

**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: October 28, 2021

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: Vincent Caprarelli and Christine Caprarelli

ADDRESS: 57 Rockwood Avenue, Cranston, RI ZIP CODE: 02920

APPLICANT: Vincent Caprarelli and Christine Caprarelli

ADDRESS: 57 Rockwood Avenue, Cranston, RI ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: Harmony Street

2. ASSESSOR'S PLAT #: 12/2 BLOCK #: _____ ASSESSOR'S LOT #: 2184-2189 WARD: _____

3. LOT FRONTAGE: 60.05 LOT DEPTH: 142.49 / 120.21 LOT AREA: 8,484sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A8 8,000
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: vacant lot PROPOSED: _____

6. LOT COVERAGE, PRESENT: vacant lot PROPOSED: _____

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 17 years

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? no

9. GIVE SIZE OF EXISTING BUILDING(S): _____

10. GIVE SIZE OF PROPOSED BUILDING(S): _____

11. WHAT IS THE PRESENT USE? vacant lot (single residential)

12. WHAT IS THE PROPOSED USE? vacant lot (single residential)

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

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.

Section 17.92.010 Variance; 17.20.120 Schedule of Intensity Regulations - minimum lot frontage;
all other applicable sections of the Cranston Zoning Ordinance

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: The non-conformity of the lot is existing. The purpose of the requested zoning variance is to divide lots on which an existing 3 family dwelling is located on 156 Yeoman Avenue; and the remaining portions of the lots to be a vacant residential lot for future use as a single family dwelling. The vacant lot has 60.05 with 80' required. The granting of this application will cause no injury to the public health, safety or welfare. It will not alter the essential character of the neighborhood nor substantially injure the appropriate use of the neighboring properties.

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

RESPECTFULLY SUBMITTED,

✓ Vant Caparelli
(OWNER SIGNATURE)

401-413-9577
(PHONE NUMBER)

✓ Christine Caparelli
(OWNER SIGNATURE)

401-413-9578
(PHONE NUMBER)

✓ Vant Caparelli
(APPLICANT SIGNATURE)

401-413-9577
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

Joseph A. Sciacca
(ATTORNEY SIGNATURE)

401-946-4900
(PHONE NUMBER)

Joseph A. Sciacca
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 121 Phenix Avenue, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING: _____
(PLANNING DEPT. SIGNATURE) (DATE)

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APPLICANT: Vincent Caprarelli and Christine Caprarelli

ADDRESS: 57 Rockwood Avenue, Cranston, RI ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 156 Yeoman Avenue

2. ASSESSOR'S PLAT #: 12/2 BLOCK #: _____ ASSESSOR'S LOT #: 2184-2189 WARD: _____

3. LOT FRONTAGE: 118.81 LOT DEPTH: 60.05 / 78.43 LOT AREA: 8,238 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A8 14,000
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: within limit PROPOSED: same

6. LOT COVERAGE, PRESENT: 13.8% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 17 years

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

9. GIVE SIZE OF EXISTING BUILDING(S): _____

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

11. WHAT IS THE PRESENT USE? 3 family residential

12. WHAT IS THE PROPOSED USE? same

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

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.
Section 17.92.010 Variance; 17.20.120 Schedule of Intensity Regulations - rear set back;
17.20.090A Specific Requirement - minimum lot area; all other applicable sections of the
Cranston Zoning Ordinance

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: The non-conformity of the lot and use is existing. The purpose of the requested variance is to divide the lots so that the 3 family remains on its own lot with the requested relief. The granting of the application will cause no injury to the public health, safety or welfare. It will not alter the essential character of the neighborhood nor substantially injure the appropriate use of the neighboring properties.

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

RESPECTFULLY SUBMITTED,

Vincent Caprulli
(OWNER SIGNATURE)

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401-946-4900
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Joseph A. Sciacca
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 121 Phenix Avenue, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING: _____
(PLANNING DEPT. SIGNATURE) (DATE)

CURRENT OWNER CAPRARELLI VINCENT CAPRARELLI CHRISTINE A 156 YEOMAN AVE CRANSTON, RI 02920 Additional Owners:	TOPO. 1 Level	UTILITIES 1 All Public	STRT./ROAD 1 Paved	LOCATION 2 Suburban	DESCRIPTION RESIDENTL RES LND	CURRENT ASSESSMENT Code 0204 0204	Appraised Value 266,500 80,800	Assessed Value 266,500 80,800	5403 CRANSTON, RI
SUPPLEMENTAL DATA									
Other ID: GIS ID 12-2187 CEN TRACK PROP ID 12-2187-0 CEN BLOCK NHBD 1300 TYPE OF DEELW FACTR LOT DEED DATE 13-OCT-04 GIS ID: 21997									

RECORD OF OWNERSHIP CAPRARELLI VINCENT PICCOLINO BENEDETTO C	BK-VOL/PAGE 2791/150	SALE DATE 10/13/2004	Q 1	w/i SALE PRICE V.C. 350,000 0	Yr. Code 2005 0203 2005 0203	Assessed Value 131,600 39,300	Yr. Code 2003 0203 2003 0203	Assessed Value 131,600 39,300	Code 0203 0203	Assessed Value 131,600 39,300
TOTAL 170,900										

EXEMPTIONS										
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.		
TOTAL:										

ASSESSING NEIGHBORHOOD										
NBHD/ SUB	NBHD NAME		STREET INDEX NAME		TRACING		BATCH			
0050/A										

RE/ROOF=NC 1999
 FOUR FAM=4 BOXES,4 METERS
 + 4 BELLS
 REAR WOB
 EG REPLC WND+SLD
 IA WHITE

BUILDING PERMIT RECORD														
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
1306	11/16/1999	RS	Residential	5,320		100	12/31/1999	RE/ROOF	3/14/2005	AL	AL	AL	01	Measur+1Visit
									3/14/2005	PW	PW	PW	02	Measur+2Visit - Info Car
									7/27/1995	L.T	L.T	L.T	00	Measur+Listed
									7/14/1995	LB	LB	LB	01	Measur+1Visit
									7/10/1995					
TOTAL:														

LAND LINE VALUATION SECTION																	
B #	Use Code	Use Description	Zone ID	Frontage	Depth	Units	Unit Price	I. Factor	S.A. Disc	% Comp.	Acre C.	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1114	4 FAMILY MDL01	A8			2,488	SF	32.46	1.00	5	1.00000	1.00	0050	1.00		32.46	80,800
TOTAL CARD LAND UNITS:											0.06 AC	Parcel Total Land Area:		2,488 SF	Total Land Value:		80,800

PREVIOUS ASSESSMENTS (HISTORY)										
TOTAL 170,900										

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 266,500
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 80,800
 Special Land Value 0
 Total Appraised Parcel Value 347,300
 Valuation Method: C
 Adjustment: 0

Net Total Appraised Parcel Value
 347,300

VISIT/CHANGE HISTORY														
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
1306	11/16/1999	RS	Residential	5,320		100	12/31/1999	RE/ROOF	3/14/2005	AL	AL	AL	01	Measur+1Visit
									3/14/2005	PW	PW	PW	02	Measur+2Visit - Info Car
									7/27/1995	L.T	L.T	L.T	00	Measur+Listed
									7/14/1995	LB	LB	LB	01	Measur+1Visit
									7/10/1995					
TOTAL:														

VISION

CONSTRUCTION DETAIL

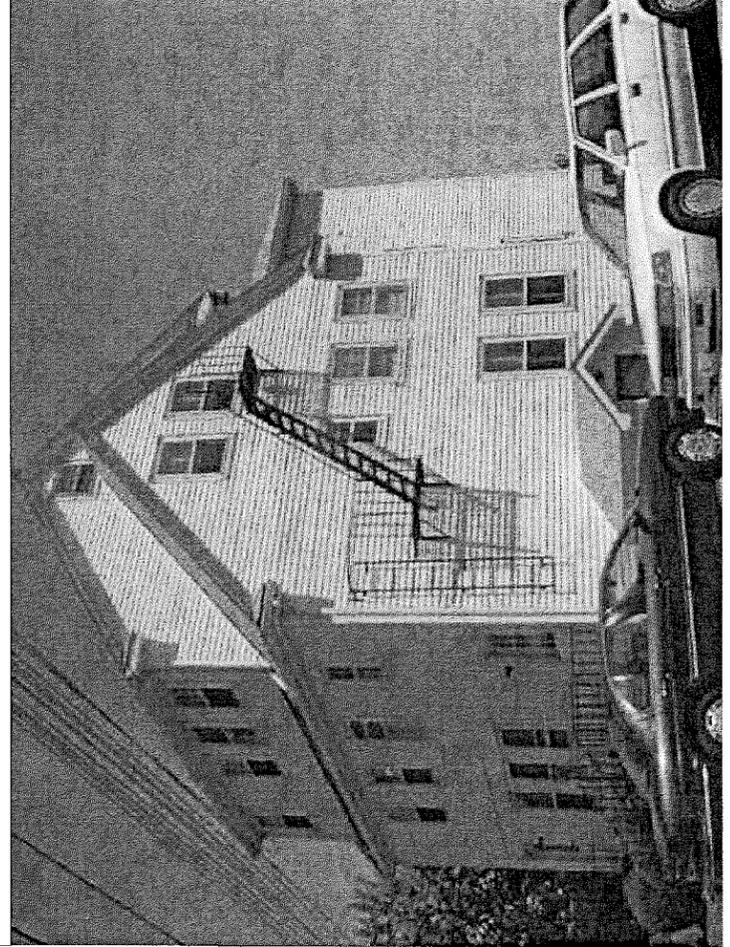
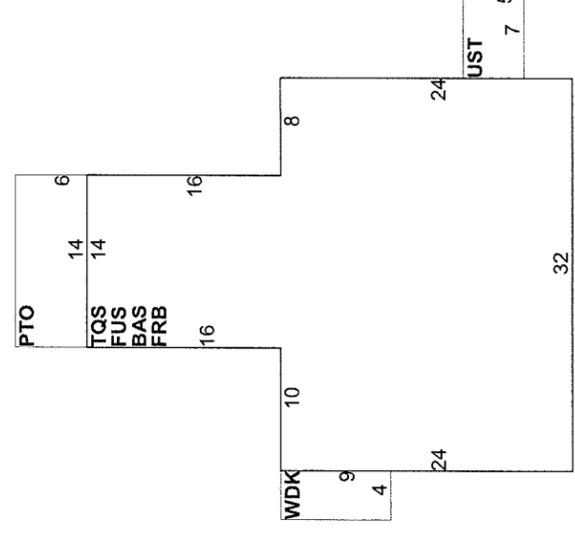
Element	Cd.	Ch.	Description
Style	93		4 Family
Model	01		Residential
Grade	03		Average
Stories	3		3 Stories
Occupancy	4		Vinyl Siding
Exterior Wall 1	25		Gable/Hip
Exterior Wall 2			Asph/F GlS/Cmp
Roof Structure	03		Plastered
Roof Cover	03		
Interior Wall 1	03		
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	03		Gas
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	09		9+ Bedrooms
Total Bthrms	4		
Total Haif Baths	0		
Total Xtra Fixtrs			
Total Rooms	12		12 Rooms
Bath Style	01		Old Style
Kitchen Style	01		Old Style

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value

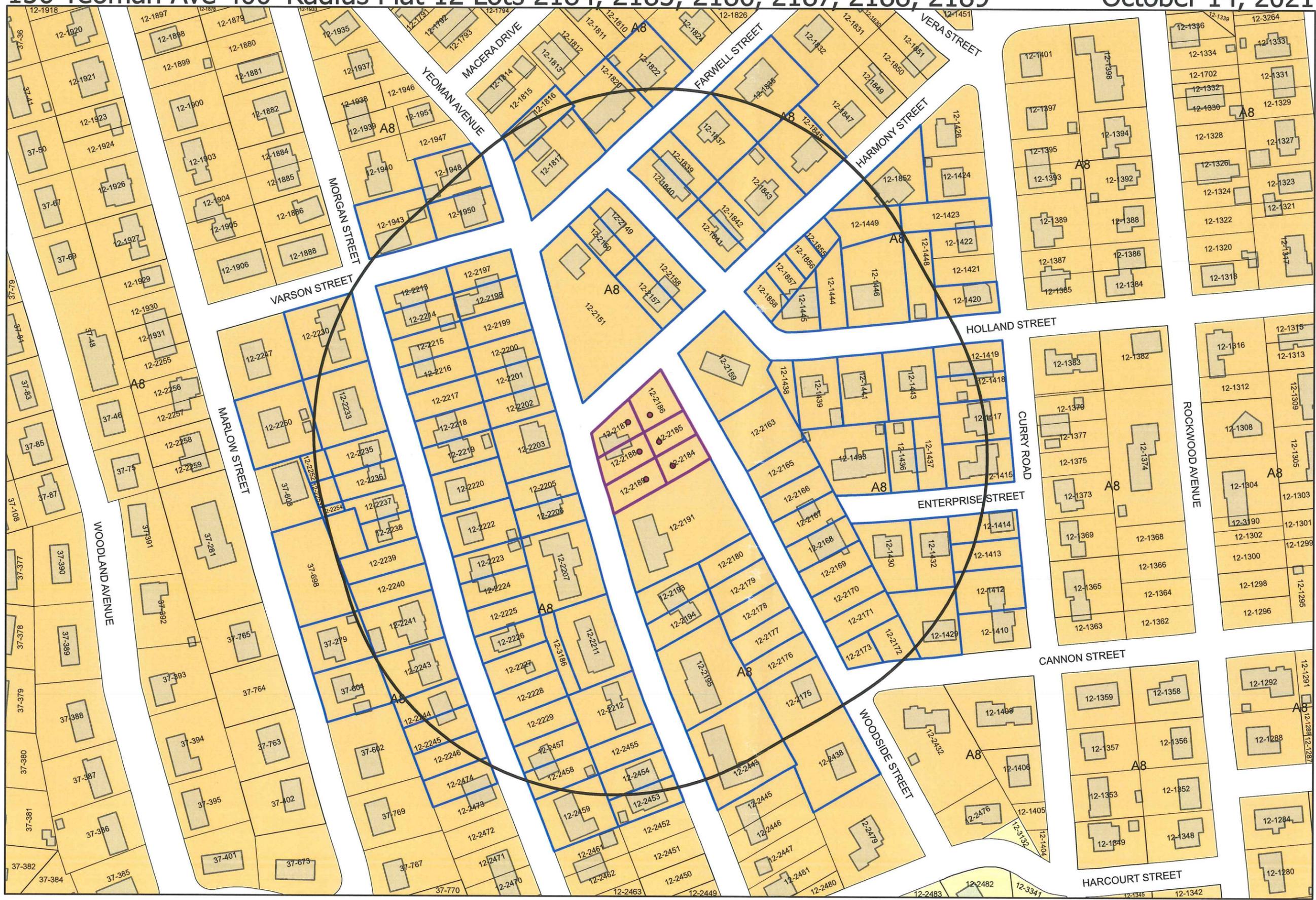
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	Fin Raised Bsmt	992	992	992	98.07	97,285
FRB	Upper Story, Finished	0	992	595	58.82	58,352
FUS	Patio	0	84	8	98.07	97,285
PTO	Three Quarter Story	794	992	794	9.34	785
TOS	Utility, Storage, Unfinished	0	35	12	78.50	77,868
UST	Deck, Wood	0	36	4	33.62	1,177
WDK					10.90	392
Ttl. Gross Liv/Lease Area:		2,778	4,123	3,397		333,144



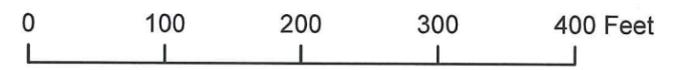
156 Yeoman Ave 400' Radius Plat 12 Lots 2184, 2185, 2186, 2187, 2188, 2189

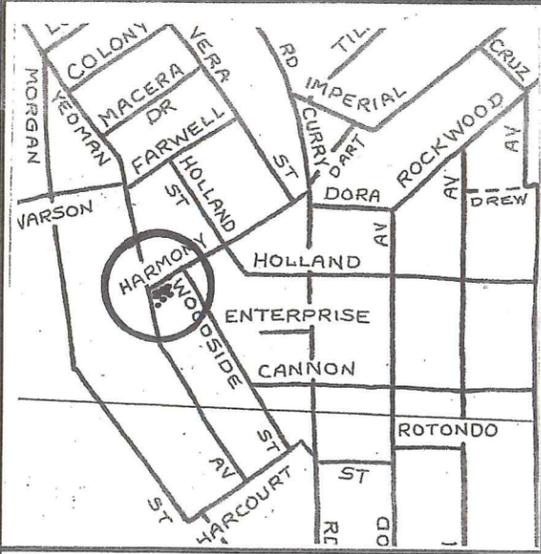
October 14, 2021



- Buildings
- Cranston Boundary
- Cranston Parcels
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- 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.





LOCATION MAP
not to scale

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'

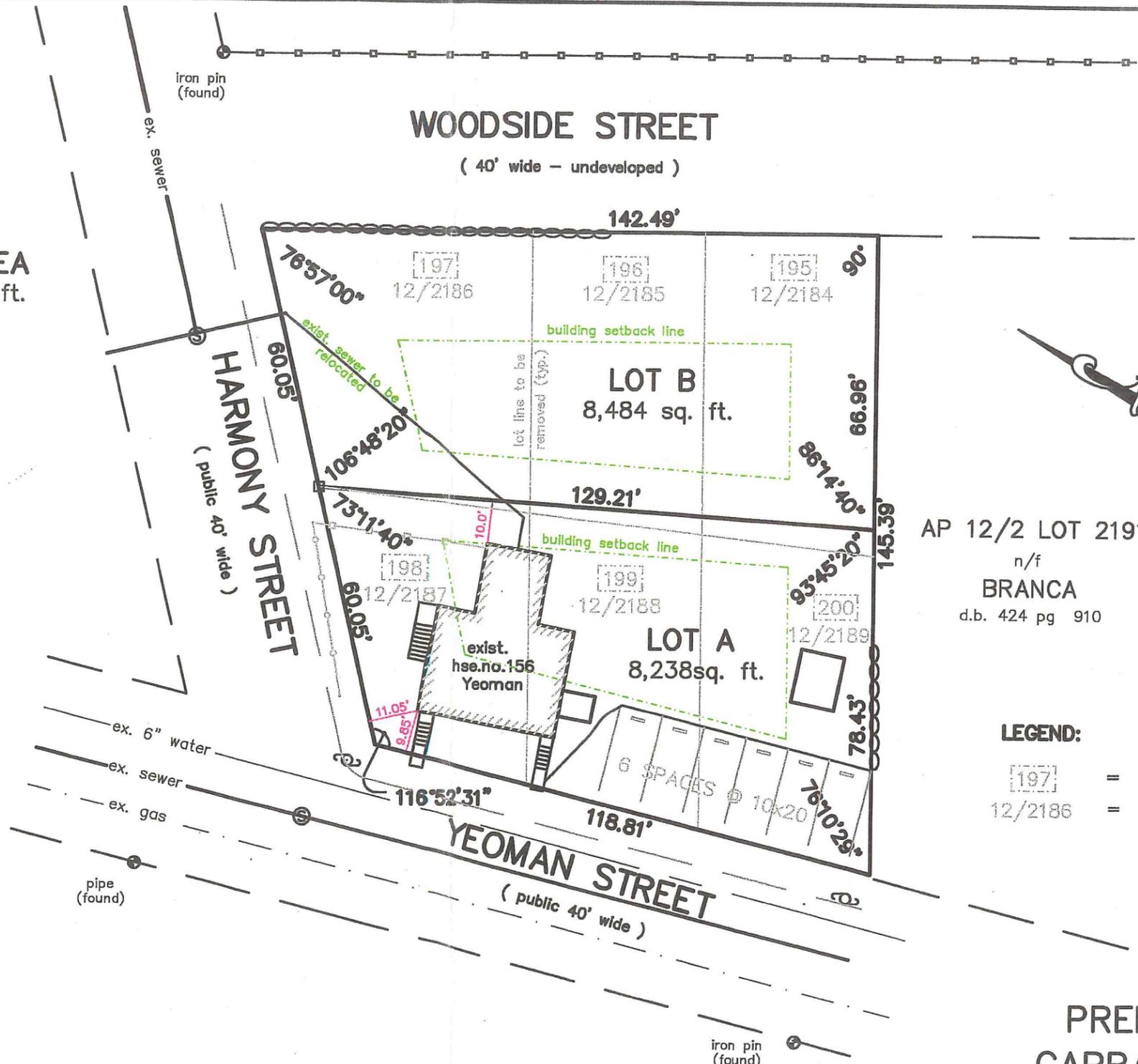
SURVEY CERTIFICATION:

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

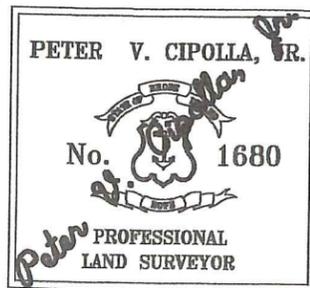


TOTAL AREA
16,722 sq. ft.

YEOMAN AVENUE
WOODSIDE STREET
HARMONY AVENUE
STREET INDEX

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