



City of Cranston
Zoning Board of Review
May 8, 2024

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Christopher E. Buonanno

Members

Joy Montanaro (Vice-Chair)

Ivy Swinski

Dean Perdikakis

Carlos Zambrano

Vacant (1st Alternate)

Vacant (2nd Alternate)

Frank Corrao III (3rd Alternate)

Vacant (4th Alternate)

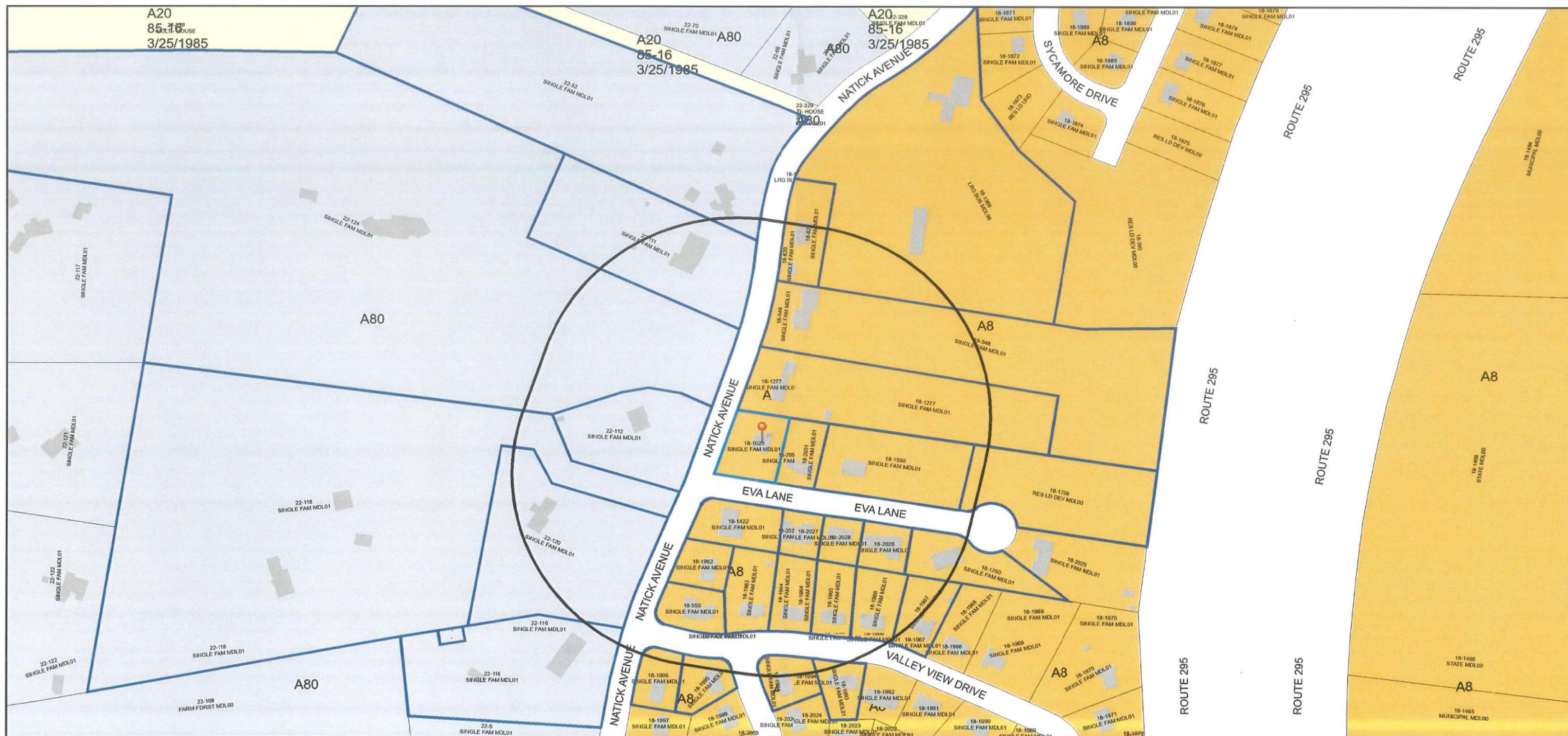
► **Ward 5**

► **CRAIG SROKA and DANA A. SROKA (OWN/ APP)** are seeking a variance to allow a garage addition to be constructed within a front setback of a corner lot at **580 Natick Ave**, A.P. 18, lot 1020; area 17,767 s.f; zoned A-8. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations.

► Application filed 4/2/2024. No Attorney.

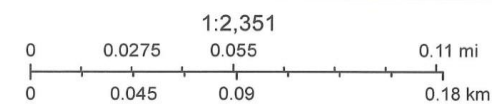


580 Natick Ave 400' Radius Plat 18 Lot 1020



4/2/2024, 8:47:50 AM

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



City of Cranston

REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE

PLAT CARD # 661 ENTITLED

"MARIB SHIPPEE PLAT"

DEED BOOK 5839, PAGE 71

R.I. DEPT. OF ENVIRONMENTAL MANAGEMENT

O.W.T.S. AS-BUILT #0007-1334

A-8 ZONING REQUIREMENTS:(Single Family)

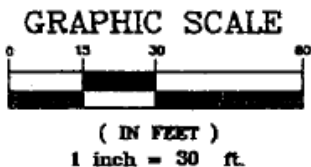
AREA	8,000 S.F. MIN.
FRONTAGE	80' MIN.
FRONT SETBACK	25' MIN. (CORNER LOTS 17.20.090-D)
REAR SETBACK	20' MIN. (5'Min.Accessory Use)
SIDE SETBACK	10' MIN. (5'Min.Accessory Use)
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	30% MAX.

LOT COVERAGE CALCULATIONS

LOT AREA = 17,767 S.F.	
EXISTING DWELLING	1,839 S.F.
EXISTING DECKS	180 S.F.
EXISTING PORCH	154 S.F.
EXISTING SHED	120 S.F.
PROPOSED ADDITION	780 S.F.
PROPOSED BALCONY	63 S.F.
TOTAL AREA	3,136 S.F.
3,136 S.F./17,767 S.F. = 17.7%	

FEMA INFO:

ALL LOTS ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE PER F.I.R.M. 44007C00426H, 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 - CLASS I

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

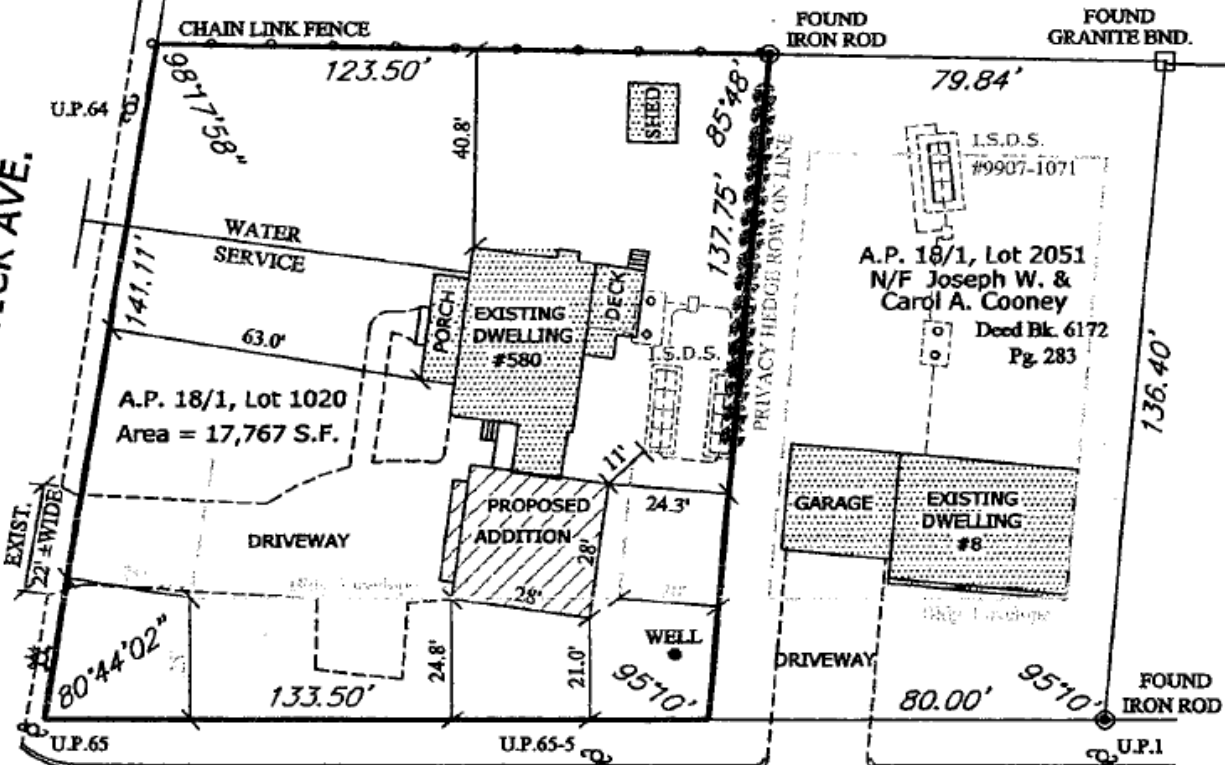
To Demonstrate the Location of Site Features, Proposed Garage & Locate Perimeter Property Lines for 580 Natick Ave., City of Cranston, Assessor Plat 18/1, Lot 1020.

By: Walter P. Skorupski 3/17/2024
 Date: _____
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-COA



NATICK AVE.

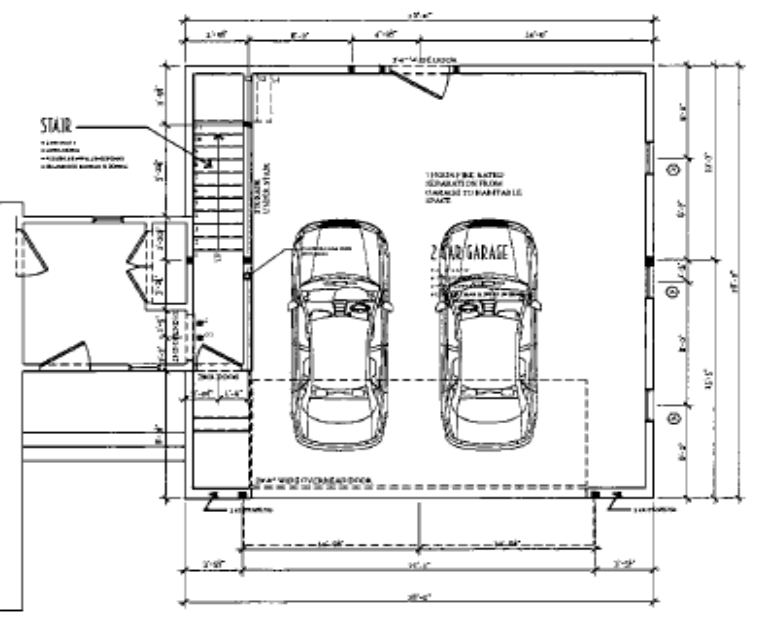
A.P. 18/1, Lot 2051
 N/F Dennis P. & Shelly M. Shea
 Deed Bk. 4435, Pg. 181



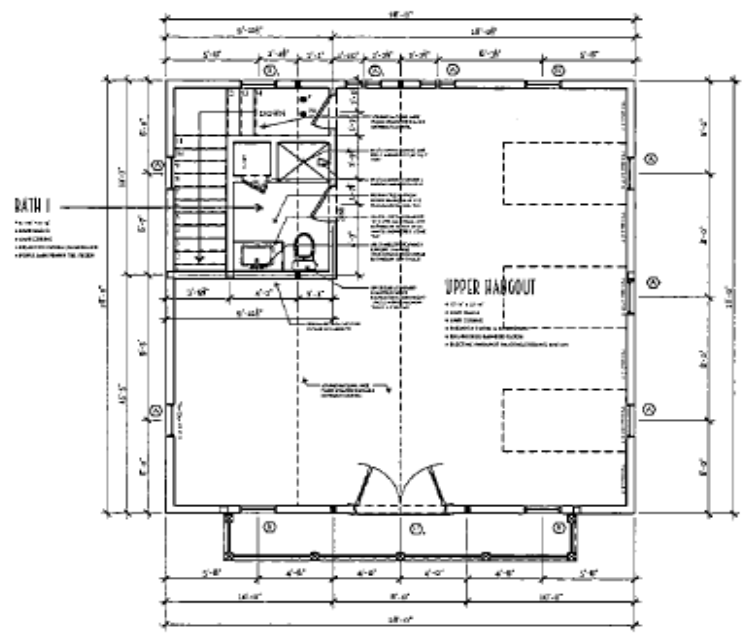
EVA LN.

1-888-344-7233 DIGSAFE: 1-888-DIG-SAFE
 All underground utilities have been located using the best available information. It is advised that prior to any excavation or construction, all utilities shown or unshown be identified or verified by the appropriate utility companies and by DIGSAFE!

Owners: Craig D. & Dana A. Sroka 580 Natick Avenue Cranston, R.I. 02921	SURVEY & PROPOSED SITE PLAN CITY OF CRANSTON 580 NATICK AVENUE ASSESSOR'S PLAT 18/1 LOT 1020
March, 2024	



FIRST FLOOR



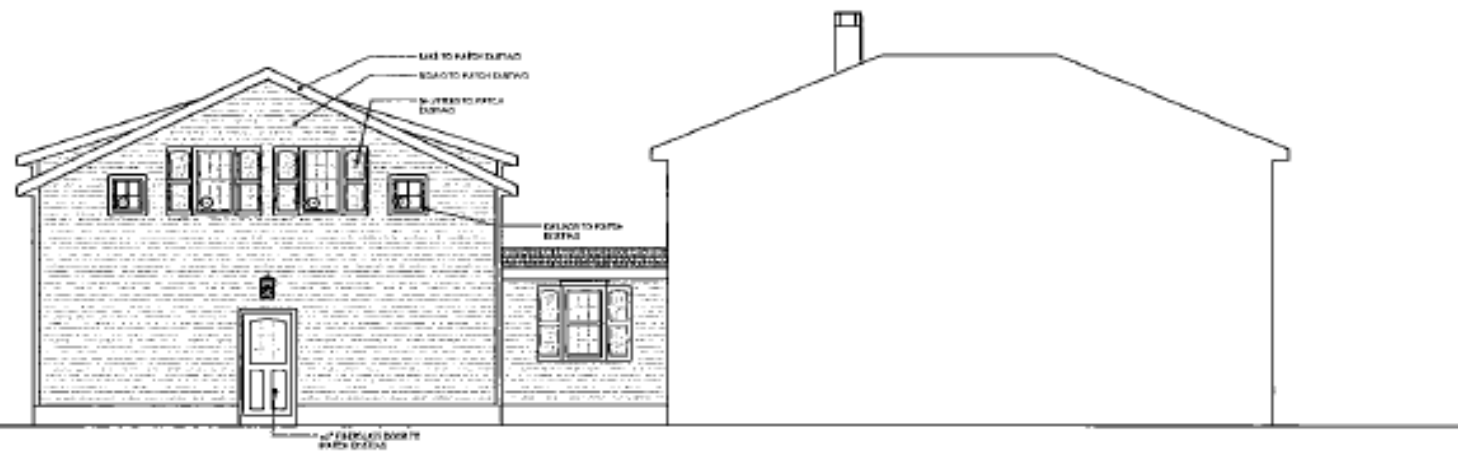
SECOND FLOOR



RESIDENCE AT 580 NATICK

JAMES PHILLIP GREEN ARCHITECT
100 CUMMERY STREET - WESTERN HILLS, WILMINGTON, MASSACHUSETTS 01890
TEL: 978.653.1400 FAX: 978.653.1401

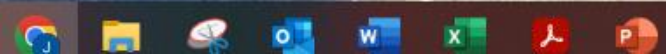
July 21st 2020



RESIDENCE AT 500 NATICK

JAMES PHILLIP BOSSER ARCHITECT
10 SOUTH STREET, EAST FALLEN BORO, MASSACHUSETTS 01926
TEL: 508.253.1111 FAX: 508.253.1112
WWW.JPBOSSERARCHITECT.COM

JULY 21st 2020



► **Ward 6**

► **TYLER CORSI (OWN/ APP)** is requesting permission to construct an addition within the required side-yard setback at **94 Woodmont Drive**, A.P. 15, lot 1202, area 9,013 sf.; zoned A8. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations.

► Application filed 4/10/2024. No Attorney



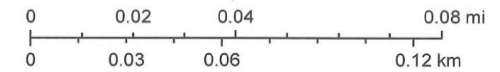
94 Woodmont Dr 400' Radius Plat 15 Lot 1202



4/12/2024, 10:18:42 AM

- | | | | | |
|----------------------------|-----------------------------|-------|------|---------|
| Selected Parcels in Buffer | □ Parcels | □ A80 | □ B2 | □ M1 |
| Selected Parcels | ■ Buildings | □ A20 | □ C1 | □ M2 |
| Parcels In Buffer | □ Zoning Dimensions | □ A12 | □ C2 | □ EI |
| Parcel ID Labels | ▭ Historic Overlay District | □ A8 | □ C3 | □ MPD |
| Streets Names | Zoning | □ A6 | □ C4 | □ S1 |
| — Cranston Boundary | none | □ B1 | □ C5 | □ Other |

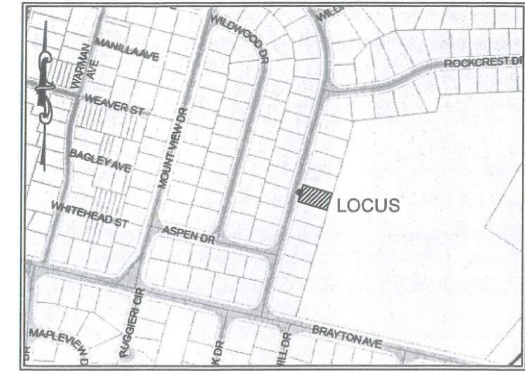
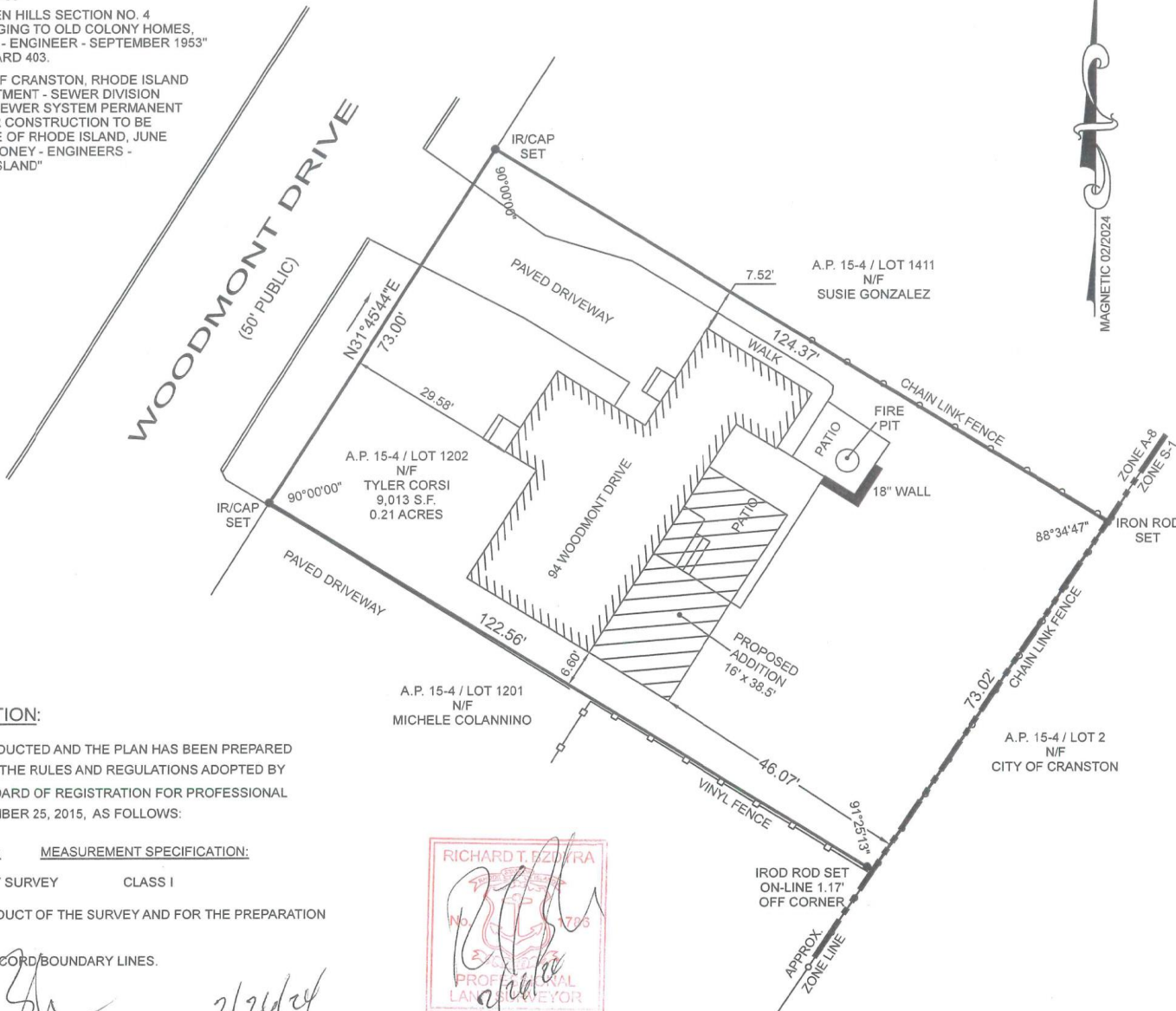
1:1,673



City of Cranston

REFERENCES:

1. DEED BOOK 5352, PAGE 63
2. PLAN ENTITLED "GARDEN HILLS SECTION NO. 4 CRANSTON, R.I. BELONGING TO OLD COLONY HOMES, INC. PETER V. CIPOLLA - ENGINEER - SEPTEMBER 1953" RECORDED ON PLAT CARD 403.
3. PLAN ENTITLED "CITY OF CRANSTON, RHODE ISLAND PUBLIC WORKS DEPARTMENT - SEWER DIVISION WESTERN CRANSTON SEWER SYSTEM PERMANENT EASEMENT FOR SEWER CONSTRUCTION TO BE ACQUIRED FROM STATE OF RHODE ISLAND, JUNE 1977 BY GILBERT & MALONEY - ENGINEERS - PROVIDENCE, RHODE ISLAND"



LOCUS MAP

ZONING DISTRICT A-8

MINIMUM LOT AREA:	8,000 SQ. FT.
MINIMUM LOT WIDTH:	80 FT.
MINIMUM LOT FRONTAGE:	80 FT.
MINIMUM SETBACKS	
FRONT:	25 FT.
SIDE:	10 FT.
REAR:	20 FT.
MAX. BUILDING HEIGHT:	35 FT.
MAX. LOT COVERAGE:	30%
EXISTING LOT COVERAGE:	34%
PROPOSED LOT COVERAGE:	37%

BOUNDARY STAKE-OUT SURVEY

A.P. 15-4 / LOT 1202
 94 WOODMONT DRIVE
 CRANSTON, R.I. 02920

SCALE: 1" = 20' DATE: FEBRUARY 26, 2024

PREPARED FOR:

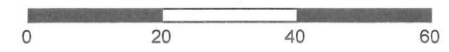
TYLER CORSI
 94 WOODMONT DRIVE
 CRANSTON, R.I. 02920

PREPARED BY:

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

JOB NO. 10741 / DWG. NO. 10741 - Survey (CJB)

GRAPHIC SCALE / 1" = 20'



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:

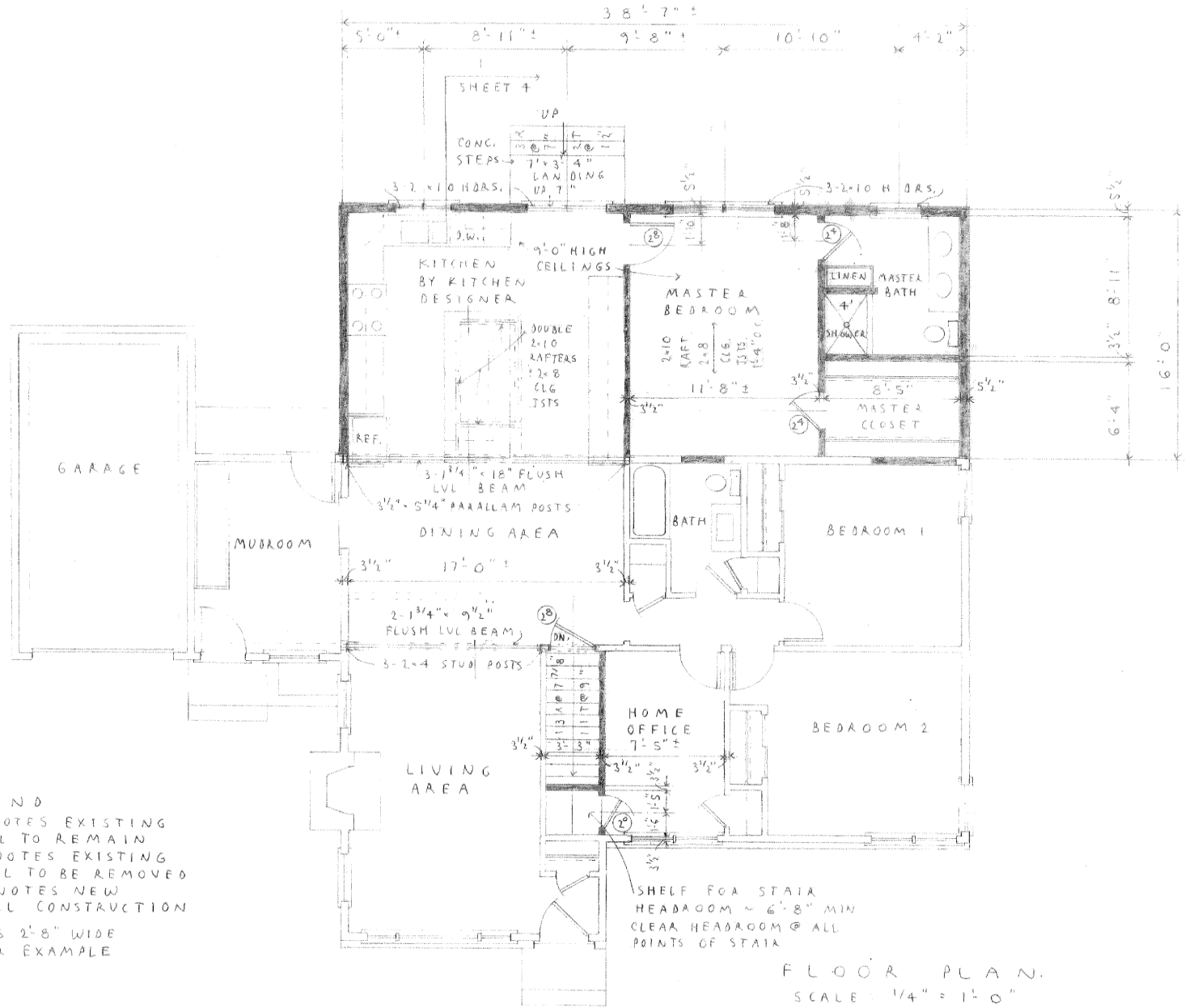
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS I

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: *Richard T. Bzdura* DATE: 2/26/24

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60





CHRISTOPHER BLEYER - RESIDENTIAL DESIGNER
 256 FARNUM PIKE, SMITHFIELD, R.I.
 02917 ~ 401-232-7628

ADDITION TO RESIDENCE OF
 TYLEA COASI
 94 WOODMONT DRIVE, CRANSTON, A.I.

4-5-24
 SHEET
3
 OF 4

