

Incorporated 1910

Minor Subdivision Preliminary Plan Application

Please complete all areas of this application in black or blue ink. Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

Project Info

Project Info

Project Name: Sagamore Gardens Minor Subdivision
Assessor's Plat(s): 11/5 Assessor's Lot(s): 2934
Project Address: 40 Meredith Drive

Contact Information

Applicant

Name: Mark D. Capuano
Address: 40 Meredith Drive, Cranston, RI 02920
Phone: (401) 524-7121 Email: markcapuanol5@gmail.com

Property Owner (All owners of record must be included for all lots involved)

Name: Mark D. Capuano
Address: 40 Meredith Drive, Cranston, RI 02920
Phone: (401) 524-7121 Email: markcapuanol5@gmail.com

(If there are more owners please check here submit an addendum with this application form)

Attorney

Name: Robert D. Murray, Esq.
Address: 21 Garden City Drive, Cranston, RI 02920
Phone: (401) 946-3800 Email: rdmurray@taftmcsally.com

WPC

Certificate of Information

Engineer

Name: _____

Address: _____

Phone: _____ Email: _____

Land Surveyor

Name: Walter P. Skorupski

Address: 7 Wessex Street, Cranston, RI 02910

Phone: (401) 241-5469 Email: skorupskin@aol.com

Certificate

Owner/Applicant Signature

I/we hereby certify that I/we own the subject property and seek Minor Subdivision and/or Minor Land Development Preliminary Plan approval as drafted in the accompanying plans for review by the City Plan Commission.

Mark D. Capuano
Applicant Name & Title (please print) Mark D. Capuano
Applicant Signature [Signature]

Date: 7/18/24

Mark D. Capuano
Owner Name (if different than above) (please print) Mark D. Capuano
Owner Signature [Signature]

Date: 7/18/24

Owner Name (please print) _____ Owner Signature _____

Date: _____

(If there are more owners please submit an addendum with this application form)

[Handwritten initials]

MARK D. CAPUANO
("OWNER/APPLICANT")

0 Sagamore Road
Cranston, RI 02920

PROJECT NARRATIVE

This project narrative is offered in connection with application of Mark D. Capuano ("Owner/Applicant") for a minor subdivision of land to create one additional lot under the Unified Development Review regulations for a portion of the property at 40 Meredith Drive.

The subject property is designated as Lot Nos 2934 on Assessor's Plat No. 11/5 and is in an A-8 residential zone and contains approximately 14,427 +/-square feet.

Plans call for the existing lot fronting on Meredith Drive to be sub-divided into a second lot that will front on Sagamore Road. The existing single-family house at 40 Meredith Drive would remain on a lot of 8,137 +/- square feet (Parcel 1) and a new house would be built on the created lot fronting on Sagamore Road other lot containing 6,290 square feet (Parcel 2). The Meredith Drive lot would be a conforming lot under the area requirements of the A-8 zone.

An existing pool to the rear of the dwelling on Meredith Drive will be removed.

The re-subdivision will require the Planning Commission to grant certain dimensional relief under the new Unified Development Review process.

Both lots will be serviced by public water and sewer.

The following dimensional variances are sought from the Planning Commission.

The first dimensional relief sought is to allow the existing house to remain on the conforming lot but with a restricted rear setback, The A-8 zone requirement is 20 feet. The odd shape house would be 14'6" and 16' from the new property line.

The second relief sought relates to the creation of Parcel 2 which will be undersized from the 8,000 square feet requirement. The proposed area is 6,290 square feet.

The intensity regulations for the A-8 zone can be met for a proposed dwelling unit.

The applicable sections of the Zoning code are:

17.86.010 Authorization

17.92.010 Variance for dimensional relief

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;

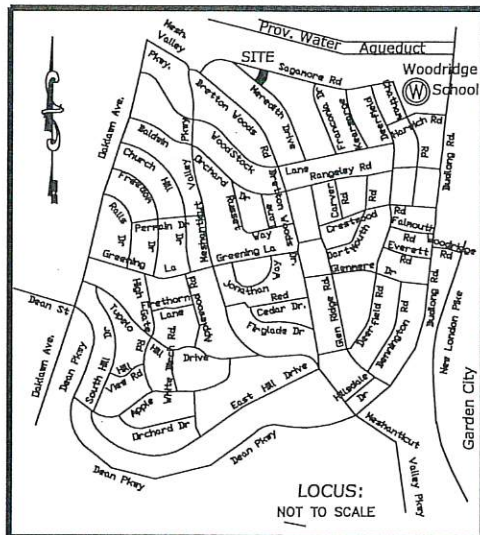
The hardship is not the result of any prior action of the applicant and;

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 codified in this title or the comprehensive plan upon which the ordinance is based.

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 the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted.

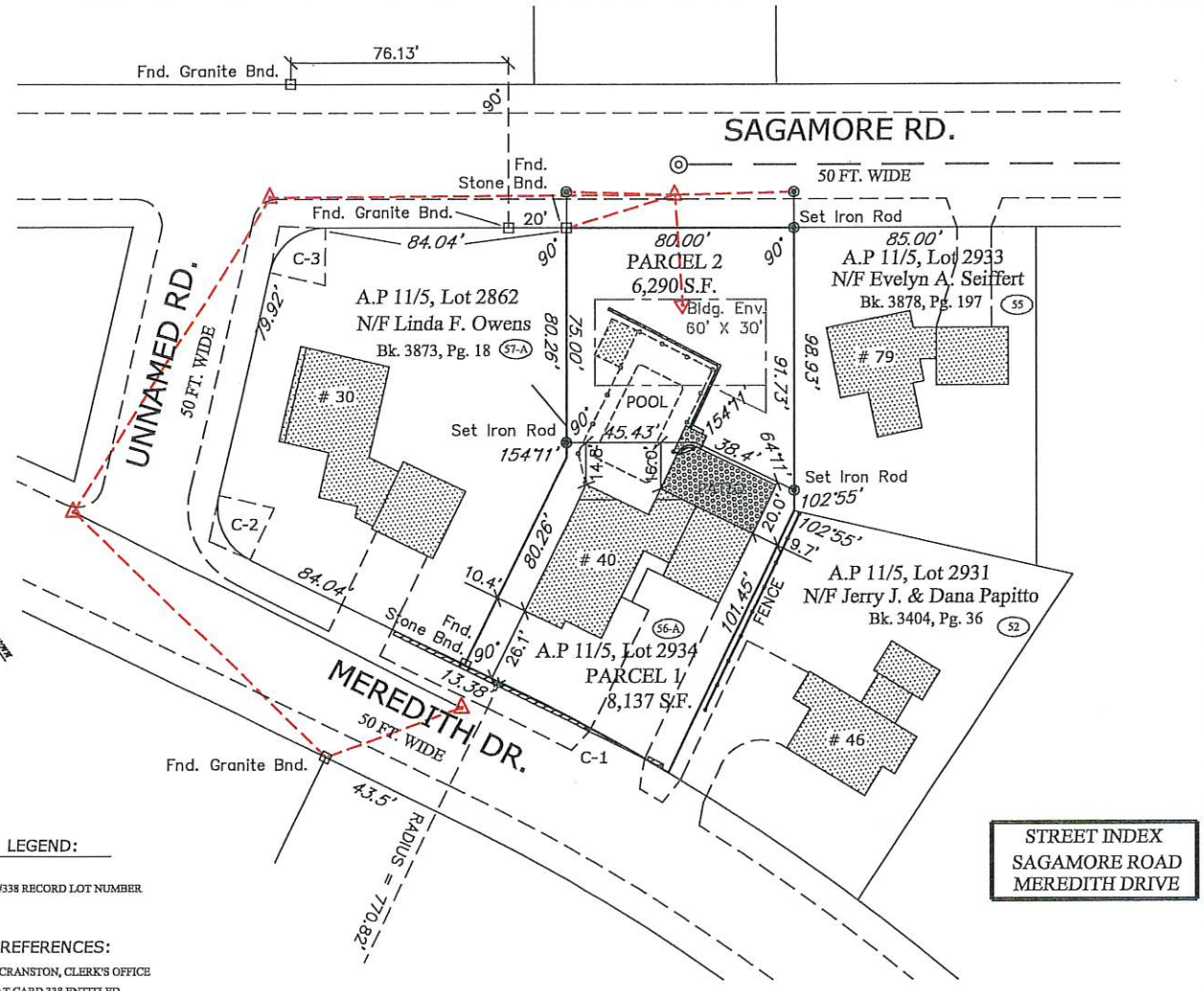
SUMMARY

The proposed dimensional relief sought is minimal, reasonable in nature and will create any a lot for an additional dwelling unit for housing purposes.



LOCUS:
NOT TO SCALE

CURVE DATA:
 C-1
 ARC = 66.56'
 RADIUS = 770.82'
 $\Delta = 4^{\circ}56'51''$
 C-2
 ARC = 26.91'
 RADIUS = 20.0'
 $\Delta = 77^{\circ}05'30''$
 C-3
 ARC = 26.91'
 RADIUS = 20.0'
 $\Delta = 77^{\circ}05'30''$



- GENERAL NOTES:**
- ALL PARCELS LOCATED ON ASSESSOR'S PLAT 11-5
 - TOTAL AREA OF SUBDIVISION = 14,427 S.F.±
 - NUMBER OF LOTS PRIOR TO SUBDIVISION = 1
 - NUMBER OF LOTS AFTER SUBDIVISION = 2
 PARCEL 1 EXISTING LOT COVERAGE = 2,289 S.F. (28.1%)
 PARCEL 2 MAXIMUM LOT COVERAGE = 1,887 S.F. (30%)
 - THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 2 LOTS OF RECORD FROM ASSESSOR LOT 2934.
 - ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE PER F.I.R.M. 44007C00314H, 10/02/2015.
 - THIS SITE IS NOT LOCATED WITHIN A WETLAND, DRINKING WATER RESERVOIR, GROUND WATER RESERVOIR OR NATURAL HERITAGE AREA AS DEFINED BY RIDEM OR CRMC.
 - THERE ARE NO KNOWN HISTORIC CEMETERIES ON THE PROPERTY. THERE ARE NO BUILDINGS OR NATURAL FEATURES LOCATED ON THE PARCEL WHICH ARE CURRENTLY LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - THE SITE IS NOT CURRENTLY USED FOR AGRICULTURAL PURPOSES.
 - SUBDIVISION TO BE SERVICED BY EXISTING PUBLIC WATER, GAS AND SEWER

CERTIFICATION:
 This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.
COMPREHENSIVE BOUNDARY SURVEY - CLASS 1

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:
 To Demonstrate the Location and Dimensions of Site Features, Locate Perimeter Property Lines and Prepare a Two Lot Minor Subdivision From Lot 2934, Assessor Plat 11/5 Located in the City of Cranston, R.I.

By: Walter P. Skorupski 11/04/2023
 Date: _____
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-00A



LEGEND:
 (33) P.C. #338 RECORD LOT NUMBER

REFERENCES:
 CITY OF CRANSTON, CLERK'S OFFICE
 PLAT CARD 338 ENTITLED
 "SECTION TWO - COLONIAL HOMES DEVELOPMENT"
 DEED BOOK 5357, PAGE 343

ZONING:
 ALL LOTS SHOWN ARE LOCATED IN AN A-8 ZONE
 A-8 ZONING REQUIREMENTS: (Single Family Residential)
 AREA 8,000 S.F. MIN.
 FRONTAGE 80' MIN.
 FRONT SETBACK 25' MIN.
 REAR SETBACK 20' MIN. (5' Min. Accessory Use)
 SIDE SETBACK 10' MIN. (5' Min. Accessory Use)*
 BLDG. HEIGHT 35' MAX.
 LOT COVERAGE 30% MAX.

Owner: Mark D. Capuano 40 Meredith Drive Cranston, R.I. 02920	REVISIONS:						
SURVEYOR: Walter P. Skorupski 7 Wessex Street Cranston, R.I. 02910 PHONE: 401-241-5469 skorupski@aol.com	<table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>COMMENT</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>6/24/2024</td> <td>1 st. Submission</td> </tr> </tbody> </table>	#	DATE	COMMENT	0	6/24/2024	1 st. Submission
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**SAGAMORE GARDENS
 MINOR SUBDIVISION**
 "SECTION TWO - COLONIAL HOMES DEVELOPMENT"
 REPLAT OF RECORD LOT 222
 BY W. P. SKORUPSKI
 CITY OF CRANSTON, R.I.
 ASSESSOR'S PLAT 11/5, LOT 2934
 JUNE, 2024

STREET INDEX
 SAGAMORE ROAD
 MEREDITH DRIVE

PRELIMINARY PLAN

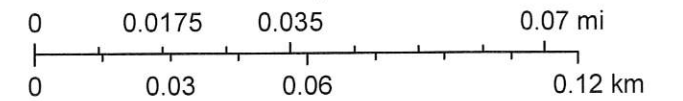
40 Meredith Dr 400' Radius Plat 11 Lot 2934



6/21/2024, 9:47:08 AM

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



City of Cranston