

**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: July 25, 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: Graziano Broccoli and Maria Broccoli, Trustees

ADDRESS: 785 Charles Street, Providence, RI ZIP CODE: 02904

APPLICANT: Robert Corsi

ADDRESS: 28 Island Drive, Coventry, RI ZIP CODE: 02816

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 898 Atwood Avenue

2. ASSESSOR'S PLAT #: 12/2 BLOCK #: _____ ASSESSOR'S LOT #: 3130 WARD: 5

3. LOT FRONTAGE: 40' LOT DEPTH: 70' LOT AREA: 2800 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-2 6,000 sq ft 30 ft
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: one story PROPOSED: no change

6. LOT COVERAGE, PRESENT: 85% PROPOSED: no change

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 8/20/08

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

9. GIVE SIZE OF EXISTING BUILDING(S): 37' x 65'

10. GIVE SIZE OF PROPOSED BUILDING(S): no change

11. WHAT IS THE PRESENT USE? vacant restaurant building

12. WHAT IS THE PROPOSED USE? office for used car lot

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Convert former restaurant
to office for adjoining used car lot. Sales office on Lot 633 will be razed.

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

16. WERE YOU REFUSED A PERMIT? yes

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

17.20.030 (Schedule of uses); 17.20.120 (Schedule of intensity regulations);
17.64.010 (Off Street Parking); 17.92.010 (Variances) and all other applicable
sections of the Cranston Zoning Code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks variances to convert
former restaurant into a office for used car lot on adjoining lot under different
ownership. Offic eis apermitted use in C-2 zone but sale of motor vehicles is not
permitted. Approval will upgrade subject lot and building that dominates the undersized
lot.

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

RESPECTFULLY SUBMITTED,



(OWNER SIGNATURE) Graziano and Maria Broccoli, Trustees

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)



(APPLICANT SIGNATURE) Robert Corsi

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)



(ATTORNEY SIGNATURE)

946-3800

(PHONE NUMBER)

Robert D. Murray, Esq.

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

ROBERT CORSI ("APPLICANT")

**898 Atwood Avenue
Cranston, RI 02920
AP No. 12/2 Lot No. 3130**

PROJECT NARRATIVE

This project narrative is offered in connection with the application of Robert Corsi to use the building at 898 Atwood Avenue for a sales office for an adjoining used car lot at 1400 Plainfield Pike.

Existing building has previously been used as a restaurant and is in disrepair. The applicant would clean up inside for the auto sales office use. The existing building on the adjoining lot would be removed if application is approved.

Office use is permitted in the C-2 zone of the property. However, motor vehicle sales is not an allowed use.

The property is designated as Lot No. 3130 on Assessor's Plat 12/2. The existing building dominates the 2,800 square feet lot and there are no off-street parking spaces.

The adjoining used car lot was approved by the zoning board on October 13, 1988. That property is not part of this petition.

The following variances are sought from the Zoning Board of Review

17.20.030 (Schedule of uses)

A variance for the sale of motor vehicles aspect is needed.

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

Minimum Width and Lot Frontage ***

Property has 28 linear feet of frontage. In a C-2 zone 60 feet is the minimum.

Front, Side and Rear yard setback ***

Existing building does not meet any setbacks off the property line.

Area

Lot is undersized for C-2 zone.

17.64.010 (Off Street Parking)

Building provides no off-street parking spaces.

17.92.010 Variance for dimensional relief

Use and Dimensional variances are sought for the needed relief.

APPROVED

Property Address: 1400 PLAINFIELD PIKE
Property Owner: TRI-ATLANTIC PROPER
Assessor's Plat #: 12-2 Assessor's Lot #: 633 Date: 9/10/15
Requested By: ROBERT CORSI Phone #: _____
Mailing Address: 441 DYER AVE CRAN RI Fax #: _____
02920 Cell #: _____

Previous / Existing Use: USED AUTO SALES
Is this building / tenant space currently vacant? NO How Long? _____
Proposed type of use: USED Auto SALES

I hereby certify that under penalty of perjury, the information and statements given on this applicant are true and correct to the best of my knowledge. I understand that if the information on this application is not correct or complete, the result may be the invalidation or revocation of this zoning certificate. Furthermore, the undersigned attests that no easement, covenant, or deed restriction exists which may be in violation of this certificate.

X [Signature]
(Signature of Owner and / or Applicant)

The fee for each zoning certificate is \$30. Payable by check or money order only to the City of Cranston. (Code sec. 15.04.020, 118.2)
We are permitted fifteen (15) business days to process this zoning certificate.

TO BE FILLED IN BY THE ZONING OFFICIAL

Zone: C-2 Lot Area: 5716 +/- Lot Frontage: 67.25 +/- Flood Plain: _____
Last legal record of use: NEIGHBORHOOD BUSINESS

The proposed use is: _____ Denied _____ Approved Approved by variance

Approved: SUBJECT TO OBTAINING A CERTIFICATE OF OCCUPANCY OR USE

AS APPROVED BY ZBR 10/13/88

Disclaimer: It is expressly disclaimed that this certificate in no way implies, guarantees, or warrants the information contained within it.

THIS CERTIFICATE DOES NOT SIGNIFY BUILDING CODE REVIEW OR APPROVAL AND IS NOT AN AUTHORIZATION TO UNDERTAKE ANY WORK WITHOUT THE ISSUANCE OF THE PROPER PERMITS FROM THE APPLICABLE AUTHORITIES.

Occupancy or use prior to obtaining a Certificate of Occupancy or Certificate of Use (if required) is illegal and subject to monetary penalties and imprisonment as per the City of Cranston Zoning Code and the Rhode Island State Building Code.

Date: 9/10/15 [Signature]
Zoning Official

Check #: 1208 Rec'd By: SR Date Paid: 9/9/15 Total Fee Paid: 30.00

MAEL A. TRAFICANTE
DEPUTY
REGULAR MEETINGS
ON THE SECOND TUESDAY
OF EACH CITY MONTH
F. CHARLES HAIGH
SECRETARY



OFFICE OF THE ZONING BOARD OF REVIEW
CITY HALL
CRANSTON, RHODE ISLAND 02910

BOARD MEMBERS
GEORGE N. DIAMURO
CHAIRMAN
VINCENT C. DECESARIS
V. CHAIRMAN
ALFRED F. ANDERSON
ANTHONY DIAMUCCIO
RICHARD MARI
ALTERNATE MEMBER
JOSEPH L. GERARDI

CITY OF CRANSTON
RHODE ISLAND

Notice of Public Hearing Under Zoning Ordinance

October 13, 1988

You are hereby notified that Vincent A. Palumbo, Jr., & Eleanor J. Palumbo
223 Simonsville Ave., Johnston, RI 02919

NOTICE OF DECISION

has filed an application for permission to operate a retail auto sales business from a building on an undersized lot with minimum side yards and street frontage at 1400 Plainfield Pike on Lot #633, Assessor's Plat 12/2. This property is in a C-2 zone and has an area of 5,715± sq. ft.

THIS APPLICATION WAS GRANTED WITH RESTRICTIONS DATE October 13, 1988

RESTRICTION: All parking & restrictions as set forth on plan as revised by the Zoning Board marked Revised Exb. "A" dated Oct. 13, 1988

If you deem the Zoning Board's decision unfavorable you may appeal same to the Providence County Superior Court within a period of twenty days

By order of Zoning Board of Review

F. Charles Haigh
Secretary

A meeting of the Zoning Board of Review was held on October 13, 1988 in the Cranston City Hall. Chairman George N. DiMuro, Esq. called the meeting to order at 6:05 P.M. Members present: Messrs: DeCesaris, Anderson, DiMuccio, Mari & Alt. Member Gerardi. Also present was City Solicitor Thomas DiSegna, Esq. The minutes of the meeting were taken by F. Charles Haigh, Secretary of the Zoning Board of Review.

The Board acted on the following tabled applications:

Robert J. Loppi & Susan B. Gaskin, 321 Greenville Ave., Johnston, RI to construct a 1-family dwelling undersized lot, restricted front & rear yard areas, 125 Caporal St., Lot #3265, A.P. 6, A-6 zone, area 3,252± sq. ft. This application was granted, with restrictions, on motion by Mr. DeCesaris, seconded by Mr. DiMuccio, in favor George N. DiMuro, Esq. Mr. Mari & Mr. Gerardi.

DECISION: In this case, the Board feels that granting a permit will not prove detrimental to the neighborhood. Applicant met the requirements of the Zoning Code, Sec. 30-49 (m,n).

- RESTRICTIONS: 1.) Provide pre-cast concrete curbing along street line.
2.) Provide paved driveway for minimum of two (2) vehicles.

Vincent A. Palumbo, Jr., & Eleanor J. Palumbo, 223 Simmonsville Ave., Johnston, RI to operate a retail auto sales business from a bldg. undersized lot, minimum side yards & street frontage, 1400 Plainfield Pike, Lot #633, A.P. 12/2, C-2 zone, area 5,715± sq. ft. This application was granted, with restrictions, on motion by Mr. Mari, seconded by Mr. Gerardi, in favor George N. DiMuro, Esq. Mr. DeCesaris, Mr. DiMuccio.

DECISION: In this case, the Board feels that granting a permit will not prove detrimental to the neighborhood. Applicant met the requirements of the Zoning Code, Sec. 30-49 (m,n).

- RESTRICTION: 1.) All parking & restrictions as set forth on Plan as revised by the Zoning Board marked revised Exhibit "A" dated October 13, 1988.

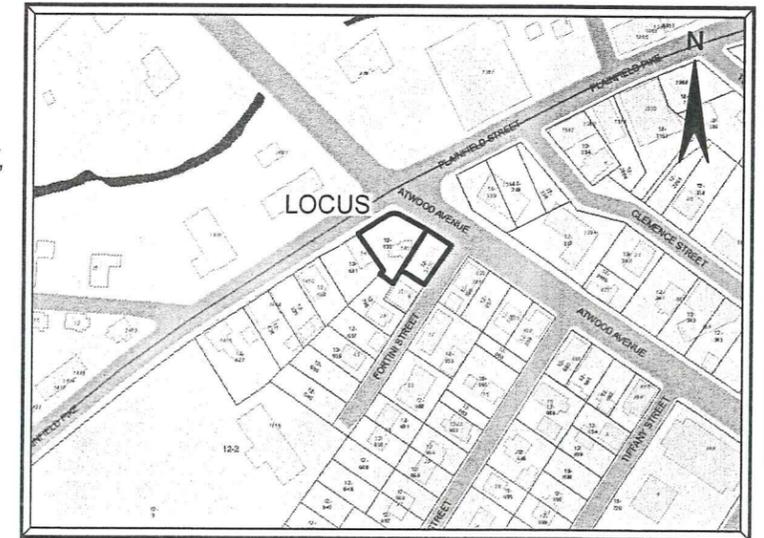
The meeting was adjourned at 6:25 P.M. and decisions were released.


F. Charles Haigh
Secretary
Zoning Board of Review

PLAINFIELD STREET
(WIDTH VARIES PUBLIC - ROUTE 14)

REFERENCE:

1. DEED BK. 5131 PG. 111
2. DEED BK. 3922 PG. 323
3. RECORD LOTS 1 & 8 "PLAT OF LAND LOCATED IN THE TOWN OF CRANSTON R.I. BELONGING TO ELISHA WESTCOTT, SURVEYED & PLATTED DEC 1905 BY S.K. LUTHER" P.C. 167



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT C-2

- MINIMUM LOT AREA: 6,000 S.F.
- MINIMUM LOT FRONTAGE: 60 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.
- SIDE: 8 FT.
- REAR: 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 30 FT.
- MAXIMUM LOT COVERAGE: 60%

DATA ACCUMULATION SURVEY

A.P. 12-2 / LOT 633 & 3130
1400 PLAINFIELD STREET & 898 ATWOOD AVENUE
CRANSTON, R.I. 02920

SCALE: 1"=20' DATE: JULY 29, 2021

PREPARED FOR:

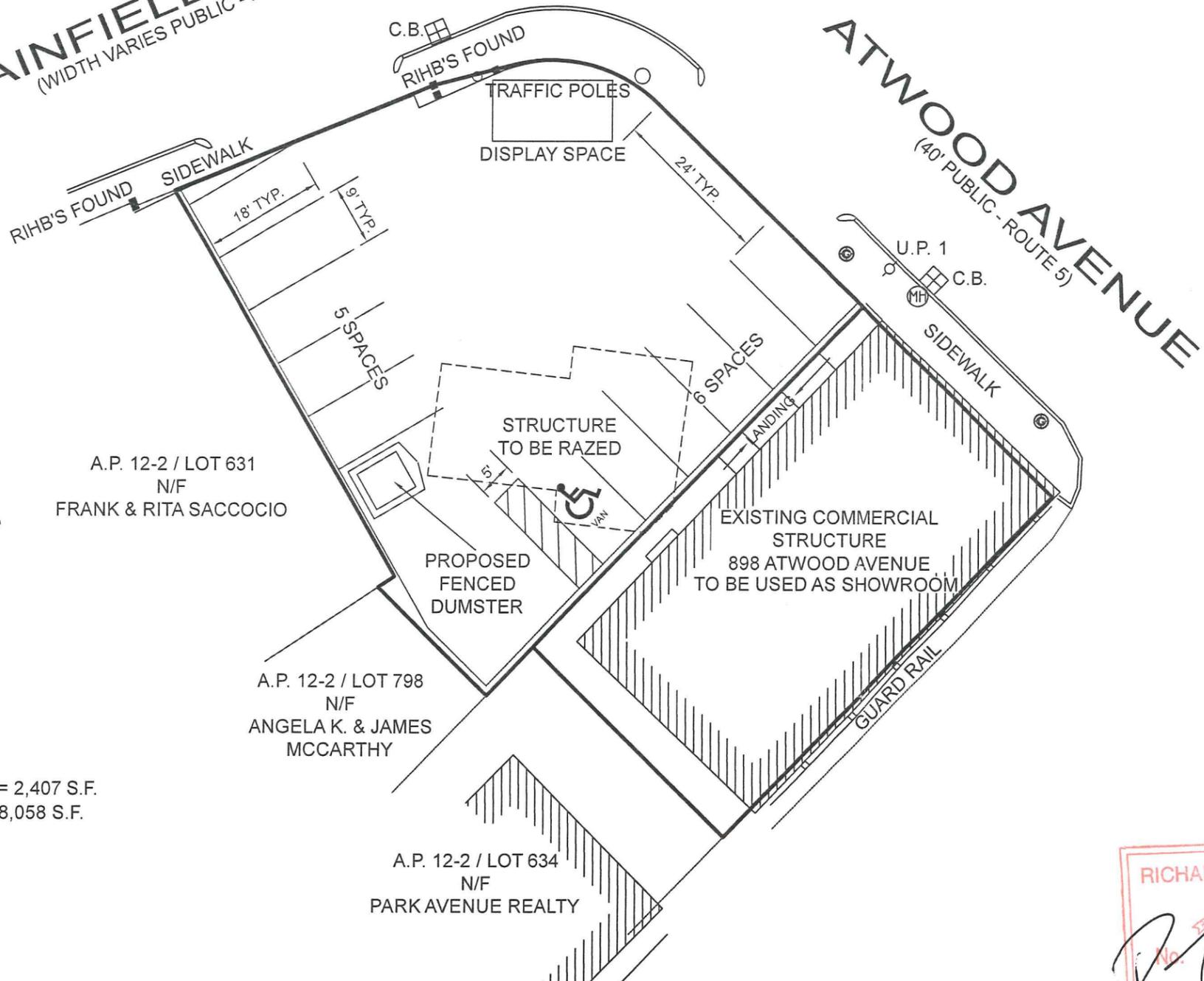
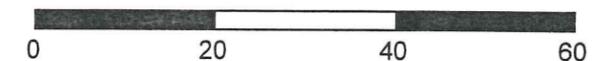
ROBERT CORSI
28 ISLAND DRIVE
COVENTRY, R.I. 02816

PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10068 / DWG. NO. 10068 - C3 - (AJB)

GRAPHIC SCALE / 1" = 20'



MAGNETIC 07-28-21

NOTE:

1. BUILDING AREA = 2,407 S.F.
2. PARCEL AREA = 8,058 S.F.

SURVEY CLASSIFICATION:

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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
DATA ACCUMULATION SURVEY

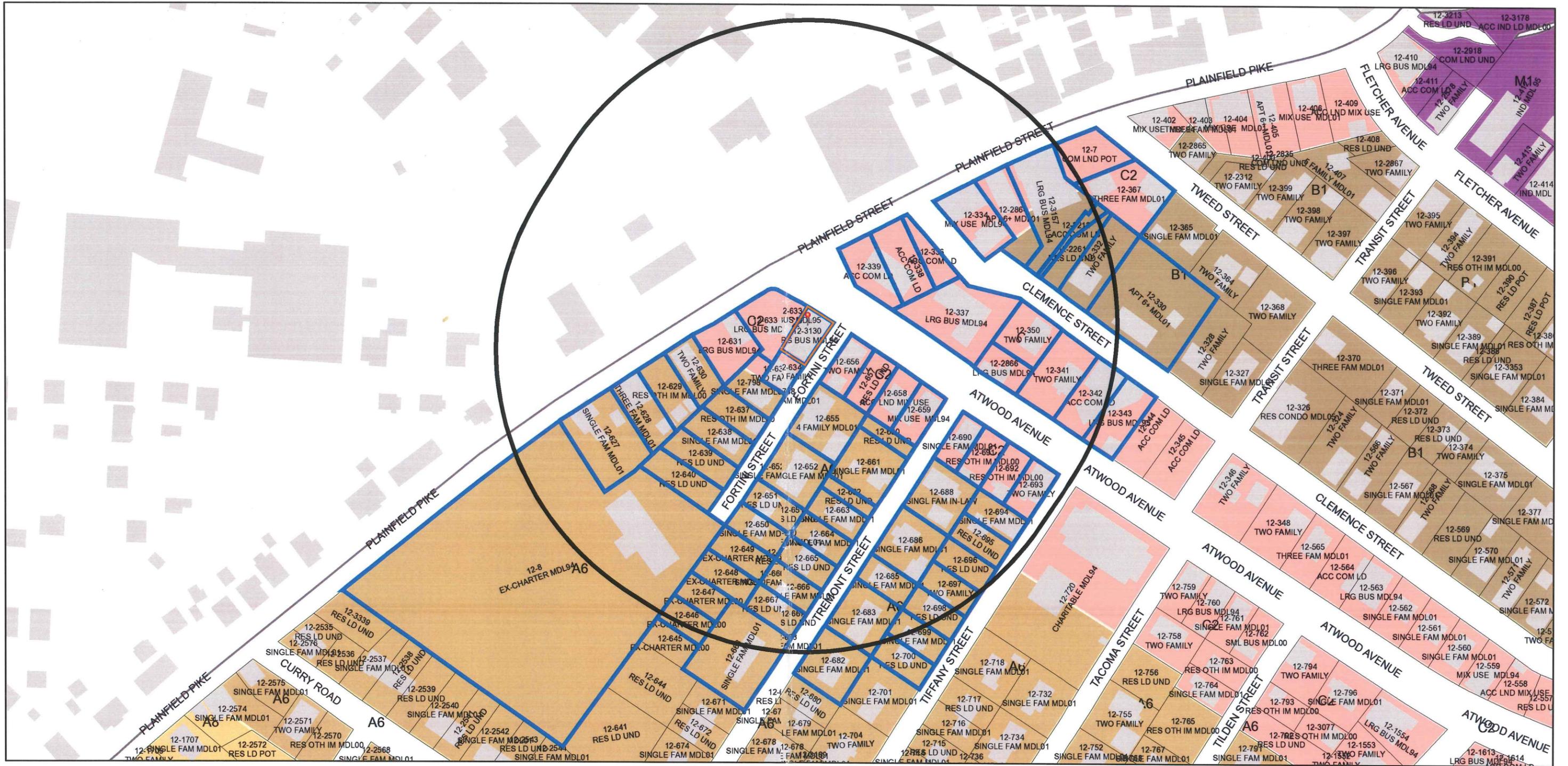
MEASUREMENT SPECIFICATION:
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH LOCATION OF EXISTING STRUCTURES AND FEATURES ON THE SITE.

BY: *[Signature]* DATE: 8/02/21
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60



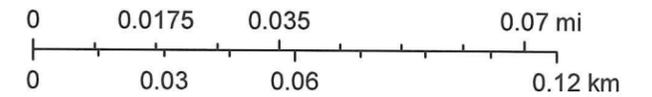
898 Atwood Ave 400' Radius Plat 12 Lot 3130



7/26/2021, 9:10:31 AM

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		

1:1,636



City of Cranston