

City of Cranston

Zoning Board of Review

Application Requirements

Petition for a variance or exception under the zoning ordinance must be filed at least thirty (30) days before the second Wednesday of the month, accompanied with the proper filing fee and steps 1 through 7 completed as required and then submitted to the zoning secretary.

Applications will not be processed until all requirements are met by the filing deadline!

A maximum of eight (8) applications per monthly meeting will be heard.

The applicant, owner, or attorney must appear at the hearing.

Corporations **MUST** be represented by an attorney.

In the event of an appeal of the Zoning Board's decision, the appealing party is obligated to order a transcript of said hearing at the appellant's expense. The fee for each such appeal shall be \$500.00 as required by section 30-43 of the Cranston Zoning Code.

Note: All copies and paperwork submitted are for the zoning board use only and cannot be returned.

FILING FEES:

Residence, single-family dwellings (includes additions, alternations, and in-laws)	\$150.00
Residence, two-family dwellings (includes additions and alterations)	\$300.00
Multi-family units and condos (includes additions and alterations)	\$450.00 + \$50.00 per unit
Commercial and industrial buildings up to 5,000 SF. (including additions and alterations)	\$550.00
Commercial and industrial buildings 5,000 – 10,000 SF. (including additions and alterations)	\$800.00
Commercial and industrial buildings over 10,000 SF. (including additions and alterations)	\$1,050.00

THE FOLLOWING ITEMS ARE REQUIRED FOR ZONING VARIANCE SUBMISSIONS:

PLEASE BRING APPLICATION AND ITEMS 1-8 TO THE PLANNING DEPT. FOR PRE-ZONING APPLICATION MEETING PRIOR TO SUBMITTAL.

1. Nine (9) 400' radius maps drawn to the scale of 1" = 100'. Distances are measured from the furthest corners of the lot(s) in question and all contiguous lots owned directly or indirectly by the owner / applicant. Show all lot numbers and buildings (if any) on each lot within the radius. Acceptable types shall be copies of City Zoning maps or GIS maps.
2. Two (2) typed lists of names and addresses of property owners that appear within the radius must be included as they appear on the current tax assessor's records. These addresses must include a zip code. Also include the names and addresses of the owner, applicant, and attorney on the above list.
3. Two (2) sets of stick-on mailing labels no larger than 1 1/2" x 4" with the names and addresses of property owners, applicant, owner, and attorney from the list above.
4. Three (3) photographs of the property in question taken at various angles.
5. Nine (9) sets of floor plans and exterior building elevations drawn at 1/4" = 1' scale.
6. Nine (9) site plans as per requirements listed on the back of this page. A "stamped survey" may be required! (Ask Zoning Secretary)
7. Parking plans must be reviewed and approved by the City Traffic Engineer (City Hall Room 109) prior to submitting zoning applications.
8. The signature on the application must be printed and signed legibly by the owner, applicant, and attorney (if applicable) along with a daytime phone number.

SITE PLAN REQUIREMENTS

SHEET SIZE:

1. **RESIDENTIAL LOTS:** A MAXIMUM OF 24'' X 36'' WITH A SCALE OF 1'' = 30' (MAX)
2. **COMMERCIAL, INDUSTRIAL, AND ALL OTHER USES:** A MAXIMUM OF 36'' X 48'' WITH A SCALE OF 1'' = 50' (MAX)

REQUIRED INFORMATION:

TITLE BLOCK:

1. ASSESSOR'S PLAT AND LOT NUMBER.
2. OWNER'S NAME AND ADDRESS.
3. CONTACT PHONE NUMBER.
4. DATE OF PLAN.
5. PERSON PREPARING PLAN.
6. DRAWING SCALE.
7. RI REGISTERED SURVEYOR'S WET STAMP.

PLAN DETAILS:

1. PROPERTY LINES WITH DIMENSIONS.
2. CORNER ANGLES.
3. AREA OF PARCEL.
4. ANY AND ALL EASEMENTS AND ABUTTING EASEMENTS.
5. NORTH ARROW.
6. ADJACENT STREET NAMES.
7. SIDEWALKS, WALKWAYS, CURBING, AND CURB OPENINGS (EXISTING AND PROPOSED).
8. EXISTING STRUCTURES AND ACCESSORY STRUCTURES INCLUDING POOLS, SHEDS, GARAGES, TOWERS, TRANSFORMERS, DUMPSTER PADS, ETC.
9. ALL PROPOSED STRUCTURES.
10. PROPERTY LINE SETBACK DIMENSIONS TO ALL EXISTING AND PROPOSED STRUCTURES.
11. LOT COVERAGE PERCENTAGE-EXISTING AND PROPOSED (ALL STRUCTURES INCLUDED).
12. PAVED AREAS.
13. OWTS LOCATIONS.
14. WELL LOCATIONS.
15. LANDSCAPED AREAS.
16. SITE DRAINAGE (IF REQUIRED).
17. DRIVEWAY LOCATIONS AND DIMENSIONS **INCLUDING CURB OPENING SIZE (MAXIMUM IS 20' PER CURB OPENING).**
18. OFF STREET PARKING LAYOUT INCLUDING DRIVEWAYS, AISLES, TRAFFIC LOW PATTERNS, AND HANDICAP REQUIRED PARKING SPACES.
19. RETAINING WALL LOCATIONS WITH HEIGHT DIMENSIONS.

NOTE: UNLESS WAIVED BY THE ZONING SECRETARY, THE SITE PLAN MUST BE DRAWN BY A REGISTERED LAND SURVEYOR AS PER RISBC 23-27.3-113.6