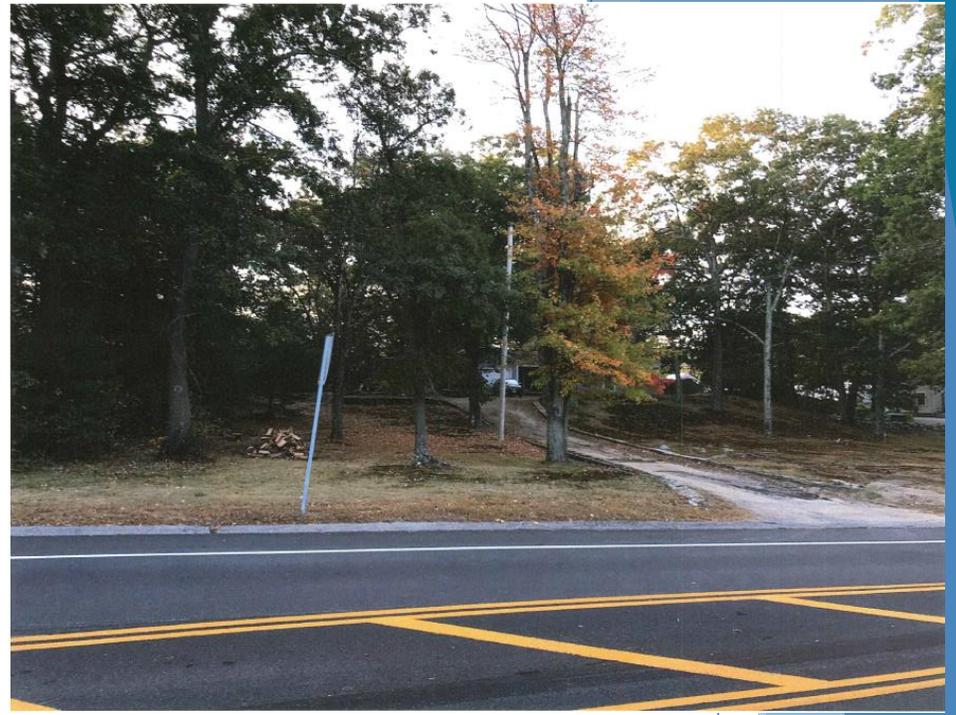
9/15/2020, 8:59:15 AM

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



City of Cranston





Plan Commission Recommendations

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the application will not increase the housing density level beyond what is allowed by-right in zoning, upon motion made by Mr. Strom and seconded by Mr. Morales, the Plan Commission unanimously voted (7/0) to forward a *positive recommendation* on this application to the Zoning Board of Review.