

**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: June 11, 2024

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: Ellen McBreen and Idir Ben Bouazza

ADDRESS: 3 Sefton Drive ZIP CODE: 02905

APPLICANT: Ellen McBreen and Idir Ben Bouazza

ADDRESS: 3 Sefton Drive ZIP CODE: 02905

LESSEE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 3 Sefton Drive
2. ASSESSOR'S PLAT #: 2 BLOCK #: 2 ASSESSOR'S LOT #: 3924 WARD: 1-3
3. LOT FRONTAGE: 50'' LOT DEPTH: 62.89' LOT AREA: 3,144 SF (.072 acre)
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 6,000 SF 35 FT  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: 22.9' PROPOSED: 22.9'
6. LOT COVERAGE, PRESENT: 25.7 % PROPOSED: 40.8%
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 8 years.
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? yes.
9. GIVE SIZE OF EXISTING BUILDING(S): 809 SF (footprint)
10. GIVE SIZE OF PROPOSED BUILDING(S): 475 SF (footprint)
11. WHAT IS THE PRESENT USE? single family dwelling
12. WHAT IS THE PROPOSED USE? single family dwelling
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Removal of existing exterior staircase, door, and portion of exterior walls at the west elevation. New two story addition including a bedroom and full bath at the lower level, and expansion of existing dining room and living room on the first floor. The existing lower level space to be converted to a new bedroom. A new roof deck is proposed off of existing primary bedroom.
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? no.
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.  
Relief for rear setback and relief for overage of lot coverage per 17.20.120 of the Cranston Zoning Ordinance.  
Proposing a rear setback of 7.1' (existing setback is 18.7').  
Proposing a new lot coverage of 40.8% (existing coverage is 25.7%).
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: The existing structure can no longer accomodate the growing family. By utilizing the existing lower level space as a new bedroom, the family can convert unused space. To make the basement space livable, however, a new interior staircase and bathroom are needed, which is the rationale for the small footprint extension we are requesting.

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

RESPECTFULLY SUBMITTED,

  
 \_\_\_\_\_  
 (OWNER SIGNATURE)

401-339-5620  
 \_\_\_\_\_  
 (PHONE NUMBER)

  
 \_\_\_\_\_  
 (OWNER SIGNATURE)

401-440-9553  
 \_\_\_\_\_  
 (PHONE NUMBER)

  
 \_\_\_\_\_  
 (APPLICANT SIGNATURE)

401-339-5620  
 \_\_\_\_\_  
 (PHONE NUMBER)

\_\_\_\_\_  
 (LESSEE SIGNATURE)

\_\_\_\_\_  
 (PHONE NUMBER)

\_\_\_\_\_  
 (ATTORNEY SIGNATURE)

\_\_\_\_\_  
 (PHONE NUMBER)

\_\_\_\_\_  
 (ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: \_\_\_\_\_

PRE-ZONING APPLICATION MEETING:

\_\_\_\_\_  
 (PLANNING DEPT. SIGNATURE)

\_\_\_\_\_  
 (DATE)





