

City of Cranston

Zoning Board of Review

December 8, 2021

Chairman of the Board
Christopher E. Buonanno

Members

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norcliffe (1st Alternate)

Douglas Fredette (2nd Alternate)

Vacant (3rd Alternate)

Jason Jodoin (4th Alternate)

Ward 2

VASQUEZ PROPERTIES, LLC (OWN) and MARISELA VASQUEZ have filed an application to allow signage installed without benefit of a permit exceeding the allowable square footage to remain at **455 Reservoir Avenue** A.P. 6, lot 1011 zoned C4. Applicant seeks relief per Sections; 17.92.010 Variance, Section 17.72.010 (C) (4) Table 17.72.010 (5) Signs.

Application filed 8/11/2021 Nicholas Hemond, Esq.

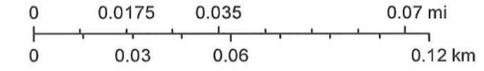
455 Reservoir Ave 400' Radius Plat 6 Lot 1011



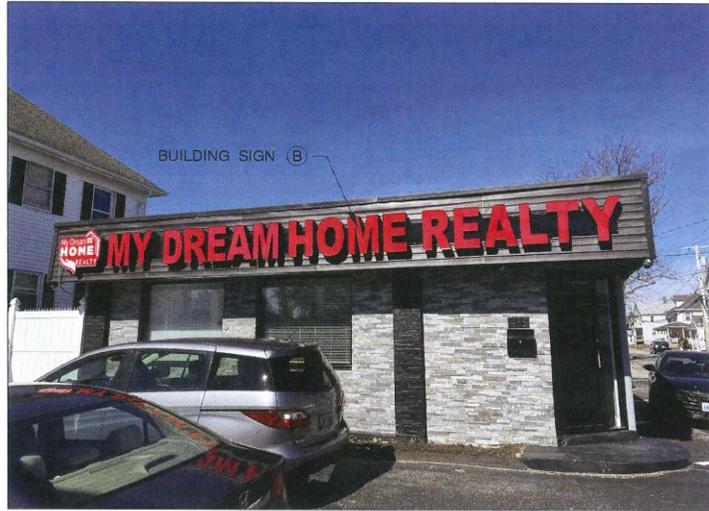
7/21/2021, 8:52:30 AM

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		

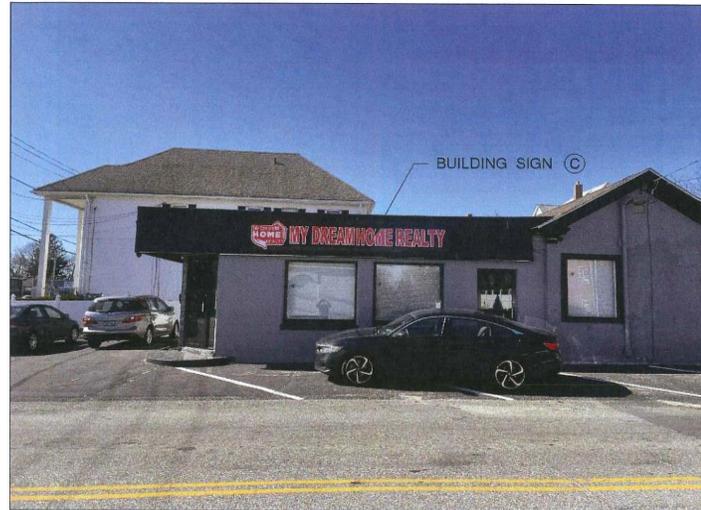
1:1,614



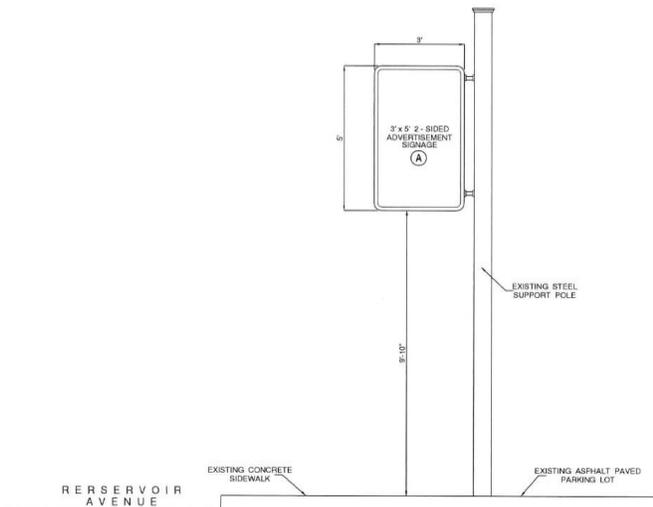
City of Cranston



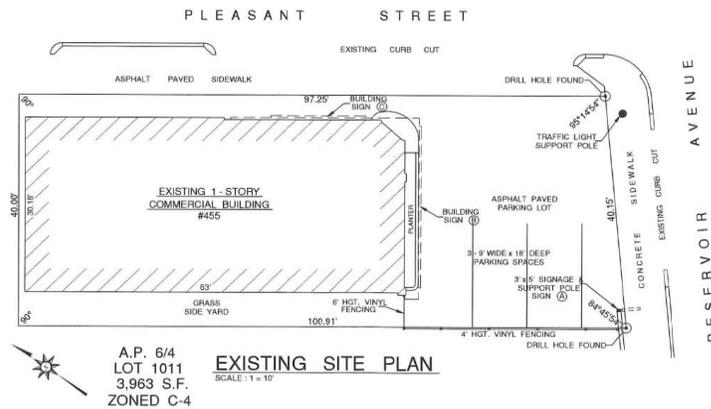
EXISTING SOUTHEAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"
 (FACING RESERVOIR AVENUE)



EXISTING NORTHEAST (RIGHT SIDE) ELEVATION
SCALE: 1/4" = 1'-0"
 (FACING PLEASANT STREET)



TYPICAL ELEVATION AT RESERVOIR AVENUE FREESTANDING SIGN
SCALE: 1/2" = 1'-0"



EXISTING SIGNAGE
 FREESTANDING POLE SIGN (A) 3' x 5' = 15 SQ. FT.
 (RESERVOIR AVENUE)
 BUILDING SIGN (B) 28' x 2' = 56 SQ. FT.
 BUILDING SIGN (C) 16' x 2'-8" = 43 SQ. FT.
 TOTAL SIGNAGE SQ. FTGE. = 114 SQ. FT.

Project :		Date : 3/16/21	
EXISTING SITE PLAN, BUILDING ELEVATIONS & STREET SIGNAGE		Scale : As Noted	
		Drawn by : GB	
455 RESERVOIR AVENUE CRANSTON, R.I.		A.P. : 6/4	
		Lot No. : 1011	
Revision :		Date :	Drawing No. :
Greg W. Bagian (401)-464-2601			1
		1 OF 1 DWGS.	

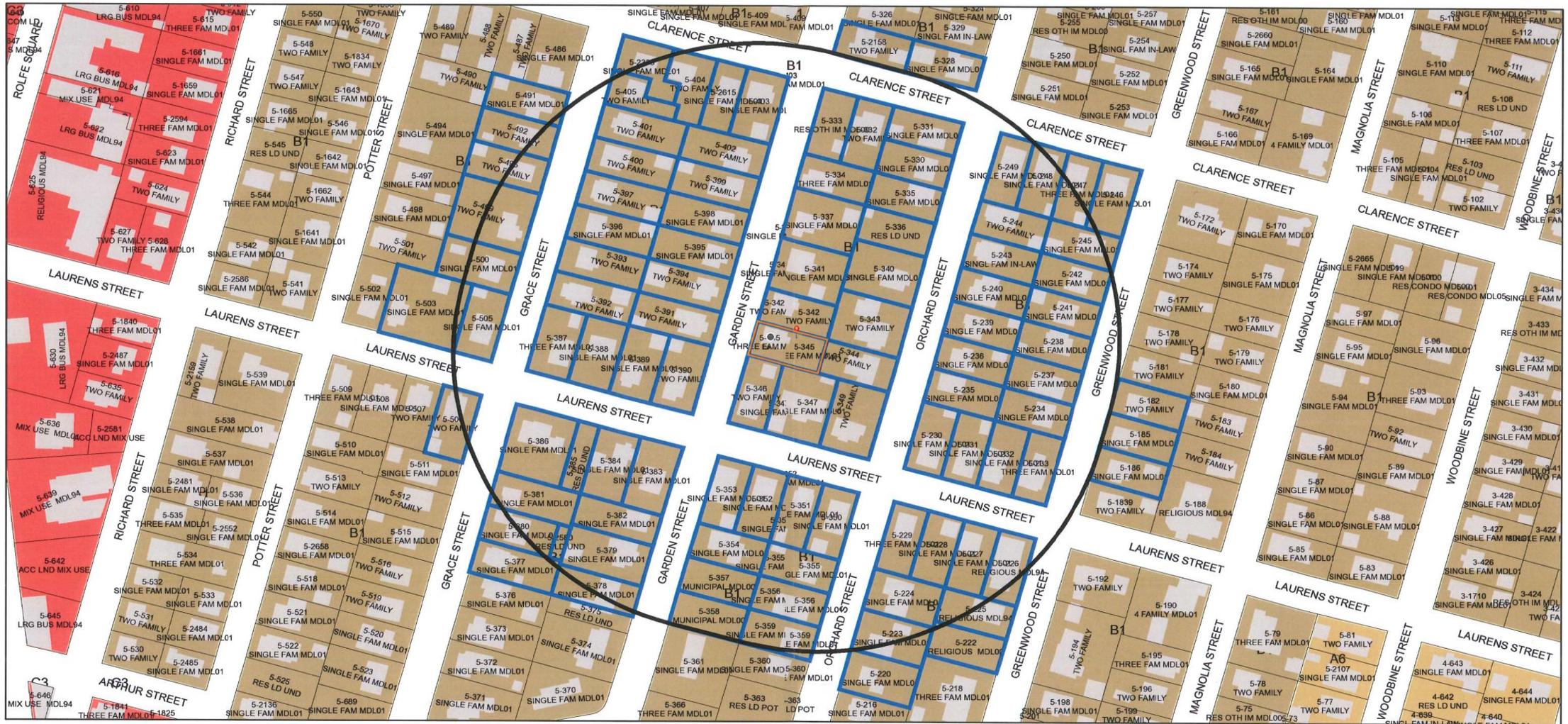


Plan Commission Recommendation

WILLIAMS I. PENEFIEL and LESBIA SANTOS (OWN/APP) Have filed an application to legalize a third living unit in an existing two family dwelling at **234 Garden Street**, A.P. 5, Lot 345; area 5,000 s.f. zone B1. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.090(A) Specific Requirements; 17.20.120 Schedule of Intensity Regulations.

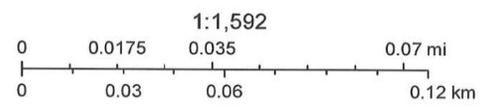
Application filed 9/2/21. John S. DiBona Esq.

234 Garden St 400' Radius Plat 5 Lot 345



9/3/2021, 2:40:42 PM

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



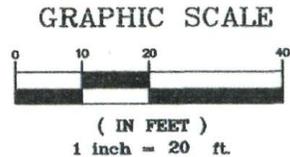
City of Cranston

REFERENCES:
 CITY OF CRANSTON, CLERK'S OFFICE
 PLAT CARD 43 ENTITLED
 "THOMAS GRACE PLAT"
 DEED BOOK 6049, PAGE 146

ZONING NOTES:
 ALL LOTS SHOWN ARE ZONED B-1
 B-1 ZONING REQUIREMENTS:

AREA	1 FAMILY 6,000 S.F. MIN.	2 FAMILY 8,000 S.F. MIN.
FRONTAGE	60' MIN.	80' MIN.
FRONT SETBACK	25' MIN.	25' MIN.
REAR SETBACK	20' MIN.	20' MIN.
SIDE SETBACK	8' MIN.	8' MIN.
BLDG. HEIGHT	35' MAX.	35' MAX.
LOT COVERAGE	30% MAX.	35% MAX.

FEMA INFO:
 ALL LOTS ARE LOCATED WITHIN A DESIGNATION
 "X" (AREAS OF MINIMAL FLOODING) ZONE
 PER F.I.R.M. 44007C0318H, 10/02/2015.



CERTIFICATION:

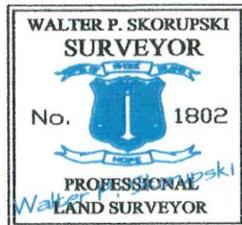
This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES - CLASS 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 Existing Site Features, Existing Dwelling and Perimeter Property Lines at 234 Garden St., City of Cranston, A. P. 5/1, Lot 345.

By: Walter P. Skorupski 8/31/2021
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-COA



A.P. 5/1, Lot 343
 N/F Lois A. & John Frizado
 Deed Bk. 3924, Pg. 341

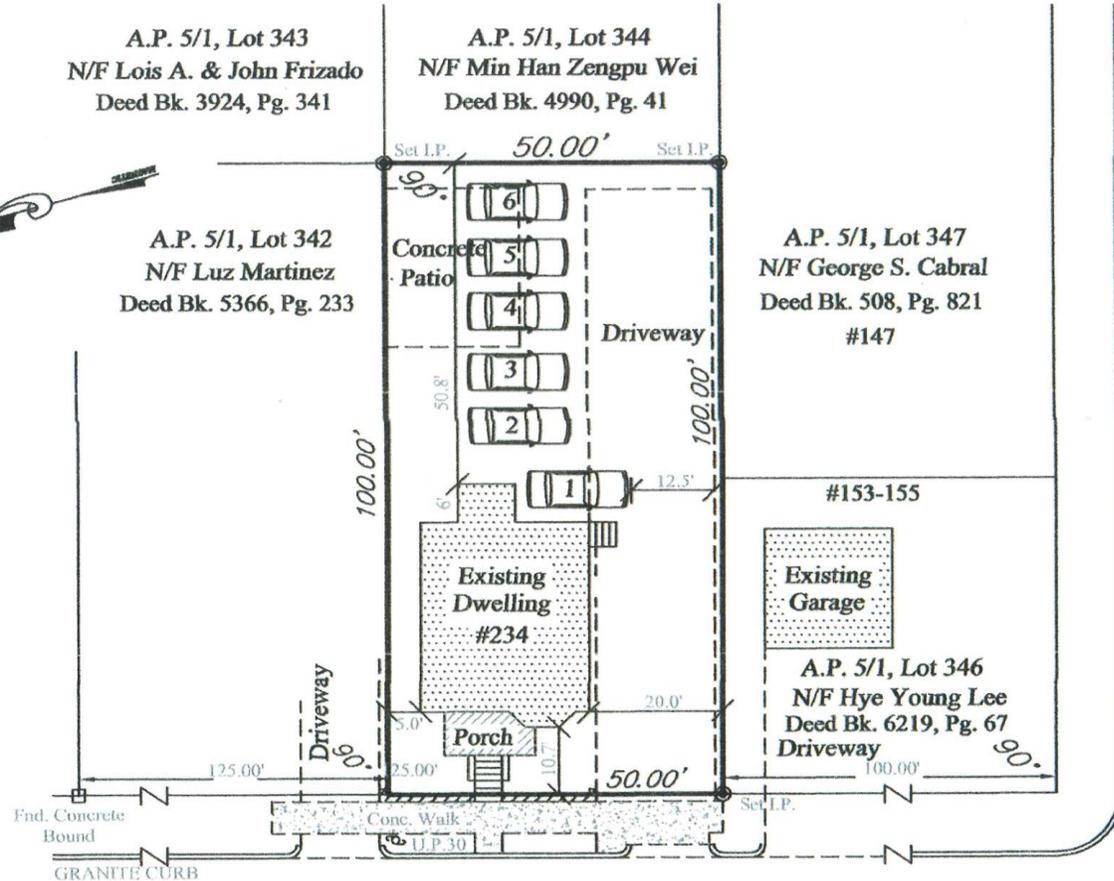
A.P. 5/1, Lot 344
 N/F Min Han Zengpu Wei
 Deed Bk. 4990, Pg. 41

A.P. 5/1, Lot 342
 N/F Luz Martinez
 Deed Bk. 5366, Pg. 233

A.P. 5/1, Lot 347
 N/F George S. Cabral
 Deed Bk. 508, Pg. 821
 #147

#153-155

A.P. 5/1, Lot 346
 N/F Hye Young Lee
 Deed Bk. 6219, Pg. 67
 Driveway



LAURENS ST.

GARDEN ST.

Survey For:
 Williams I. Penafiel & Lesbia Santos
 234 Garden Street
 Cranston, R.I.02910
 August, 2021

SURVEY & EXISTING SITE PLAN
 CITY OF CRANSTON
 234 GARDEN STREET
 ASSESSOR'S PLAT 5/1
 LOT 345

DENIED

**CITY OF CRANSTON
ZONING CERTIFICATE** *PLEASE FAX WHEN COMPLETE*

TO BE FILLED IN BY APPLICANT

PROPERTY ADDRESS: 234 GARDEN STREET
PROPERTY OWNER: WILSHIRE CREDIT CORPORATION
PLAT # 5-1 LOT # 345 DATE: 8/14/08
REQUESTED BY: ZIGMOND STEVENS PHONE # 826-4810
MAILING ADDRESS: 390 NEWPORT AVENUE FAX # 826-9743
PAWUCKETT RI 02861 CELL # 323-3045
PREVIOUS / EXISTING USE: RESIDENTIAL 3 FAMILY
IS THIS BUILDING / TENANT SPACE CURRENTLY VACANT? YES HOW LONG? 3 MONTHS
PROPOSED TYPE OF USE: SAME

I hereby certify that under penalty of perjury, the information and statements given on this application are true and correct to the best of my knowledge. I understand that if the information on this application is not correct or complete, the result may be the invalidation or revocation of this zoning certificate. Furthermore, the undersigned attests that no easement, covenant or Deed restriction exists which may be in violation of this certificate.

[Signature]
(Signature of Owner and / or Applicant)

The fee for each zoning certificate is \$30. Payable by check or money order only to the "City of Cranston". (Code sec. 5-2, 118.2)
A minimum of five (5) business days is required for us to process this zoning certificate.

TO BE FILLED IN BY THE BUILDING / ZONING OFFICIAL

ZONE: B-1 LOT AREA: 5000 LOT FRONTAGE: _____ FLOOD PLAIN: _____
LAST LEGAL RECORD OF USE: SINGLE & TWO FAMILY DWELLINGS

THE PROPOSED USE IS: DENIED _____ APPROVED _____ APPROVED BY VARIANCE _____

APPROVED: SUBJECT TO OBTAINING A CERTIFICATE OF OCCUPANCY OR USE
THE EXISTING PROPERTY IS A LEGAL NON-CONFORMING
TWO FAMILY DWELLING. USE AS A THREE FAMILY
DWELLING REQUIRES ZONING BOARD OF REVIEW
APPROVAL.

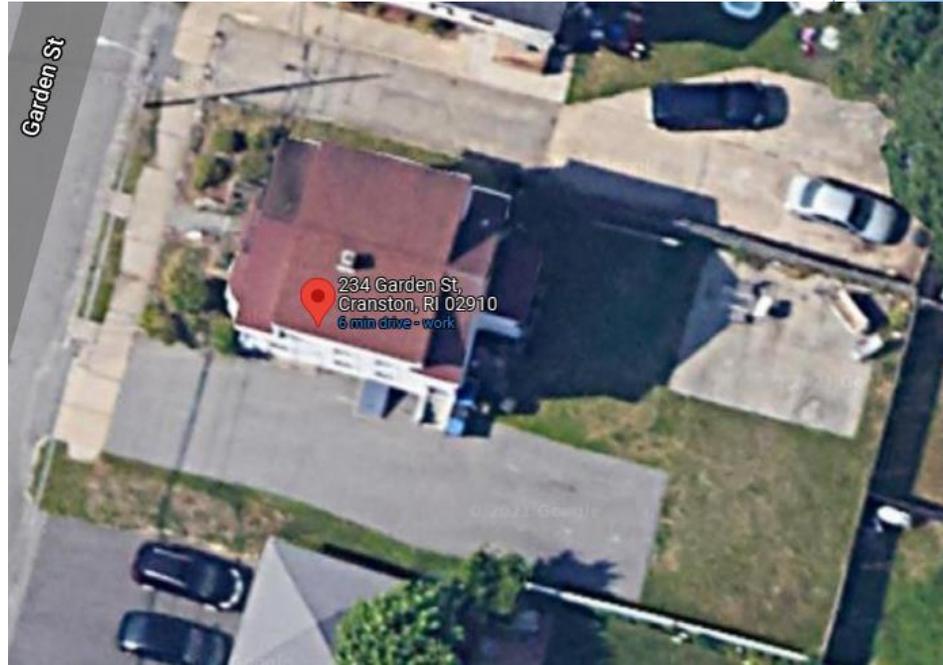
THIS CERTIFICATE DOES NOT SIGNIFY BUILDING CODE REVIEW OR APPROVAL AND IS NOT AN AUTHORIZATION TO UNDERTAKE ANY WORK WITHOUT THE ISSUANCE OF THE PROPER PERMITS FROM THE APPLICABLE AUTHORITIES.

You must obtain a Certificate of Occupancy or Use!

Occupancy or use prior to obtaining a Certificate of Occupancy or Use is illegal and subject to monetary penalties and imprisonment as per the City of Cranston Zoning Code and the Rhode Island State Building Code.

DATE: _____
[Signature]
ZONING OFFICIAL

CHECK # CASH REC'D BY: SK DATE PAID: 8-14-08 TOTAL FEE PAID: 30.00 CASH

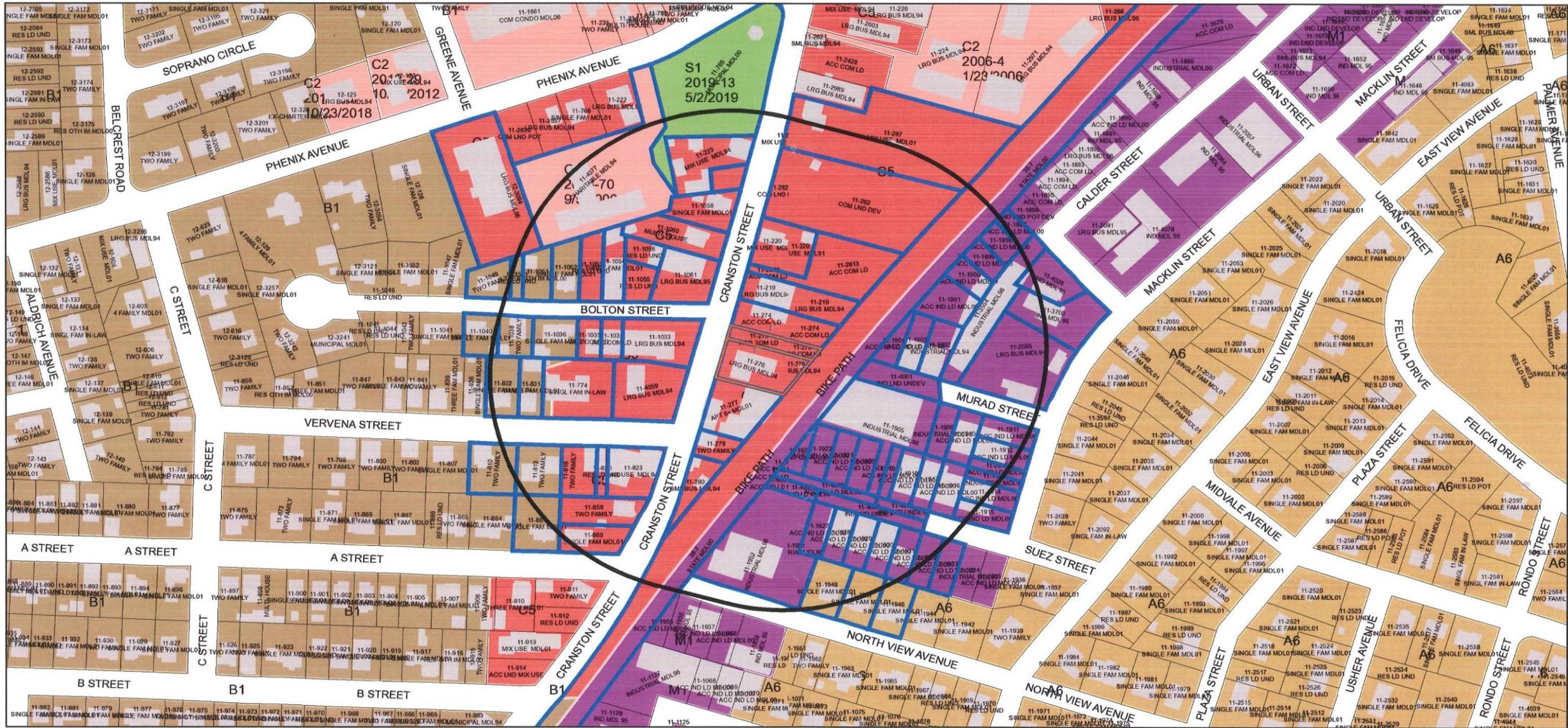


Plan Commission Recommendation



**ALBERT CASALI and THE ALBERT
CASALI REVOCABLE LIVING TRUST
(OWN/APP)** have filed an application to
construct an addition encroaching into the
required rear yard setback at **1776 Cranston
Street**, A.P. 11, lots 275, 276; area 14,962 s.f;
zoned C5. Applicant seeks relief per Section
17.92.010-Variance; Sections 17.20.120-
Schedule of Intensity Regulations;
Application filed 10/12/21.
John S. DiBona, Esq.

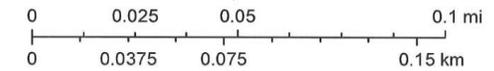
1776 Cranston St 400' Radius Plat 11 Lots 275 & 276



8/17/2021, 12:36:58 PM

- | | | | | | | | | |
|-------------------|-------------------|---------------------------|--|----|--|----|--|-------|
| 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 | | M2 | | | | |
| Zoning Dimensions | | A12 | | EI | | | | |

1:2,083

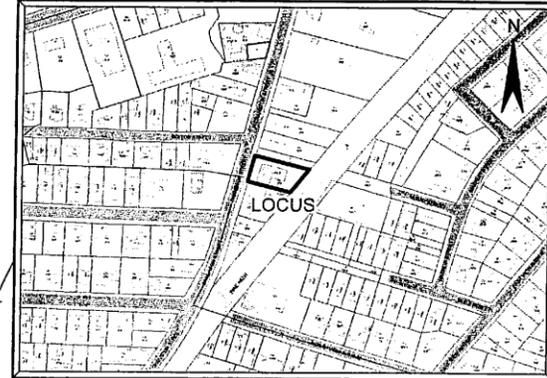
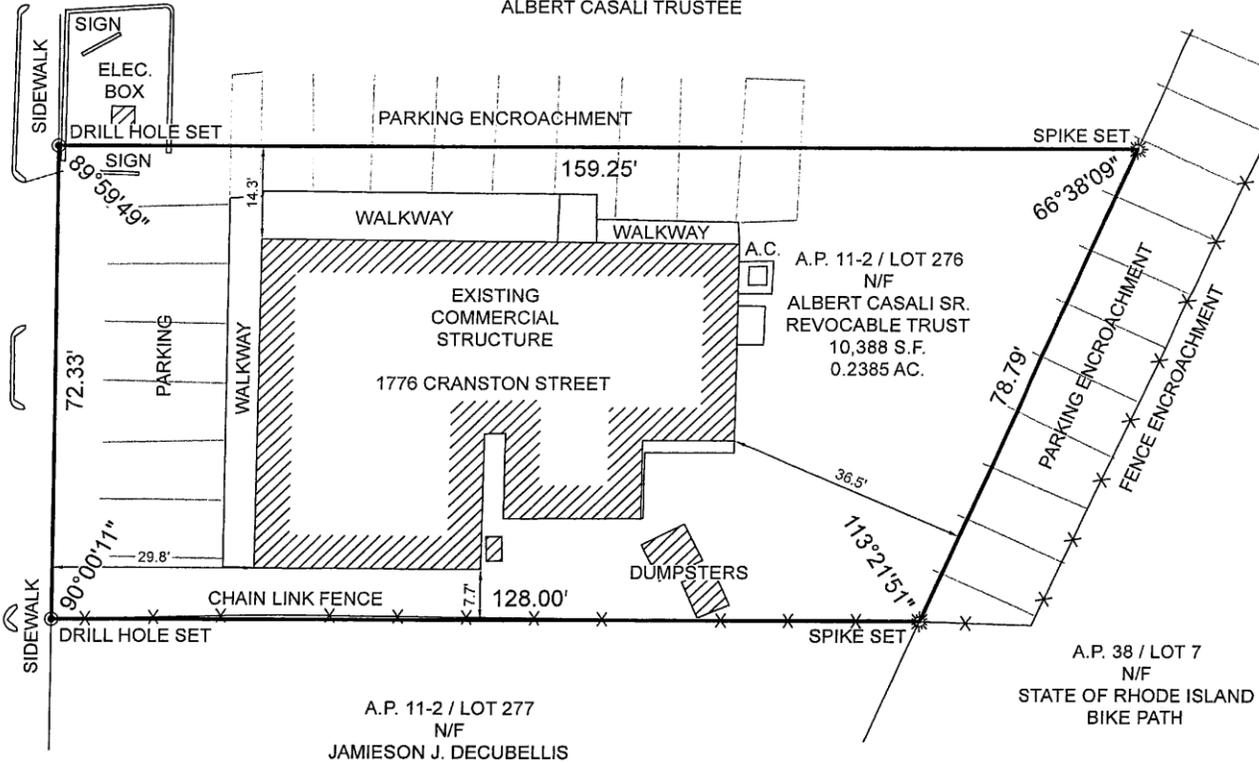


City of Cranston

REFERENCE:

1. DEED BK. 3530 PG. 180
2. RECORD LOTS 5 & PART OF 6 "PLAT OF LOTS SITUATED IN KNIGHTSVILLE, TOWN OF CRANSTON BELONGING TO GEO. E. CONGDON SURVEYED BY J.A. LATHAM, JUNE 1886" P.C. 93

CRANSTON STREET
(60' PUBLIC)



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT C-5
 MINIMUM LOT AREA: 10,000 S.F.
 MINIMUM LOT FRONTAGE: 80 FT.
 MINIMUM SETBACKS: FRONT: 30 FT.
 SIDE: 8 FT.
 REAR: 20 FT.
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MAXIMUM LOT COVERAGE: 60%

BOUNDARY STAKE-OUT SURVEY

A.P. 11-2 / LOT 276
 1776 CRANSTON STREET
 CRANSTON, R.I. 02920
 SCALE: 1"=20' DATE: JUNE 29, 2021

PREPARED FOR:
THOMAS CASALI
 1776 CRANSTON STREET, CRANSTON, R.I. 02920
 PHONE: (401) 943-4882
 PREPARED BY:

OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10027 / DWG. NO. 10027 - C1 - (AJB)

GRAPHIC SCALE / 1" = 20'



S1

SURVEY CLASSIFICATION:

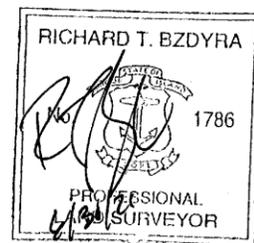
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
 LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:
 CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: *June 30, 2021*
 RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60



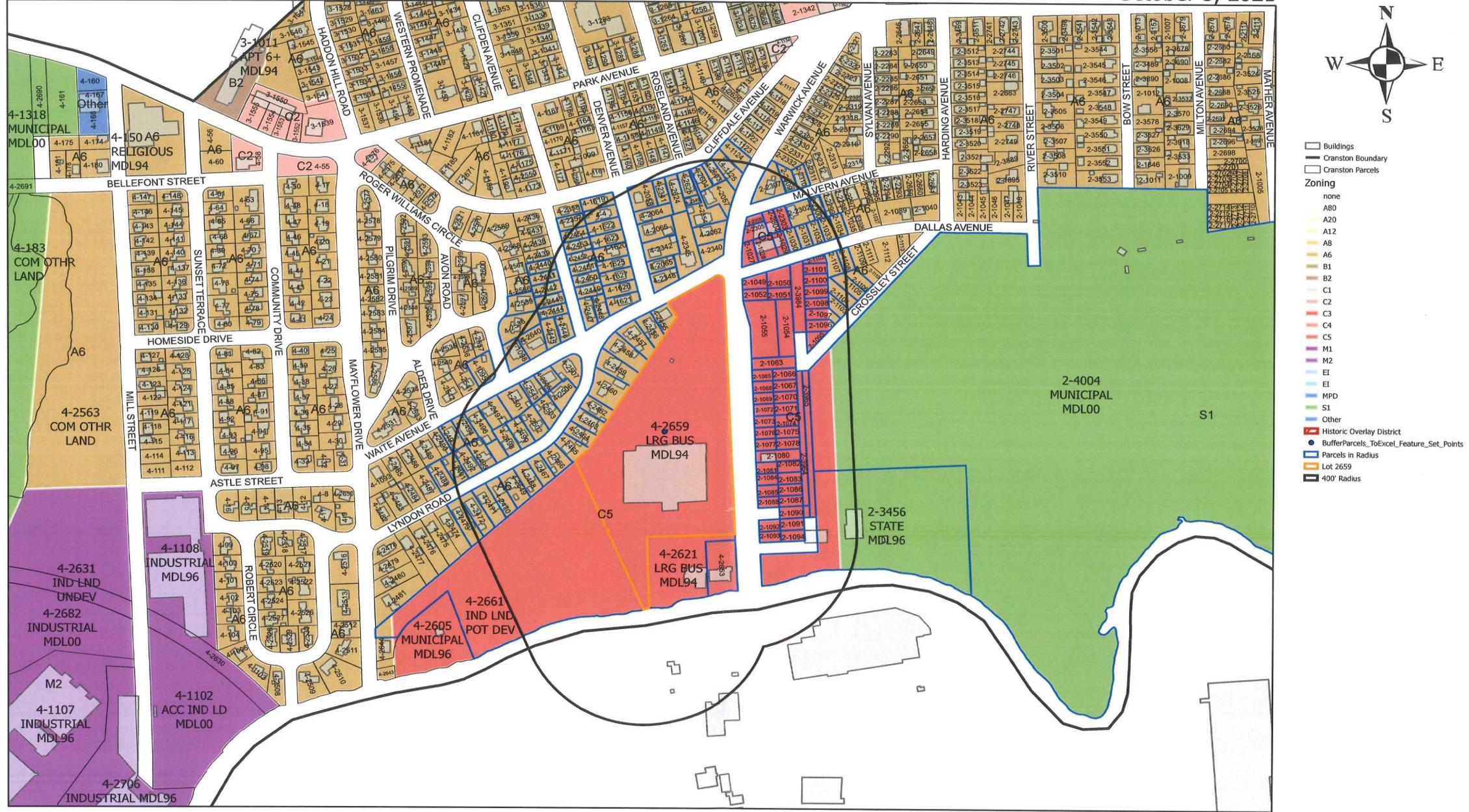


Plan Commission Recommendation

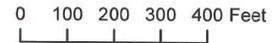


Ward 1

**VEREIT REAL ESTATE L.P (OWN) and
VOLTA CHARGING, LLC (APP)** have applied to
install electronic sign kiosks at 2 proposed electric
vehicle charging stations at **275 Warwick Avenue,**
A.P. 4, lot 2659; 7.46 ac. Area; zoned C5. Applicant
seeks relief per Section 17.92.010-Variance;
17.72.010 (6)- Signs.
Application filed 10/26/2021.
Edward D. Pare, Jr., Esq.



This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.



FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS.

Volta Gen4 L2 Station

Volta provides turn-key Electric Vehicle (EV) charging services for premium retail and entertainment destinations. We install and maintain the charging amenity at no cost to site partners as well as EV drivers, driving increased property value and attracting more customers who stay longer.

VOLTA STATION BENEFITS

- Installation, equipment and maintenance is paid by Volta
- Charges all electric vehicles
- Free electricity supported through third party content on displays
- Volta stations are occupied 80% of the retail day
- Volta has provided 88M free sponsored electric miles, delivered 25 gigawatt hours and eliminated over 39M pounds of CO2 emissions

CHARGING UNIT INFORMATION (Single Charging Units)

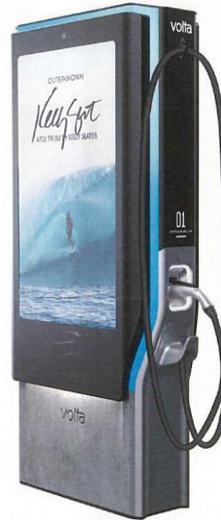
- Size: H 85.0" x W 36.5" x D 15.5"
- Display Size: H 48" x W 27"
- Power Type: 208/240VAC, 48A, 10kW max; UL 2202
- Plug: SAE J1772 compliant connector

POWER REQUIREMENTS

- Charging unit: 60A/2P, 208/240 breaker
- Display/connectivity: 20A/1P, 120V breaker

INSTALLATION REQUIREMENTS

- Wire Diameter: #6 AWG minimum. Larger for longer conduit runs
- Conduit Diameter: 1.5" minimum per station. Larger conduit required for runs over 250'



- 55" Media Display
- Charges up to 30miles per hour
- Universal J1772 connections
- Cable Management
- Fully Networked



volta _____

Proprietary & Confidential - Do Not Distribute

VOLTA

155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn

1 N LEXINGTON AVE, SUITE 505
WHITE PLAINS, NY 10601
Main: 914.368.9200 | www.kimley-horn.com
© 2021 Kimley-Horn and Associates, Inc.

REV	DATE	DESCRIPTION	BY
1	01/21/2021	CD90a	TAS
2	03/18/2021	CD100a	TAS
3	09/15/2021	CD100 REVISION TO V4	CGE

ISSUE DATE
09/15/2021

ISSUED FOR
PERMIT

FOR INFORMATIONAL PURPOSES ONLY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

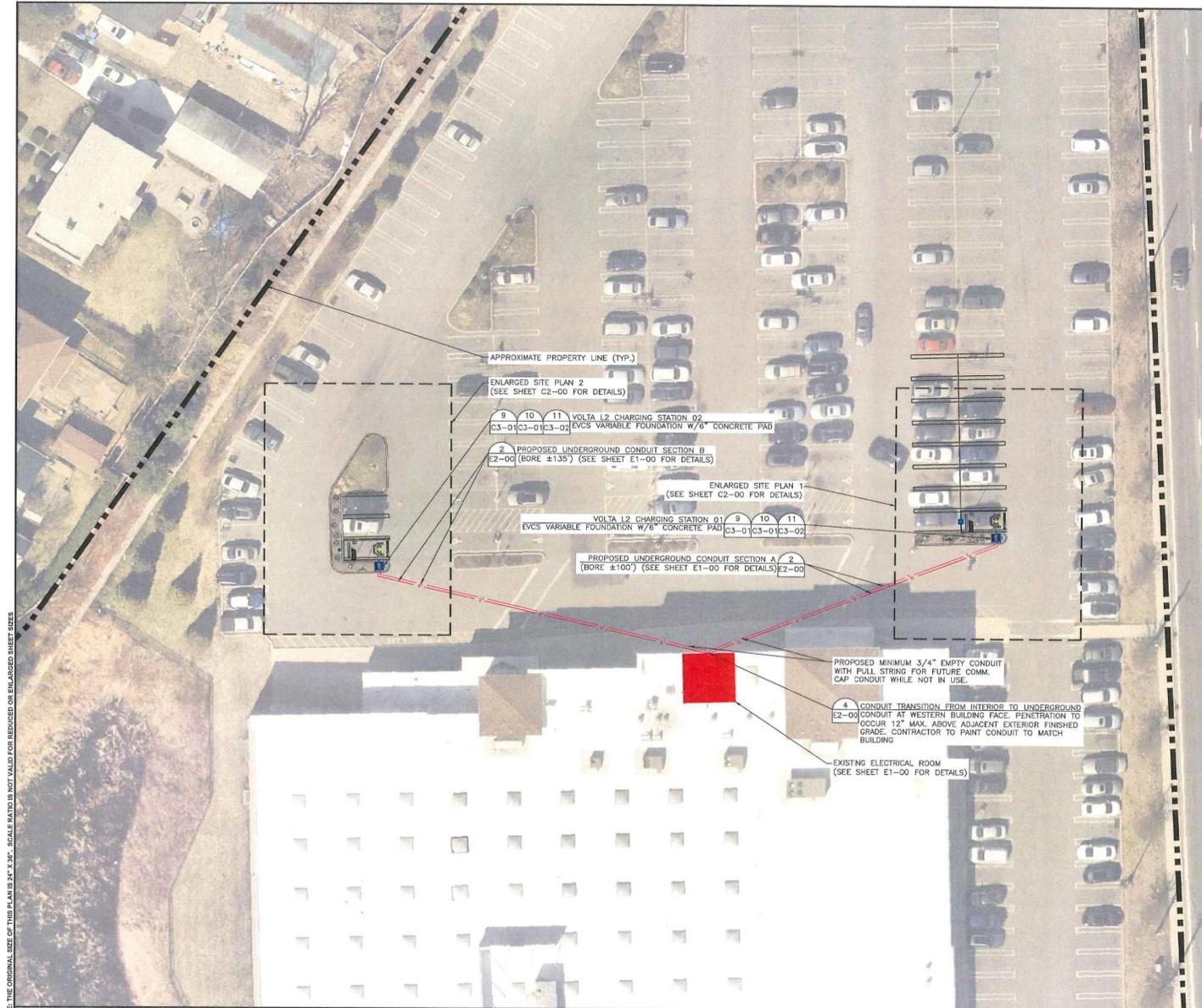
STOP & SHOP #2702 CRANSTON

**275 WARWICK AVENUE
CRANSTON, RI 02905**

SHEET TITLE
VOLTA STATION OVERVIEW

SHEET NUMBER
C0-02

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

OVERALL SITE PLAN

DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND VOLTA DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND VOLTA OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH VOLTA PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

- CONSTRUCTION NOTES:**
- CONTRACTOR RESPONSIBILITIES CONSISTS OF, BUT NOT LIMITED TO, CHARGING STATION MOUNTING, FOUNDATION CONSTRUCTION, CONDUIT INSTALLATION, AND WIRING.
 - CONTRACTOR TO PAINT PROPOSED EV PARKING SPACES PER JURISDICTIONAL REQUIREMENTS.
 - CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY CONSTRUCTION ACTIVITY. SEE SHEET C3-00 FOR DETAILS. EXACT STATION PLACEMENT AND ROTATION ANGLE MAY VARY SLIGHTLY UPON INSTALLATION DEPENDING ON SITE CONDITIONS.
 - CONTRACTOR TO FIELD VERIFY ALL STALL DIMENSIONS AND ALL EQUIPMENT LOCATIONS TO ENSURE SUFFICIENT SPACE IS AVAILABLE.
 - CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN DRILLING INTO EXISTING CIP SLAB AND CIP DROP PANELS TO AVOID DAMAGE TO ANY REINFORCING AND EXISTING STRUCTURAL COMPONENTS.
 - USE APPROVED ASTM METHOD (X-RAY, PACOMETER, GPR, ETC.) TO LOCATE MILD STEEL AND PRE-STRESSING TENDONS PRIOR TO DRILLING. DO NOT CUT OR DRILL THROUGH ANY EXISTING REINFORCING. ADJUST LOCATION AS NECESSARY TO AVOID EXISTING REINFORCING. ENSURE 1" GAP MIN. BETWEEN REBAR AND ANCHORAGE.
 - VOLTA WILL MAKE EVERY EFFORT TO FOLLOW, WITH THEIR PROPOSED CONDUIT, AN EXISTING CONDUIT ROUTE FROM ELECTRICAL ROOM TO PROPOSED STATION PLACEMENTS. WHEN AN EXISTING ROUTE IS NOT AVAILABLE, VOLTA WILL MAKE EVERY EFFORT TO CONCEAL/HIDE, PAINT AND MINIMIZE VISUAL IMPACT OF CONDUITS ANYWHERE THEY MAY BE VISIBLE TO THE PUBLIC.
 - CONTRACTOR IS RESPONSIBLE TO LOCATE ALL VERTICAL AND HORIZONTAL UTILITIES PRIOR TO DIRECTIONAL BORING. ANY ALTERATIONS TO THE PROPOSED CONDUIT ROUTE ARE TO BE COORDINATED WITH THE PROFESSIONAL ENGINEER(S) PRIOR TO CONSTRUCTION.
 - ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR TO LOCATE JUNCTION BOX OR APPROVED ALTERNATIVE FOR SITE SPECIFIC RUN LENGTHS AND BENDS.

PARKING NOTE:

- FOR THE PURPOSE OF THIS PLAN IT IS ASSUMED THERE IS ADEQUATE PARKING IN EXISTING CONDITIONS TO CONVERT 2 PARKING SPACES TO 2 EV PARKING SPACES.

REFERENCE NOTE:

- SEE PROJECT LEGEND ON SHEET C0-01 FOR SYMBOLS AND LINE TYPE DESCRIPTIONS.

IMAGE REFERENCE:

AERIAL IMAGE(S) PROVIDED BY NEARMAP IMAGERY ©2021 Nearmap, HERE

GRAPHIC SCALE IN FEET

VOLTA

155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley-Horn

1 N LEXINGTON AVE, SUITE 505
WHITE PLAINS, NY 10601
Main: 914.358.9200 | www.kimley-horn.com
© 2021 Kimley-Horn and Associates, Inc.

REV	DATE	DESCRIPTION	BY
1	01/21/2021	CD00a	TAB
2	03/16/2021	CD100a	TAB
3	08/15/2021	CD100 REVISION TO V4	CGE

ISSUE DATE
09/15/2021

ISSUED FOR
PERMIT

MICHAEL W. JUNGHANS
No. 11770
REGISTERED PROFESSIONAL ENGINEER
09/15/2021

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

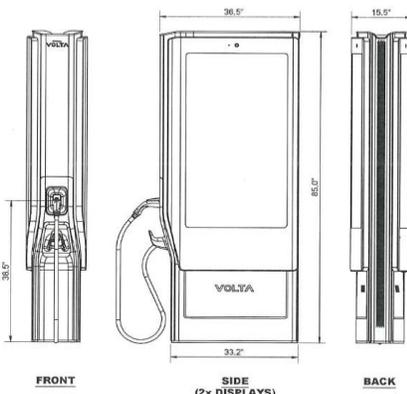
STOP & SHOP #2702 CRANSTON

275 WARWICK AVENUE
CRANSTON, RI 02905

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C1-00

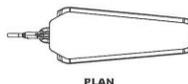
FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS.



CHARGER SPECIFICATIONS:
 SIZE: H 85.0" x W 36.5" x D 15.5"
 CORD LENGTH: 12.9'
 POWER TYPE: 208/240VAC, 48A (MAX), 10 kW MAX
 PLUG: SAE J1772 COMPLIANT CONNECTOR
 LISTINGS: UL E354307

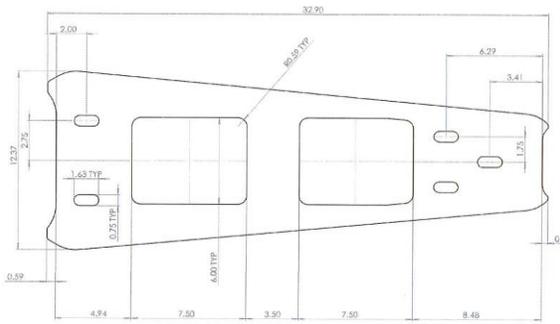
POWER REQUIREMENTS:
 CHARGING UNIT: 80A/2P 208/240V BREAKER
 STATION AUX POWER: 20A/1P 120V BREAKER

NOTES:
 1. THE GRIP RANGE FOR THE CHARGE CABLE BEGINS AT 38.5" ABOVE PARKING SURFACE.
 2. SEE DETAILS 17 & 19. THIS SHEET FOR MORE INFORMATION.

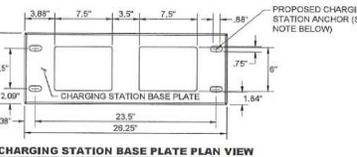
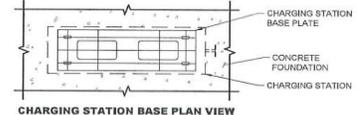


NOTE:
 1. REFER TO DETAIL 13 FOR BASE PLATE ANCHORAGE.

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS.



NOTE:
 1. REFER TO DETAIL 13 FOR BASE PLATE ANCHORAGE.



NOTES:
 1. CONTRACTOR TO VERIFY POST INSTALLATION OR CAST IN PLACE ANCHOR AS LISTED BELOW BASED ON FIELD MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.
 2. CONTRACTOR TO VERIFY EXISTING CONCRETE SLAB THICKNESS AND MAINTAIN 2" MINIMUM COVER OF CONCRETE BELOW EMBEDDED ANCHORS.

CAST IN PLACE ANCHOR:
 MINIMUM EFFECTIVE EMBEDMENT OF 2" OR ENGINEER APPROVED EQUAL.

POST INSTALLATION MECHANICAL ANCHOR:
 (A) 1/2" DIAMETER, 18" LONG, BOLT, T2-55304 ANCHOR ROD WITH MINIMUM EFFECTIVE EMBEDMENT OF 3-1/4" OR ENGINEERING APPROVED EQUAL.

VOLTA
 155 DE HARO STREET
 SAN FRANCISCO, CA 94103

Kimley»Horn
 1 N LEXINGTON AVE, SUITE 505
 WHITE PLAINS, NY 10601
 Main: 914.368.9200 | www.kimley-horn.com
 © 2021 Kimley-Horn and Associates, Inc.

REV	DATE	DESCRIPTION	BY
1	01/21/2021	CD0906	TAS
2	03/18/2021	CD1106	TAS
3	09/15/2021	CD100 REVISION TO V4	COE

VOLTA V4 L2 EVCS

VOLTA V4 BASE PLATE

VOLTA BASE PLATE ANCHORAGE

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS.

eClick
Data sheet

innogy

General and electrical specifications

Charging cable	UL to IEC 4419 / IEC 61851-20-1	eClick
Main input power	208 VAC AC, 48A, 120V, 50A, 120V 240 VAC AC, 48A, 240V, 50A, 240V	
Output power to vehicle	208 VAC AC, 48A, 120V, 50A, 120V 240 VAC AC, 48A, 240V, 50A, 240V	
Storage temperature	-22°F to +138°F (-30°C to +40°C)	
IP	IP54	
Max. line cross section	UL and IEC listed and certified by a recognized body	
Cable length	11.8' (4.5' ± 0.15') / 2' (50.0mm ± 0.25mm)	
Managing dimensions (W x H x D)		

Recommended additional accessories

Shop circuit / certified profession
 Electrical work to ensure correct current values depending on grid type and power per charge point

Broadband TelCom Power, Inc.
 1719 S. Grand Ave.
 Santa Ana, CA 92705, USA
 sales@tcompower.com
 www.tcompower.com

SCALE N.T.S. 14

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS.

eBox professional
Data sheet

innogy

General and electrical specifications

Charging cable	UL to IEC 4419 / IEC 61851-20-1	eBox professional
Main input power	208 VAC AC, 48A, 120V, 50A, 120V 240 VAC AC, 48A, 240V, 50A, 240V	
Output power to vehicle	208 VAC AC, 48A, 120V, 50A, 120V 240 VAC AC, 48A, 240V, 50A, 240V	
Storage temperature	-22°F to +138°F (-30°C to +40°C)	
IP	IP54	
Max. line cross section	UL and IEC listed and certified by a recognized body	
Cable length	11.8' (4.5' ± 0.15') / 2' (50.0mm ± 0.25mm)	
Managing dimensions (W x H x D)		

Recommended additional accessories

Shop circuit / certified profession
 Electrical work to ensure correct current values depending on grid type and power per charge point

Remark: Innogy is a trademark of Geoply LLC.

SCALE N.T.S. 15

VOLTA V4 BASE PLATE

VOLTA BASE PLATE ANCHORAGE

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS.

eClick
Data sheet

innogy

General and electrical specifications

Charging cable	UL to IEC 4419 / IEC 61851-20-1	eClick
Main input power	208 VAC AC, 48A, 120V, 50A, 120V 240 VAC AC, 48A, 240V, 50A, 240V	
Output power to vehicle	208 VAC AC, 48A, 120V, 50A, 120V 240 VAC AC, 48A, 240V, 50A, 240V	
Storage temperature	-22°F to +138°F (-30°C to +40°C)	
IP	IP54	
Max. line cross section	UL and IEC listed and certified by a recognized body	
Cable length	11.8' (4.5' ± 0.15') / 2' (50.0mm ± 0.25mm)	
Managing dimensions (W x H x D)		

Recommended additional accessories

Shop circuit / certified profession
 Electrical work to ensure correct current values depending on grid type and power per charge point

SCALE N.T.S. 13

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS.

eClick
Data sheet

innogy

General and electrical specifications

Charging cable	UL to IEC 4419 / IEC 61851-20-1	eClick
Main input power	208 VAC AC, 48A, 120V, 50A, 120V 240 VAC AC, 48A, 240V, 50A, 240V	
Output power to vehicle	208 VAC AC, 48A, 120V, 50A, 120V 240 VAC AC, 48A, 240V, 50A, 240V	
Storage temperature	-22°F to +138°F (-30°C to +40°C)	
IP	IP54	
Max. line cross section	UL and IEC listed and certified by a recognized body	
Cable length	11.8' (4.5' ± 0.15') / 2' (50.0mm ± 0.25mm)	
Managing dimensions (W x H x D)		

Recommended additional accessories

Shop circuit / certified profession
 Electrical work to ensure correct current values depending on grid type and power per charge point

SCALE N.T.S. 13

ISSUE DATE
09/15/2021

ISSUED FOR
PERMIT

MICHAEL W. JUNGHANS
 No. 11770
 REGISTERED PROFESSIONAL ENGINEER
 09/16/2021

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

STOP & SHOP #2702 CRANSTON
 275 WARWICK AVENUE
 CRANSTON, RI 02905

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C3-02

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



Plan Commission Recommendation



Ward 5

VINCENT AND CHRISTINE CAPRARELLI

(ON/APP) have applied to sub-divide six lots into two, *leaving an existing 3 family residence on an under-sized lot at 156 Yeoman Avenue, A.P. 12, lots 2184-2189; 8,238 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.20.090 (A)- Specific Requirements. Application filed 10/28/2021.*

Joseph A. Sciacca, Esq

VINCENT AND CHRISTINE CAPRARELLI

(ON/APP) have applied to sub-divide six lots into two, *to construct a single family house with reduced lot frontage at 0 Harmony Street, A.P. 12, lots 2184-2186; 8,484 s.f. area; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations;*

Application filed 10/28/2021.

Joseph A. Sciacca, Esq

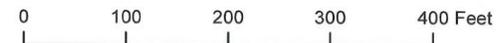
156 Yeoman Ave 400' Radius Plat 12 Lots 2184, 2185, 2186, 2187, 2188, 2189

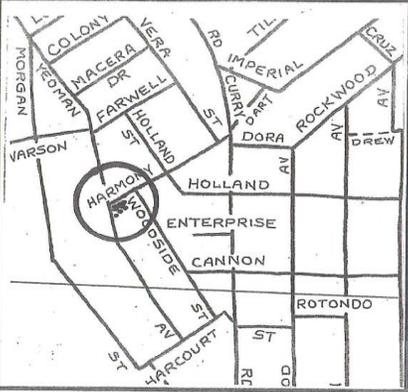
October 14, 2021



- Buildings
- Cranston Boundary
- Cranston Parcels
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other
- Historic Overlay District
- Parcel set point(s)
- Parcels in Radius
- Lots 2184, 2185, 2186, 2187, 2188, 2189
- 400' Radius

This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.





YEOMAN AVENUE
WOODSIDE STREET
HARMONY AVENUE
STREET INDEX

TOTAL AREA
16,722 sq. ft.

OWNER / APPLICANT
VINCENT CAPRARELLI, JR.
156 YEOMAN STREET
CRANSTON, R.I. - 02920

- REFERENCES :**
- 1.) CRANSTON ASSESSORS PLAT NO. 12/2
 - 2.) CRANSTON RECORDED PLAT CARD 164 PIRCE PLAT NO. 2
 - 3.) CRANSTON DEED BOOK / PAGE; 424/910 & 2791/150

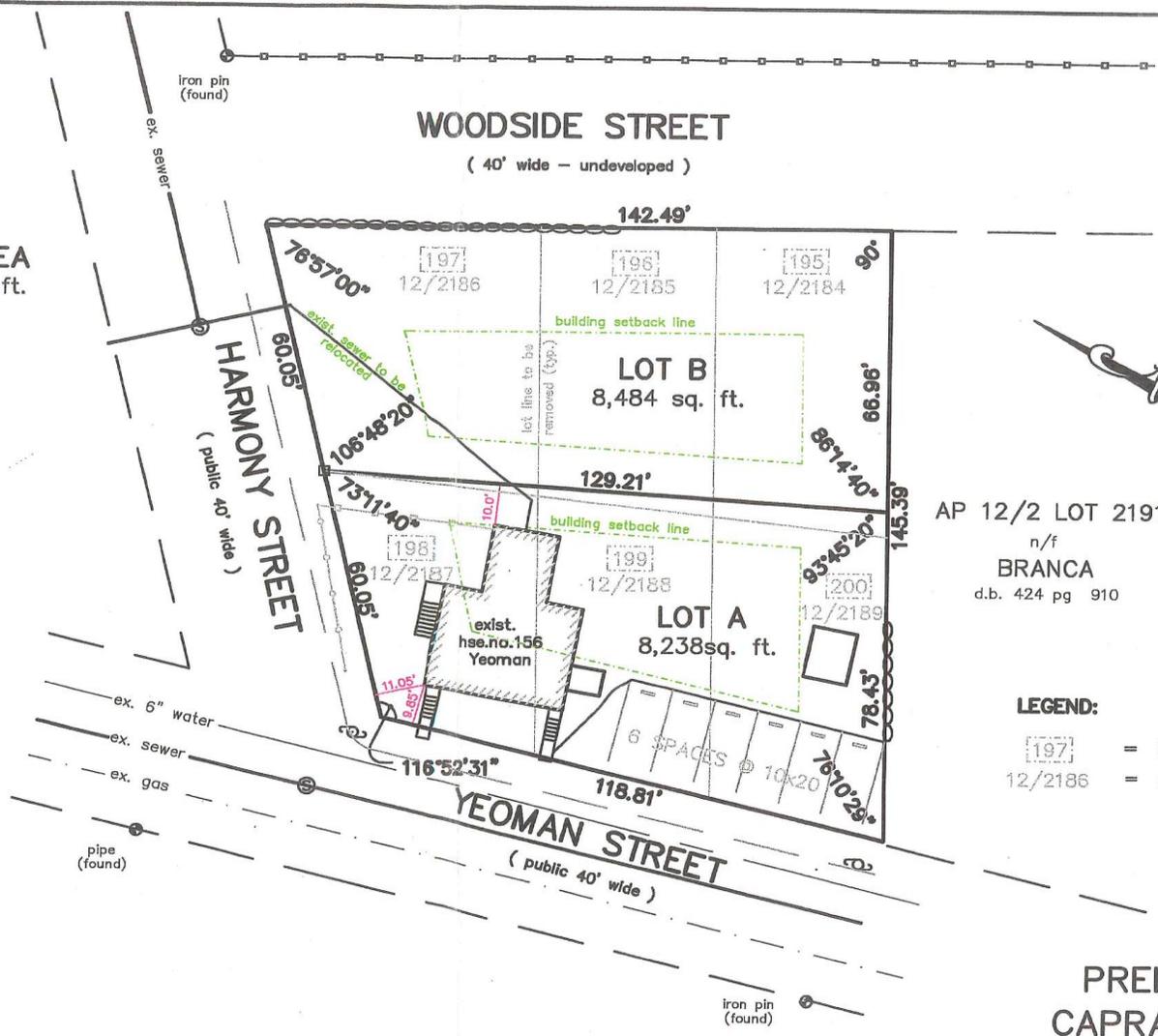
FLOOD DATA :
ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOODING ON FEMA FLOOD MAP 44007C0311H EFFECTIVE DATE 10/02/2015

ZONING :
CLASSIFICATION : A-8
MINIMUM LOT AREA = 8,000 SQ. FT.
MINIMUM LOT FRONTAGE = 80'
SETBACKS: FRONT = 25'
SIDE = 10'
REAR = 20'

SURVEY 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 NOV. 25, 2015, AS FOLLOWS:

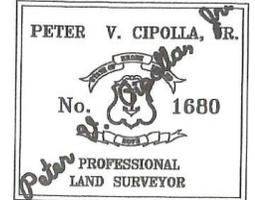
TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
PLANIMETRIC DATA	CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERFORM PROPERTY SURVEY AND SHOW EXISTING HOUSE LOCATION WITH PROPOSED LOT CUT



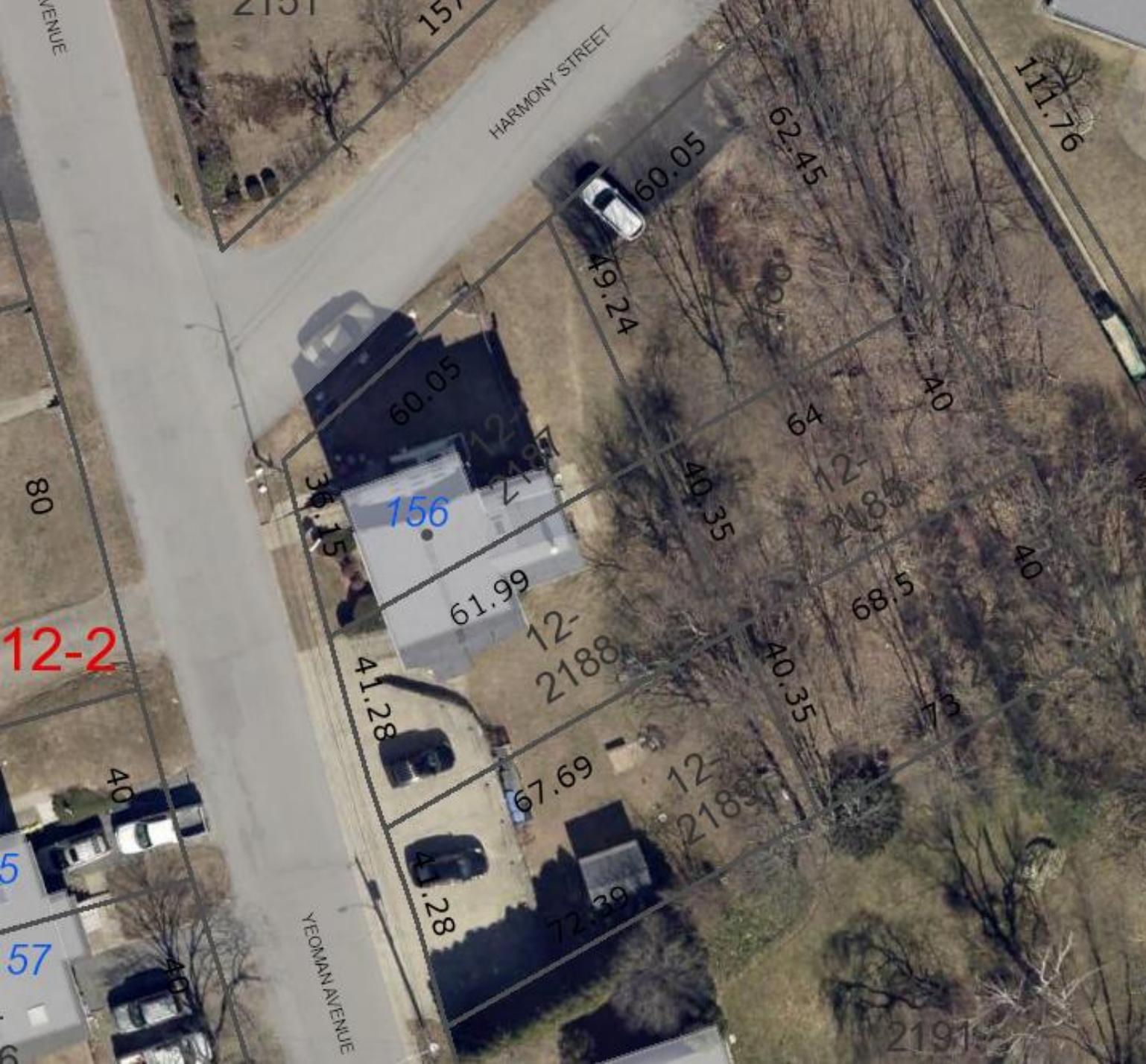
AP 12/2 LOT 2191
n/f
BRANCA
d.b. 424 pg 910

LEGEND:
[197] = RECORDED LOT NUMBER
12/2186 = ASSESSORS PLAT & LOT NUMBER



BY: PETER V. CIPOLLA, JR. - RIPLS # 1680
COA # LS-A84

PRELIMINARY
CAPRARELLI PLAT
AP 12/2 LOTS 2184 THRU 2189
CRANSTON, R. I.
1" = 30' OCT. 10, 2021
PETER V. CIPOLLA, JR.
professional land surveyor
P.O. BOX 8662
CRANSTON, R.I. - 02920
401-965-4864



Plan Commission Recommendation



Ward 4

EDWARD PELLI (OWN) and UNIVERSAL REALTY, LLC

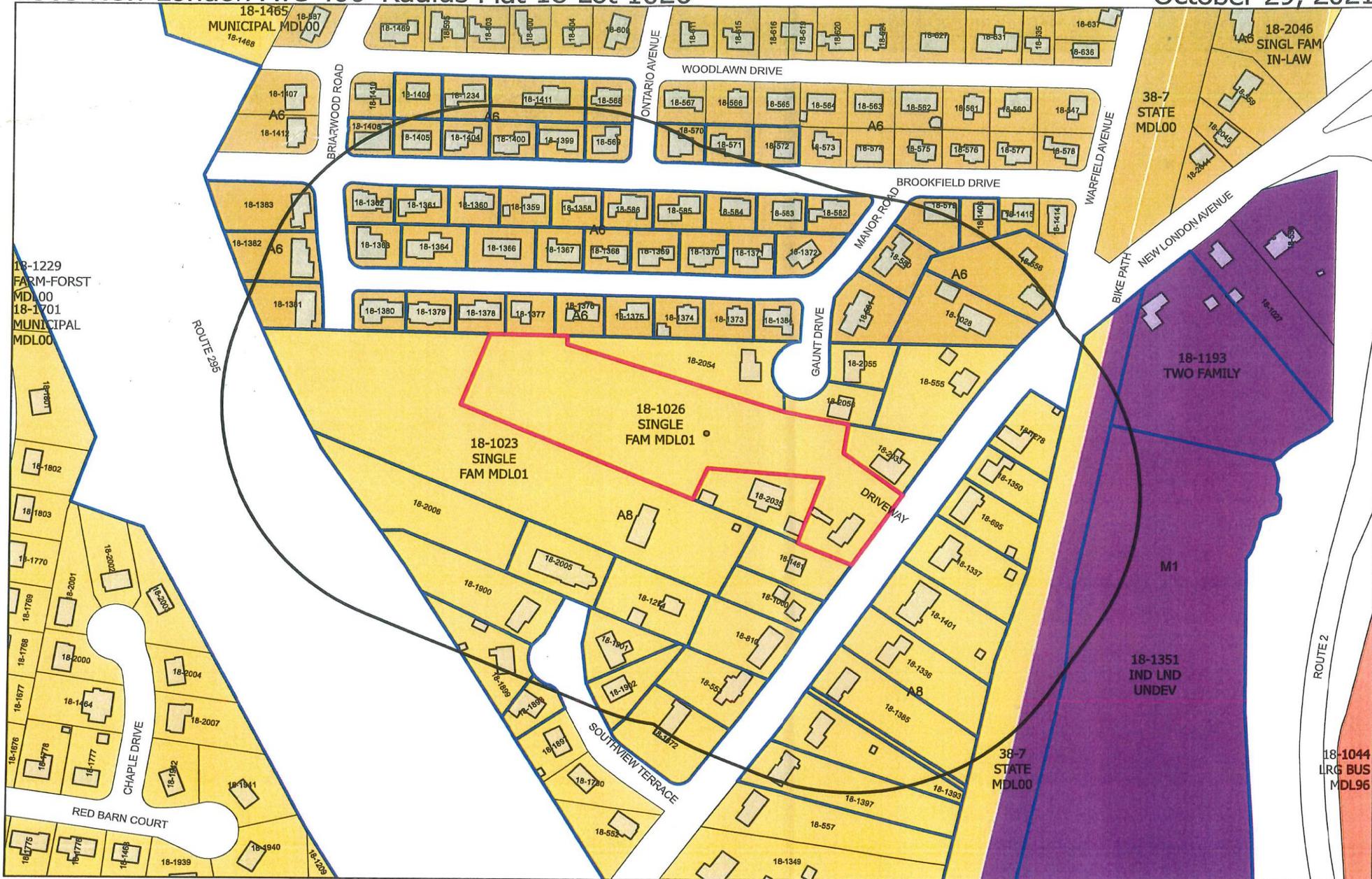
(APP) have applied to sub-divide an existing lot into two; *leaving an existing single family residential house on a new lot with a reduced front yard corner setbacks from a proposed future road at **1365 New London Avenue**, A.P. 18, lot 1026; 124,488 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.20.090 - Specific Requirements.*
Application filed 11/9/2021. Robert D. Murray, Esq

EDWARD PELLI (OWN) and UNIVERSAL REALTY, LLC

(APP) have applied to sub-divide an existing lot into two; *creating a new lot with less than the required frontage at **1365 New London Avenue**, A.P. 18, lot 1026; 124,488 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations;*
Application filed 11/9/2021. Robert D. Murray, Esq

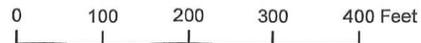
1365 New London Ave 400' Radius Plat 18 Lot 1026

October 29, 2021



- Buildings
 - Cranston Boundary
 - Cranston Parcels
- Zoning**
- none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - EI
 - EI
 - MPD
 - S1
 - Other
 - Historic Overlay District
 - Parcel Set Point
 - Parcels in Radius
 - Lot 1026
 - 400' Radius

This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.



**PROPOSED PRELIMINARY PLAN
FOR A MINOR SUBDIVISION**

PELLI PLAT

1365 NEW LONDON AVENUE
CRANSTON, RI
AP 18/3, LOT 1026

ZONING DISTRICT: A-8

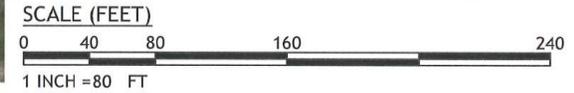
ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	A-8	A-8
MINIMUM LOT AREA	8,000 SF	124,488 SF
MINIMUM LOT WIDTH & FRONTAGE	80 FT	138.58 FT
MINIMUM FRONT YARD SETBACK	25 FT	31.5 FT
MINIMUM REAR YARD SETBACK	20 FT	>20 FT
MINIMUM SIDE YARD (EACH SIDE)	10 FT	19.1 FT
MAXIMUM LOT COVERAGE	30%	<30%
MAXIMUM BUILDING HEIGHT (MAIN)	35 FT	<35 FT

GENERAL NOTES:

- CLASS I PROPERTY LINE SURVEY COMPLETED BY BOYER ASSOCIATES OF 1071 MAIN STREET, WEST WARWICK, RI 02893 IN DECEMBER 2015. REFER TO ATTACHED SURVEY PLAN.
- THE ENTIRE PROJECT SITE LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FIRM MAP FOR KENT COUNTY, RHODE ISLAND, MAP NUMBER 44007C0426H, EFFECTIVE DATE OCTOBER 2, 2015.
- THERE ARE NO KNOWN FRESHWATER WETLANDS ON OR ADJACENT TO THE SUBJECT SITE, NOR ARE THERE ANY KNOWN HIGH HAZARD AREAS ON OR ADJACENT TO THE SUBJECT SITE.
- PUBLIC WATER, SEWER, GAS AND ELECTRIC ARE AVAILABLE FROM NEW LONDON AVENUE.
- NEITHER THE SUBJECT PARCEL OR THE SURROUNDING AREA ARE LOCATED WITHIN A NATURAL HERITAGE AREA.



JOSEPH A. CASALI
No. 7260
REGISTERED PROFESSIONAL ENGINEER CIVIL
11.9.2021



PELLI MINOR SUBDIVISION
1365 NEW LONDON AVENUE
CRANSTON, RHODE ISLAND
AP 18/3, LOT 1026

REVISIONS

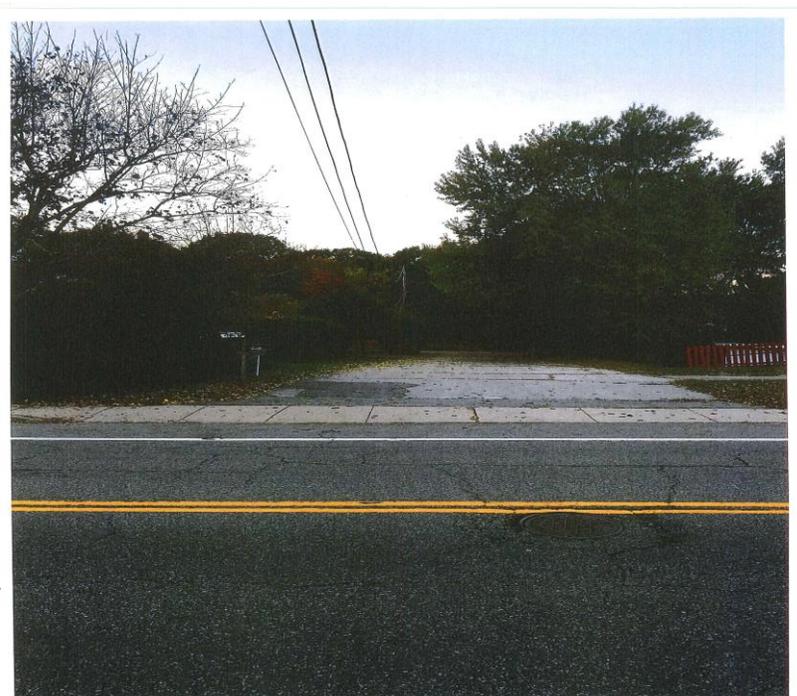
NO.	DATE	DESCRIPTION

DESIGNED BY: WMLJR
DRAWN BY: SEF
CHECKED BY: JAC
DATE: NOV 2021
PROJECT NO: 21-714

PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS

SHEET 1 OF 2



Plan Commission Recommendation



KAIMANES HOME IMPROVEMENT, LLC. has filed an appeal of the decision of the Zoning Official on the legal use of two lots located at **0 Union Ave.** A.P. 7, lots 416 and 3456 area 8,000 s.f. zoned B1. Appellant disputes Zoning Certificates issued on two sub-standard lots considered to be merged under Sections 17.88.010 (B) - Contiguous Substandard Lots of Record and 17.20.090 (A)- Specific Requirements.

Application filed 11/9/2021.

John J. Garrahy, Esq.

0 Union Ave 400' Radius Plat 7 Lot(s) 416 + 3456

November 3, 2021



- Streets Names
- Cranston Boundary
- Providence Parcels
- Cranston Parcels
- Buildings
- ▨ Historic Overlay District
- Zoning
 - none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - EI
 - EI
 - MPD
 - S1
 - Other
- Parcel Set Point(s)
- Cranston Parcels in Radius
- ▭ Lot(s) 416 + 3456
- 400' Radius
- Providence Parcels in Radius

This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

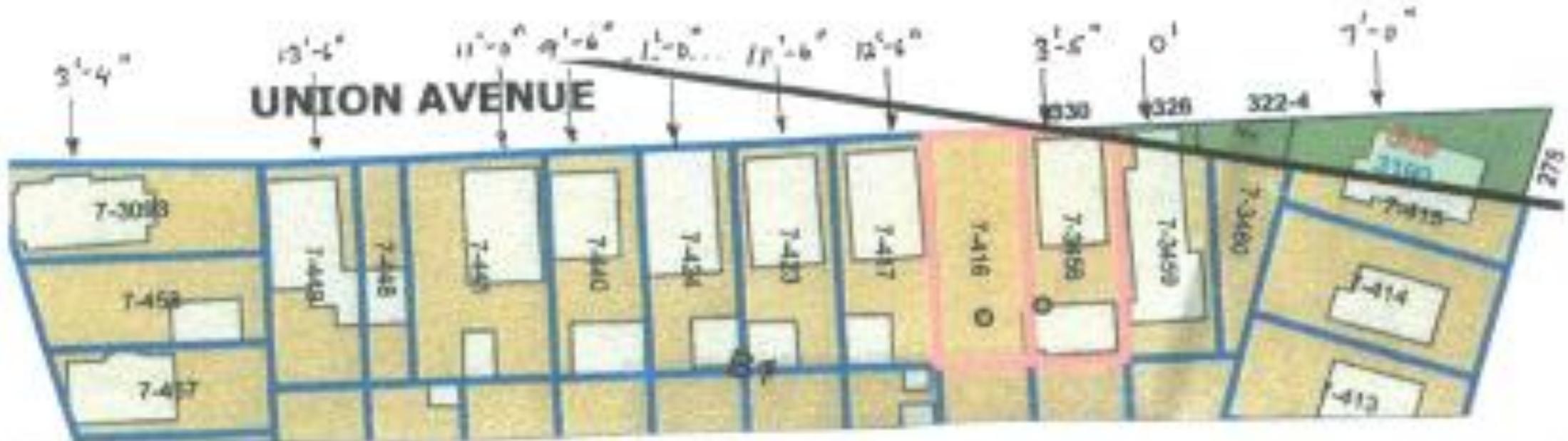


City of Providence, Department of Planning and Development

AVERAGE FRONT YARD SETBACKS ALONG UNION AVENUE

AVERAGE SETBACK OF THESE LOTS IS 7'6"

PROPOSED FRONT YARD SETBACK FOR NEW HOUSE IS 8'0"



Property Address: 0 UNION AVE
 Property Owner: DANIEL SUAREZ
 Assessor's Lot #: 7 Assessor's Lot #: 416 Date: 9/30/21
 Request by: MICHAEL MCHUGH Phone #: 965-6155
 Mailing Address: 34 CHAPIN AV. Fax #: _____
 Cell #: _____

Previous Existing Use: VACANT LOT
 Is this building/tenant space currently vacant? _____ How Long? _____
 Proposed Use of use: NEW HOUSE

I hereby certify that under penalty of perjury, the information and statements given on this application are true and correct to the best of my knowledge. I understand that if the information on this application is not correct or complete, the result may be the invalidation or revocation of this zoning certificate. Furthermore, the undersigned attests that no easement, covenant, or deed restriction exists which may be in violation of this certificate.

X Michael McHugh
 (Signature of owner and / or Applicant)
 The fee for a zoning certificate is \$30. Payable by check or money order only to the City of Cranston. (Code sec. 15.04.020, 118.2)
 We are permitted fifteen (15) business days to process this zoning certificate.

TO BE FILLED IN BY THE ZONING OFFICIAL

Zone: B1 Lot Area: 4,000 SF Lot Frontage: 40 Flood Plain: X
 Last legal record of use: _____

The proposed use is: Denied Approved Approved by variance

Approved: SUBJECT TO OBTAINING A CERTIFICATE OF OCCUPANCY OR USE
THE SUBJECT LOT IS CONSIDERED MERGED
WITH 7-3456 TO SATISFY THE REQUIRED LOT
SIZE FOR THE ADJACENT TWO FAMILY HOLD
UNDER COMMON OWNERSHIP

Disclaimer: This document is specifically intended to authorize USE of the premises ONLY and expressly disclaims that this certificate in no way implies, guarantees, or warrants the information contained within it.

THIS CERTIFICATE DOES NOT SIGNIFY BUILDING CODE REVIEW OR APPROVAL AND IS NOT AN AUTHORIZATION TO UNDERTAKE ANY WORK WITHOUT THE ISSUANCE OF THE PROPER PERMITS FROM THE APPLICABLE AUTHORITIES.

Occupancy or use prior to obtaining a Certificate of Occupancy or Certificate of Use (if required) is illegal and subject to monetary penalties and imprisonment as per the City of Cranston Zoning Code and the Rhode Island State Building Code.

Date: 10/8/2021
[Signature]
 Zoning Official

Check #: _____ Rec'd By: _____ Date Paid: _____ Total Fee Paid: _____



Plan Commission Recommendation

