

City of Cranston  
Zoning Board of Review  
Application

RECEIVED

AUG 25 2021

BUILDING INSPECTIONS

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: 5/17/2021

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: Manuel A Ventura Tapia

ADDRESS: 212 Terrace Ave Cranston RI ZIP CODE: 02920

APPLICANT: Same

ADDRESS: ZIP CODE:

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 212 Terrace Ave

2. ASSESSOR'S PLAT #: 7 BLOCK #: ASSESSOR'S LOT #: 429 WARD: 3

3. LOT FRONTAGE: 77.92 LOT DEPTH: 85.06 LOT AREA: 4,170 S.F.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B1  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: PROPOSED:

6. LOT COVERAGE, PRESENT: PROPOSED:

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 3/09/18

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

9. GIVE SIZE OF EXISTING BUILDING(S): 2,834

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

11. WHAT IS THE PRESENT USE? # Family 4

12. WHAT IS THE PROPOSED USE? # Family 4

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: # 4

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS:

enclose 2nd Floor porch  
adding: walls, floor, ceiling

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? yes

16. WERE YOU REFUSED A PERMIT? yes / ZBR approval

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

17.92.010 Variance  
17.20.120 schedule of Intensity

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: HARDSHIP DUE TO

UNIQUE characteristics OF the structure

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

RESPECTFULLY SUBMITTED,

Manuel A  
(OWNER SIGNATURE)

401-347-7242  
(PHONE NUMBER)

Manuel A  
(OWNER SIGNATURE)

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

Manuel A  
(APPLICANT SIGNATURE)

401-649-5987  
(PHONE NUMBER)

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

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

\_\_\_\_\_  
(ATTORNEY SIGNATURE)

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

\_\_\_\_\_  
(ATTORNEY NAME-PLEASE PRINT)

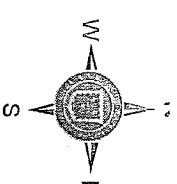
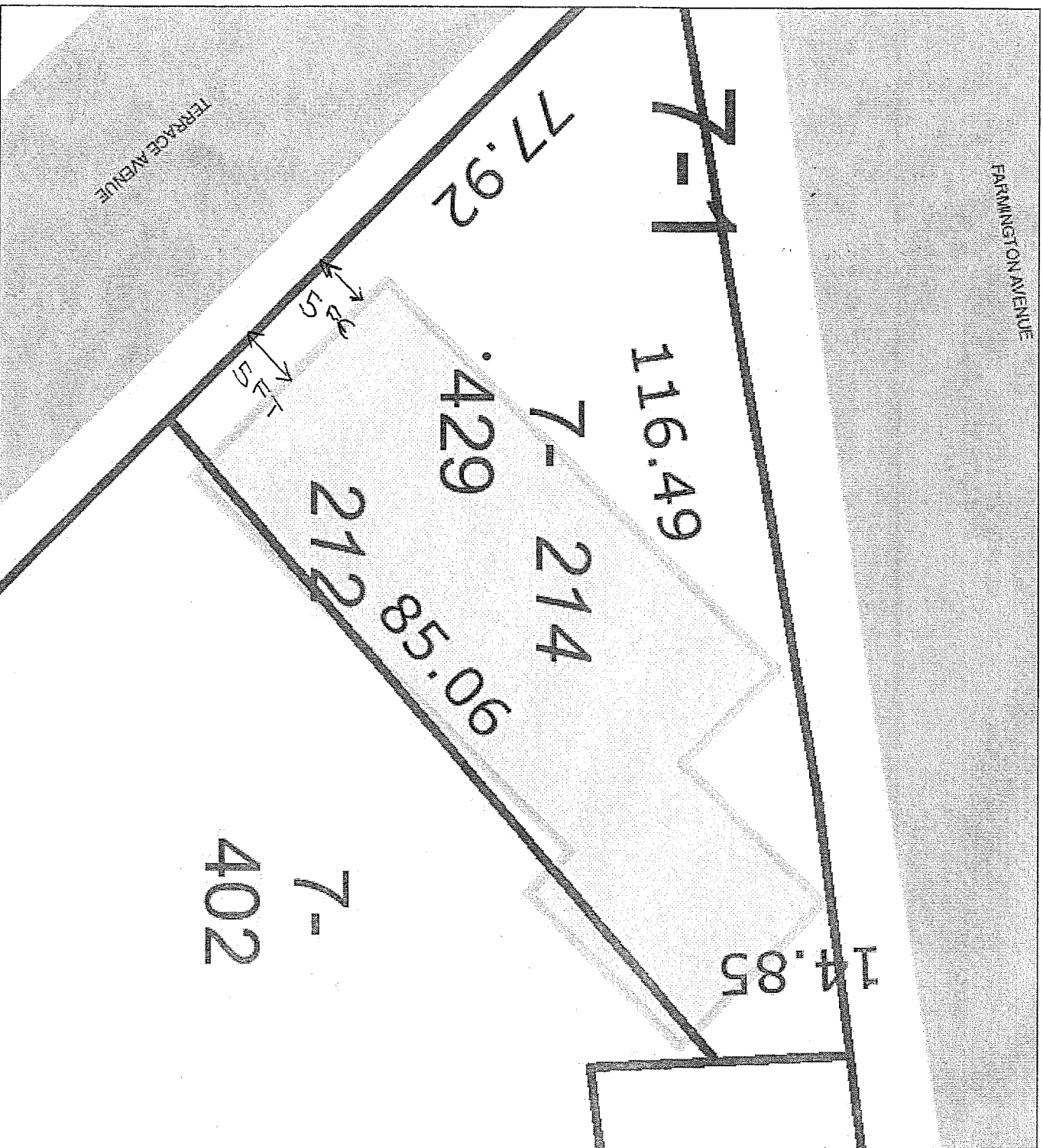
ATTORNEY ADDRESS: \_\_\_\_\_

PRE-ZONING APPLICATION MEETING: [Signature] 6-7-21  
(PLANNING DEPT. SIGNATURE) (DATE)

May need floor plans / site plan,  
TBD by zoning secretary.

ArcGIS Web Map

5/14/2021, 4:18:05 PM



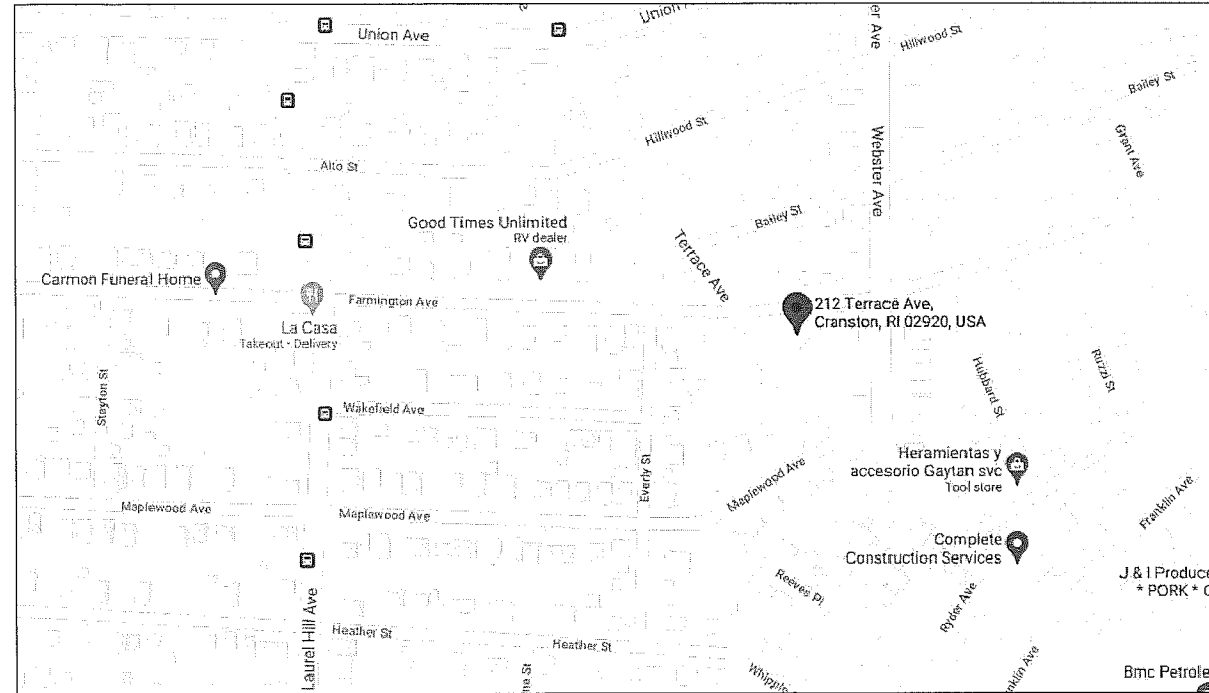
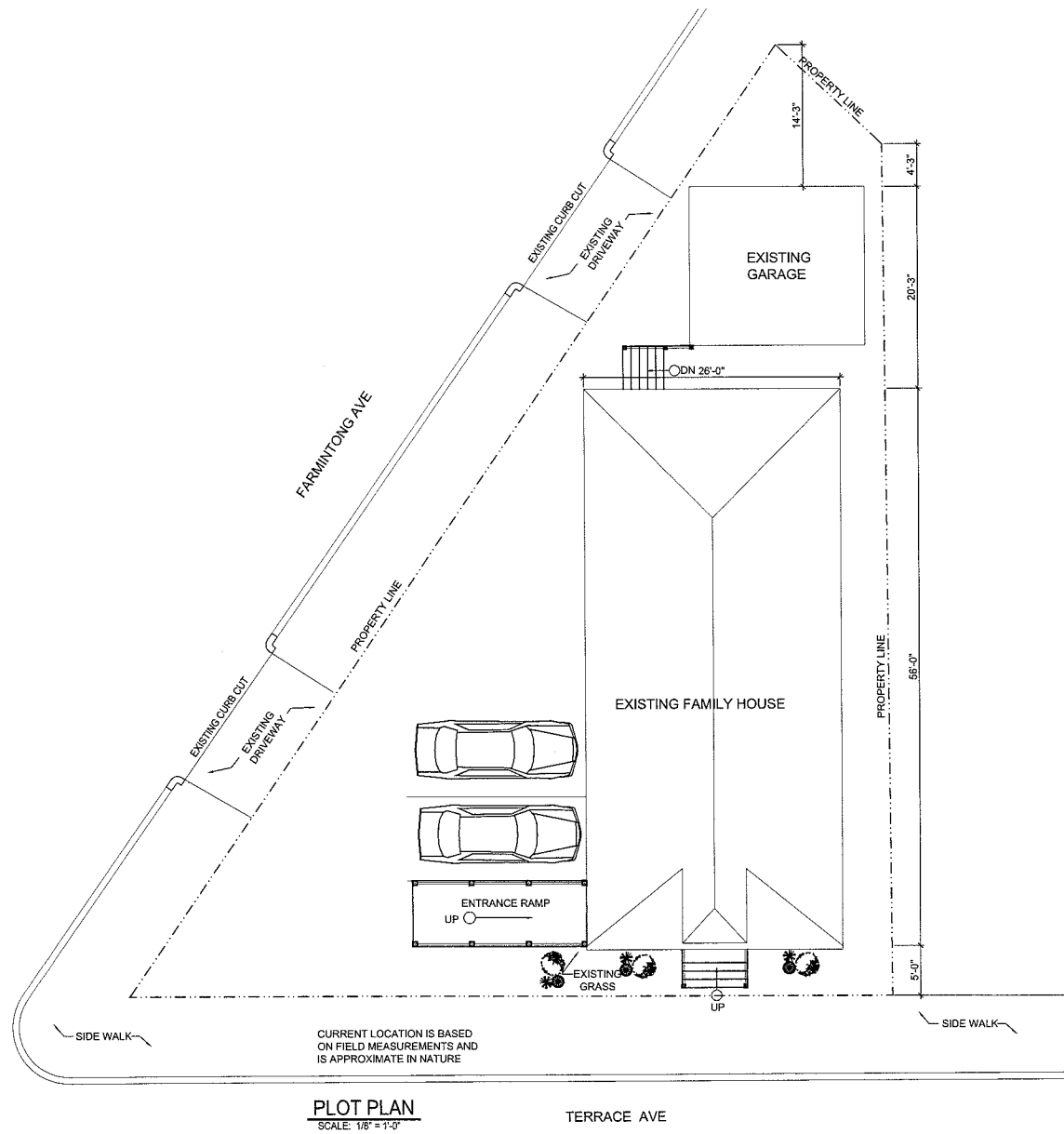
Legend

- Streets Names
- Cranston\_Bo...
- E911 Site
- Addresses
- Plat Bounds
- Parcel ID
- Labels
- Parcels
- Hydro Poly 2001
- Stream/Water
- Body
- Swamp
- Buildings
- Edge Of
- Pavement
- Cemeteries

This map/dataset/spatial 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 currency of this map data.

# ENCLOSED BALCONY

## 212 TERRACE AVE. CRANSTON, RI 02920



**ZONING MAP**  
NOT TO SCALE

**LIST OF DRAWINGS**

- A-1 PLOT PLAN & LOCATION
- A-2 PLAN & FRAME DETAILS

**ZONING INFORMATION**

PLAT & LOT : 7/1 /0429  
 LIVING UNITS: RESIDENTIAL  
 HEIGHT: 35'-0"±  
 OCCUPANCY: TWO FAMILY  
 No. STORIES: 2

**RENOVATION**

212 TERRACE AVE.  
CRANSTON, RI 02920

**OWNER / CLIENT**  
 VENTURA MANUEL A  
 212 TERRACE AVE.  
 CRANSTON, RI 02920  
 TEL. (401) 649-5987

PLAT & LOT: 7/1 / 429//  
 ZONING: B1  
 LEGAL USE: FOUR FAMILY  
 PROP. USE: FOUR FAMILY

**DESIGNER**  
 RAFAEL HUNGRIA

38 MOUNT PLEASANT AVE  
 HUNGRIA7@GMAIL.COM  
 TEL. 401 327-4664

**GENERAL NOTE:**  
 DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.  
 USE ANNOTATED DIMENSIONS ONLY.  
 VERIFY ALL DIMENSIONS IN FIELD (V.I.F.).  
 IN CASE OF VARIANCES OR DISCREPANCIES NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

**REVISIONS:**

DATE:	COMPLETED
ISSUE:	

DRAWN BY:	SCALE: AS NOTED
PROJECT No.:	DATE: 8/20/21

SHEET NAME:

**PLOT & LOCATION PLAN**

SHEET No.

**A-1**

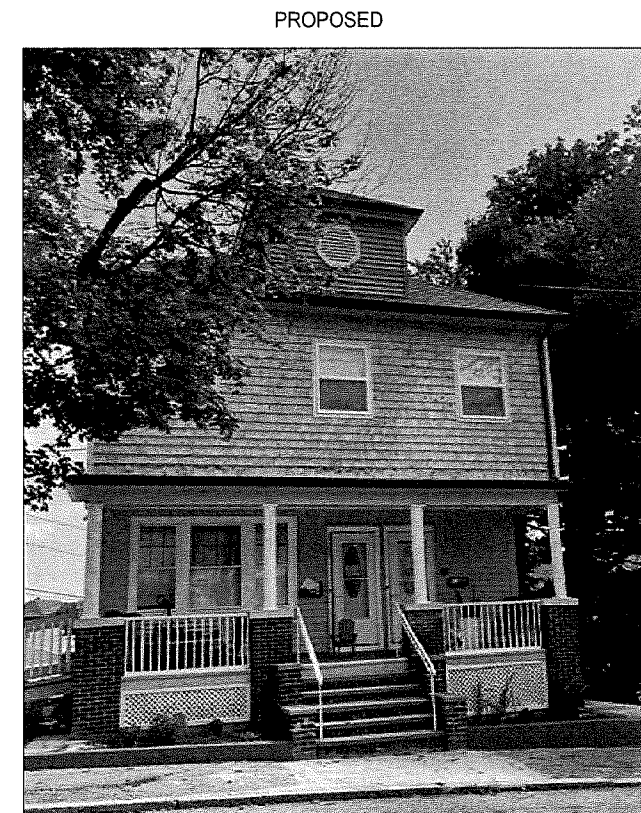
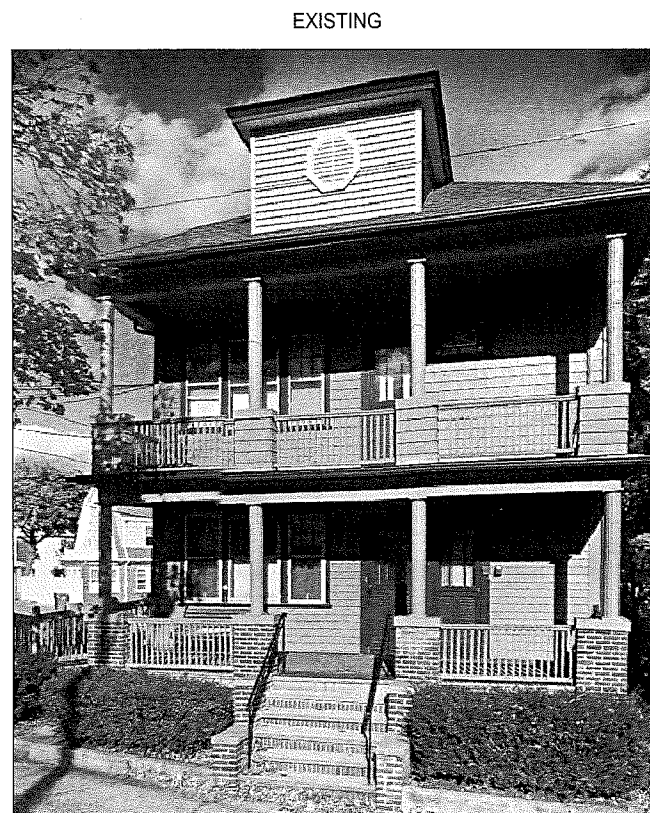
**NARRATIVE**

TOW FAMILY HOUSE TO REPAIR EXISTING DECK. SCOPE OF WORKS CONSIST OF: REPLACE METAL COLUMNS FOR 6" BY 6" P.T. WOOD COLUMNS & CONCRETE FOOTING 48" DEEP BY 12"Ø. REINFORCE JOIST & REPLACE P.T. WOOD FLOORING. REPAIR SIDING OUTSIDE TO MATCH EXITING.

**CONSTRUCTION NOTES**

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES AND SHALL CORRECT ALL DAMAGE CAUSED BY HIS WORK.  
 THE CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF THOROUGHLY WITH ALL DRAWINGS, SPECIFICATIONS, FIELD CONDITIONS AND OTHER REQUIREMENTS OF THIS PROJECT AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE DRAWINGS REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS OR FROM DRAWINGS OR INFORMATION FURNISHED BY THE OWNER BUT CANNOT BE GUARANTEED BY THE ARCHITECT.  
 ANY DELETIONS OR ADDITIONS IN THE SCOPE OF WORK MUST BE DONE BY WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND THE OWNER.  
 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

PROPERLY, PROTECT, AND MAKE SAFE, FLOORS, WALLS, AND ADJACENT PROPERTY AS CONDITIONS AND CODE REQUIRE.



**RENOVATION**

212 TERRACE AVE.  
CRANSTON, RI 02920

OWNER / CLIENT  
VENTURA MANUEL A  
212 TERRACE AVE.  
CRANSTON, RI 02920  
TEL. (401) 649-5987

PLAT & LOT: 7/1 / 429//  
ZONING: B1  
LEGAL USE: FOUR FAMILY  
PROP. USE: FOUR FAMILY

DESIGNER  
RAFAEL HUNGRIA

38 MOUNT PLEASANT AVE  
HUNGRIA7@GMAIL.COM  
TEL. 401 327-4664

**GENERAL NOTE:**  
DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.  
USE ANNOTATED DIMENSIONS ONLY.  
VERIFY ALL DIMENSIONS IN FIELD (V.I.F.).  
IN CASE OF VARIANCES OR DISCREPANCIES  
NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

**REVISIONS:**

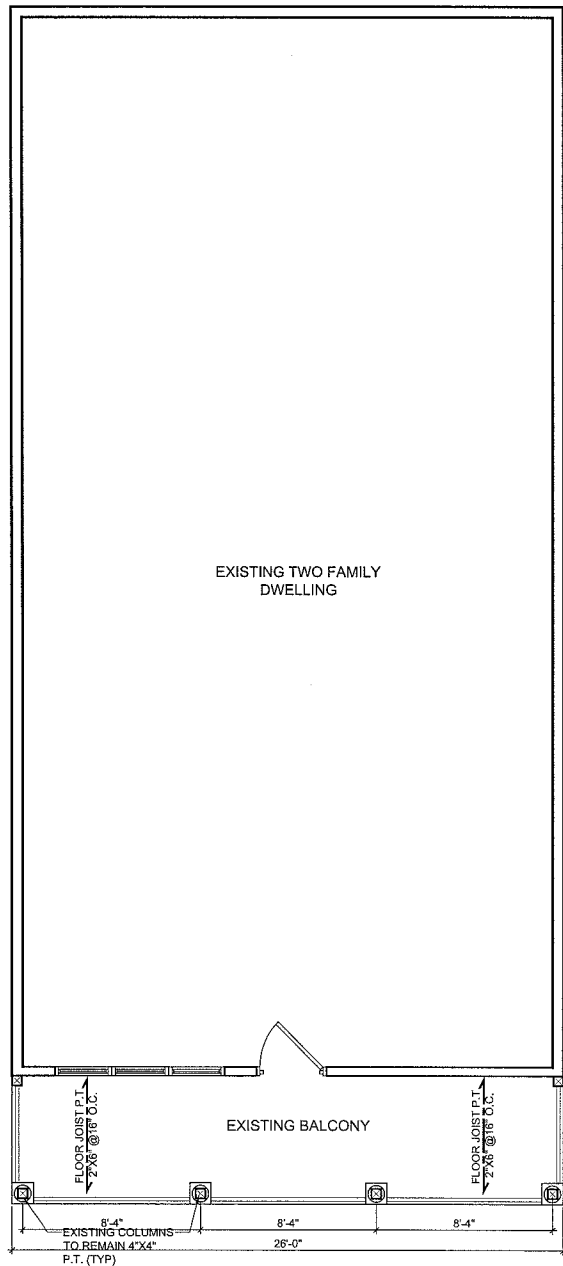
DATE:	COMPLETED
<b>ISSUE:</b>	

DRAWN BY:	SCALE: AS NOTED
PROJECT No.:	DATE: 8/20/21
SHEET NAME:	

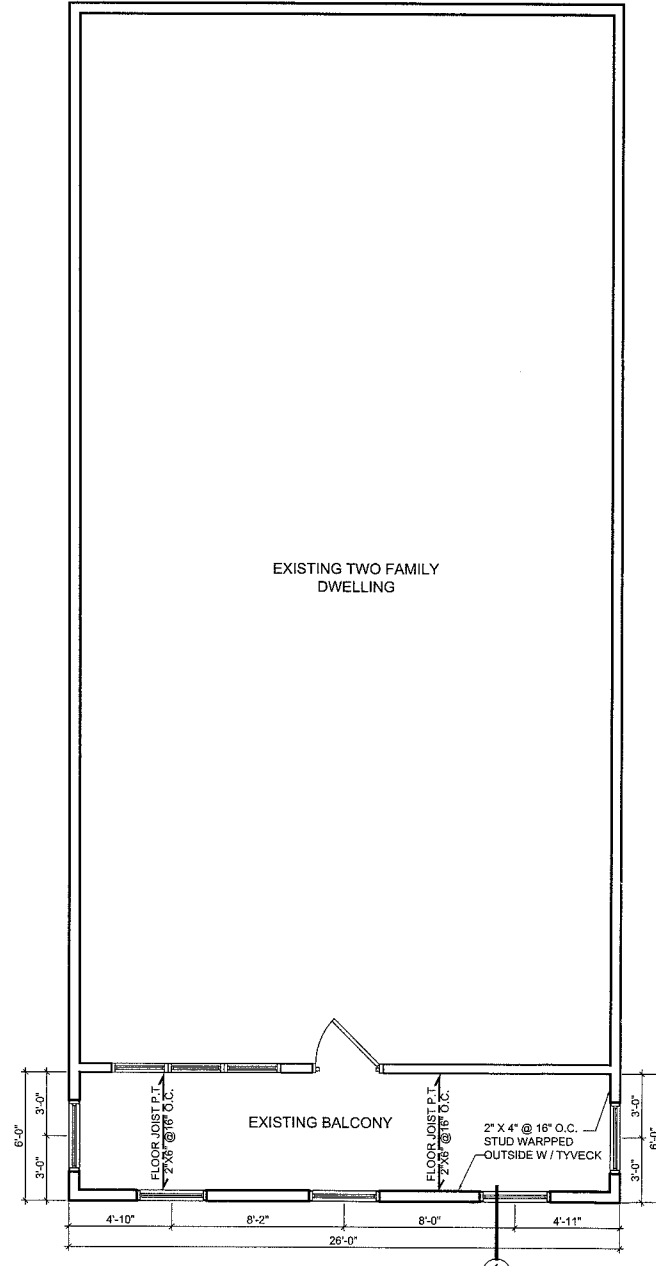
FLOOR PLAN  
& DETAILS

SHEET No.

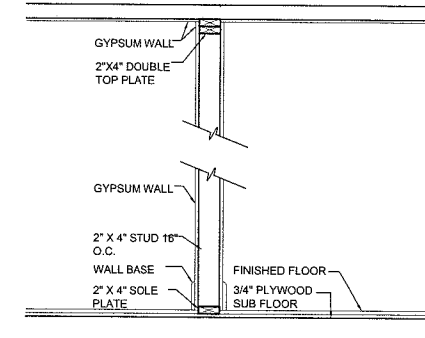
**A-2**



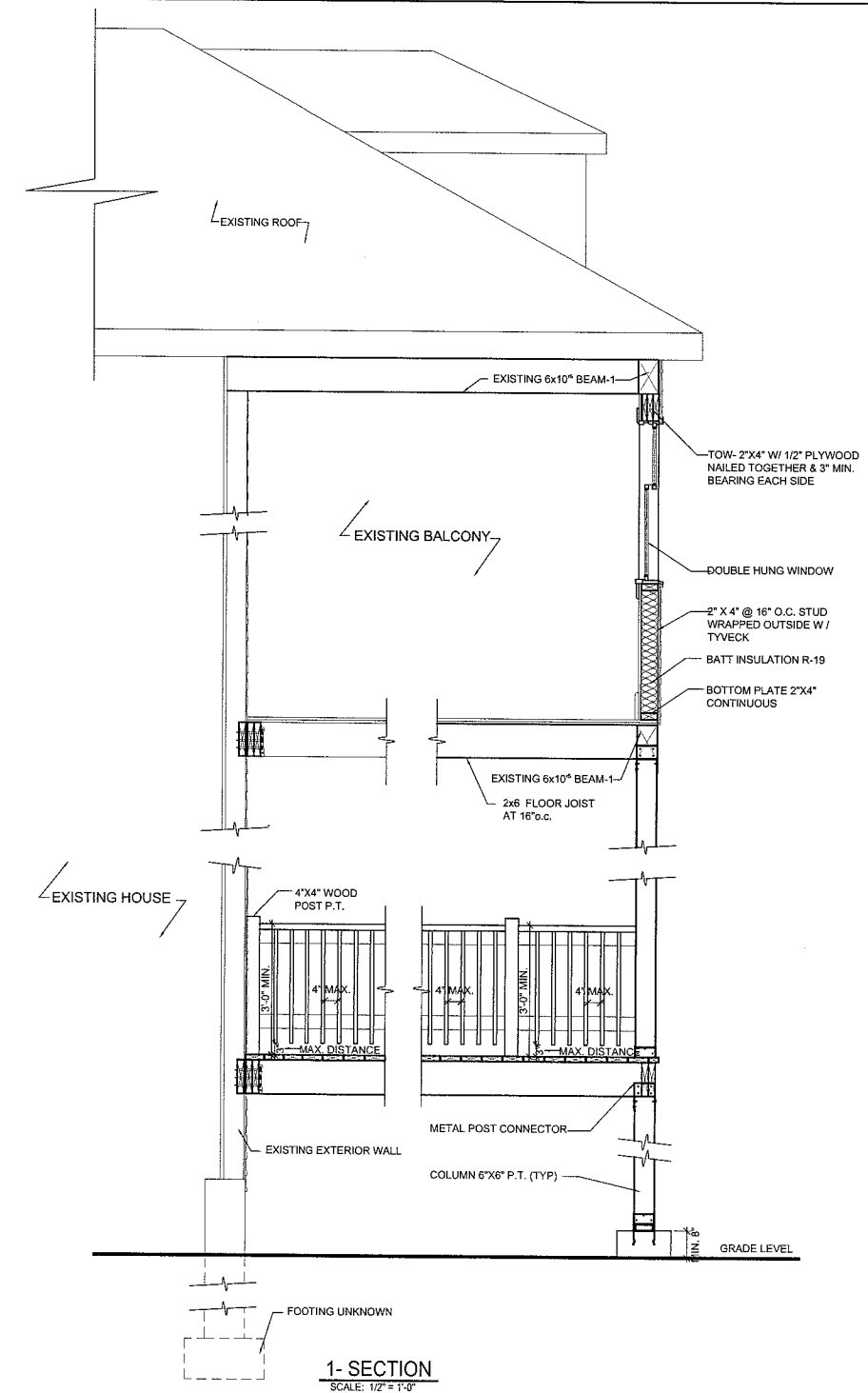
2nd FLOOR PLAN EXISTING  
SCALE: 1/4" = 1'-0"



2nd FLOOR BALCONY PLAN  
SCALE: 1/4" = 1'-0"



2- INTERIOR PARTITION WALL  
SCALE: 1/2" = 1'-0"



1- SECTION  
SCALE: 1/2" = 1'-0"





