

**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: 12/22/2024

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: Cobble Hill Development, LLC

ADDRESS: 51 Jefferson Blvd, 4th Floor, Warwick, RI

ZIP CODE: 02888

APPLICANT: Same

ADDRESS: N/A

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

LESSEE: N/A

ADDRESS: N/A

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

1. ADDRESS OF PROPERTY: 27 Hemlock Avenue
2. ASSESSOR'S PLAT #: 5-3 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: Lot 6 WARD: \_\_\_\_\_  
5-4
3. LOT FRONTAGE: 50 ft LOT DEPTH: 188.43 +/- LOT AREA: 19,319  
Lot 2091, 2090, 2089, 2088
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-6 6,000 35  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: Less than 35 PROPOSED: Same
6. LOT COVERAGE, PRESENT: Less than 30% PROPOSED: Same
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Since 9/1/2023
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes
9. GIVE SIZE OF EXISTING BUILDING(S): 852 sq. ft on 1st level, 22' x 26' main structure with 14' x 20' family room
10. GIVE SIZE OF PROPOSED BUILDING(S): To remain the same
11. WHAT IS THE PRESENT USE? Single Family Home
12. WHAT IS THE PROPOSED USE? Single Family Home
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: None

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? No

16. WERE YOU REFUSED A PERMIT? No

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

Seek dimensional relief for the location of the existing structure. Seek relief out of an abundance of caution to rectify any non-conformances for home's setbacks. Section 17.20.120 regulations for relevant zone, and Section 17.60.010 for existing garage side setbacks

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Home is a legal nonconforming home with legal nonconforming setbacks of record in existence and grandfathered prior to current regulations: Seek 10 ft of frontage relief; 17.60 ft for front setback relief; 1.80 ft for right side back relief for the home; variance of 3.9 ft for the existing garage setback.

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

RESPECTFULLY SUBMITTED,

Cobble Hill Development, LLC

(OWNER SIGNATURE)

John E. Shekarchi, Sole member

(OWNER SIGNATURE)

Same

(APPLICANT SIGNATURE)

N/A

(LESSEE SIGNATURE)

(ATTORNEY SIGNATURE)

Same - John E. Shekarchi, Esq.

(ATTORNEY NAME-PLEASE PRINT)

401-722-3600

(PHONE NUMBER)

401-722-3600

(PHONE NUMBER)

(PHONE NUMBER)

(PHONE NUMBER)

(PHONE NUMBER)

ATTORNEY ADDRESS: 51 Jefferson Blvd, 4th Floor, Warwick, RI 02888

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

# REFERENCE:

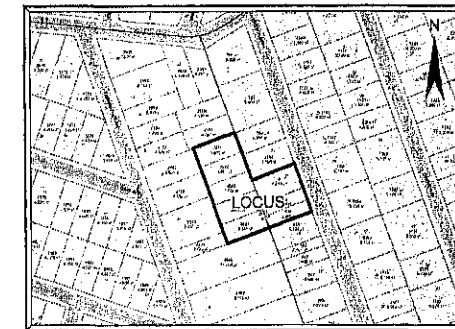
- DEED BK.6582 / PG.209
- LOTS 21-24 ON PG.22 ENTITLED, "REPLAT OF SOUTH AUBURN CRANSTON, R.I. WOOD-HARMON CO. 204 WEST-MINSTER ST. PROVIDENCE, R.I., OLD NUMBER 140 MADE BY SHEDD, SARLE AND SHEDD APRIL -1893."
- A PORTION OF LOTS 225-231 ON PG.254 ENTITLED, "GREEN ACRES CITY OF CRANSTON, R.I. BELONGING TO THE MACHANICS REALTY COMPANY, ESTERN & BLACK ENG'RS. JULY 1923.
- PC. 71 ENTITLED, "PLAN OF SOUTH AUBURN R.I., TOWN OF CRANSTON, TOWN CLERK'S OFFICE CRANSTON, R.I., APRIL 14, 1892, RECIVRD FOR RECORDING AT 4:10 P.M. COPIED FROM PLAT BOOK No.5 PAGE 17."
- PLAN ENTITLED, "CITY OF CRANSTON, RHODE ISLAND, SEWER DIVISION, WELLINGTON AVE. SEWER SYSTEM, MAPLETON ST. & HEMLOCK AVE., FROM EASEMENT EASTERLY & SOUTHERLY, WELL-3 SH. 11A, ENGINEERING DEPT. CITY OF CRANSTON DESIGNED APRIL 1954, BUILT AUG. 1954, PART 3, SHEET 11A."

# NOTE:

CLASS I SURVEY OF A.P. 5-3 / LOTS 6 & 697-698, A.P. 5-4 / LOTS 2087-2091, 27 HEMLOCK AVENUE, CRANSTON, R.I. PREPARED BY OCEAN STATE PLANNERS INC., DECEMBER 15, 2023.



THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY "DIGSAFE" AT 1-888-344-7233.

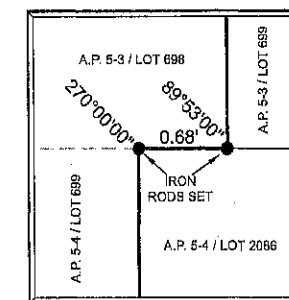


# LOCUS MAP

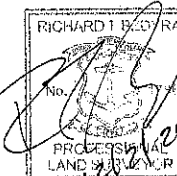
NOT TO SCALE

# ZONING DISTRICT A-6

MINIMUM LOT AREA: 8,000 S.F.  
MINIMUM LOT FRONTAGE: 60 FT.  
MINIMUM SETBACKS: FRONT: 25 FT.  
SIDE: 8 FT.  
REAR: 20 FT.  
MAXIMUM STRUCTURE HEIGHT: 35 FT.  
MAXIMUM LOT COVERAGE: 30%



DETAIL  
NOT TO SCALE



# PROPOSED ZONING SITE PLAN

# DIMENSIONAL CONFORMANCE PLAN

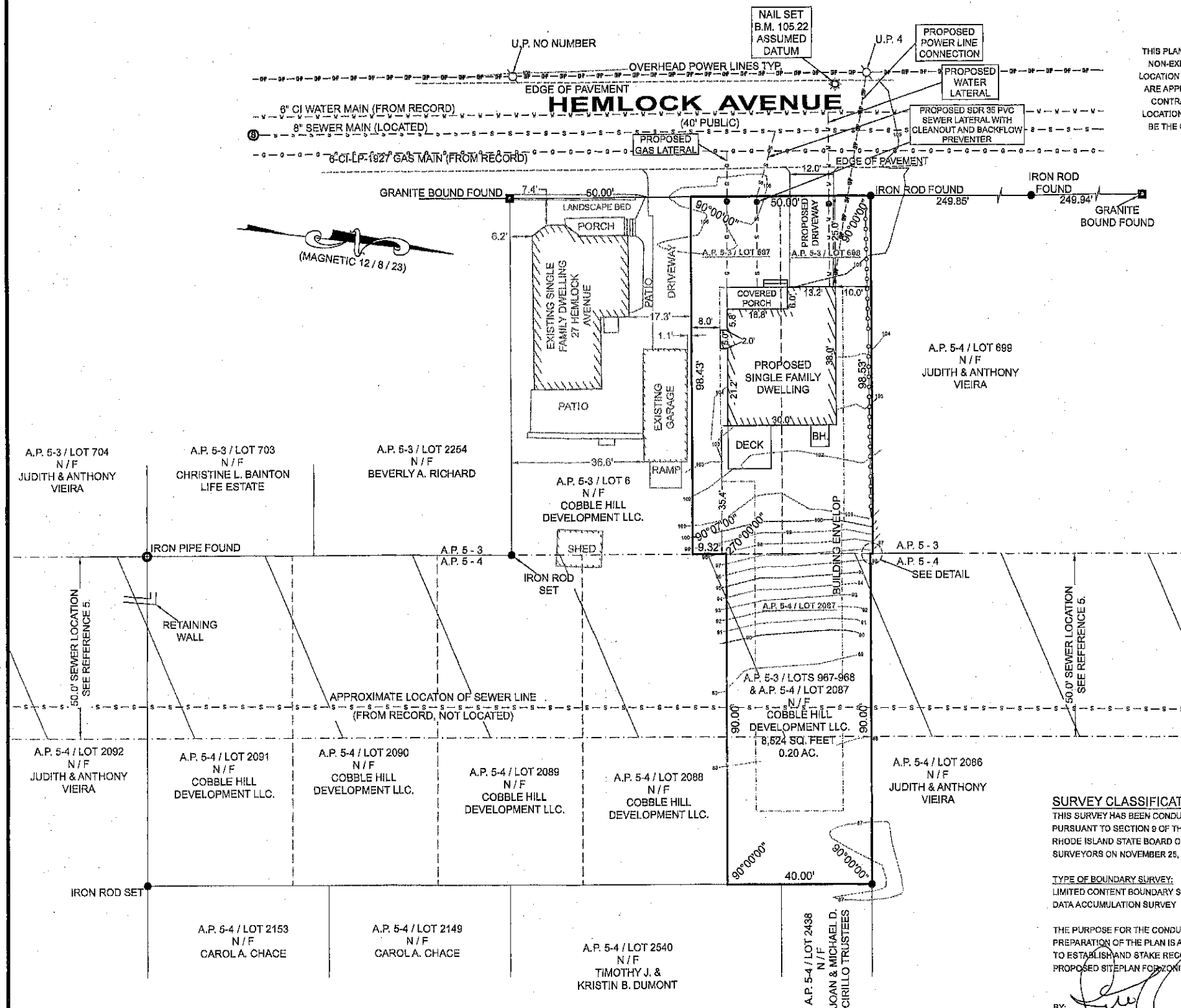
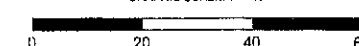
A.P. 5-3 / LOTS 6 & 697-698  
A.P. 5-4 / LOTS 2087-2091  
27 HEMLOCK AVENUE  
CRANSTON, R.I. 02910  
SCALE: 1"=20' DATE: AUGUST 6, 2024  
REVISED: NOVEMBER 28, 2024

PREPARED FOR:  
**COBBLE HILL  
DEVELOPMENT LLC.**

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10638 / DWG. NO. 10638 - (ZTDS)

GRAPHIC SCALE: 1"=20'



# SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 8 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:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

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, AND PREPARE A PROPOSED SITEPLAN FOR ZONING.

BY: *[Signature]* DATE: *Dec 2, 2024*  
RICHARD T. BZDZYRA, PLS. LICENSE #1786; COA #LS-A60  
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.