

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: 8/23/2021

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: Gansett Enterprises LLC

ADDRESS: 36 Deerfield Ct N. Kingstown, RI ZIP CODE: 02852

APPLICANT: David Medeiros

ADDRESS: 36 Deerfield Ct N. Kingstown, RI ZIP CODE: 02852

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 50 Gansett Avenue

2. ASSESSOR'S PLAT #: 7 BLOCK #: 5 ASSESSOR'S LOT #: 2157 WARD: 3

3. LOT FRONTAGE: 81' LOT DEPTH: 85' LOT AREA: 5,405 SF

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C2 8000 SF 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: < 35' PROPOSED: < 35' (NO CHANGE)

6. LOT COVERAGE, PRESENT: 792 SF PROPOSED: 792 SF (NO CHANGE)

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? _____

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

9. GIVE SIZE OF EXISTING BUILDING(S): 22' x 36' (792 SF)

10. GIVE SIZE OF PROPOSED BUILDING(S): NO CHANGE

11. WHAT IS THE PRESENT USE? MIXED = Residential + Commercial

12. WHAT IS THE PROPOSED USE? 2 Family Residential

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 2

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: I respectfully
request to convert the current first floor commercial
space to a two (2) Bedroom residential with a
kitchen and full bathroom

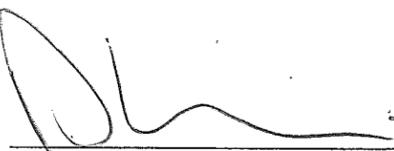
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? Yes

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.
~~(XXXX)~~ Schedule of Intending
regulations

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Economic hardship,
due to the Covid Pandemic it has been
extremely difficult to rent the commercial
space. It has been empty for almost two years

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



(OWNER SIGNATURE)

RESPECTFULLY SUBMITTED,

(401) 323-4400

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

(APPLICANT SIGNATURE)

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

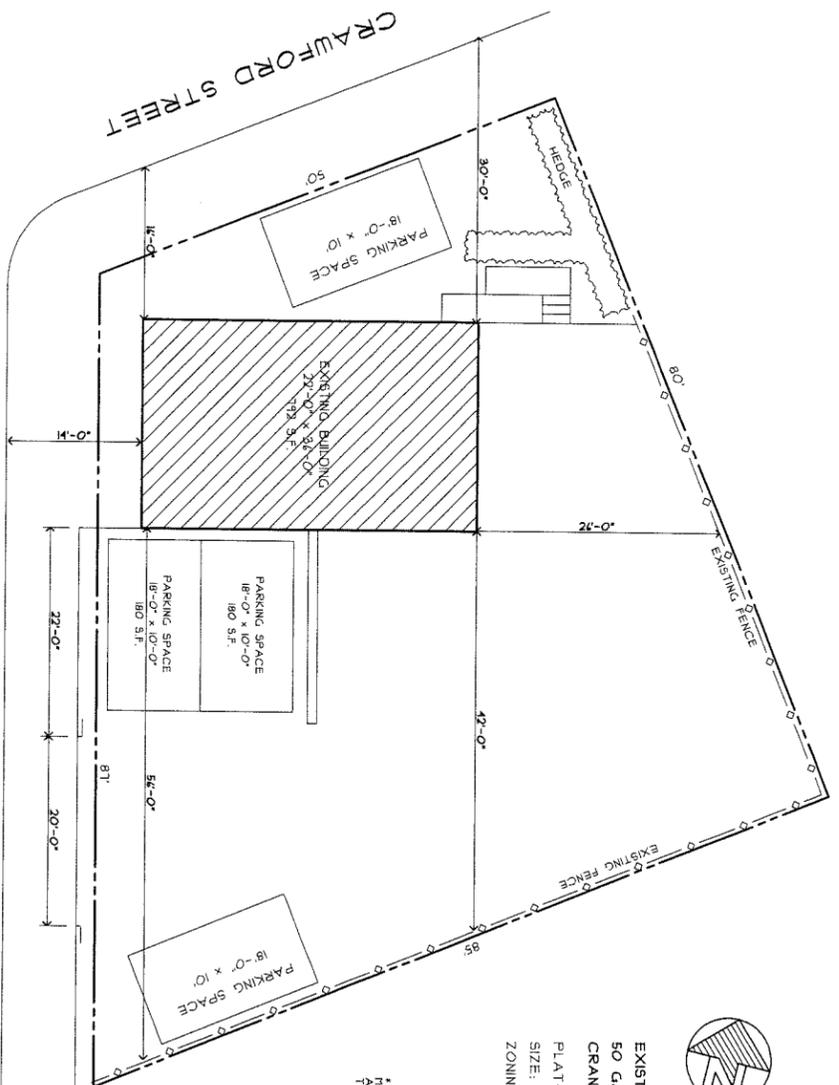
(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: _____

PRE-ZONING APPLICATION MEETING: _____

(PLANNING DEPT. SIGNATURE) (DATE)



PARKING PLAN - OPTION #5
 SCALE: 1" = 12'

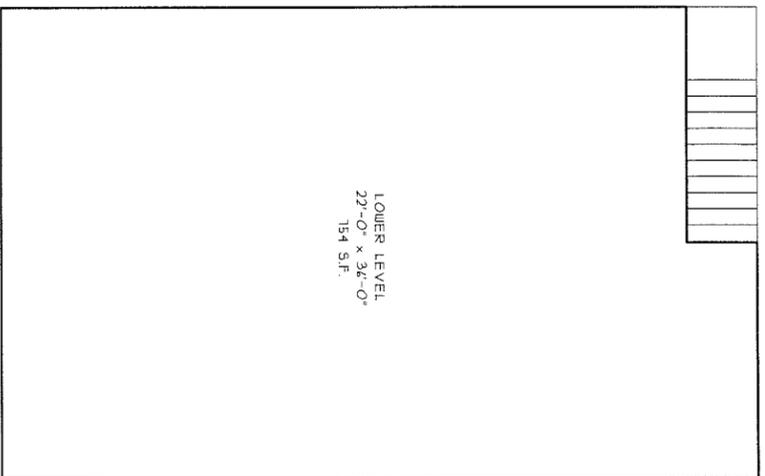


EXISTING BUILDING
 50 GANSETT AVENUE
 CRANSTON, RI
 PLAT-SECTION-LOT: 1-5-2151
 SIZE: 5,405 S.F.
 ZONING: C2 - MIXED USE

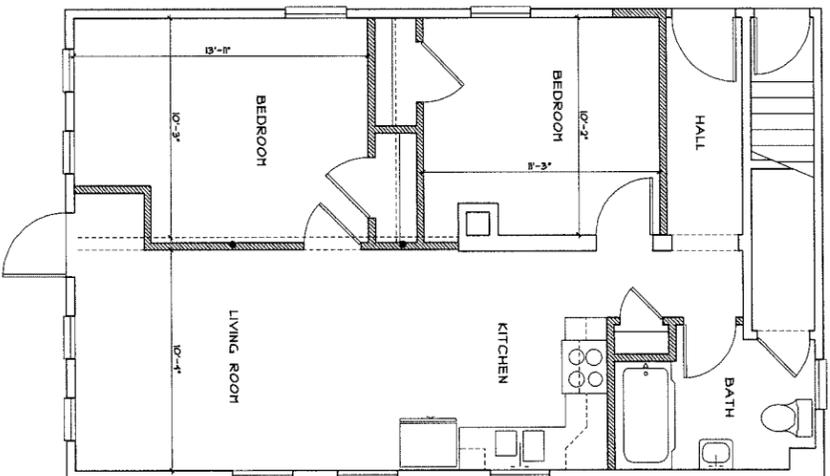
*ALL MEASUREMENTS SHOWN WERE
 TAKEN IN FIELD USING MEASURABLE
 TAPE. THIS IS NOT A PROFESSIONAL SURVEY.



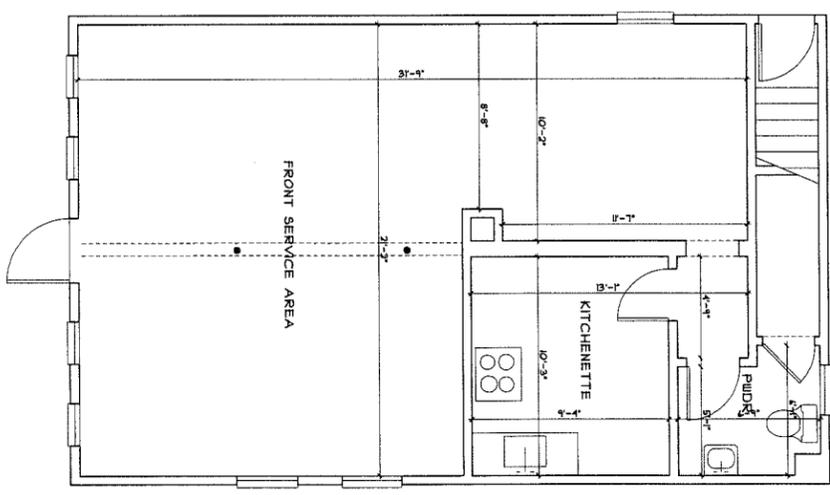
EXISTING BUILDING
 50 GANSETT AVENUE
 CRANSTON, RI
 EXISTING: _____ DATE: 6/20/2021
 SITE PLAN



1ST FLOOR S.F.
SCALE: 3/16" = 1'-0"



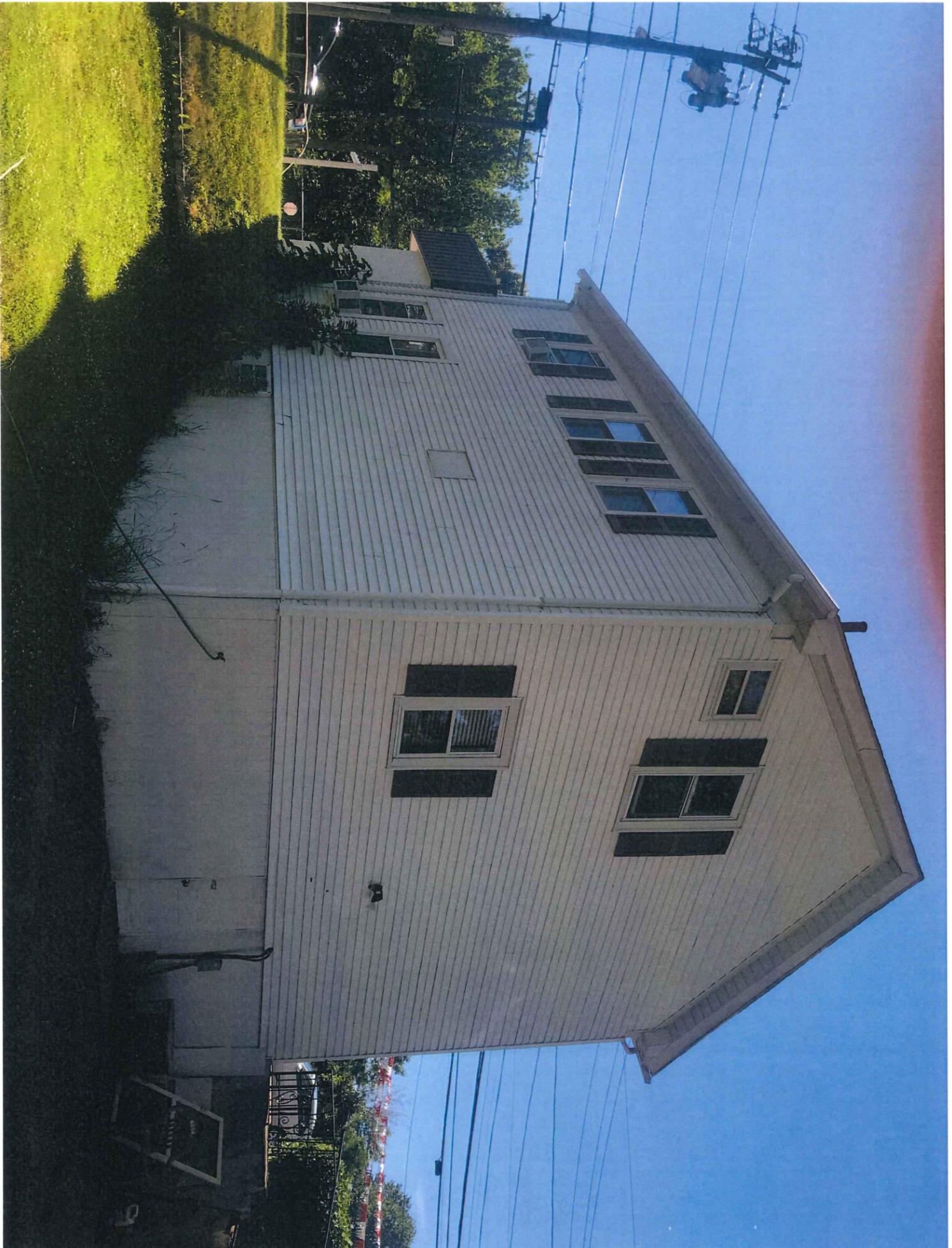
1ST FLOOR - PROPOSED
SCALE: 3/16" = 1'-0"



1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

EXISTING BUILDING
50 GANSETT AVE.
CRANSTON, RI
PROPOSED DATE:
FLOOR PLAN 6/1/2021

A1



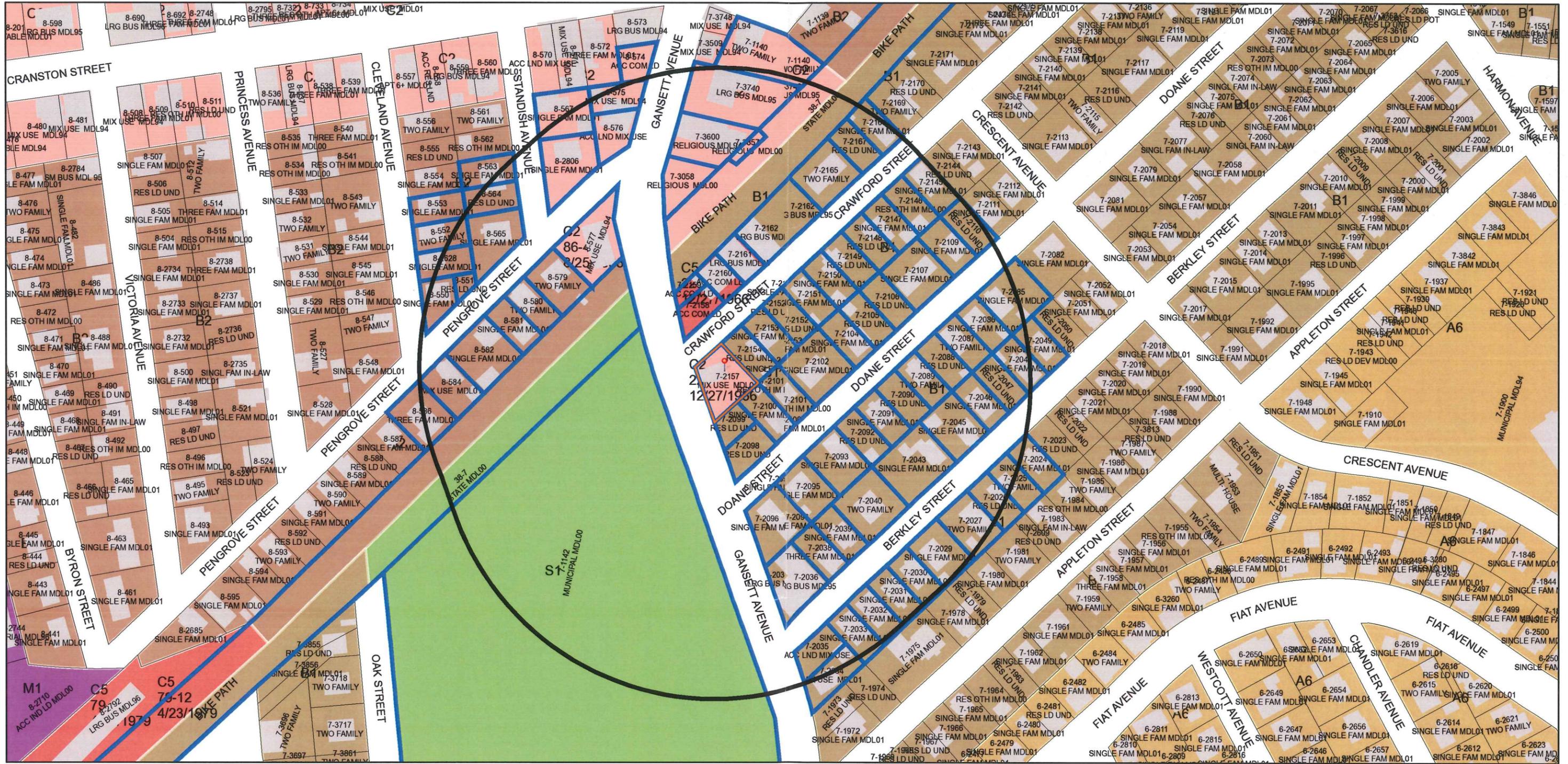








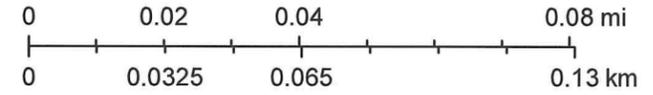
50 Gansett Ave 400' Radius Plat 7 Lot 2157



6/17/2021, 2:41:06 PM

1:1,701

- | | | | | | | | | |
|-------------------|--|---------------------------|--|----|--|----|--|-------|
| 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 | | EI | | |



City of Cranston