

**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: 10-13-21

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: Albert Casali and The Albert Casali Revocable Living Trust

ADDRESS: 1776 B Cranston Street, Cranston, Rhode Island ZIP CODE: 02920

APPLICANT: Albert Casali and The Albert Casali Revocable Living Trust

ADDRESS: 1776 B Cranston Street, Cranston, Rhode Island ZIP CODE: 02920

LESSEE: A&T Casali Liquors

ADDRESS: 1776 B Cranston Street, Cranston, Rhode Island ZIP CODE: 02920

1. ADDRESS OF PROPERTY: 1776 B Cranston Street and 0 Cranston Street

2. ASSESSOR'S PLAT #: 11 BLOCK #: 2 ASSESSOR'S LOT #: 275 & 276 WARD: 5

3. LOT FRONTAGE: Lot 275 - 27.67 ft LOT DEPTH: Lot 275- 171.5 LOT AREA: Lot 275 - 4574 sq ft Lot 276 - 10388 sq ft
Lot 276 - 72.33 ft Lot 276 - 128 ft 10,000 sq ft 35 ft Total 14962 sq ft

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

5. BUILDING HEIGHT, PRESENT: 17 ft PROPOSED: 17 ft

6. LOT COVERAGE, PRESENT: 18.45 percent PROPOSED: 25.1 percent

C-5 zone allows 60 percent lot coverage

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Lot 276 - 38 years and Lot 275 - 28 years

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes - single story commercial structure

9. GIVE SIZE OF EXISTING BUILDING(S): 2760 sq ft

10. GIVE SIZE OF PROPOSED BUILDING(S): 25 ft x 40 ft - total 1000 sq ft addition to the rear of the existing commercial building

11. WHAT IS THE PRESENT USE? Retail Liquor Sales

12. WHAT IS THE PROPOSED USE? Retail Liquor Sales

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: None

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construction of a One Thousand (1,000)

sq ft single story addition of retail space to the rear of the existing 2760 sq ft single story building

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

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.

Cranston Zoning Code 17.20.120 - Schedule of Intensity Regulation - Minimum Rear Yard Set Back

The minimum rear setback in C-5 zone requires 20 ft. - Applicant is requesting a variance to allow a rear yard set back of 10 ft.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: See Attached

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

RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE)

401-943-4882
(PHONE NUMBER)

(OWNER SIGNATURE)

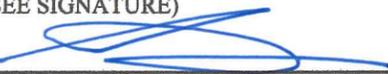
(PHONE NUMBER)


(APPLICANT SIGNATURE)

401-943-4882
(PHONE NUMBER)

(LESSEE SIGNATURE)

401-943-4882
(PHONE NUMBER)


(ATTORNEY SIGNATURE)

401-946-0200
(PHONE NUMBER)

Attorney Steven A. Moretti
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 1140 Reservoir Avenue, Cranston, Rhode Island 02920

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

City OF CRANSTON
ZONING BOARD OF REVIEW

Continuation – Question - Albert Casali and The Albert Casali Revocable Living Trust
1776 B Cranston Street and 0 Cranston Street
Plat 11 Block 2 Lots 275 and 276

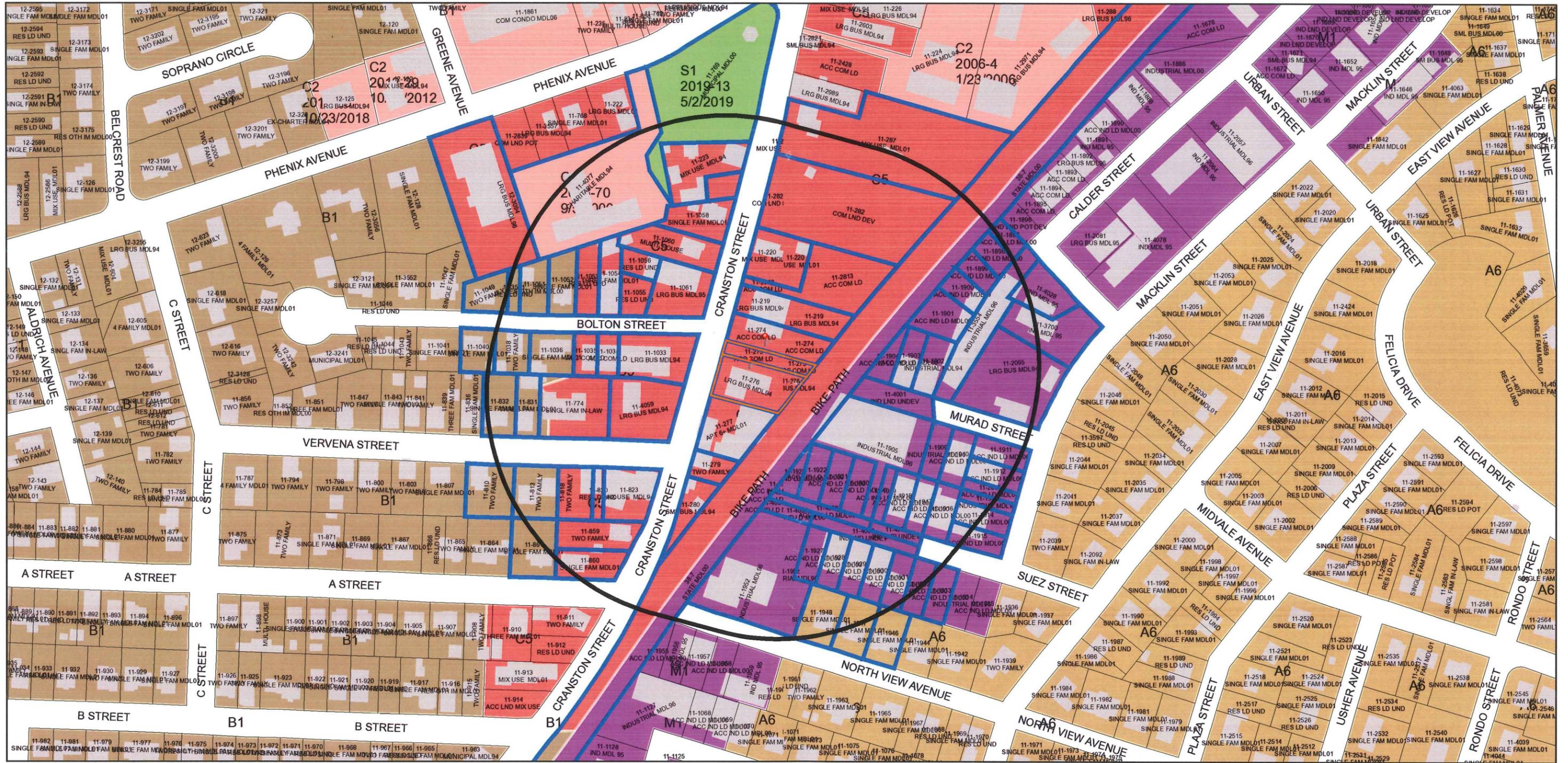
- A. Variance: The applicant seeks a dimensional variance from the provisions of Cranston Zoning Code 17.20.120 - Schedule of Intensity Regulation - Minimum Rear Yard Set Back that applicant desires to construct a 25 ft x 40 ft - total 1000 sq addition to the rear of the existing 2760 sq ft commercial building which use is permitted in a C-5 zone, however the applicant lacks the minimum rear yard setback requirement under the present C-5 zone. The minimum rear yard setback in a C-5 Zone requires 20 feet and the applicant is seeking a dimensional variance to allow for a rear yard setback of 10 feet. The past and present use of the premises has been retail liquor sales which is permitted in a C-5 zone. A denial this dimensional variance would result in the zoning ordinance imposing unnecessary hardship upon the Applicant and depriving the Applicant of all beneficial use of the subject site. The premises has been used for retail liquor sales for almost Forty (40) years.
- B. Applicant seeks a dimensional variance from the provisions of Cranston Zoning Code 17.20.120, minimum rear yard setback, and frontage, premises is in conformance with the Minimum Lot Area, Minimum Lot Width, Minimum Front and Side Yard setbacks, Maximum Lot Coverage and Maximum Building Height.
- C. The existing use is consistent with the City Comprehensive Plan.
- D. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area and is not due to a physical or economic disability of the applicant.
- E. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain
- F. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.
- G. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property. The fact that a use may be more valuable after the relief is granted shall not be grounds for relief.
- H. That the relief to be granted is the least relief necessary.
- I. The relief sought is compatible with its surroundings.
- J. The relief sought is not injurious, obnoxious or offensive to the neighborhood.

K. The relief sought shall not hinder the future development of the city.

L. The relief sought shall promote the general welfare of the city.

M. The relief sought is in conformance with the purposes and content of the Comprehensive Plan.

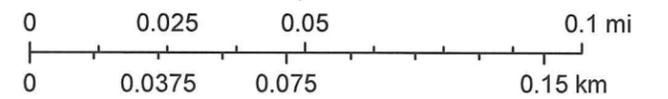
1776 Cranston St 400' Radius Plat 11 Lots 275 & 276



8/17/2021, 12:36:58 PM

1:2,083

- | | | | | | | | | |
|-------------------|--|---------------------------|--|----|--|----|--|-------|
| Parcel ID Labels | | Historic Overlay District | | A8 | | C3 | | MPD |
| Streets Names | | Zoning | | A6 | | C4 | | S1 |
| Cranston Boundary | | none | | B1 | | C5 | | Other |
| Parcels | | A80 | | B2 | | M1 | | |
| Buildings | | A20 | | C1 | | M2 | | |
| Zoning Dimensions | | A12 | | C2 | | E1 | | |



City of Cranston



GENERAL NOTES

THE BUILDING OWNER WILL SUBMIT SEPARATELY A NEW FIRE ALARM PLAN ALONG WITH LIGHTING, ELECTRICAL AND EMERGENCY LIGHTING PLANS THROUGH A LICENSED ELECTRICIAN.

THE OWNER WILL SUBMIT SEPARATELY A MECHANICAL PLAN SHOWING ALL NEW HVAC WORK PLANNED FOR THE ADDITION. ALL WORK TO BE COMPLETED BY LICENSED MECHANICAL CONTRACTOR.

THE BUILDING OWNER WILL BE RESPONSIBLE FOR ALL ZONING AND PLANNING APPROVALS REQUIRED AS WELL AS PERMITTING.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PATCH AND REPAIR ALL AREAS OF WALLS, FLOORS AND CEILING DISTURBED OR DAMAGED BY THE DEMOLITION WORK AND APPLY NEW FINISHES TO MATCH EXISTING ADJACENT AREAS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF WORK.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN A SAFE AND CLEAN WORK SITE SINCE THE CONSTRUCTION WILL TAKE PLACE DURING HOURS OF OPERATION OF THE EXISTING BUSINESS.

THE GENERAL CONTRACTOR SHALL FLASH NEW ROOF TO EXISTING ROOF / WALLS ADJACENT TO THE NEW WORK. NEW ROOFING SHALL BE INSTALLED BY A LICENSED ROOFING CONTRACTOR AND A FULL WARRANTY SHALL BE OBTAINED.

TRUSS MANUFACTURER TO DESIGN ALL TRUSSES AND GIRDER AND PROVIDE ALL CALCULATIONS TO THE LOCAL BUILDING DEPARTMENT. SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

ALL WORK ON THE PROJECT TO BE COMPLETED IN CONFORMANCE WITH ALL LOCAL AND STATE CODES AND REGULATIONS.

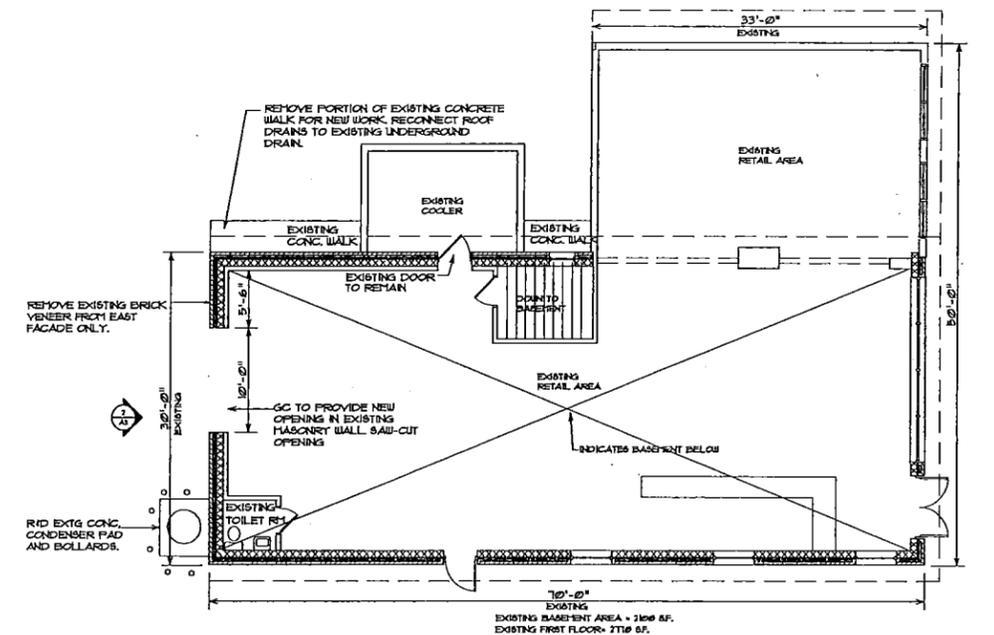
DATE
7-2-2021

DRAWN BY
Steven Guglielmo
Architect 2220

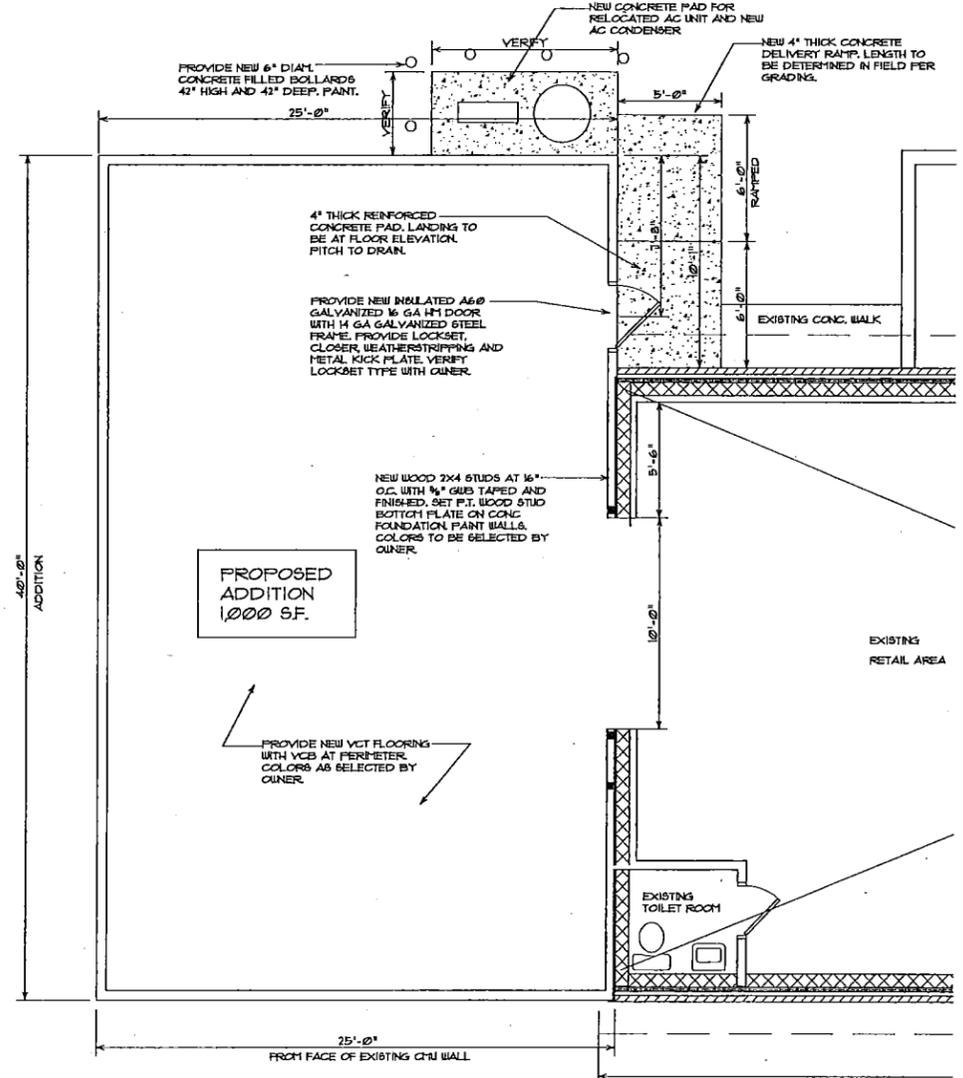
ADDITION
TO
A&T CASALI LIQUORS
1766B CRANSTON STREET, CRANSTON RHODE ISLAND

SHEET TITLE
SITE PLAN
DEMO PLAN
FLOOR PLAN
GENERAL NOTES

A1

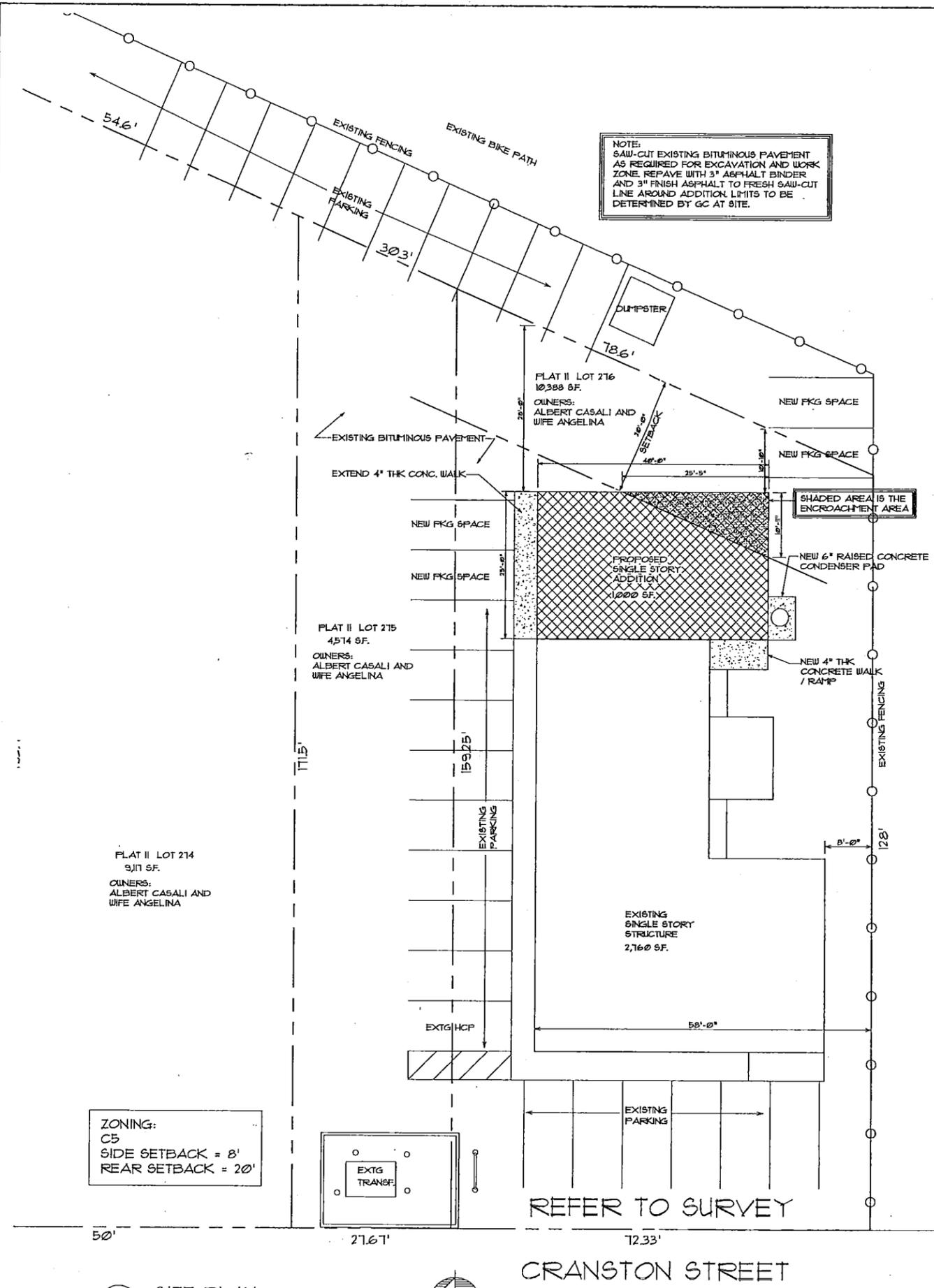


2 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



3 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
SAW-CUT EXISTING BITUMINOUS PAVEMENT AS REQUIRED FOR EXCAVATION AND WORK ZONE. REPAVE WITH 3" ASPHALT BINDER AND 3" FINISH ASPHALT TO FRESH SAW-CUT LINE AROUND ADDITION. LIMITS TO BE DETERMINED BY GC AT SITE.



ZONING:
C5
SIDE SETBACK = 8'
REAR SETBACK = 20'

1 SITE PLAN
SCALE: 1" = 10'-0"





