

**City of Cranston  
Zoning Board of Review  
Application**

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review  
35 Sockanosset Crossroad Suite 6  
Cranston, RI 02920

Date: \_\_\_\_\_

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: Dr. Joyce Martin

ADDRESS: c/o Mancini Carter, PC, at 56 Pine Street, 3rd Floor, Providence, RI ZIP CODE: 02903

APPLICANT: Same as Owner

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

LESSEE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 1040 Cranston Street, Cranston, RI 02920

2. ASSESSOR'S PLAT #: 7 BLOCK #: 2 ASSESSOR'S LOT #: 754, 755. WARD: \_\_\_\_\_  
756

3. LOT FRONTAGE: \_\_\_\_\_ LOT DEPTH: \_\_\_\_\_ LOT AREA: @ 14,254 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-5 10,000 sq. ft. 35 feet  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: < 35 feet PROPOSED: N/A

6. LOT COVERAGE, PRESENT: < 60% PROPOSED: \_\_\_\_\_

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? \_\_\_\_\_

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes

9. GIVE SIZE OF EXISTING BUILDING(S): @ 8,000 sq. ft.

10. GIVE SIZE OF PROPOSED BUILDING(S): N/A

11. WHAT IS THE PRESENT USE? Commercial, professional services

12. WHAT IS THE PROPOSED USE? Rooming, boarding house

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: \_\_\_\_\_

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: At this stage, any alterations would affect the interior of the Property. As such, the Applicant is requesting a use variance to permit a rooming, boarding house to accommodate under-served communities.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? N/A

16. WERE YOU REFUSED A PERMIT? N/A

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

City Zoning Ordinance, Section 17.20.030, Schedule of Uses, Residential, Rooming, boarding house not permitted in C-5 zone.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: The hardship which the Applicant seeks relief from is due to the unique characteristics of the subject land and not the result of any prior action of the Applicant. Additionally, the requested relief will not alter the general character of the surrounding area or impair the purpose of the City's Ordinance.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

*[Signature]*  
(OWNER SIGNATURE)

401-265-6165  
(PHONE NUMBER)

\_\_\_\_\_  
(OWNER SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(APPLICANT SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(LESSEE SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

/s/ John O. Mancini  
(ATTORNEY SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

John O. Mancini, Esq.  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 56 Pine Street, 3rd Floor, Providence, RI 02903

PRE-ZONING APPLICATION MEETING:

\_\_\_\_\_  
(PLANNING DEPT. SIGNATURE)

\_\_\_\_\_  
(DATE)













Google

Image capture: Aug 2023 © 2024 Google



# 1040 Cranston St 400' Radius Plat 7 Lot 754-756



<https://geohub-cranston.hub.arcgis.com/>

- ParcelsInBuffer
- SelectedParcelsBuffer
- SelectedParcels

- Hydro Poly 2001
- Stream/Water Body
  - Swamp
  - Buildings

- Cranston Boundary
- Parcels
- Cranston Boundary
- Roads



Map Scale: 1:2,439

\*Scale bar formatted at 1:2400 scale

Map created by Web Application on 12/4/2024 10:03 AM

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