

**K. J. MAUL REALTY LLC (“OWNER”)**  
**SUGERLY DELGADO (“APPLICANT”)**

**51 Manhasset Street  
Cranston, RI 02910  
AP No. 6/4 Lot No. 1182**

**PROJECT NARRATIVE**

This project narrative is offered in connection with the application of Sugerly Delgado for permission to convert a commercial building from a construction company office to a commercial day care at 51 Manhasset Street. The property is in a B-1 residential zone

The property is designated as Lot No. 1182 on Assessor’s Plat 6/4.

Relief is needed from the Zoning Board of Review for the conversion of the building to the day care business. The subject lot is undersized with 5,000 square feet. The minimum area for the zone of 6,000 square feet.

The off-street parking is limited and relief will be necessary.

The existing building is a legal non-conforming structure that does not comply with the front, side and rear setback requirements.

The following variances are sought from the Zoning Board of Review

**17.20.030 (Schedule of Uses)**

The proposed use is not allowed in a B-1 zone. A use variance is required.

**17.20.120 (Schedule of intensity regulations) \*\*\* Existing conditions**

Area \*\*\*

Existing lot is non-conforming with only 5,0000 square feet.

Minimum Width and Lot Frontage \*\*\*

Property has 50 linear feet of frontage. In a B-1 zone 60 feet is the minimum.

Front yard setback \*\*\*

Building does not meet the required 25’ front corner setback

Side yard setback \*\*\*

Existing building is 3.5' off the easterly property line and on the westerly property line.

Rear yard setback \*\*\*

The existing rear yard setback does not meet the 20 foot setback that would be required.

**17.64.010 (Off Street Parking)**

Building covers substantially the whole lot. Two spaces are provided in front as well as drop off area. If considered a school, the following is required: one space for each two employees, including teachers and administrators, but excluding members of religious orders, plus sufficient off-street space for safe and convenient loading and unloading of students.

**17.92.010 Variance for dimensional relief**

Use and dimensional variances are sought for the needed relief.