

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)

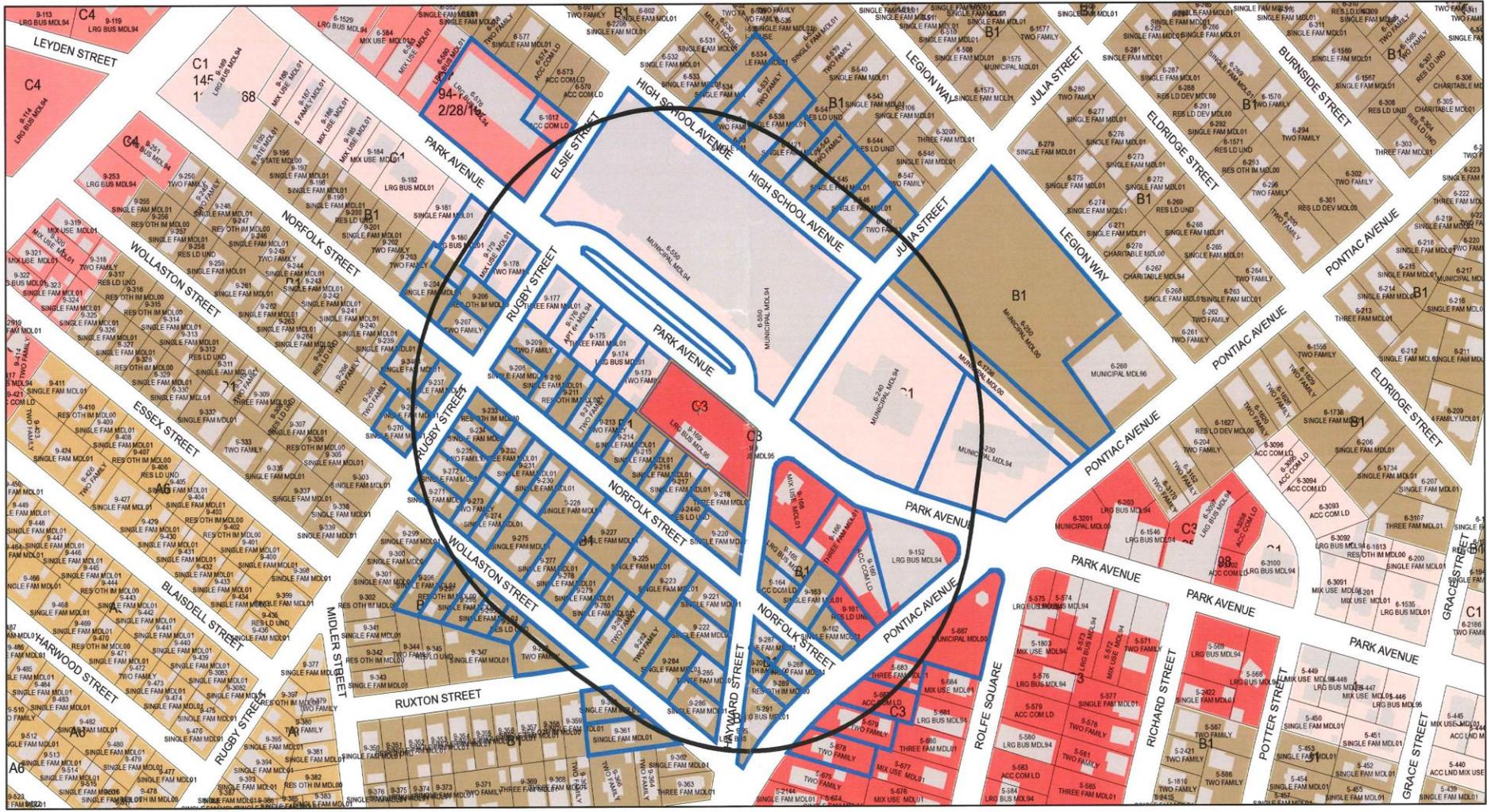
Thomas Barbieri (4th Alternate)

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.

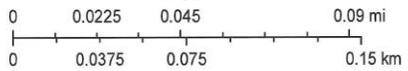
880 Park Ave 400' Radius Plat 9 Lot 169



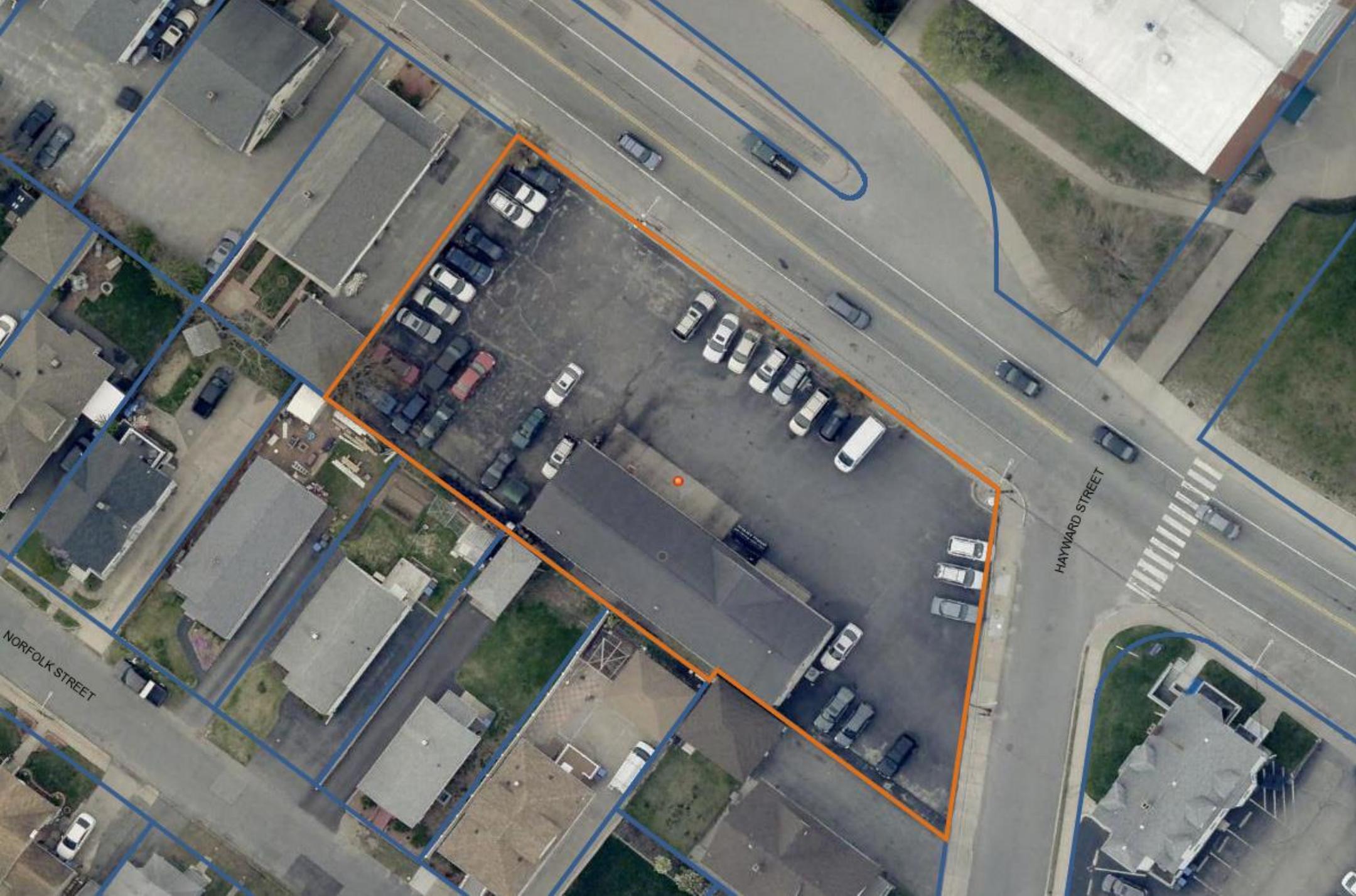
4/23/2020, 9:48:21 AM

- 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

1:1,971



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

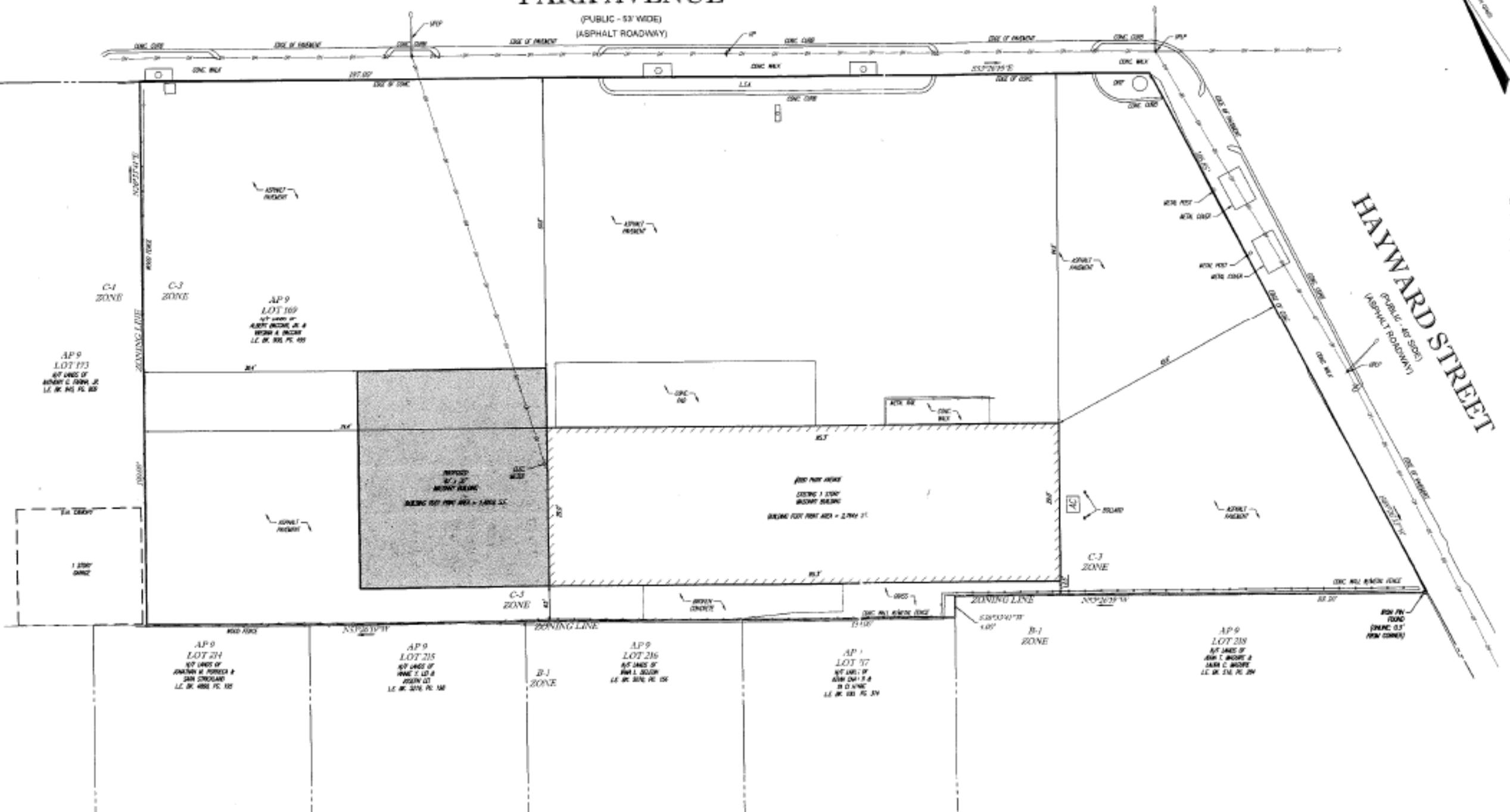


PARK AVENUE

(PUBLIC - 53' WIDE)
(ASPHALT ROADWAY)

HAYWARD STREET

(PUBLIC - 40' SIDE)
(ASPHALT ROADWAY)



AP 9
LOT 173
40' LOTS OF
ARNEY C. BROWN, JR.
L.E. BK. 140. PG. 102

AP 9
LOT 169
40' LOTS OF
ALBERT BROWN, JR. &
VERNA A. BROWN
L.E. BK. 140. PG. 102

PROPOSED
20' x 27'
BUNGALOW BUILDING
BUILDING FOOT PRINT AREA = 540 SQ. FT.

EXISTING 1 STORY
BUNGALOW BUILDING
BUILDING FOOT PRINT AREA = 2,000 SQ. FT.

AP 9
LOT 214
40' LOTS OF
ARNEY C. BROWN &
JOHN C. BROWN
L.E. BK. 140. PG. 102

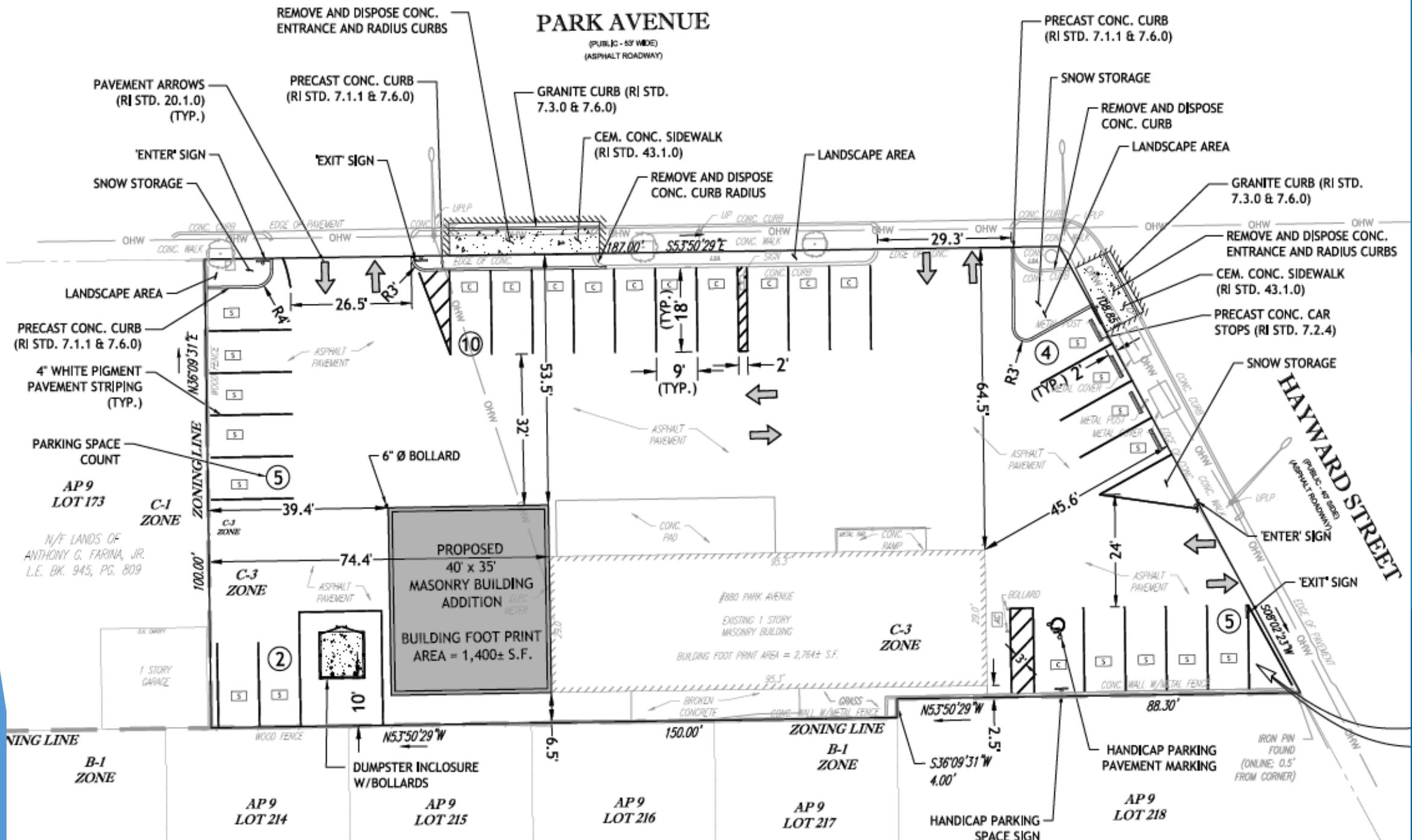
AP 9
LOT 215
40' LOTS OF
WANE T. LOT 8
WISSEN CO.
L.E. BK. 140. PG. 102

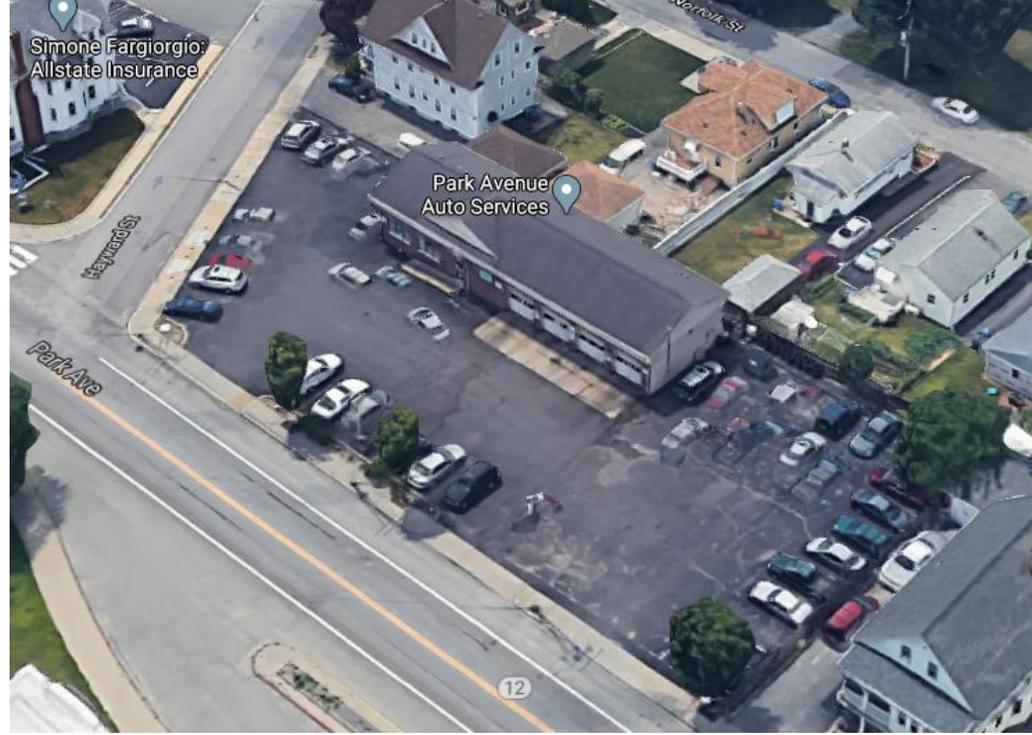
AP 9
LOT 216
40' LOTS OF
WANE T. LOT 8
WISSEN CO.
L.E. BK. 140. PG. 102

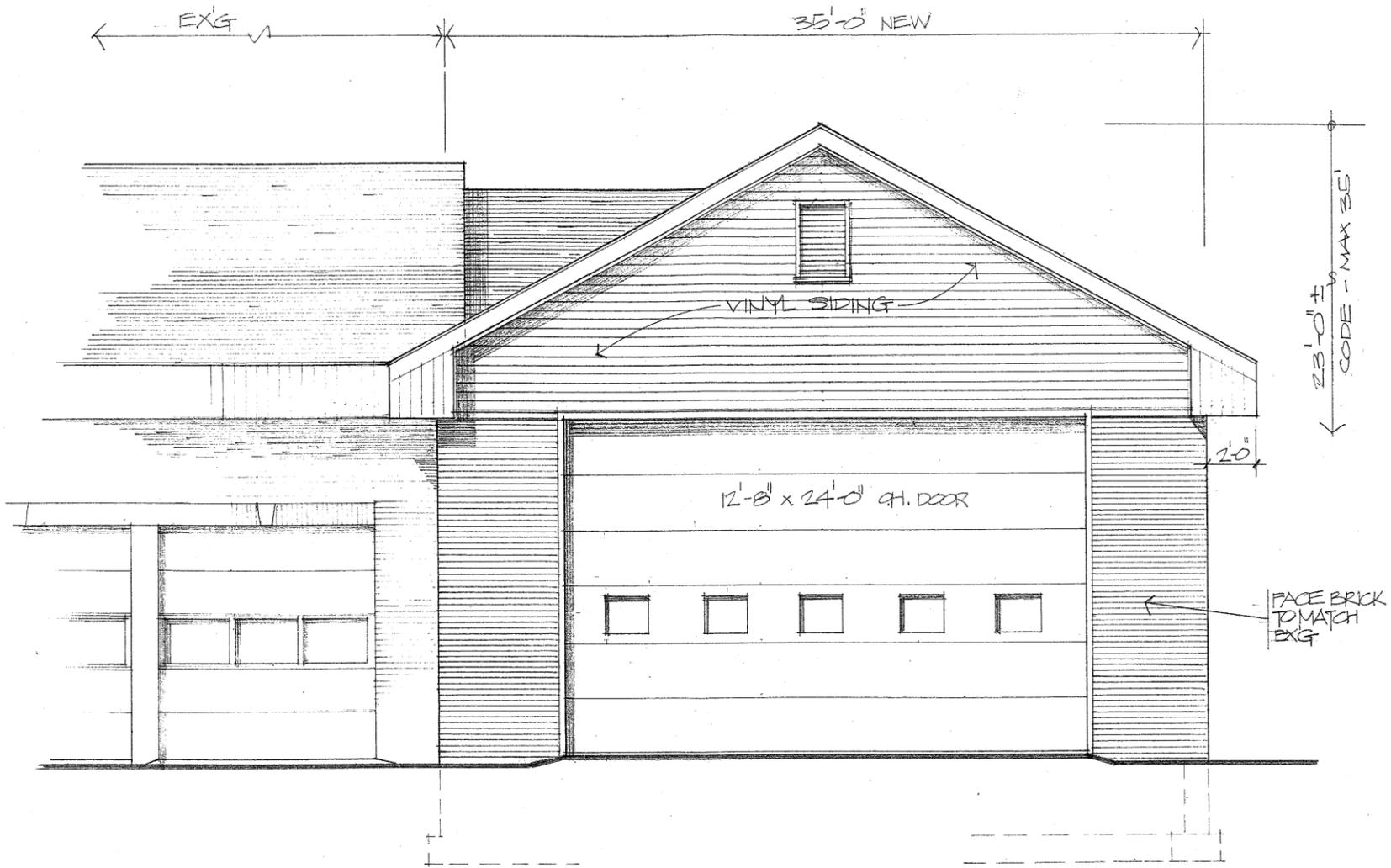
AP 1
LOT 217
40' LOTS OF
ALBERT BROWN, JR. &
VERNA A. BROWN
L.E. BK. 140. PG. 102

AP 9
LOT 218
40' LOTS OF
ARNEY C. BROWN &
JOHN C. BROWN
L.E. BK. 140. PG. 102

40' x 70'
FOOT
(ONLINE 0.5'
FROM CORNER)







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.

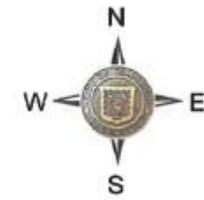
Application filed 9/11/2020. Kerin L. Browning, Esq.

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

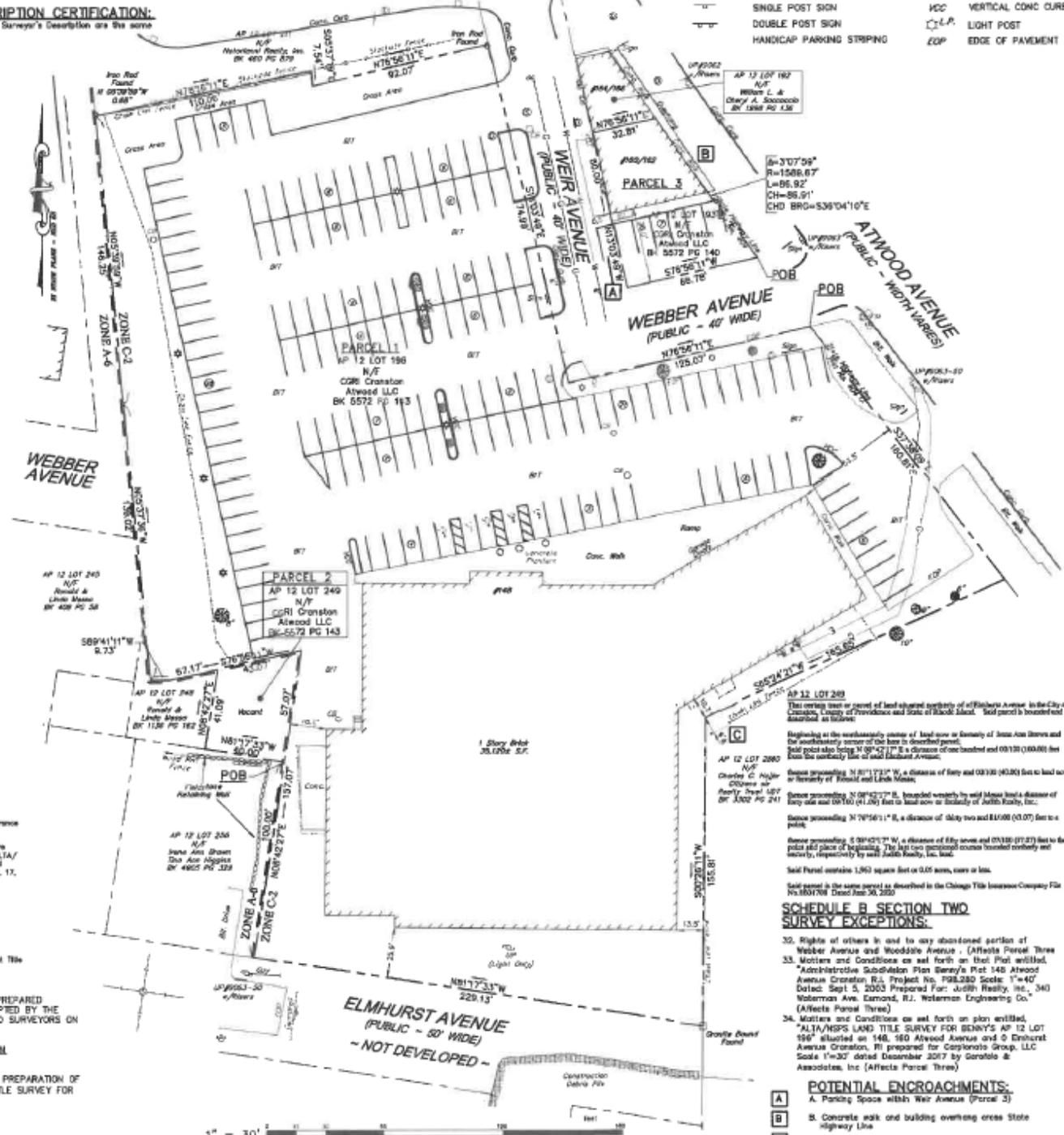
LOCUS MAP
N.T.S.

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
LIGHT POST
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:
I, Richard T. White, Surveyor, CGR Cranston Atwood LLC, and Chicago Title Insurance Company
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 established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10(a), 13, 14, 16, 17, 18 and 20 of Item A thereof. The platwork was completed on June 1, 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 16, 2020.

The property described and shown herein is the same property described in First 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: MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY CLASS I

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 A59-COA

AP 12 LOT 289
This entire tract or parcel of land situated westerly of Elmhurst Avenue in the City of Cranston, County of Providence and State of Rhode Island. Said parcel is bounded and described as follows:
Beginning at the westerly corner of land now or formerly of James Jay Stevens and the westerly corner of the base in described parcel;
Said point also being N 0° 42' 17" E a distance of one hundred and 09/100 (100.09) feet from the westerly line of said Elmhurst Avenue;
Thence proceeding N 81° 21' 21" W, a distance of forty and 09/100 (40.09) feet to land now or formerly of Edmund and Linda Mason;
Thence proceeding N 08° 42' 27" E, bounded westerly by said Mason land a distance of forty and 09/100 (40.09) feet to land now or formerly of Judith Kelly, Inc.;
Thence proceeding N 70° 56' 11" E, a distance of thirty two and 81/100 (32.07) feet to a point;
Thence proceeding S 28° 42' 27" W, a distance of fifty seven and 09/100 (57.07) feet to the point and place of beginning. The last two mentioned courses bounded westerly and southerly, respectively by said Judith Kelly, Inc. land.
Said Parcel contains 1,963 square feet or 0.05 acres, more or less.
Said parcel is the same parcel as described in the Chicago Title Insurance Company File No. 0807709 Dated June 26, 2020.

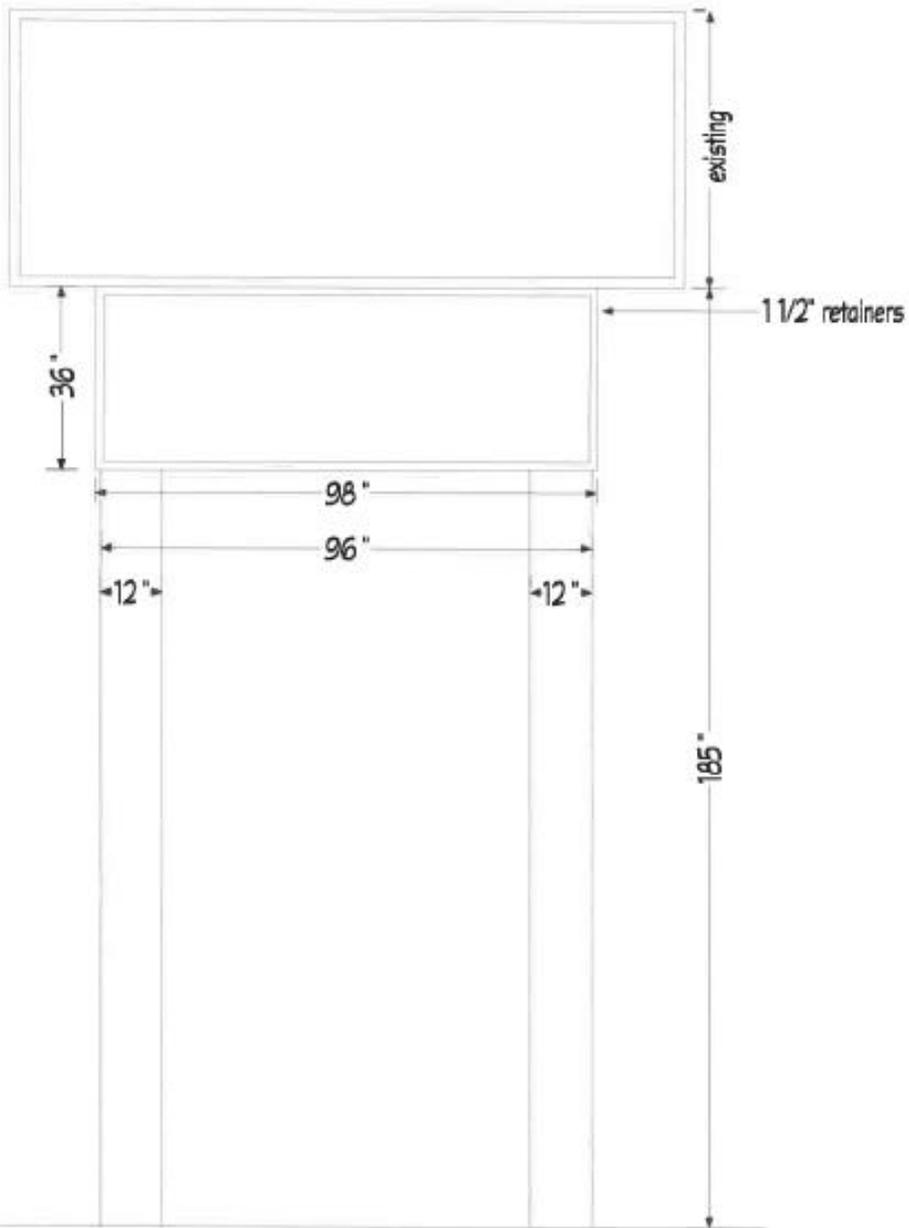
SCHEDULE B SECTION TWO SURVEY EXCEPTIONS:

- 30. Rights of others in and to any abandoned portion of Webber Avenue and Woodside Avenue. (Affects Parcel Three)
- 33. Matters and Conditions on set forth on that 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: J. Edgar Healy, Inc., 240 Waterman Ave. Cranston, R.I. 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, 580 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 9'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:
KPK

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

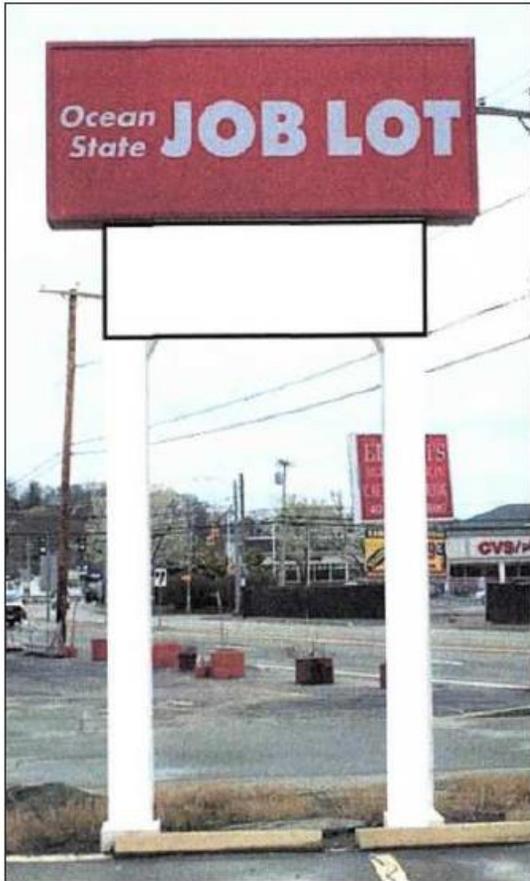
401.867.8932 • FAX 401.867.8219

www.aathrifty.com

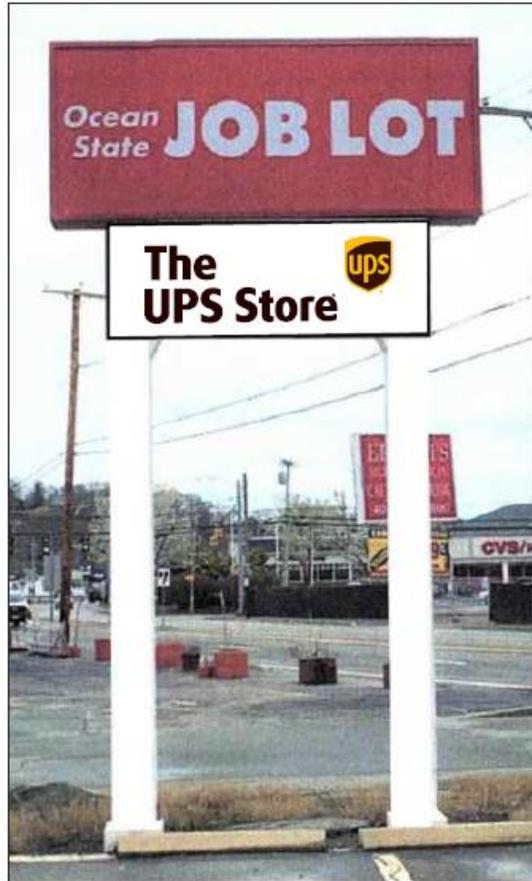
Allowable SQ.FT.

N/A SQ FT

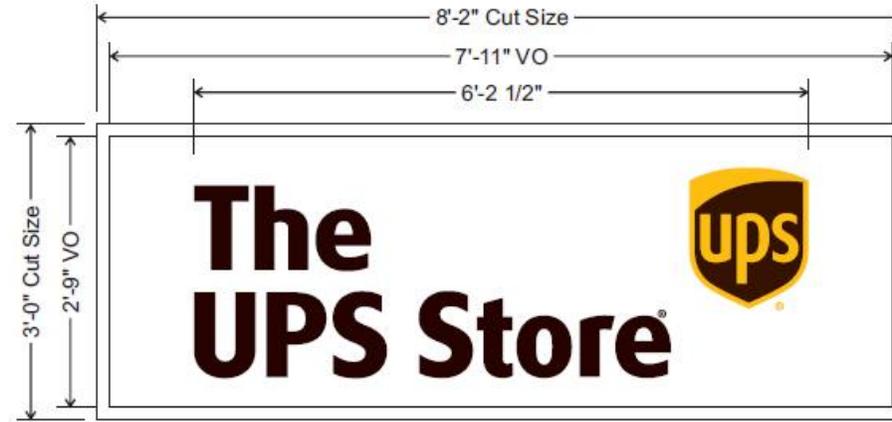
Double Sided Multi Tenant Monument



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.

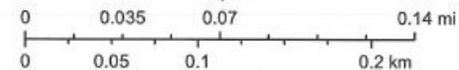
97 Waldron Ave 400' Radius Plat 9 Lot 1155-1157



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

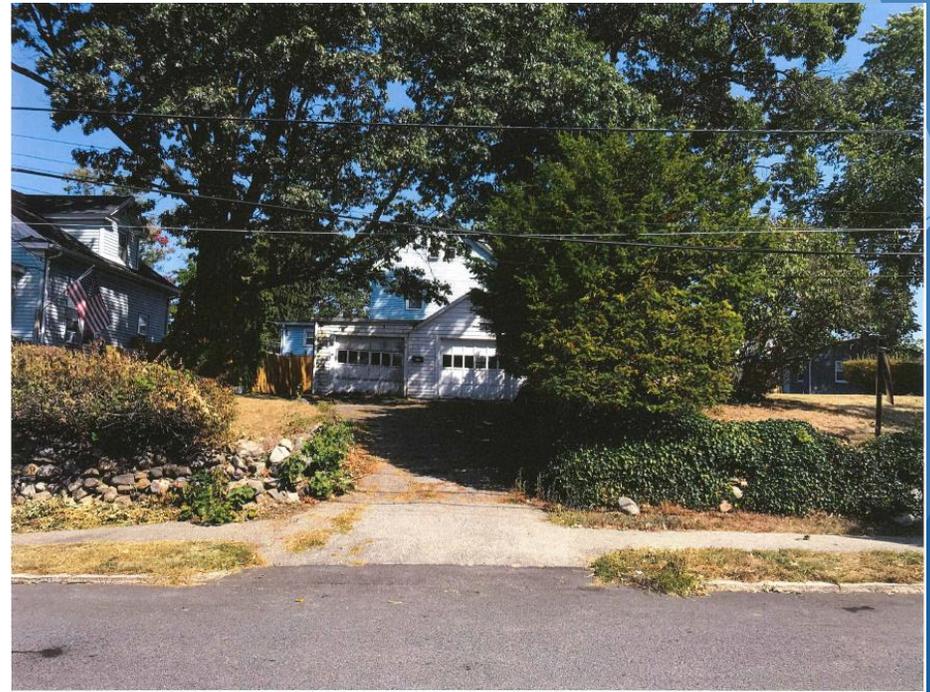
	Parcel Outlines		Buildings		A20		C1		M2
	Plat Boundaries		Zoning Dimensions		A12		C2		E1
	Parcel ID Labels		Historic Overlay District		A8		C3		MPD
	Streets Names	Zoning			A6		C4		S1
	Cranston Boundary	none			B1		C5		Other
	Parcels	A80			B2		M1		

1:3,004



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





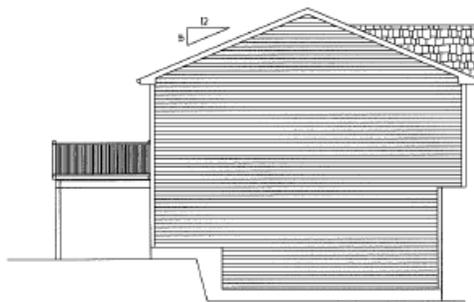


FRONT ELEVATION 1/4"=1'-0"

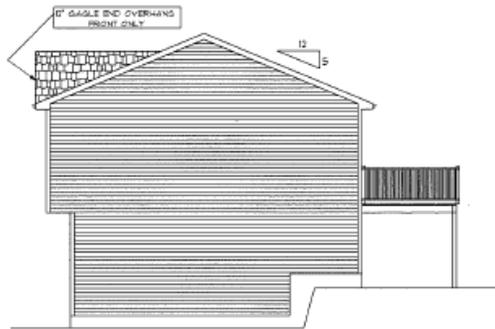


BACK ELEVATION 3/16"=1'-0"

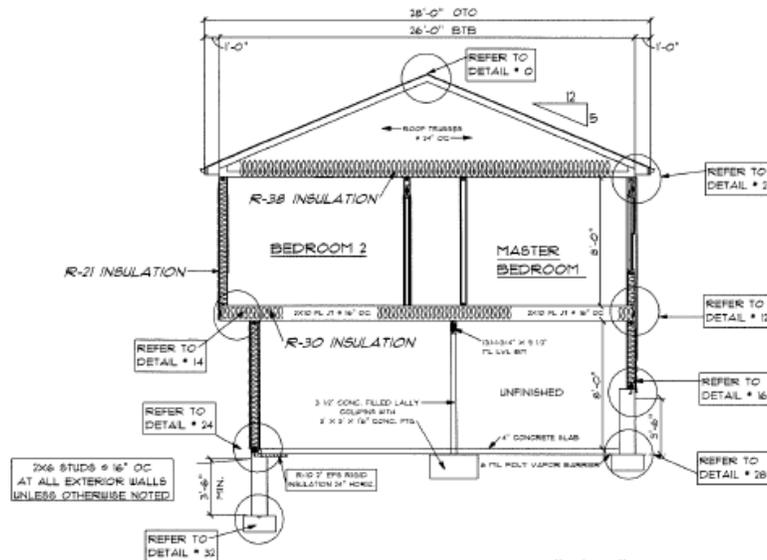
PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY



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



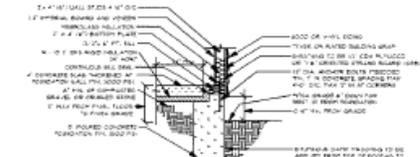
RIGHT ELEVATION 3/16"=1'-0"



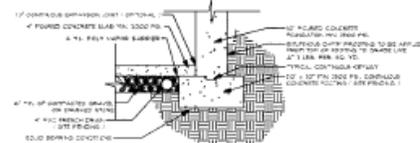
CROSS SECTION 1/4"=1'-0"

GENERAL NOTES
 1. REFER TO ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

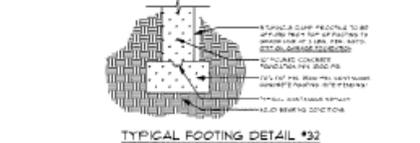
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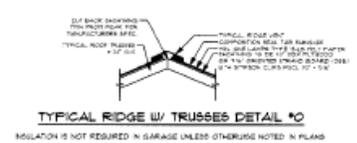
TYPICAL SLAB ON GRADE DETAIL #24



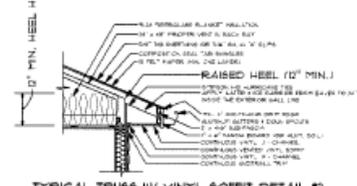
TYPICAL FOOTING W/ FLOOR DETAIL #28



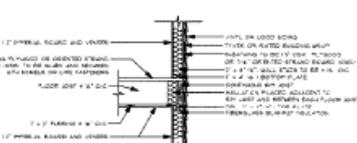
TYPICAL FOOTING DETAIL #32



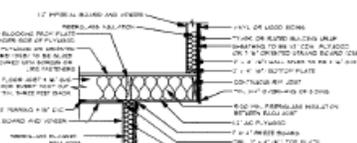
TYPICAL RIDGE W/ TRUSSES DETAIL #0



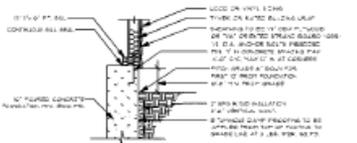
TYPICAL TRUSS W/ VINYL SOFFIT DETAIL #2



TYPICAL WALL TO FLOOR TO WALL DETAIL #12



TYPICAL WALL TO FLOOR TO WALL DETAIL #14



TYPICAL WALL TO FOUNDATION DETAIL #16

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DLR DIMENSIONS, INC.
 RESIDENTIAL DESIGNERS
 60 GREENBUSH AVENUE
 WARREN, RHODE ISLAND 02886
 PHONE: (401) 398-9356
 EMAIL: dlrdimensions@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:	FOURHOUSE REALTY, LLC	5634	
		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.

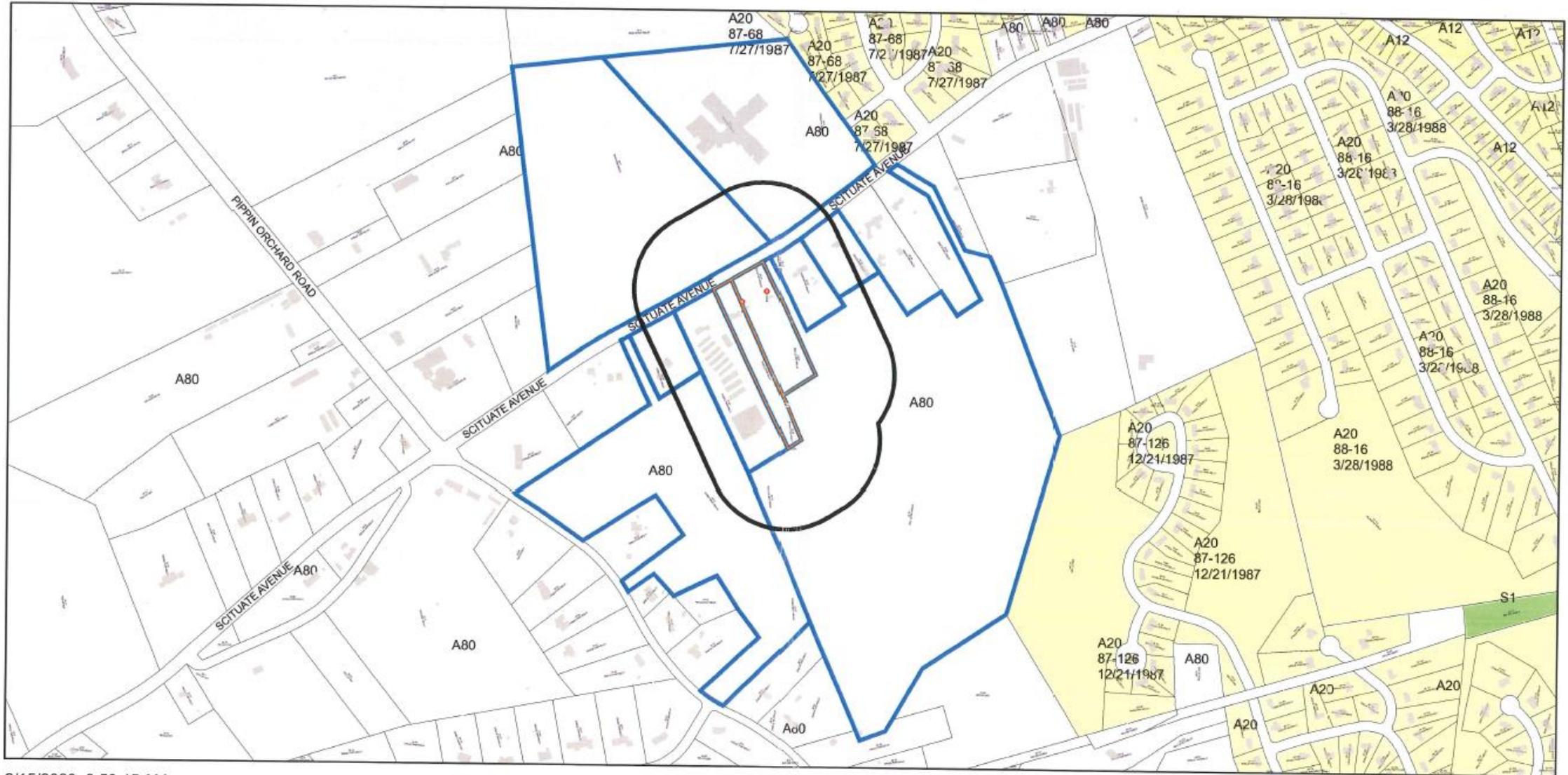
TIMOTHY J. AND MARIE HICKEY (OWN/APP) have filed an application to re-plat two existing lots, to create a new lot with reduced frontage and angled side lot line; and to leave an existing single family dwelling at **1626 Scituate Avenue**, A.P. 34, lot 32; area 89,210 sq. ft.; zoned A80. Applicant seeks 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

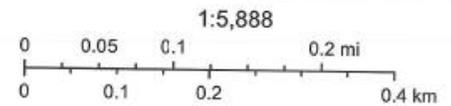
- The overall proposal is to relocate an existing side property line that would result in 2 variance requests for substandard frontage (for both lots 25 and 32) and a variance request to allow an irregular side lot line (for lot 32).
- The purpose of the application is to relocate the lot line so that 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		

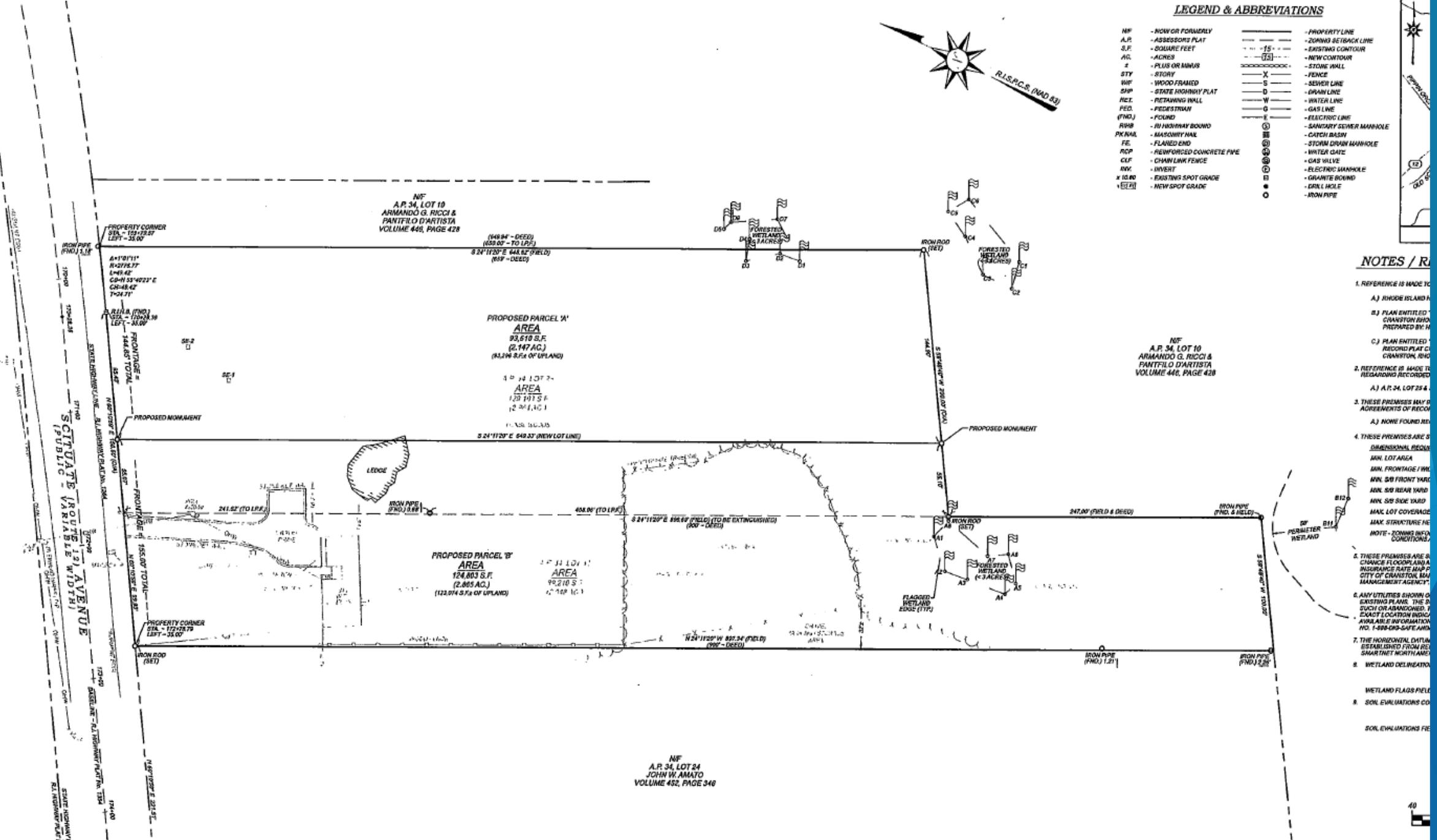


City of Cranston



LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSessor'S 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
SHP	- STATE HIGHWAY PLAT	- - - - -	- DRAIN LINE
RET.	- RETAINING WALL	- - - - -	- WATER LINE
PEG.	- PEDESTRIAN	- - - - -	- GAS LINE
(FND.)	- FOUND	- - - - -	- ELECTRIC LINE
RWB	- RIGHT-OF-WAY BOUND	⊗	- SANITARY SEWER MANHOLE
PKNAL	- MASONRY WALL	⊗	- CATCH BASIN
FE.	- FLANGED END	⊗	- STORM DRAIN MANHOLE
RCF.	- REINFORCED CONCRETE FINE	⊗	- WATER GATE
CLF.	- CHAIN LINK FENCE	⊗	- GAS VALVE
DIV.	- DIVER	⊗	- ELECTRIC MANHOLE
± E.L.	- EXISTING SPOT GRADE	⊗	- GRANITE ROUND
± N.E.L.	- NEW SPOT GRADE	⊗	- DRILL HOLE
		⊗	- IRON PIPE

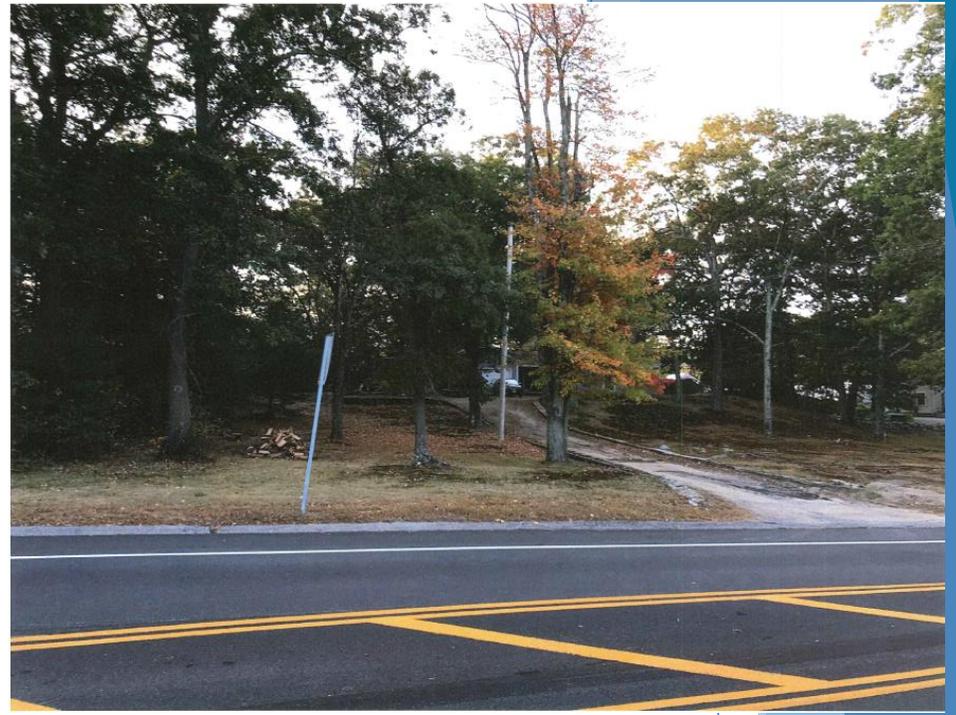


NOTES / R

- REFERENCE IS MADE TO:
 - A) ZONING ISLAND #
 - B) PLAN ENTITLED "CRANFON RD. PREPARED BY H"
 - C) PLAN ENTITLED "RECORD PLAT OF CRANFON RD"
- REFERENCE IS MADE TO REGARDING RECORDED:
 - A) A.P. 34, LOT 25 &
- THESE PREMISES MAY O AGREEMENTS OF RECO:
 - A) NONE FOUND RE
- THESE PREMISES ARE S DIMENSIONAL RECO:
 - MIN. LOT AREA
 - MIN. FRONTAGE / RW
 - MIN. SB FRONT YARD
 - MIN. SB REAR YARD
 - MIN. SB SIDE YARD
 - MAX. LOT COVERAGE
 - MAX. STRUCTURE HE
 - NOTE - ZONING INFO CONDITIONS
- THESE PREMISES ARE S CHANGE FLOODPLAIN A INSURANCE RATE MAP P CITY OF CRANFON SA MANAGEMENT AGENCY"
- ANY UTILITIES SHOWN O EXISTING PLANS. THE S SUCH OR ABANDONED. P EXACT LOCATION BEING AVAILABLE INFORMATION NO. 1-888-683-SAFE AND
- THE HORIZONTAL DATUM ESTABLISHED FROM RE SHARPTON NORTH ARS
- WETLAND DELINEATO
- WETLAND FLAGS FELD
- SOIL EVALUATIONS CO
- SOIL EVALUATIONS FE

NF
A.P. 34, LOT 10
ARMANDO G. RICCI &
PANTILIO D'ARTISTA
VOLUME 446, PAGE 428

NF
A.P. 34, LOT 24
JOHN W. AMATO
VOLUME 452, PAGE 346



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.