



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: 9 Colwell subdivision
 Assessor's Plat(s): 12 Assessor's Lot(s): 97
 Project Address: 9 Colwell St.

Contact Information

Applicant

Name: SCOTT ACETO
 Address: 1374 Smith St. North Providence, RI 02911
 Phone: _____ Email: scott@smithoakre.com

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

Name: SCOTT ACETO (same as applicant)
 Address: same as applicant
 Phone: _____ Email: same as applicant

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

Attorney

Name: MEAGAN BELLAMY - CONVEY LAW + ASSOCIATES
 Address: 123 Dyer St. Suite 2B Providence, RI 02903
 Phone: 401-632-0394 Email: mbellamy@conveylawri.com

Contact Information

Engineer

Name: _____

Address: _____

Phone: _____ Email: _____

Land Surveyor

Name: E. GREENWICH SURVEYORS, LLC

Address: 1050 MAIN ST. EAST GREENWICH, RI

Phone: _____ Email: _____

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.

SCOTT ACEVO

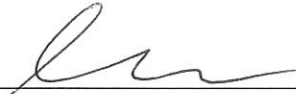


Applicant Name & Title (please print)

Applicant Signature

Date: 10-29-24

SCOTT ACEVO



Owner Name (if different than above) (please print)

Owner Signature

Date: 10-29-24

Owner Name (please print)

Owner Signature

Date: _____

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

Certification

October 31, 2024

To: Cranston Planning Department
c/o Jonas Bruggemann

SENT VIA EMAIL ONLY

From: Conley Law & Associates

Re: 9 Colwell Street, Applicant: Scott Aceto

PROJECT NARRATIVE

This is an application for a proposed minor subdivision with zoning relief submitted under Unified Development Review. The existing residence on the subject lot is a 2-family home which was built in or around 1924. The home has been in the owner/applicant's family for many years and holds great sentimental value. The plan for the existing home is to simply maintain it in its present state. The home sits on a 10,000 square foot lot in a B-1 zone. The existing building footprint is approximately 1,075 square feet.

The project proposes to subdivide the lot in half, resulting in the creation of two (2) 5,000 square foot lots. On the proposed newly-created vacant lot, the project proposes the construction of a single-family home.

The requested zoning relief is as follows:

Lot area:

- 5,000 square feet where 6,000 square feet is required for the proposed single-family home (relief of 1,000 square feet or 17%)
- 5,000 square feet where 8,000 square feet is required for the existing two-family home (relief of 3,000 square feet or ~37%)

Frontage:

- 50 feet where 60 feet is required on both lots (relief of 10 feet or 17%) – on both proposed lots

Existing nonconformity – front yard setback:

- The existing two-family home has a front yard setback of 8.8 feet where 25 feet is required. However, no additional relief is requested as a result of this proposed subdivision and the encroachment into the setback area will not be increased by nature of the proposed project. The existing nonconformity of the front yard setback has existed for approximately 100 years, and pre-dates the relevant zoning code requirements. Accordingly would present a significant hardship to require the existing home to comply with the 25 foot setback requirement, and we would request that the existing nonconformity be converted to a dimensional variance should this application be approved.
- The proposed new home will comply with all front and side setback requirements.

The project will comply with all parking requirements, as demonstrated by the plans.

Dimensional Variance Standards:

1. 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, excepting those physical disabilities addressed in § 45-24-30(a)(16).
 - a. With regard to the lot area variance request, the unique characteristics of the subject land are such that the lot is well-positioned to be subdivided into two equal-sized 5,000 square foot lots, due to the positioning of the existing home at the corner of the lot. The existing home is set close to the street and the far side of the lot, which creates a layout ideal for increasing housing in an otherwise irregularly large side yard area. The proposed subdivision would help to center the existing house on its new lot, which is more aesthetically ideal.
2. The hardship is not the result of any prior action of the applicant.
 - a. The lot and existing home have existed in their current state for approximately 100 years, the existing lot has not been developed beyond the construction of the original, presently existing home.
3. 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 or the comprehensive plan upon which the ordinance is based.
 - a. The subdivision will result in two lots that are of a similar size and width as those observed in the vicinity, therefore, the resulting lots would be consistent with the general character of the surrounding area. No negative effect on the neighborhood character will result. Significantly, the proposed new residence will be built to comply with all relevant side setback requirements, so there will be no negative impact on neighboring properties.
4. The hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the proposed property is to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.
 - a. In a B-1 zone, the Cranston Zoning code lists single-family dwellings and two-family dwellings as permitted uses by right. The surrounding area currently consists of a mix of single and two-family dwellings, in accordance with the intended zoning. If the dimensional variances are not granted, it will amount to more than a mere inconvenience because the relief sought is minimal to allow the addition of another home in the area. A single-family home on a subdivided lot will enhance the area by providing another opportunity for home ownership in a way that does not substantially increase density.


This project is consistent with the Cranston Comprehensive Plan. As noted above, the Comprehensive Plan designates the B-1 zoning district as appropriate for single and two-family residential development. The proposed continued use of the existing home as a two-family home and the proposed use of a new single-family home are consistent with the Comprehensive Plan. In addition, this project is consistent with several of the goals outlined in the Comprehensive Plan.

For example, Housing Goal 4 notes a goal to “promote housing opportunity for a wide range of household types and income levels.” The addition of a new single-family home in the neighborhood creates a new housing opportunity for a family, in an area with mixed single and multi-family residences. Housing Policy 4.1 indicates a goal to “Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.” The addition of a new single-family dwelling next to the 1924 two-family home is a great example of incorporating a varied housing stock with units of different ages, sizes and types within a cohesive neighborhood area.

The goal of this project is to increase housing availability in a desirable neighborhood in Cranston in a way that preserves the existing 100-year-old property and fits in with the surrounding area. We look forward to presenting this application for a subdivision with the appropriate related zoning relief.

Please do not hesitate to reach out at any time if we can provide any additional information.

Sincerely,



Meagan M. Bellamy
mbellamy@conleylawri.com
Submitted on behalf of Scott Aceto

9 COLWELL STREET

Location 9 COLWELL STREET

Plat Sec Lot Condo 12/4 / 97/1

Acct# 01130025

Owner SCOTT ACETO

Assessment \$368,400

Appraisal \$368,400

PID 20473

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$251,700	\$116,700	\$368,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$251,700	\$116,700	\$368,400

Owner of Record

Owner SCOTT ACETO

Sale Price \$275,000

Co-Owner

Certificate

Address 1374 SMITH ST

Book & Page 6700/0092

NORTH PROVIDENCE, RI 02911-3306

Sale Date 09/18/2023

Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SCOTT ACETO	\$275,000		6700/0092		09/18/2023
ACETO FAMILY TRUST	\$0		0000/0000		05/13/2022
ACETO BENEDETTA	\$0		5992/0200		06/16/2020
ACETO BENEDETTA	\$0		DB114/0136		05/30/2019
ACETO LORENZO & WF	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1924

Living Area: 2,025
Replacement Cost: \$333,472
Building Percent Good: 75
Replacement Cost Less Depreciation: \$250,100

Building Attributes

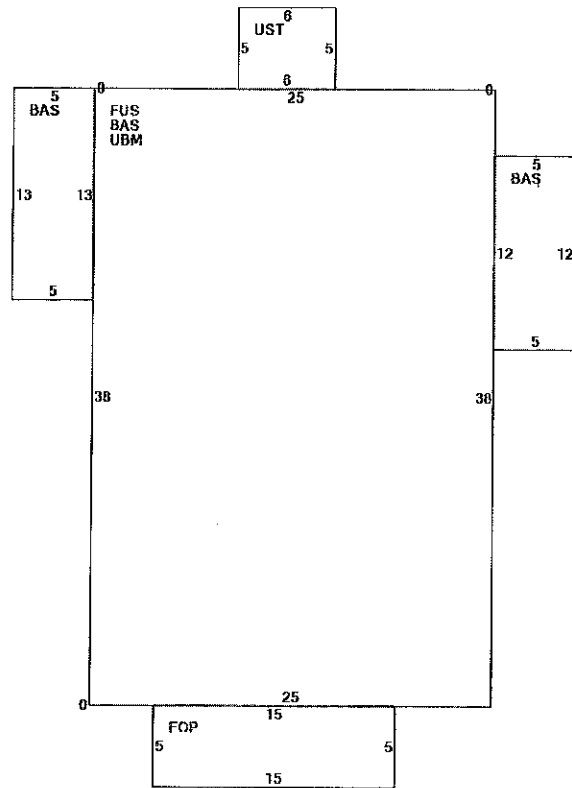
Field	Description
Style:	Two Family
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	6 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	02
Cndtn	
Fireplace	
Fireplace opening	
Gas Fireplace	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(https://images.vgsi.com/photos2/CranstonRIPhotos/A0076/P1040626_761)

Building Layout

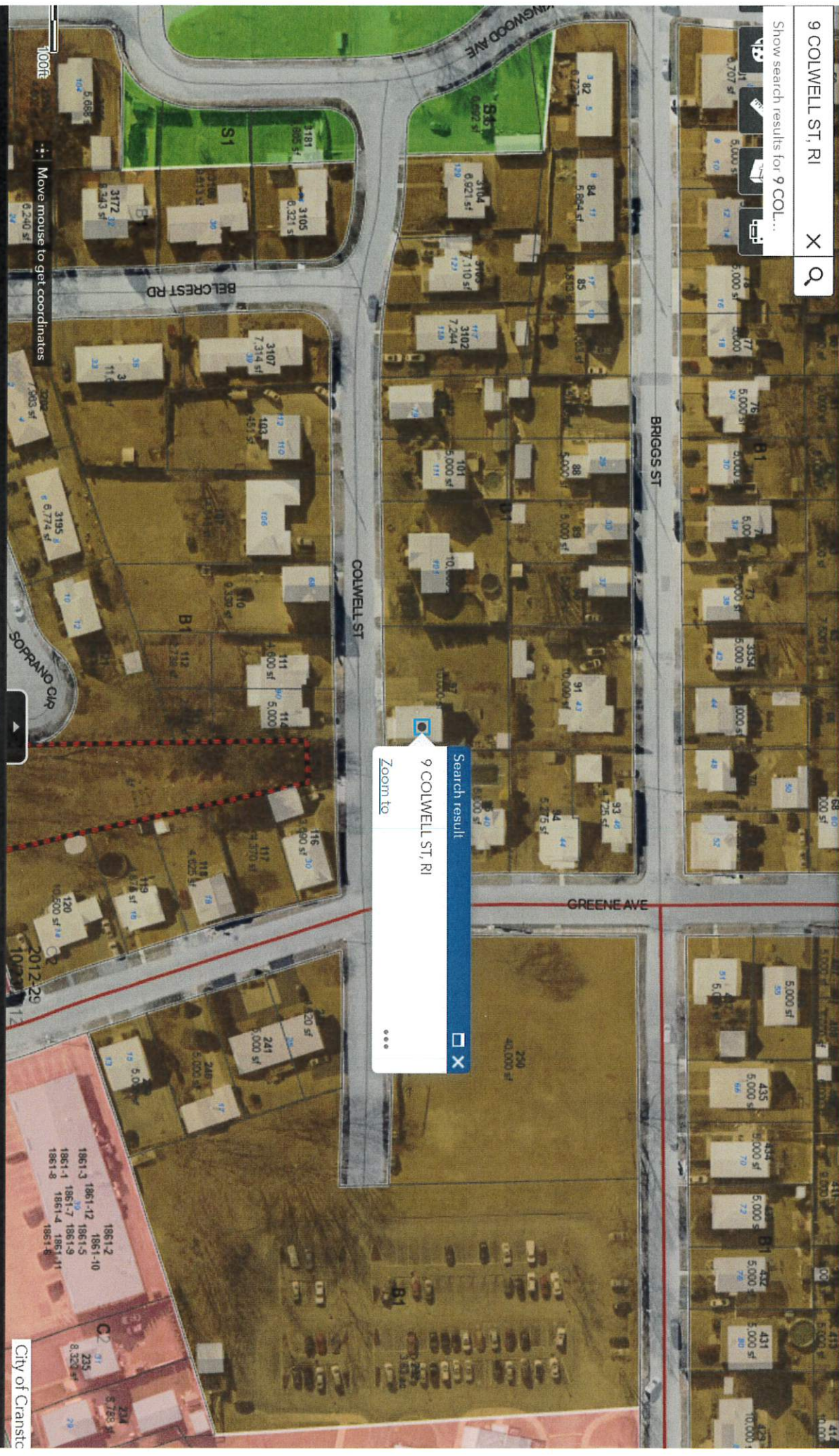


(ParcelSketch.ashx?pid=20473&bid=20473)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,075	1,075
FUS	Upper Story, Finished	950	950
FOP	Porch, Open, Frame	75	0
UBM	Basement, Unfinished	950	0
UST	Utility, Storage, Unfinished	30	0
		3,080	2,025

9 COLWELL ST, RI

Show search results for 9 COL...



Search result
 9 COLWELL ST, RI
 Zoom to

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
Description TWO FAMILY
Zone B1
Neighborhood 0050
Alt Land Appr No
Category

Land Line Valuation

Size (Sqr Feet) 10000
Frontage 0
Depth 0
Assessed Value \$116,700
Appraised Value \$116,700

Outbuildings

Outbuildings				Legend
Code	Description	Size	Value	Bldg #
SHD1	SHED FRAME	99.00 S.F.	\$500	1
PAT1	PATIO-AVG	532.00 S.F.	\$1,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$171,700	\$76,900	\$248,600
2021	\$171,700	\$76,900	\$248,600
2020	\$136,100	\$73,200	\$209,300
2019	\$136,100	\$73,200	\$209,300
2018	\$136,100	\$73,200	\$209,300

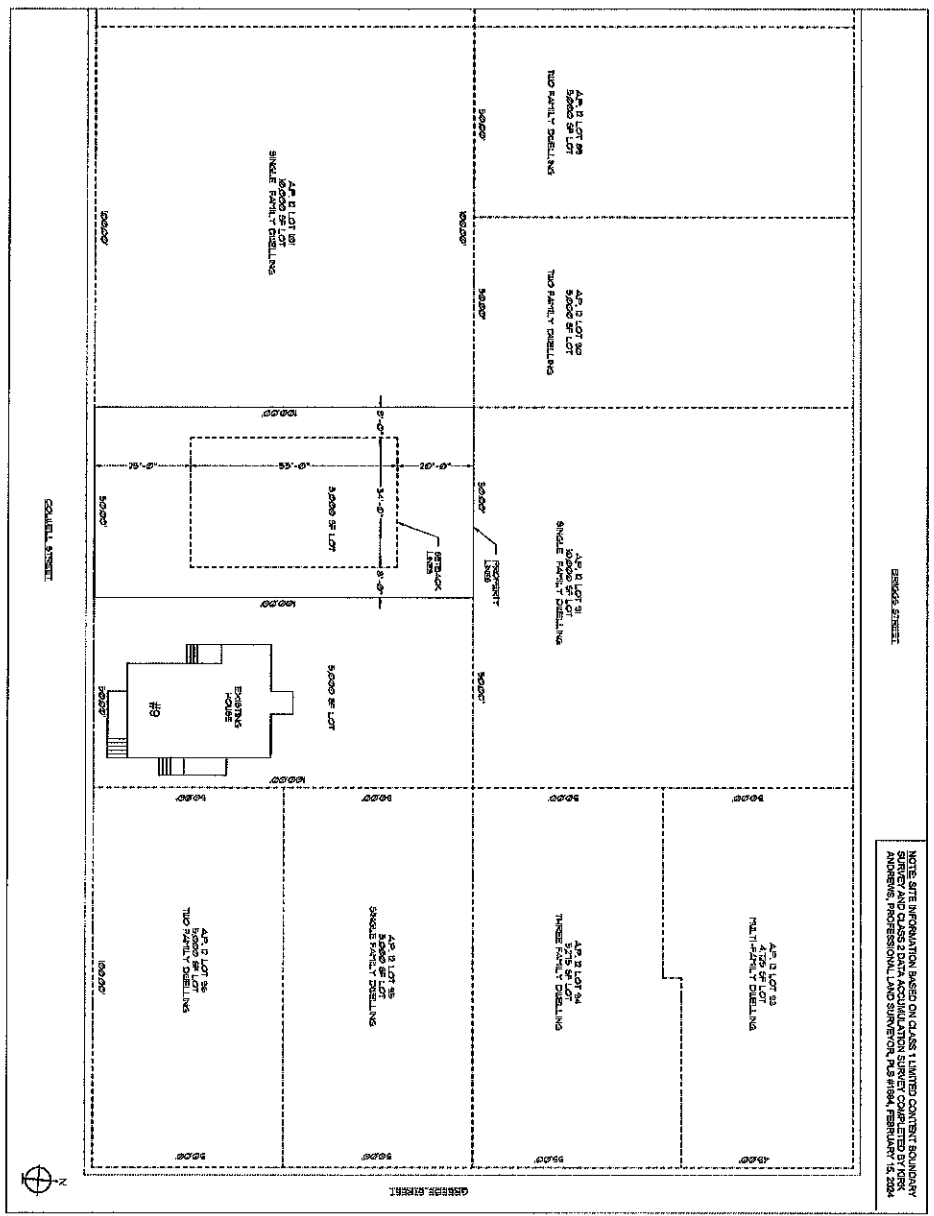
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$171,700	\$76,900	\$248,600
2021	\$171,700	\$76,900	\$248,600
2020	\$136,100	\$73,200	\$209,300
2019	\$136,100	\$73,200	\$209,300
2018	\$136,100	\$73,200	\$209,300

Colwell St
 Cranston, RI 02910

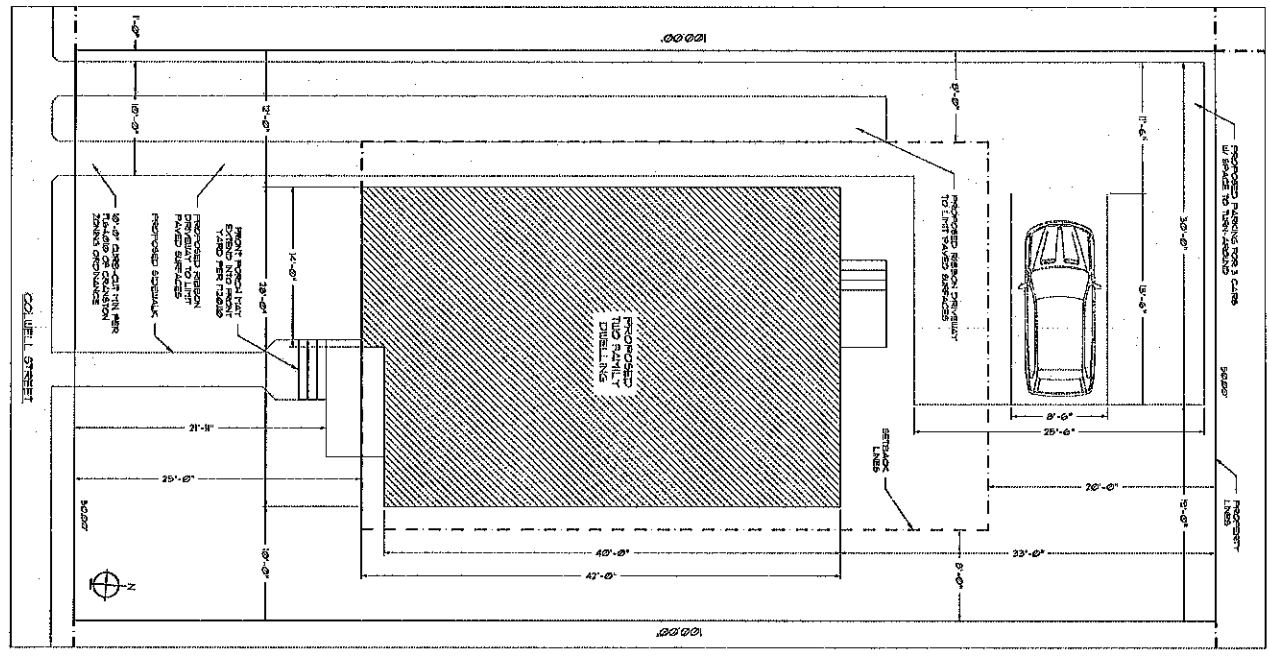
File # 12
 Lot # 97
 County Providence
 Zone B-1
 Proposed Use Two-Family Residence
 Front yard setback 25 ft. (min)
 Side yard setback 5 ft. (min)
 Rear yard setback 5 ft. (min)
 Max height 35 ft. (max)
 Max coverage 35%
 Existing living area 7,200 SF
 Existing lot area 2,863 SF
 Proposed living area 1,200 SF (25%) | (35% max)
 Proposed lot area 1,740 SF
 Max FUR 11.95'

DRAWING LIST

A0.1 PROPOSED SITE PLAN / PROPERTY INFO / DRAWING LIST
 A0.1 PROPOSED ROOM FLOOR PLANS
 A0.1 PROPOSED ELEVATIONS



NOTE: SITE INFORMATION BASED ON CLASS 1 UNIMPROVED BOUNDARY SURVEY AND CLASS 2 DATA ACCUMULATION SURVEY CONDUCTED BY RICK ANDREWS, PROFESSIONAL LAND SURVEYOR, PLS #1984, FEBRUARY 15, 2024.



A0.1

TITLE SHEET AND PROJECT INFO

DATE: 11/20/24

SCALE: 1/8" = 1'-0"

PROJECT: NEW TWO-FAMILY FOR COLWELL ST, CRANSTON, RI 02910

SHEET: 1 OF 1

DATE: 11/20/24

TITLE SHEET AND PROJECT INFO

DATE: 11/20/24

SCALE: 1/8" = 1'-0"

PROJECT: NEW TWO-FAMILY FOR COLWELL ST, CRANSTON, RI 02910

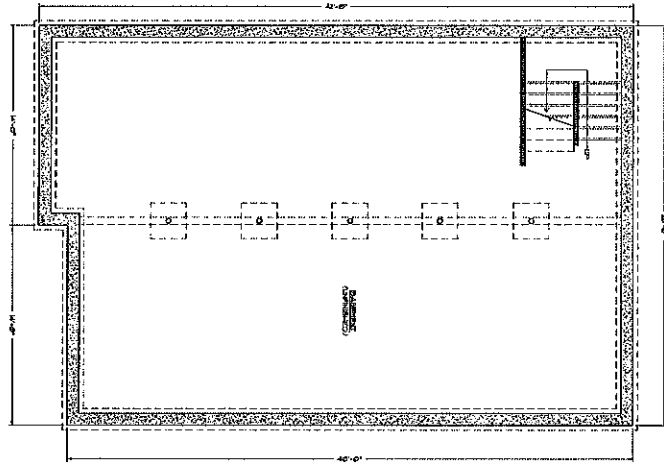
SHEET: 1 OF 1

DATE: 11/20/24

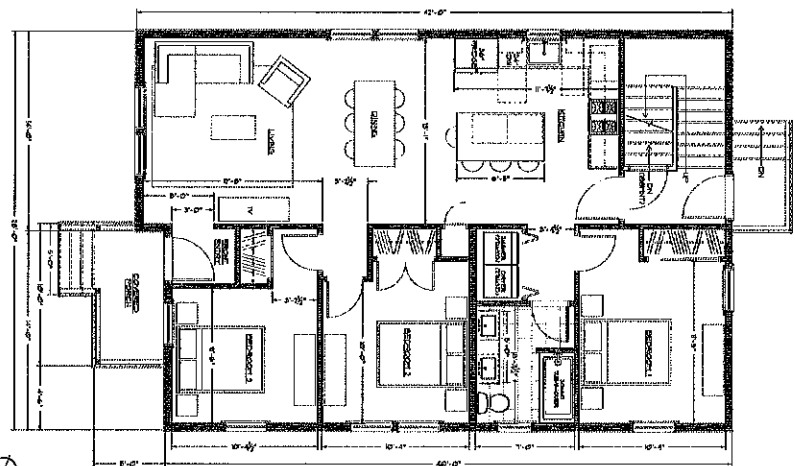
NEW TWO-FAMILY FOR COLWELL ST, CRANSTON, RI 02910



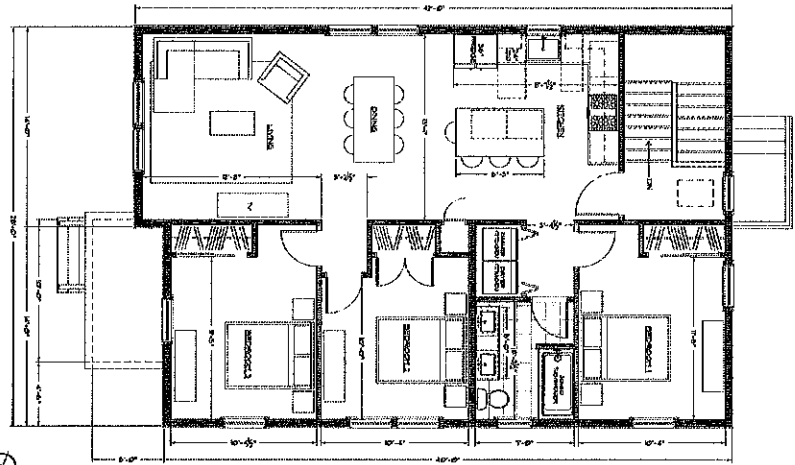
01 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



02 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



03 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLANS
WINDOW & DOOR SCHEDULES

REVISIONS

DATE	BY	CHKD
06/24/24	ASZ	ASZ
SHEET	02/24	02/24

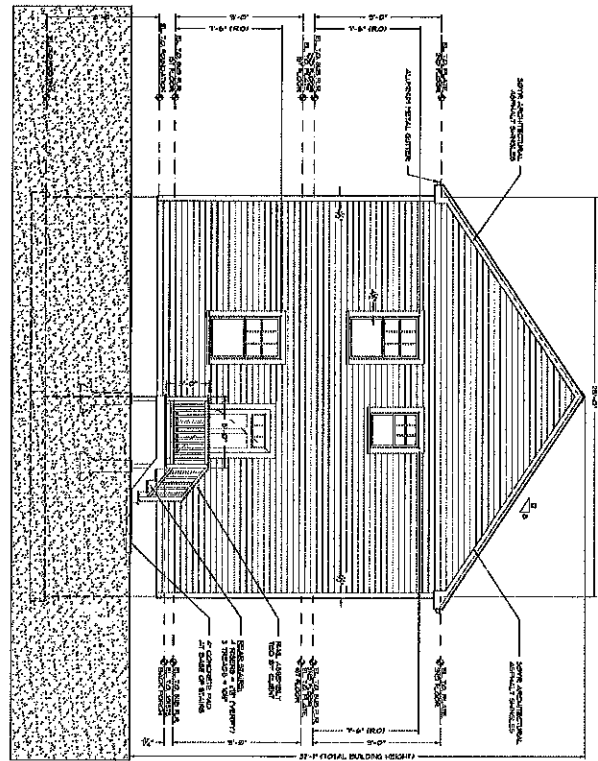
A2.1

NEW TWO-FAMILY FOR
COLWELL ST
CRANSTON, RI 02920

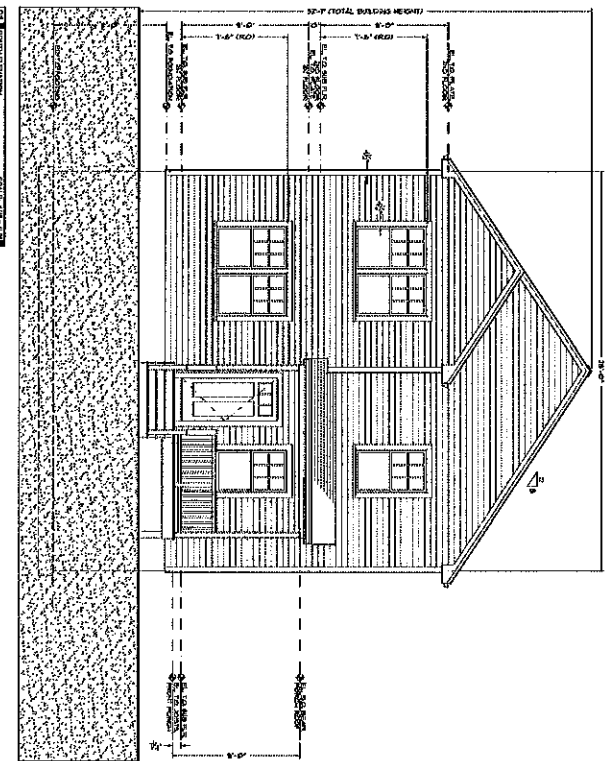
Architect's Seal
Date: 06/24/24
02/24/24



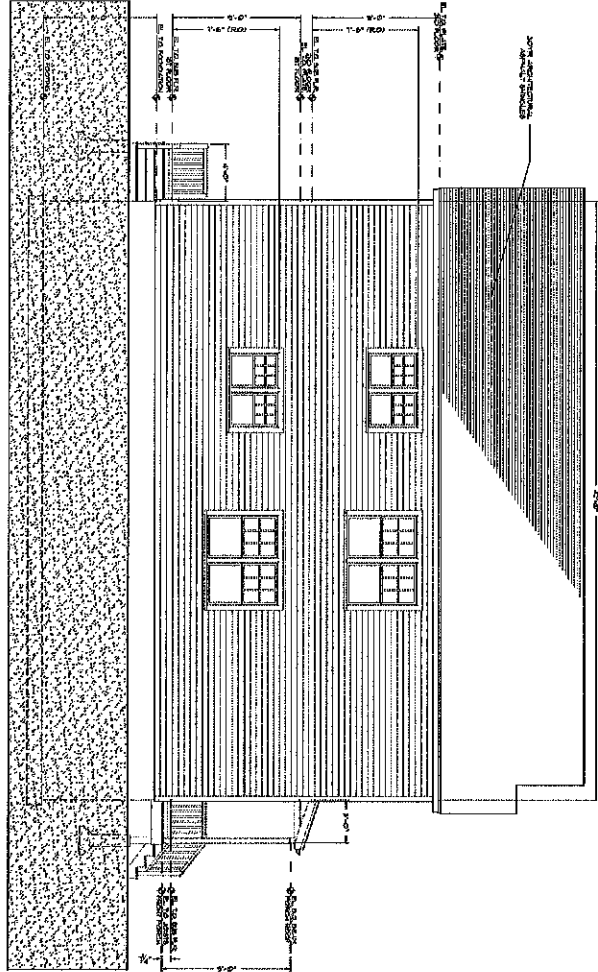
23 EAST ELEVATION SCALE: 1/8" = 1'-0"



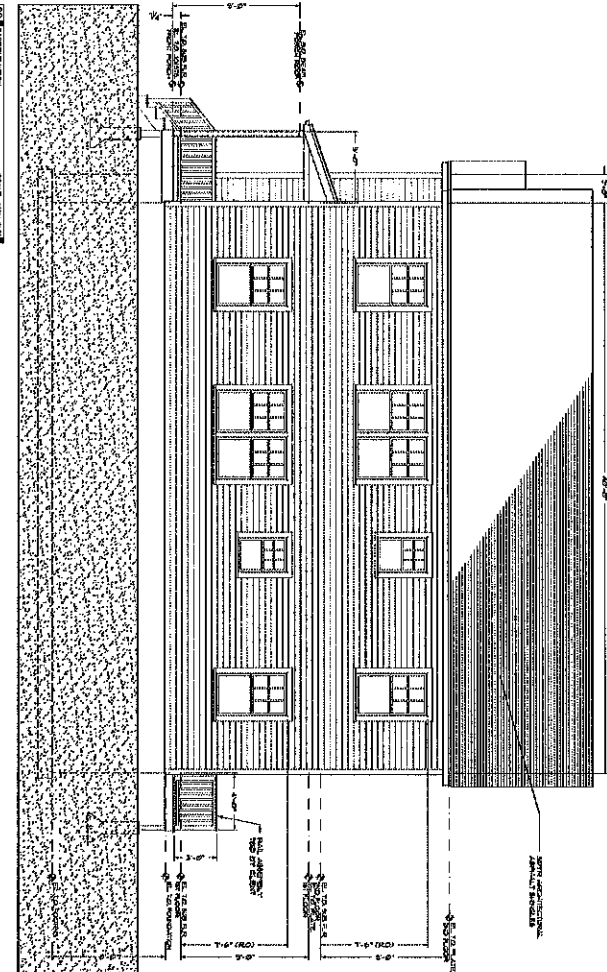
24 SOUTH ELEVATION SCALE: 1/8" = 1'-0"



25 WEST ELEVATION SCALE: 1/8" = 1'-0"



26 NORTH ELEVATION SCALE: 1/8" = 1'-0"



BASE BOARD
DATE
SHEET
A4.1

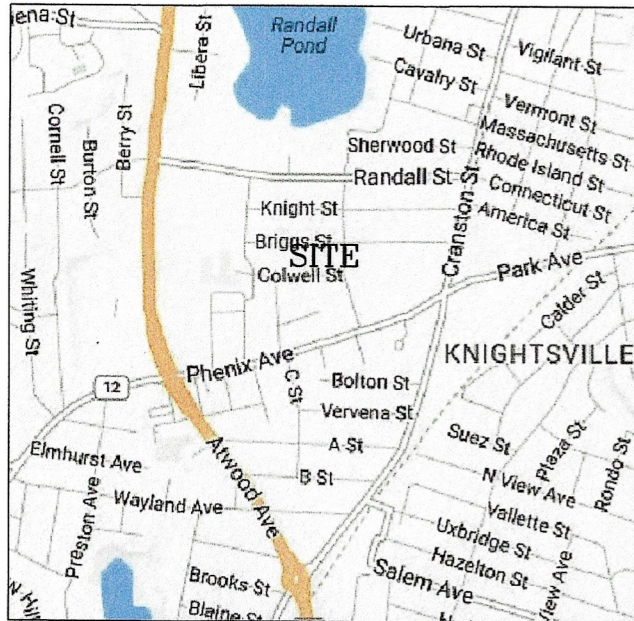
REVISIONS

EXTERIOR ELEVATIONS

NEW TWO-FAMILY FOR
COLWELL ST
CRANSTON, RI 02920

DR. [unreadable]
[unreadable]
[unreadable]





LOCATION MAP

- LEGEND:**
 12" COMBINATION SEWER MAIN
 NEW GAS SERVICE
 NEW 3/4" DIA. WATER
 NEW 6" SDR 35. SEWER
 PROPERTY LINE
 WOOD FENCE
 REBAR SET.
 CATCH BASIN
 CONSTRUCTION DEBRIS AREA

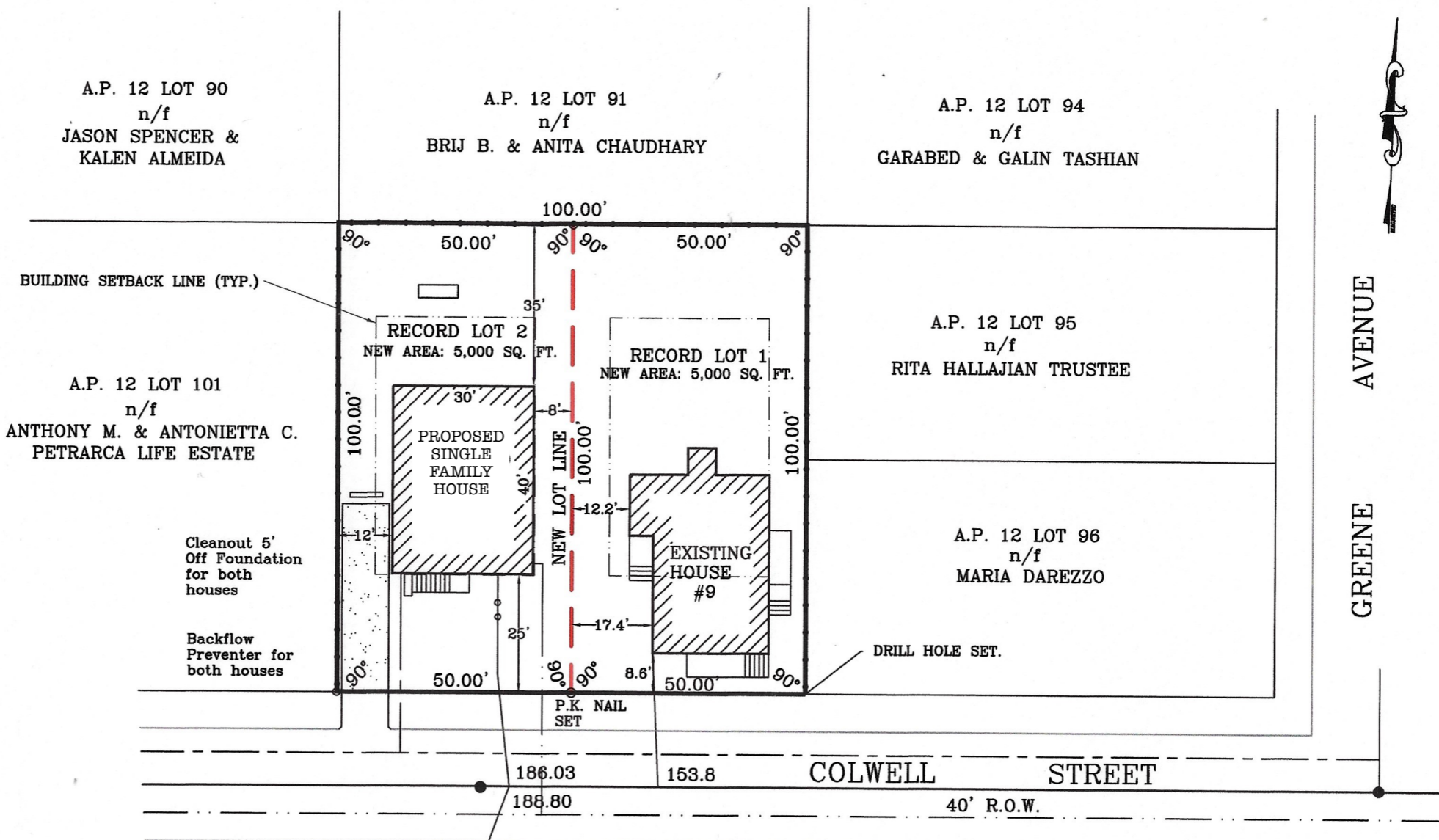
- ZONING B-1**
 MINIMUM LOT SIZE = 6,000 SQ. FT.
 MINIMUM FRONT YARD = 25' FEET
 MINIMUM REAR YARD = 20' FEET
 MINIMUM MINIMUM SIDE YARD = 8 FEET
 MAXIMUM COVERAGE = 35%
 MAXIMUM HEIGHT = 35 FEET

- REFERENCES:**
 ASSESSORS PLAT 12
 DEED BK. 3182 PG. 276
 DEED BK. 467 PG. 383
 DEED BK. 1029 PG. 432
 DEED BK. 6700 PG. 92
 DEED BK. 5992 PG. 200
 DEED BK. 350 PG. 336

NOTES:

1. Install sediment and erosion controls around the disturbed areas until entire site is stabilized with paving as proposed, or full stand of grass has been established.
2. Move temporary construction fencing to the back of sidewalk and out of public ROW. The sidewalk shall not be obstructed
3. There is an existing lateral to the curb line as shown on the sewer plan. Preferred to tie into this
4. Runoff shall be controlled on site to the maximum extent possible.
5. Install new concrete sidewalks across full frontage. Ensure sidewalk elevations are considered to ensure an ADA compliant sidewalk is constructed
6. All curb returns to be 2' x 2' granite curvature.
7. All Catch basins in the area of construction shall be protected for the duration of construction.
8. Down spouts shall not be connected to the sewer.

LOT AREA PRIOR TO SUBDIVISION:
 A.P. 12 / LOT 97: 10,000.00 Sq. Ft.
 NEW LOT AREA:
 RECORD LOT 1: 5,000.00 Sq. Ft.
 RECORD LOT 2: 5,000.00 Sq. Ft.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT	SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS	I
DATA ACCUMULATION SURVEY	CLASS	III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE PARCEL SO TO PRODUCE A PROPOSED SITE PLAN

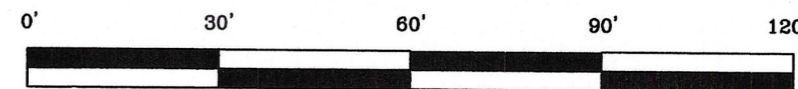
BY: *Kirk D. Andrews*

KIRK ANDREWS PLS NO 1684

COA NO: 000A555



STREET INDEX:
 COLWELL STREET



SCALE 1" = 30'-0"

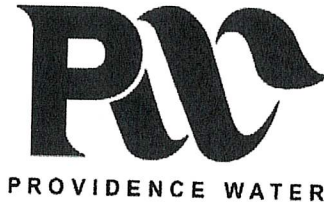
MINOR SUBDIVISION PLAN
 PREPARED FOR
 KYLTIFF INVESTMENTS AND CONSULTING LLC
 JOHNSTON, RI, 401-440-4807
 Email: vmann@kyltiff.com

LOCATION
 9 COLWELL STREET
 A.P. 12 LOT 97
 CRANSTON, RHODE ISLAND

NO.	REVISION	BY	DATE
1	1' = 30'	S. M.	7-23-24

E. GREENWICH
SURVEYORS, LLC
 LAND SURVEYING AND SITE PLANNING
 1050 MAIN STREET
 SUITE 31
 EAST GREENWICH, RHODE ISLAND 02818
 PHONE: (401) 339-2681
 E-MAIL: KANDREWS1684@NOL.COM FAX: (401) 884-0017

Sheet **1**
 of **1** sheets



Water Service Availability Request & Certification

Property Located At: 9 Colwell St. Cranston RI 02920

Plat: 12 Lot(s): 917 Recorded Lot: _____

To Be Completed By Water Authority

- Is Water Available? Yes No
- Is a Water Main Extension Required? Yes No
- Is a Service Connection Required? Yes No
- Is an Easement Involved? Yes No
- Is Proposed Water Service a Minimum of Ten (10') Feet from any Sewer Line? Yes No

Comments: **Sewer Locations Unknown by PWSB**

Currently Providence Water owns and maintains a 6-inch asbestos cement water main running along Colwell St having an approximate static pressure of 62 psi. A new water service installation is required for this new proposed subdivision. A new water service application must be submitted.

Verified By: [Signature] Title: Supervisor of T&D Date: 11/6/2024

Please mail or fax completed original request & certification to:

Providence Water Supply Board
Engineering Department
c/o Michael DiNobile
125 Dupont Drive
Providence, Rhode Island 02907
401-521-6300, ext. 7213
401-632-4655 (fax)

Hon. Kenneth J. Hopkins
Mayor

Michael E. Smith
President

Jason M. Pezzullo, MCP, MPA, AICP
City Planning Director



Robert Coupe
Vice President

Thomas Barbieri
David Exter
Steven Frias
Kathleen Lanphear
Lisa Mancini

Justin Mateus P.E.
Public Works Director

Thomas Zidelis
Finance Director

CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue – Cranston, RI 02910

November 14, 2024

Owner/Applicant:

Scott Aceto
1374 Smith Street
North Providence, RI 02911

Representative:

Meagan Bellamy
Conley Law and Associates
123 Dyer Street, Suite 2B
Providence, RI 02903

CERTIFICATE OF COMPLETENESS

“9 Colwell Subdivision”

Preliminary Plan – Minor Subdivision | File #1138

9 Colwell Street
AP 12, Lot 97

Dear Applicant / Owner,

Please be advised that on November 14, 2024, an Administrative Officer to the Cranston City Plan Commission reviewed your Preliminary Plan Application for the above-referenced project and deemed it to be **“substantially complete.”**

Any additional minor information that may be required shall be satisfactorily provided during the Preliminary Plan stage of review.

If you have any questions, please do not hesitate to contact me at (401) 780-3138.

Sincerely,

Jonas U. Bruggemann, MSCRP
Senior Planner/Administrative Officer
(401) 780-3138 | jbruggemann@cranston.gov

Cc: Owner Representative
File