

City of Cranston Zoning Board of Review

October 12, 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)

Frank Corrao III (3rd Alternate)

Vacant (4th Alternate)

► Ward 3

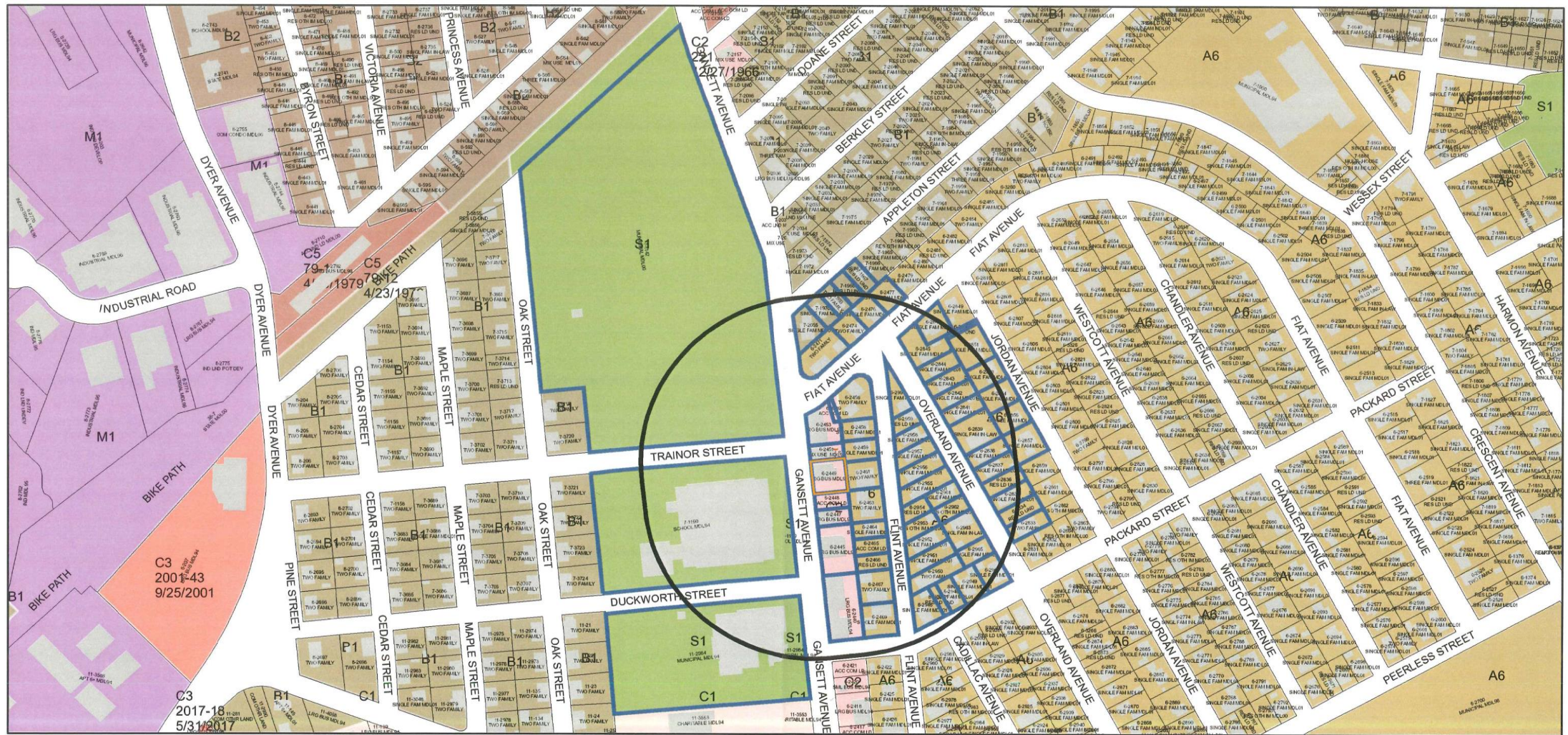
► **RICHARD and ELIZABETH RUGGIERIO (OWN) and CARMIN AQUINO(APP)**

► have applied for permission to convert an existing legal non- conforming retail store into a Religious Place of Worship with reduced number of parking spaces at **132 Gansett Avenue**, A.P. 6, lot 2449; area 6,400 s.f; zoned C2. Applicant seeks relief per 17.92.010- Variances, Section 17.64.010- Off-Street Parking.

► Application filed 9/6/22. John J. Garrahy, Esq.



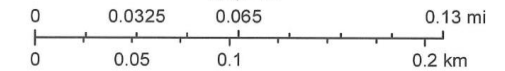
132 Gansett Ave 400' Radius Plat 6 Lot 2449



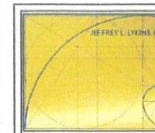
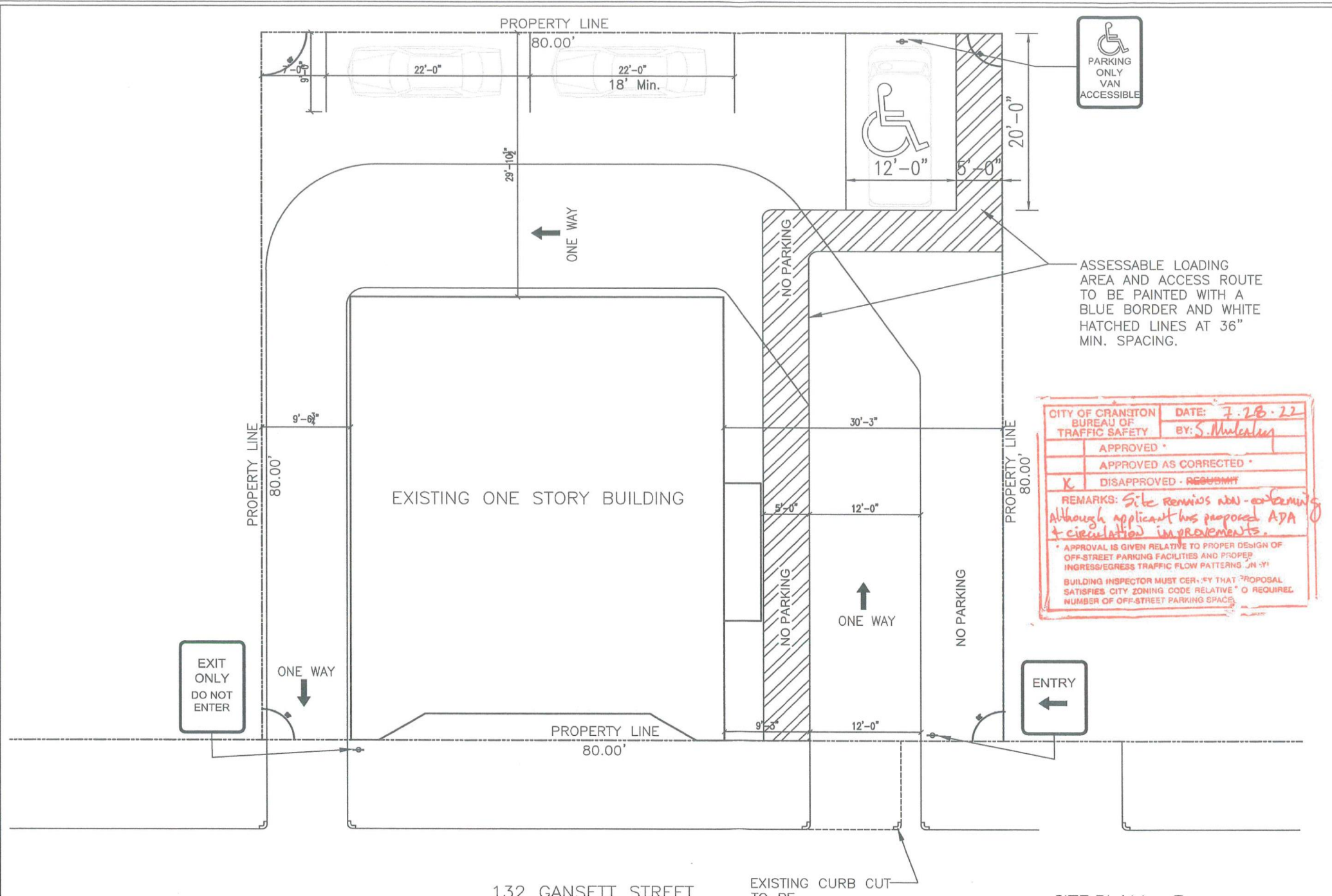
9/1/2022, 10:25:22 AM

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		

1:2,743



City of Cranston



132 GANSETT
CRANSTON, RI

GARAGE

OWNERS / CLIENTS

OWNERS / CLIENTS

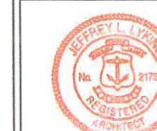
CARMEN AQUINO
664 DYER AVENUE
CRANSTON, RI 02922

PARCEL ID: 6-2449-0
DISTRICT: C-2
LEGAL USE: "RETAIL"
PROPOSED USE: "CHURCH"

REVISION DATE:

JEFFREY LYONS
ARCHITECT

110-1/2 SOUTH KILL
FOSTER, RI 02826
401-474-9900
jeffreylyons.architect@gmail.com



21 DECEMBER 2022

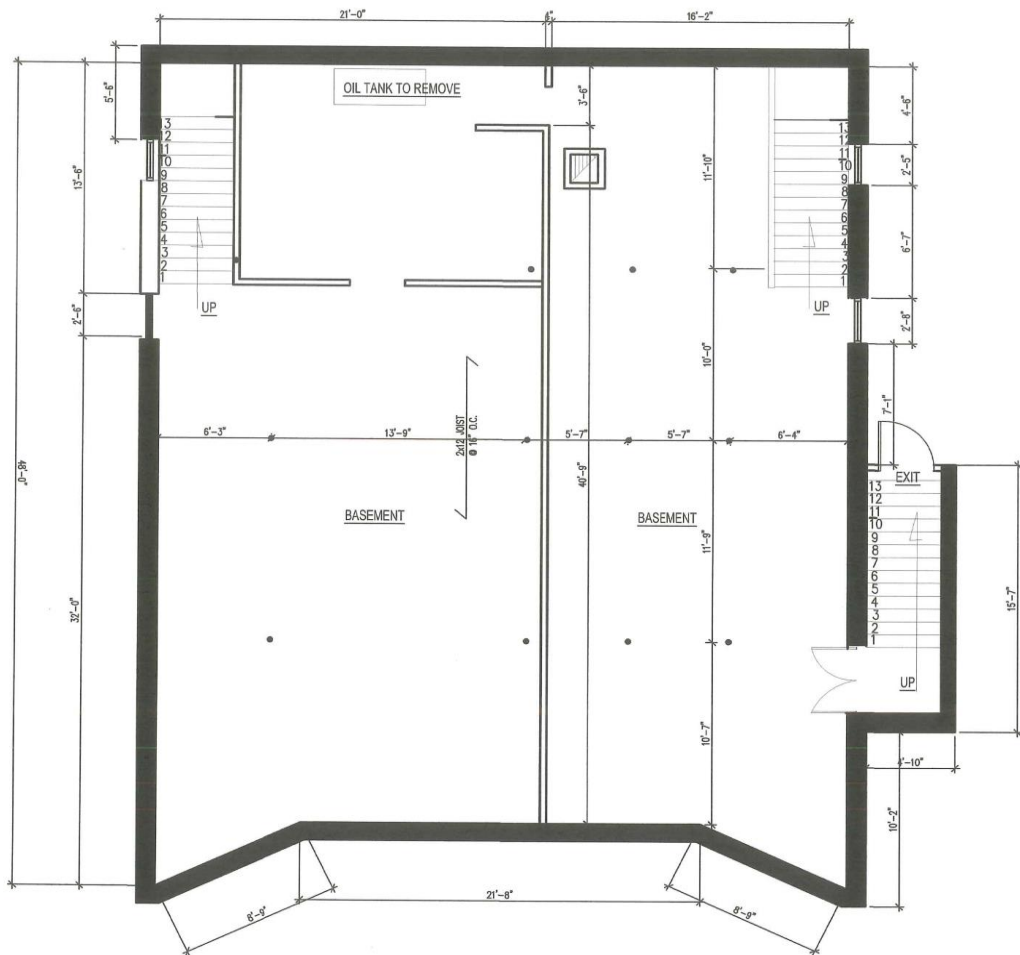
DRAWN BY: JJ
PROJECT No: 22-014
DATE: 7/28/22

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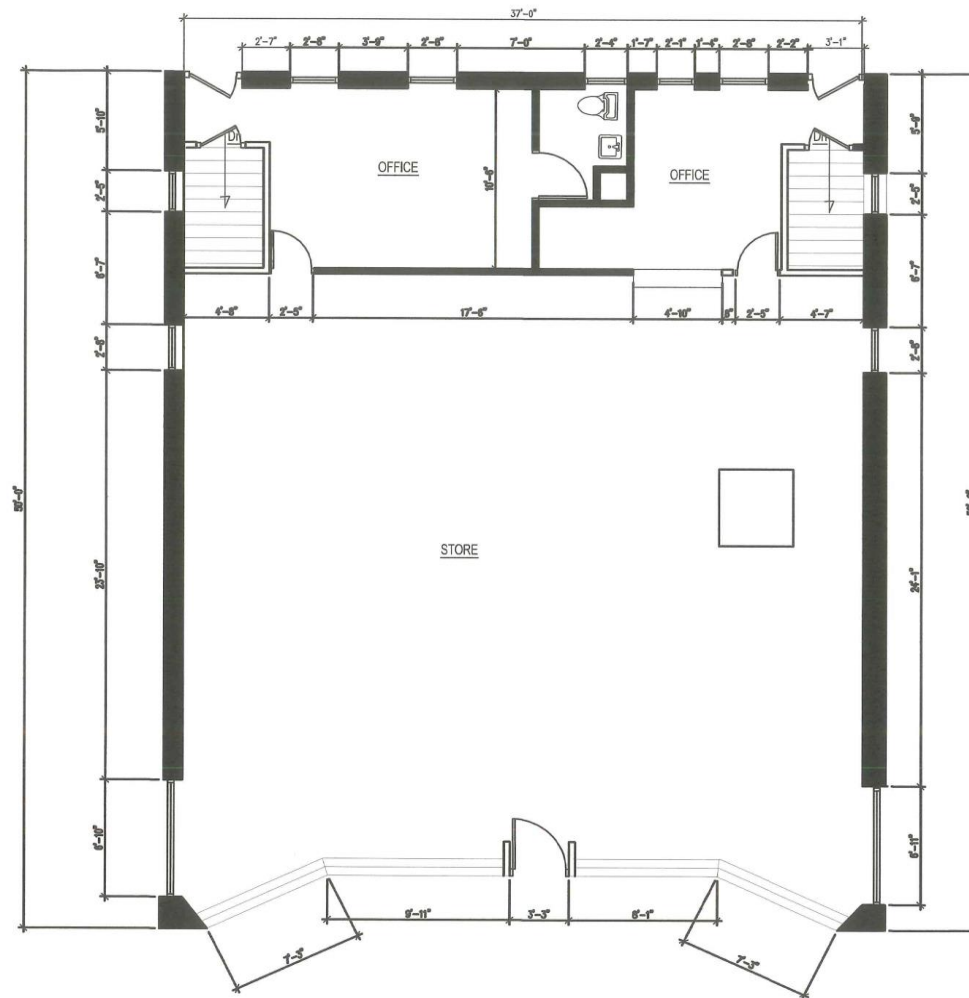
SITE PLAN

SHEET No:

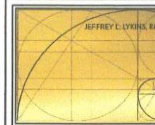
C1.1



1
A1.0
BASEMENT PLAN
Scale: 1/8"=1'-0"



1
A1.0
FIRST FLOOR PLAN
Scale: 1/8"=1'-0"



132 GANSETT
CRANSTON, RI

GARAGE

OWNERS / CLIENTS

OWNERS / CLIENTS

CARMEN AQUINO
864 DYER AVENUE
CRANSTON, RI 02920

PARCEL ID: 6-2449-0
DISTRICT: C-2
LEGAL USE: "RETAIL"
PROPOSED USE: "CHU"

REVISION DATE:

JEFFREY LYKINS
ARCHITECT

110-1/2 SOUTH KILLIN
FOSTER, RI 02881
401-474-9901
jeffreyllykins.architect@gmail.com



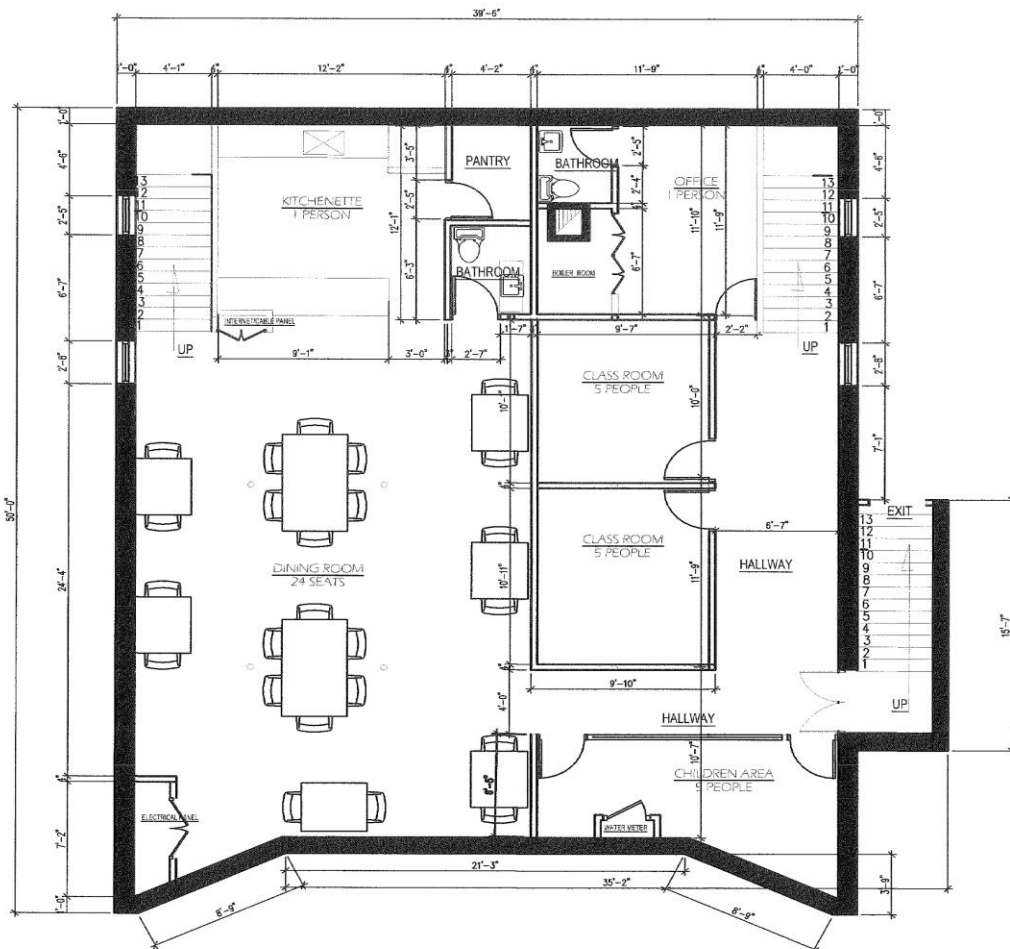
21 DECEMBER 20

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SHEET NAME:

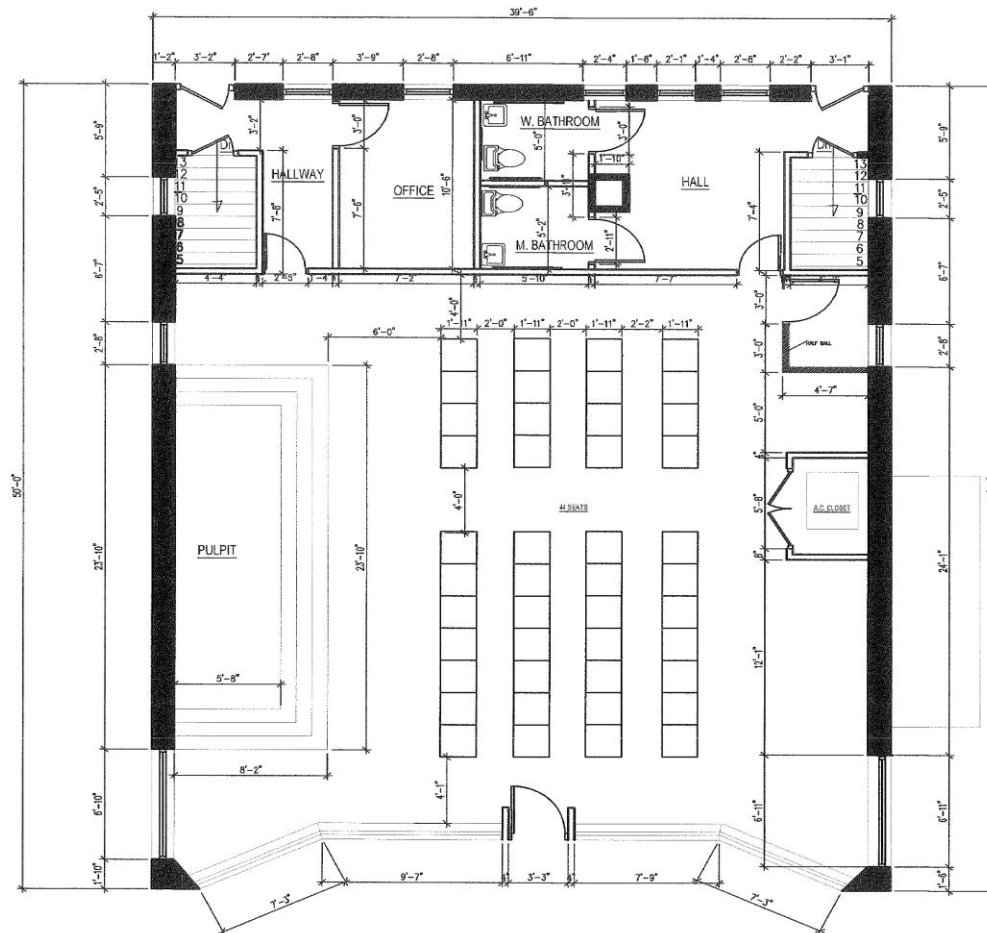
EXISTING
CONDITION

SHEET No.:

A1-0



1 BASEMENT PLAN
A1.0 Scale: 1/8"=1'-0"



1 FIRST FLOOR PLAN
A1.0 Scale: 1/8"=1'-0"

132 GA
CRANST

GA

OWNERS /

OWNERS /

CARMEN A
684 DYER
CRANSTON

PARCEL ID: C
DISTRICT: C
LEGAL USE: C
PROPOSED U

REVISION DATE:

JEFFREY
AR

110-1/2 SOL
FOST
401
jeffretykins



21 DEC

DRAWN BY: B

PROJECT No.: 220

SHEET NAME:

PRO
P

SHEET No.

A

Date & Time: Jul 20, 2022



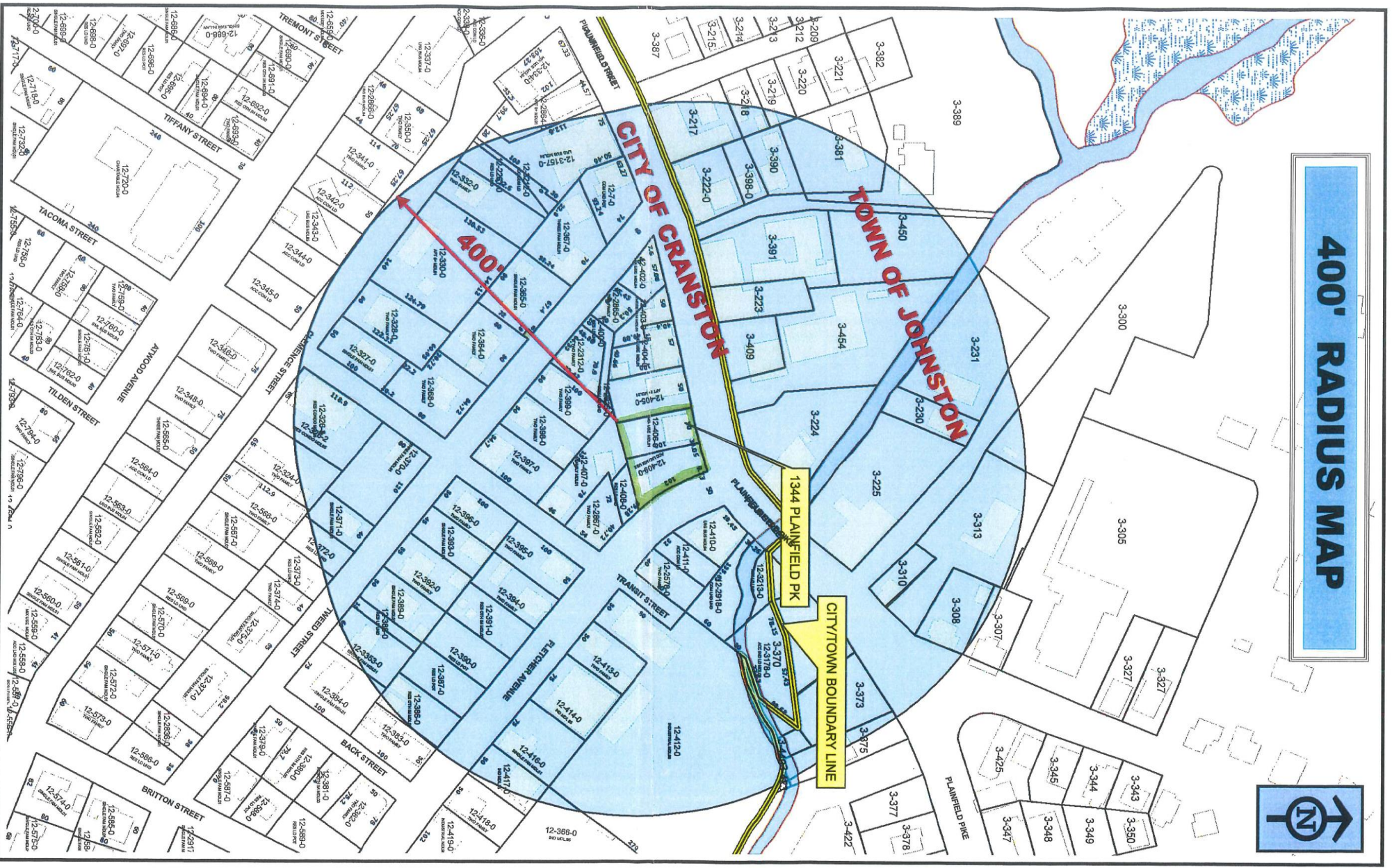
► **Ward 5**

► **ANNYONG SUK WOO (OWN/APP)** has filed an application for permission to construct an addition to an existing two-family house to create two additional living units at **1340 Plainfield Street** A/P 12, Lots 406 & 409, zoned C-2. Applicant seeks relief per 17.92.010 Variances, Section 17.20.120- Schedule of Intensity Regulations.

► Application filed 9/14/2022. Robert D. Murray, Esq.



400' RADIUS MAP



1344 PLAINFIELD PK

CITY/TOWN BOUNDARY LINE

Feet

0 100 200 400

1 inch = 120 feet

1344 PLAINFIELD PK
A.P. 12/2 LOTS 406 & 409

**SURVEY AND
PROPOSED SITE PLAN
CITY OF CRANSTON
1340 PLAINFIELD PIKE
ASSESSOR'S PLAT 12/2
LOTS 406 & 409
OCTOBER, 2016**

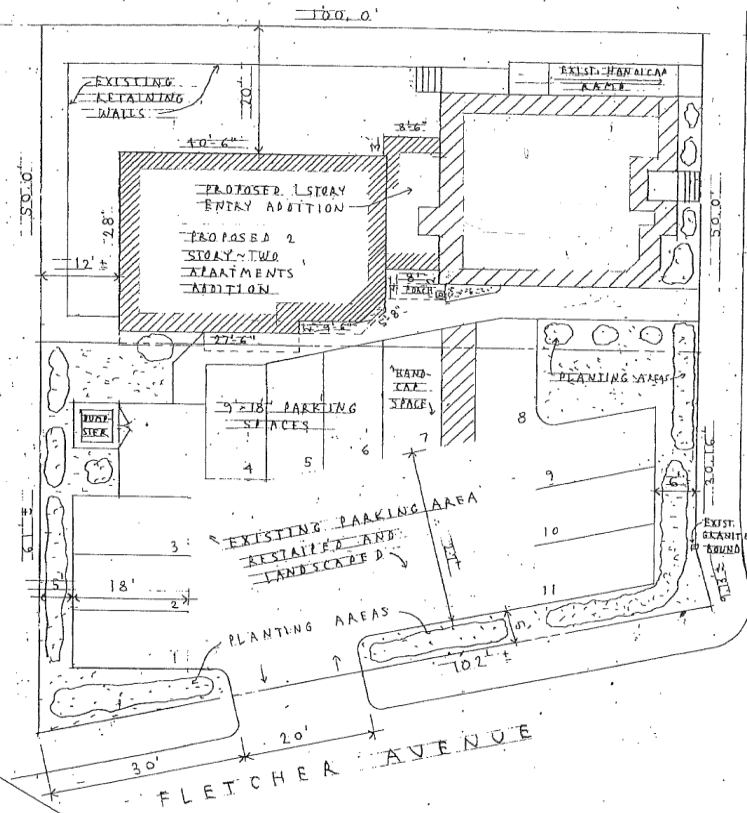


FRONT (PLAINFIELD STREET) ELEVATION
SCALE: 1/8" = 1'-0"



FRONT (FLETCHER AVENUE) ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN
SCALE: 1" = 20'-0"



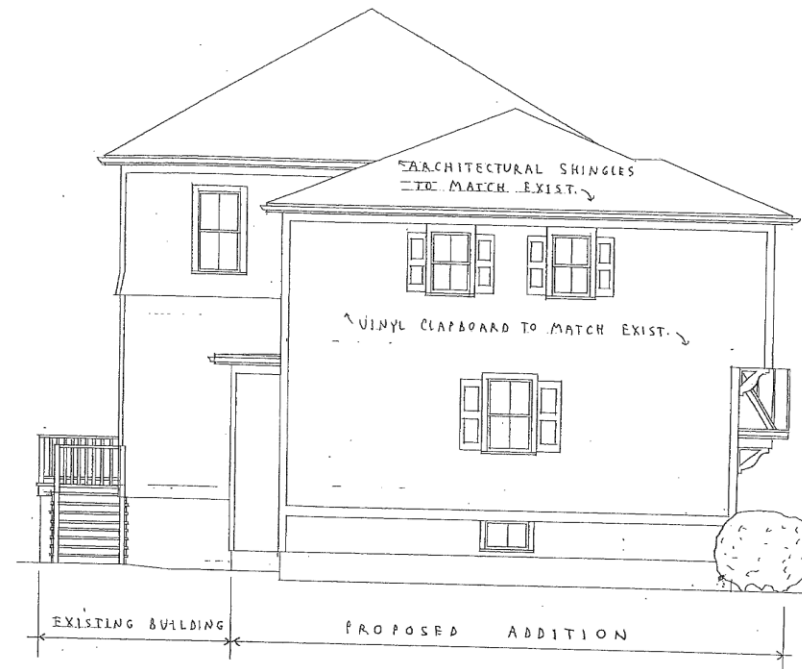
PROPOSED TWO FAMILY
ADDITION
BUILDING
ANN WOO
1340 PLAINFIELD STREET
CRANSTON, RHODE ISLAND

CHRISTOPHER BLEYER
RESIDENTIAL DESIGNER
256 FARMUM PIKE, SMITHFIELD,
RHODE ISLAND 02917
401-232-3628

11-7-2016
SHEET

1

OF 4



LEFT SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED TWO FAMILY

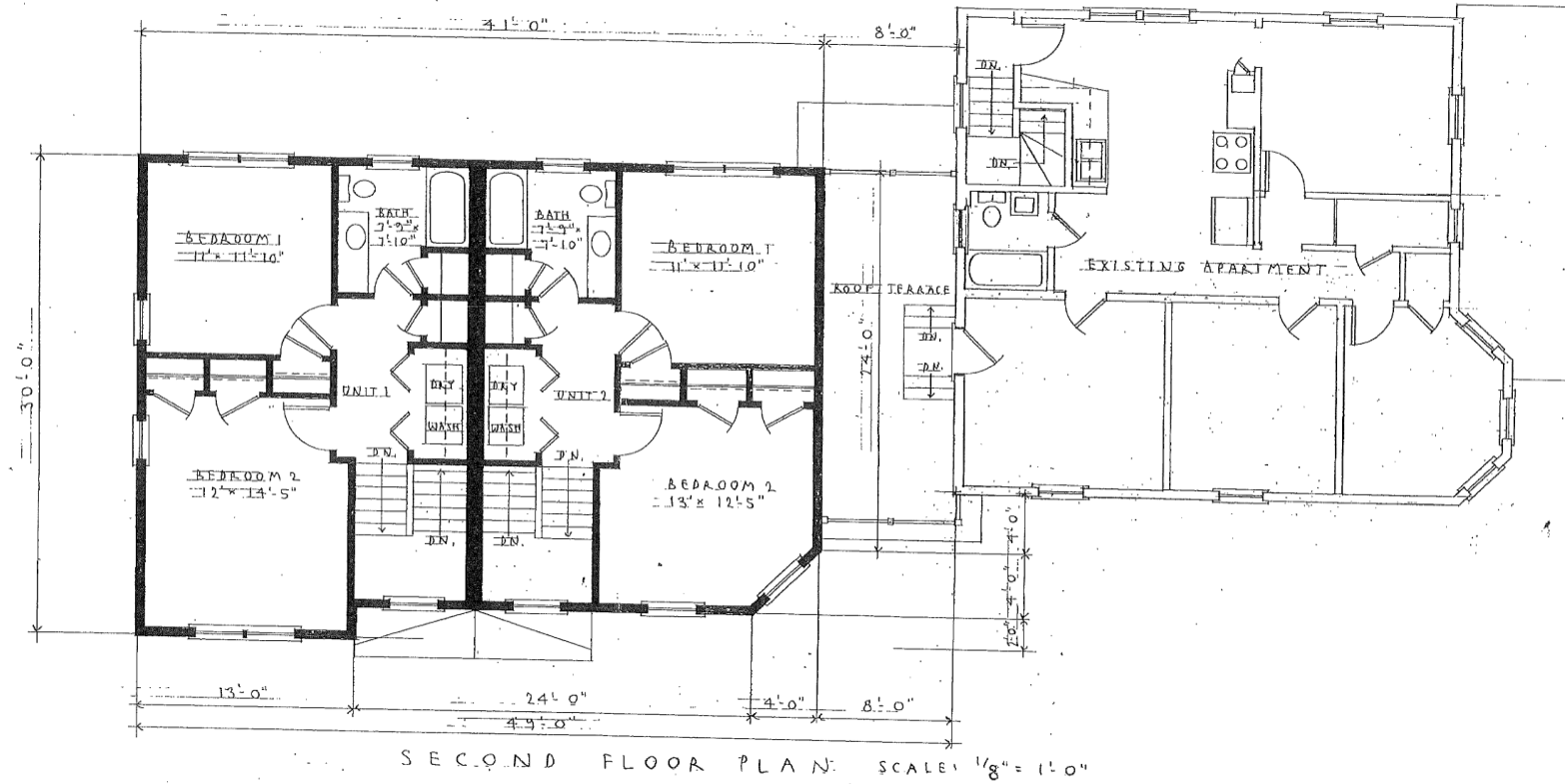
ANN WOO
1340 PLAINFIELD STREET
CRANSTON, RHODE ISLAND

CHRISTOPHER BLEYER
RESIDENTIAL DESIGNER
256 FARNUM PIKE, SMITHFIELD, RHODE ISLAND 02917
401-232-9628

11-7-2016
SHEET

2

OF 4



CHRISTOPHER BLEYER ARCHITECTURAL DESIGNER
 156 FARNUM PIKE, SMITHFIELD, R.I.
 02917-2401-232-9628

PROPOSED TWO FAMILY ADDITION

ANN WOOD
 1340 PLAINFIELD ST., CRANSTON, R.I.

11-7-2016
 SHEET
 4
 OF 4



► Ward 2

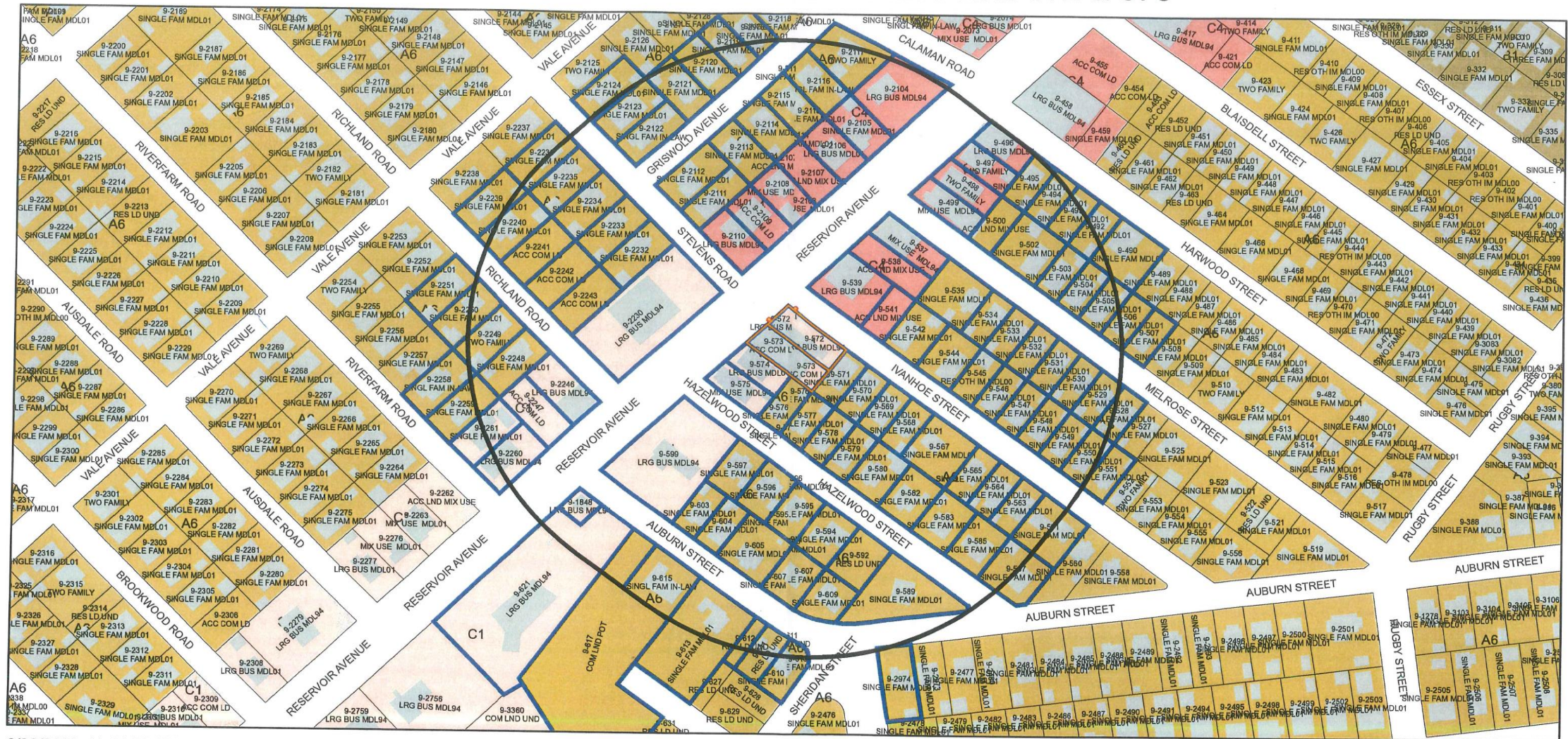
► FJ INVESTMENT, LLC (OWN) and
INGRID GUZMAN d/b/a DULCE VIDA
(APP)

► Have applied for permission to operate a banquet facility with reduced number of parking spaces from a portion of an existing building at **804 Reservoir Avenue**, A.P. 9, lots 572, 573; area 9,189 s.f.; zoned C1. Applicant seeks relief per 17.92.010, Sections 17.20.030- Schedule of Uses; 17.64.010- Off-Street Parking.

► Application filed 9/14/2022. Robert D. Murray, Esq.

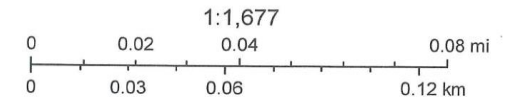


800 Reservoir Ave 400' Radius Plat 9 Lots 572 & 573



8/29/2022, 11:01:50 AM

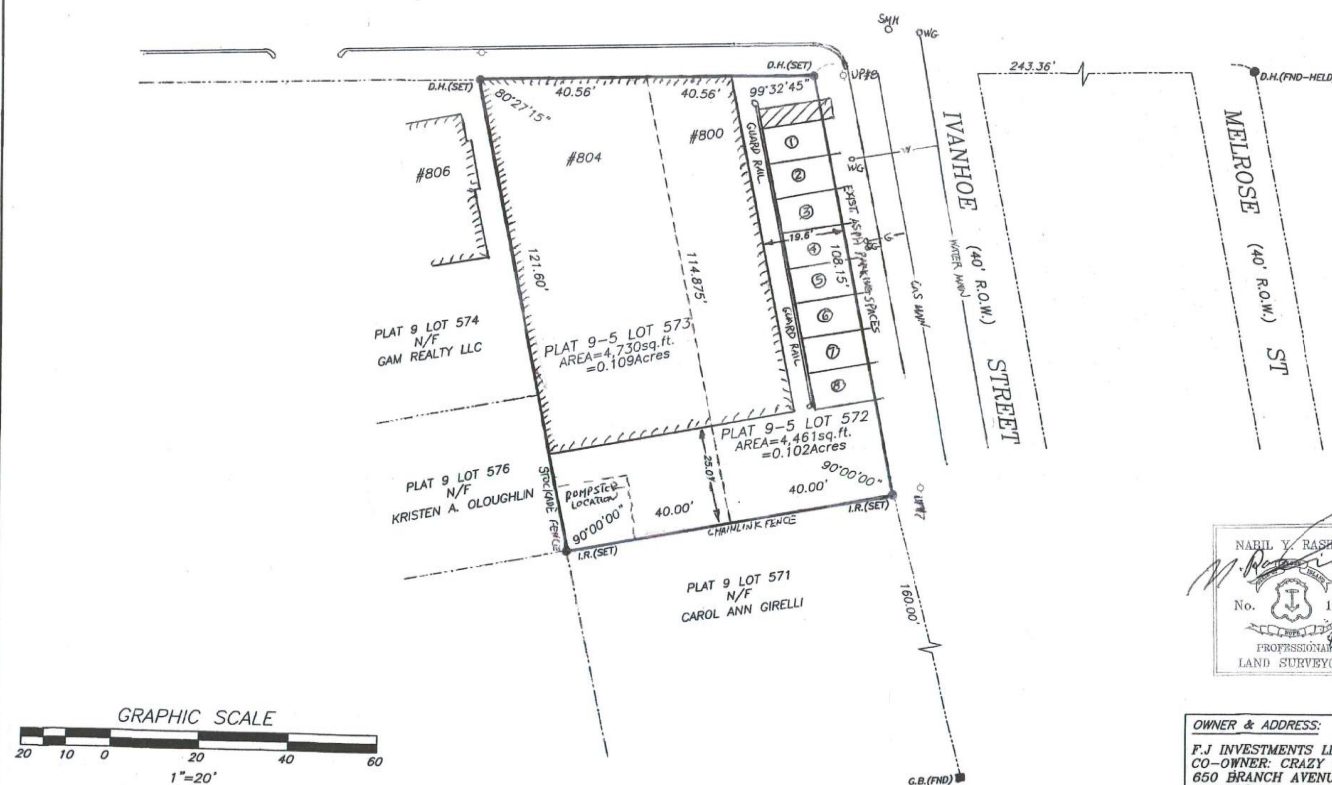
Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
Cranston Boundary		none		B1		C5		Other
Parcels		A80		B2		M1		
Buildings		A20		C1		M2		
Zoning Dimensions		A12		C2		EI		



City of Cranston



RESERVOIR (80' R.O.W.) AVENUE



LEGEND

-----	PROPERTY LINE
	ABUTTING PROPERTY LINE
	EXISTING DWELLING
N/F	NOW OR FORMERLY
-----	EDGE OF ASPHALT
	BUILDING ENVELOP SETBACK
	EXISTING CONTOURS
17	PROPOSED CONTOURS
G.B.(FND)	GRANITE BOUND FOUND
C.B.(FND)	CONCRETE BOUND FOUND
◇ PK(SET)	PK NAIL SET
SPIKE(SET)	R.R. SPIKE SET
◇ MAG(SET)	MAG NAIL SET
◇ I.R.(SET)	IRON REBAR SET
◇ I.R.(FND)	IRON REBAR FOUND
◇ D.H.(FND)	DRILL HOLE FOUND
◇ D.H.(SET)	DRILL HOLE SET
SMH	SEWER MANHOLE
WG	WATER GATE
UP	UTILITY POLE
C.O.	SEWER CLEANOUT

ZONING:

THIS PARCEL IS LOCATED IN COMMERCIAL DISTRICT C-1
MIN. LOT AREA: 6,000 S.F.
MIN. LOT FRONTAGE: 60 F.T.
MIN. LOT WIDTH: 60 F.T.
MIN. FRONT YARD SETBACK: 25 F.T.
MIN. SIDE YARD SETBACK: 8 F.T.
MIN. REAR YARD SETBACK: 20 F.T.
MAX. BUILDING HEIGHT: 35' FT.
MAX. BUILDING COVERAGE: 60%

REFERENCE:

1. PLAT ENTITLED: "AUBURN PLATEAU BELONGING TO WOOD, HARMON & CO. BY J.A. LATHAM, DECEMBER 1894". WHICH SAID PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF SAID CITY OF CRANSTON IN PLAT BOOK AT PAGE 27 AND ON PLAT CARD 39.
2. DEED BOOKS & PAGES: 6272/121, 5051/79, 5724/89 & 6366/321.

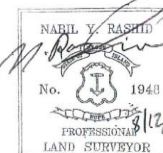
FLOOD NOTE:

THIS PARCEL IS LOCATED IN FLOOD ZONE X, WHICH DETERMINED BY FEMA MAPS FOR THE CITY OF CRANSTON, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING. MAP NUMBER 44007C0314H MAP EFFECTIVE DATE: OCTOBER 2, 2015.

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 NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF SURVEY- LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION- CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
DETERMINE PROPERTY LINES

BY N. Rashid DATE 9/12/22
NABIL RASHID PLS#1948 LS-A427
REGISTERED PROFESSIONAL LAND SURVEYOR



OWNER & ADDRESS:

F.J INVESTMENTS LLC
CO-OWNER: CRAZY CRAB
650 BRANCH AVENUE
PROVIDENCE, RI 02904

<p align="center">SURVEY AND PLAN FOR INGRID GUZMAN 800-804 RESERVOIR AVENUE CRANSTON RHODE ISLAND PLAT 9-5 LOT 572 AND 573</p>		<p>ISSUED BY <u>K.L.</u> CHECKED BY <u>N/A</u> APPROVED BY <u>LYA</u> SCALE <u>1" = 20'</u> DATE <u>8/12/20</u> PLATTED <u>Reservoir</u> <u>1 of 1</u></p>
<p align="center">NRC ASSOCIATES P.O. BOX 14459 EAST PROVIDENCE, RHODE ISLAND 02914 (401) 426-0206</p>	<p>REVISION</p>	<p>DATE</p>

