

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: _____

Assessor's Plat(s): 5/3 Assessor's Lot(s): 1375Project Address: 14 Dale Avenue

Contact Information

ApplicantName: Robert E. MollAddress: 13 Penny Lane, Cranston, RI 02921Phone: 639-0048 Email: btb169@gmail.com**Property Owner** (All owners of record must be included for all lots involved)Name: Same

Address: _____

Phone: _____ Email: _____

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

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

Engineer

Name: _____

Address: _____

Phone: _____ Email: _____

Land Surveyor

Name: Patricia A. Kelly Kelly Land Services, Inc.

Address: P.O. Box 278, Greenville, RI 02828

Phone: 232-2620 Email: kellylandservices@gmail.com

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.

Robert E. Moll

Robert E Moll

Applicant Name & Title (please print)

Applicant Signature

Date: 2-5-25

Amir Kattan

Amir Kattan

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

Owner Signature

Date: 2/5/2025

Owner Name (please print)

Owner Signature

Date: _____

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

MINOR SUBDIVISION PRELIMINARY PLAN CHECKLIST

NAME OF PLAT: South Auburn-Replat Record Plat Nos. 235-238

FORM COMPLETED BY: Robert D. Murray, Esq. DATE: 2/28/25

Please verify applicability of items during the pre-application phase.

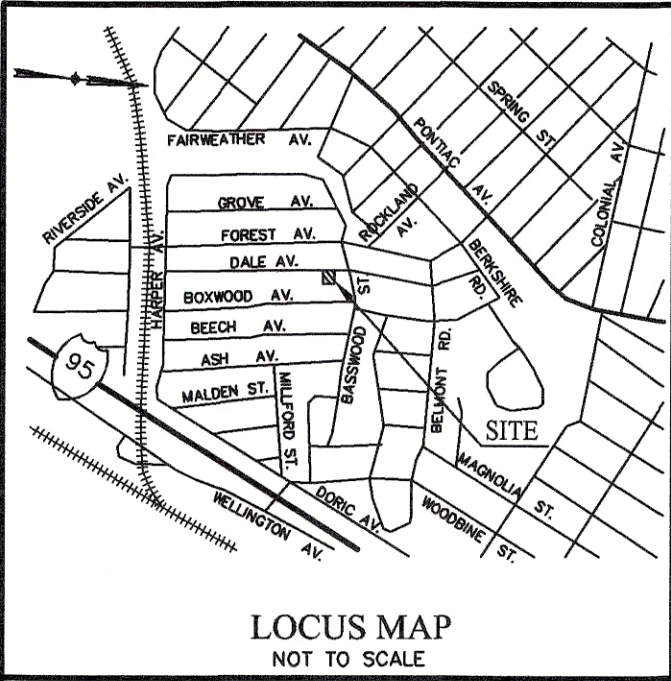
In addition to paper copies, ALL application documents must be submitted in digital/electronic format.

ITEM	YES	N/A	NO
Required Application Documents: (Submit 1 paper copy unless stipulated otherwise)	✓		
(a) Is the application completed and signed by all owners? (original version)	✓		
(b) Has the Filing Fee (\$300 + \$35 / Unit*) been submitted? (*refer to the Cranston Subdivision and Development Regulations p. 12 for how units are assessed and for other fee information)			
(c) Has a check made out to Beacon Communications for the advertising fees been submitted? (amount TBD at time of application)		✓	
(d) Have Municipal Lien Certificates (MLCs) been filed for all applicable lots? (MLCs submitted within the last 6 months will satisfy this requirement)	✓		
(e) Has a radius map and mailing list of property owners within 100' of site submitted? (for notification)	✓		
(f) Has a narrative text addressing site suitability, identification of problem areas & solutions, soil qualities, drainage, land dedications (streets, detention basins, open space, etc.), deed restrictions, easements and covenants been submitted?	✓		
(g) Has a site suitability/soils analysis been submitted? (3 copies)		✓	
(h) Has a drainage report/analysis been submitted? (3 copies)		✓	
(i) Has City Engineer memo of approval and performance guarantee amount been submitted? (this may be submitted separately prior to public hearing)		✓	
(j) Have notification and copies of the subdivision been sent to public utilities, US Postal Service, and 911 system? (Provide a copy of letters/correspondence sent)		✓	
(k) Have draft HOA documents been submitted? (3 copies)		✓	
Are the following permits/approvals attached?		✓	
(a) RIDOT – Physical Alteration Permit		✓	
(b) CRMC Assent		✓	
(c) RIDEM - OWTS		✓	
(d) RIDEM - Wetlands		✓	
(e) U.S. Army Corps of Engineers - Wetland		✓	
(f) Conformance with Scituate Reservoir Watershed Management Plan		✓	
(g) RIHPHC – for potential historic/archeological significant sites		✓	
(h) Water Supply Board availability letter			
(i) Veolia Water approval for public sewer			

ITEM	YES	N/A	NO
(bb) Are the plan and profile of new roadways including location and size of existing and proposed water, storm drain and sewer lines on plat and adjacent properties shown?		✓	
(cc) Is a street index with all applicable street names provided?	✓		
(dd) Are all land area(s) to be dedicated for public use or granted for the use of residents identified?		✓	
(ee) Are soil types and locations of percolation tests denoted?		✓	
(ff) Are all existing improvements shown (buildings, paved areas, accessory structures, fences, retaining walls, etc.)?	✓		
(gg) For structures encroaching into building setbacks, are dimensions to nearest lot lines provided?		✓	
(hh) Other Existing Conditions: Location of natural & man-made features, including rock outcrop, wooded areas, structures, embankments or retaining walls, railroads, power lines, underground storage tanks, or any physical feature that may have an influence on the development of this plat?		✓	
(ii) Have LOD and/or limits of tree removal been delineated?		✓	
(jj) Are flood hazard zones, FIRM Map Panel Numbers, and base flood elevation provided?	✓	✓	
(kk) Are notes provided with the names of abutting record plats?	✓		
(ll) Are existing and proposed easements, including width and purpose, identified and denoted as necessary?		✓	
(mm) Has the proposed drainage pattern been identified?		✓	
(nn) Are surface water detention facilities shown?		✓	
(oo) Are the RIDEM verified wetland edges and buffers/setbacks shown?		✓	
(pp) Is a note provided referencing the RIDEM wetland edge verification Letter and/or RIDEM Alteration Permit?		✓	
(qq) Has the Natural Heritage Survey been checked for rare and endangered plants and animals and has a note been provided declaring such?		✓	
(rr) Are locations of any environmental hazards identified or a note provided that none are present? (a certificate from an environmental engineer may be required)		✓	
(ss) Where hazards exist, are appropriate federal, state and local agency approvals submitted and are notes provided referring to said approvals?		✓	
(tt) Are all cemetery boundaries and associated buffers identified?		✓	
(uu) Is a legend for all abbreviations and symbols provided?	✓	✓	
(vv) Has a truck circulation plan with loading areas been provided?		✓	
(ww) Has a Landscape/Buffer plan been provided?		✓	
(xx) Is the name, stamp and signature of the landscape architect provided?		✓	
(yy) For Planned Districts - Has appropriate additional information submitted or shown?		✓	

Please be aware that there may be a stenographer fee to be assessed for the public hearing.

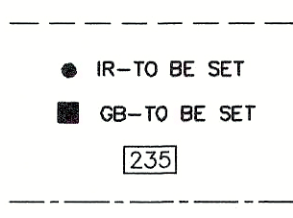
Staff encourages plans be submitted via email for a preliminary review prior to printing full plan sets for submittal. This is not required, but offered as a courtesy to potentially reduce printing costs should revisions be required.



LEGEND

ZONING SETBACK

IRON ROD - TO BE SET
GRANITE BOUND - TO BE SET
RECORDED PLAT LOT NUMBER
RECORDED PLAT LOT LINE

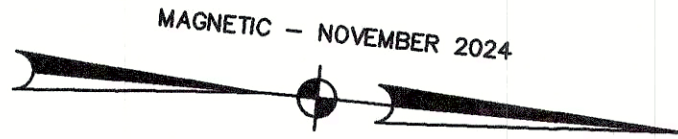
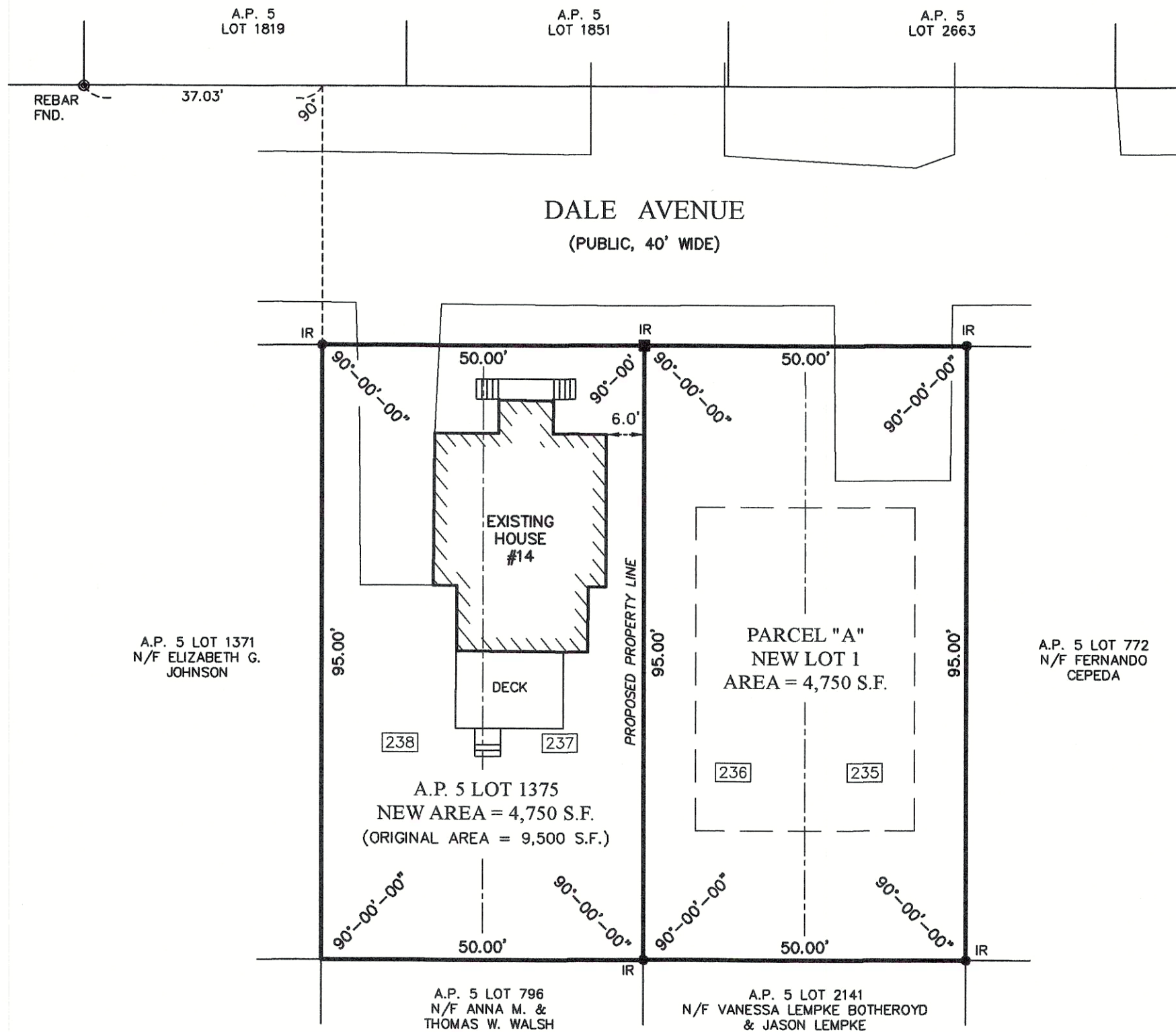


ZONING A-6

MINIMUMS:
AREA 6,000 S.F.
FRONTAGE 60'
SETBACKS:
FRONT 25'
SIDE 8'
REAR 20'
MAXIMUMS:
LOT COVERAGE 30%
BUILDING HEIGHT 35'

REFERENCE

PLAN ENTITLED: "GARDEN PARK, CITY OF CRANSTON, R.I. BELONGING TO BOWELL LAND CO.," DATED SEPT., 1910, PREPARED BY J.A. LATHAM AND FILED IN PLAN BOOK 8 ON PAGE 9 AND ON PLAT CARD #193 IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON, RI. PROJECT SITE BEING LOTS 166, 169 & 170 THEREON.



ZONING RELIEF REQUESTED FOR A-6 ZONE
SECTION 17.20.120 - SCHEDULE OF INTENSITY REGULATIONS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	6,000 S.F.	4,750 S.F.
MINIMUM LOT WIDTH & FRONTAGE	60 FT.	50 FT.

NOTES

- OWNER/APPLICANT: A.P. 5 LOT 1375
AMIR KATTAN
14 DALE AVENUE
CRANSTON, RI 02920
- THE SUBJECT PARCEL LIES ENTIRELY WITHIN THE A-6 ZONING DISTRICT.
- PARCEL DATA: TOTAL AREA = 9,500 S.F.
EXISTING LOTS PER ASSESSOR'S MAP = 1
EXISTING LOTS PER RECORDED PLAT = 4
PROPOSED LOTS = 2
PROPOSED OPEN SPACE = 0 S.F.
LENGTH OF NEW ROAD = 0 L.F.
- THERE ARE NO KNOWN WETLANDS ON THE SUBJECT PROPERTY.
- THIS PARCEL IS TO BE SERVICED BY MUNICIPAL WATER AND SEWER LINES.
- THIS SITE DOES NOT LIE WITHIN A RIDEWATER NATURAL HERITAGE AREA PER RIDEWATER ENVIRONMENTAL RESOURCE MAP.
- THE SITE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 44007C0314H, EFFECTIVE DATE OCTOBER 2, 2015.

STREET INDEX
DALE AVENUE



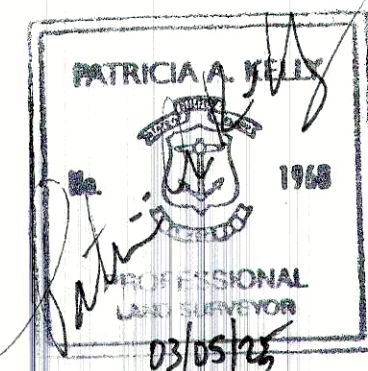
CERTIFICATION

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

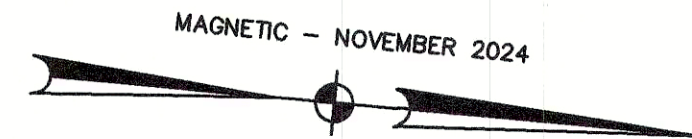
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1
GRANITE BOUND FOUND AT THE NORTHEAST CORNER OF MAPLETON STREET & BOXWOOD AVENUE WAS HELD FOR RECORDED PLAT ALIGNMENT.

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
MINOR SUBDIVISION PLAN

BY: Patricia A. Kelly DATE: 03/05/25
PATRICIA A. KELLY, PLS #1968 CDA #4734



NO.	REVISION	DATE	BY
1	ADDED ZONING RELIEF CHART	03/05/25	
PRELIMINARY - MINOR SUBDIVISION "SOUTH AUBURN" - REPLAT RECORD PLAT LOTS 235, 236, 237 & 238			
AMIR KATTAN 14 DALE AVENUE CRANSTON, RI A.P. 5 LOT 1375			
KELLY LAND SERVICES, INC. kellylandservices@gmail.com LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS			
97 BUCKS WAY TIVERTON, RI 02878 401-293-0535 PO BOX 278 GREENVILLE, RI 02828 401-232-2620		DATE: 12/28/24 SCALE: 1"=20' SHEET NO: 1 OF 2 PROJ. NO: 241102-MN	



LEGEND

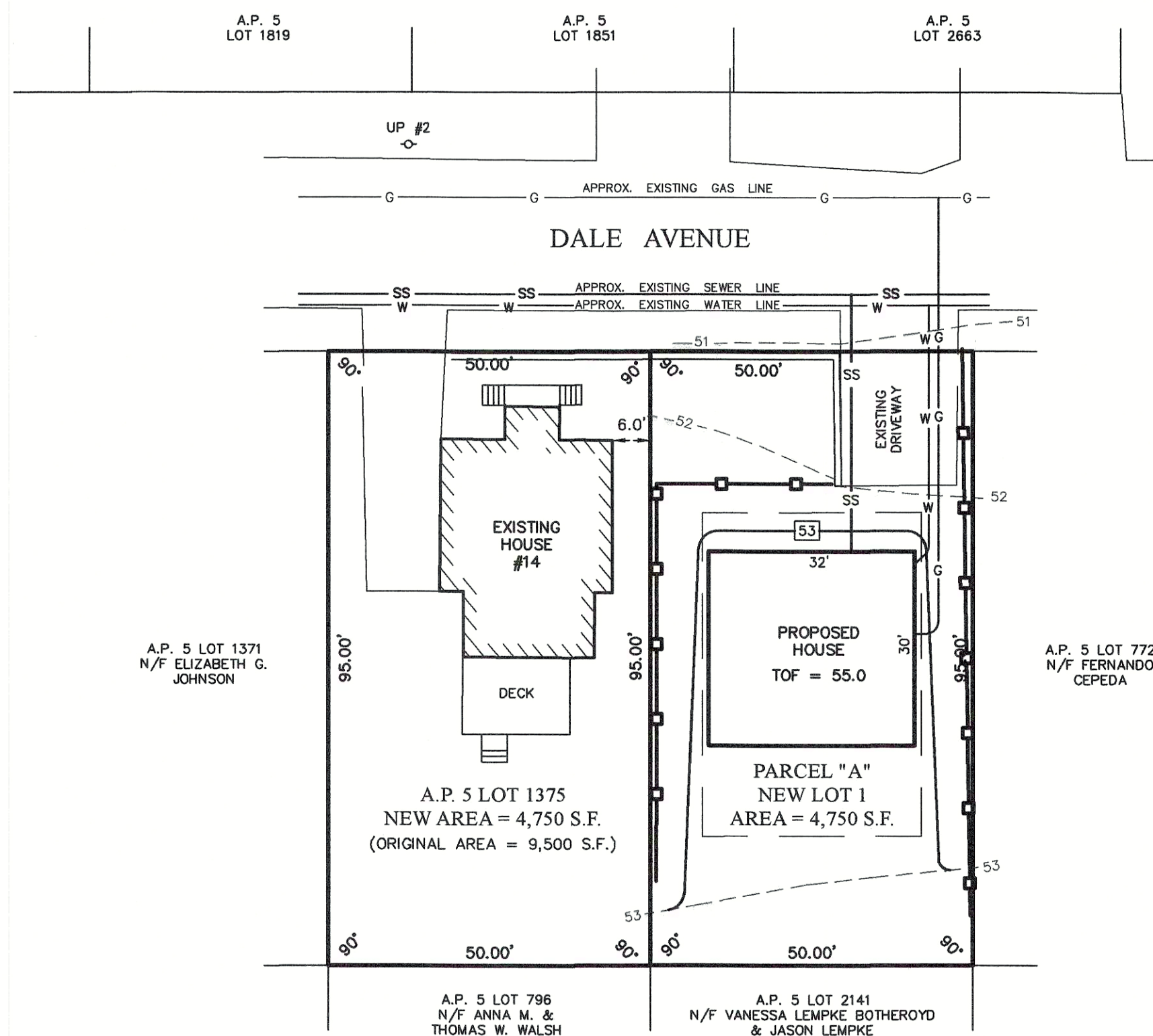
ZONING SETBACK	---
EXISTING CONTOUR	- - - - 5.3
PROPOSED CONTOUR	[5.3]
APPROXIMATE EXISTING WATER LINE	-W-
PROPOSED WATER LINE	—W—
APPROXIMATE EXISTING SANITARY SEWER LINE	—SS—
PROPOSED SANITARY SEWER LINE	—SS—
APPROXIMATE EXISTING GAS LINE	—G—
PROPOSED GAS LINE	—G—
EXISTING UTILITY POLE	-O-
PROPOSED SILT FENCE OR SILT SACK EROSION CONTROL	—□—

ZONING A-6

MINIMUMS:	
AREA	6,000 S.F.
FRONTAGE	60'
SETBACKS:	
FRONT	25'
SIDE	8'
REAR	20'
MAXIMUMS:	
LOT COVERAGE	30%
BUILDING HEIGHT	35'

REFERENCE

PLAN ENTITLED: "REPLAT OF SOUTH AUBURN CRANSTON, R.I.", DATED APRIL 1893, PREPARED BY WOOD-HARMON CO. AND FILED IN PLAN BOOK 5, PAGE 19 AND PLAT CARD #22, IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON, RI.

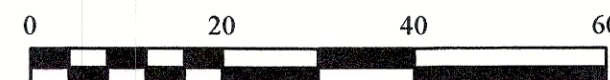


ZONING RELIEF REQUESTED FOR A-6 ZONE
SECTION 17.20.120 - SCHEDULE OF INTENSITY REGULATIONS

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NOTES

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14 DALE AVENUE
CRANSTON, RI 02920
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TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
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THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
MINOR SUBDIVISION PLAN

BY: *Patricia A. Kelly*
PATRICIA A. KELLY, PLS #1968, COA #A734

DATE: 03/05/25



NO.	REVISION	DATE	BY
1	ADDED ZONING RELIEF CHART	03/05/25	

PROPOSED SITE PLAN
PRELIMINARY - MINOR SUBDIVISION
"SOUTH AUBURN" - REPLAT
RECORD PLAT LOTS 235, 236, 237 & 238

AMIR KATTAN
14 DALE AVENUE
CRANSTON, RI
A.P. 5 LOT 1375

KELLY LAND SERVICES, INC.
kellylandservices@gmail.com
LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS

DATE: 12/28/24
SCALE: 1"=20'
SHEET NO: 2 OF 2
PROJ. NO: 241102-SP

97 BUCKS WAY
TIVERTON, RI 02878
401-293-0535
PO BOX 278
GREENVILLE, RI 02828
401-232-2620

AMIR KATTAN (“OWNER”)
ROBER MOLL (“APPLICANT”)

14 Dale Avenue
Cranston, RI 02910

PROJECT NARRATIVE

This project narrative is offered in connection with application of Robert E. Moll (“Applicant”) for a minor subdivision of land to reduce four (4) record lots to two (2) record lots under the Unified Development Review regulations for the property adjacent to 14 Dale Avenue.

The subject property is designated as Lot No 1375 on Assessor’s Plat No. 5 and is located in an A-6 residential zone. Each record lot contains two thousand three hundred seventy-five (2,375) square feet for a total of nine thousand five hundred (9,500) square feet.

Plans call for the existing single-family home to remain on one lot of 4,750 square feet and a new single-family house would be built on the other lot containing 4,750 square feet.

The subdivision will require the Planning Commission to grant two dimensional variances for lot size and lot width under the 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 new lot to contain 4,750 square feet where the minimum lot size is 6,000 square feet in the A-6 zone.

The second relief sought relates to the street frontage or width of the new lot on Dale Avenue. The minimum width size is 60 feet in the A-6 zone and as designed the frontage would be 50 feet.

The applicable sections of the Zoning Code are:

17.20.120 Schedule of Intensity Regulations

The minimum lot size area in A-6 zone is 6,000 square feet.
The minimum width size is 60 feet in the A-6 zone

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 dimensional relief sought is minimal, reasonable in nature and will create an additional dwelling unit for housing purposes. The 4,750 square foot lot size is found predominantly in the general vicinity of the proposed house.

Prepared by:
Robert D. Murray, Esq.
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401) 946-3800 (O)
rdmurray@taftmcsally.com

Dated: 2-28-25
Revised 3-26-25

AMIR KATTAN (“OWNER”)
ROBER MOLL (“APPLICANT”)

**14 Dale Avenue
Cranston, RI 02910**

NEIGHBORHOOD ANALYSIS

This analysis is compiled to review the land uses and lot sizes within the 400’ radius of the subject application for the property at 14 Dale Avenue designated as Lot No. 1375 on Assessor’s Plat No. 5. The entire Dale Avenue block is also reviewed.

Please note that the zoning designation for all lots in the radius is A-6, similar to the subject property.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS (WITHIN 400’RADIUS)</u>
SINGLE FAMILY	90
TWO FAMILY	6
THREE FAMILY	2
RESIDENTIAL UNDEVELOPED	<u>3</u>
	101

The average size of the single-family residential lots within 400’ radius is 5,987 +/- square feet.

Of the one hundred one (101) residential lots in the 400 ‘radius, forty-three (43) of them contain 4,750 square feet or less.

The proposed lot to be built on is 4,750 square feet which is smaller than the average lot sizes in the 400’ radius and neighborhood. The existing single-family house at 14 Dale Avenue would remain on a 4,750 square feet lot.

TWENTY EIGHT (28) SINGLE FAMILY HOMES ON DALE AVENUE BETWEEN MAPLETON STREET AND HARPER AVENUE ARE ON 4,750 SQUARE FEET OR LESS IN AREA (INCLUDES HOUSES BEYOND 400 FOOT RADIUS).

Same side of street to subject property

20 Dale Avenue	4,750 sq feet
24 Dale Avenue	4,750 sq feet
26 Dale Avenue	4,750 sq feet
30 Dale Avenue	4,750 sq feet
34 Dale Avenue	4,750 sq feet
40 Dale Avenue	4,750 sq feet
44 Dale Avenue	4,750 sq feet
48 Dale Avenue	4,750 sq feet

50 Dale Avenue	4,750 sq feet
54 Dale Avenue	4,750 sq feet
64 Dale Avenue	4,750 sq feet
68 Dale Avenue	3,958 sq feet
72 Dale Avenue	3,958 sq feet
76 Dale Avenue	4,750 sq feet
80 Dale Avenue	4,750 sq feet
90 Dale Avenue	4,750 sq feet
94 Dale Avenue	4,750 sq feet

Opposite side of street to subject property

13 Dale Avenue	4,500 sq feet
17 Dale Avenue	4,500 sq feet
43 Dale Avenue	4,500 sq feet
47 Dale Avenue	4,500 sq feet
51 Dale Avenue	4,500 sq feet
59 Dale Avenue	4,500 sq feet
63 Dale Avenue	4,500 sq feet
65 Dale Avenue	4,500 sq feet
71 Dale Avenue	4,500 sq feet
75 Dale Avenue	4,500 sq feet
79 Dale Avenue	4,500 sq feet

****NOTE** There are seven (7) single family homes on Dale Avenue on lots larger than 4,750 square feet. There is also a two-family dwelling on a lot larger than 4,750 square feet.

Prepared by:
 Robert D. Murray, Esq.
 Taft & McSally LLP
 21 Garden City Drive
 Cranston, RI 02920
 (401) 946-3800 (O)
rdmurray@taftmcsally.com

Dated: 2-28-25
 Revised 3-26-25

Abbuter's List: 14 Dale Ave 400' Radius Plat 5 Lot 1375

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
5-1229-0	24 GROVE AVENUE SINGLE FAM MDL01	LYNN C ROBERTS 24 GROVE AVE CRANSTON, RI 02910-5515
5-1233-0	20 GROVE AVENUE SINGLE FAM MDL01	SOVETH LIM 20 GROVE AVE CRANSTON, RI 02910-5515
5-1235-0	14 GROVE AVENUE SINGLE FAM MDL01	BETH A MASSE 50% ROBERT D MASSE 25% 14 GROVE AVENUE CRANSTON, RI 02910-5515
5-1237-0	10 GROVE AVENUE TWO FAMILY	NICHOLAS P ORABONA 94 CLEVELAND ST NORTH PROVIDENCE, RI 02904-3525
5-1248-0	109 FOREST AVENUE TWO FAMILY	CRISTINA CARTER VALLEJO ALEXIS OTTEY JT 109 FOREST AVE CRANSTON, RI 02910-5510
5-1252-0	117 FOREST AVENUE SINGLE FAM MDL01	PHILIP BUTLER MARY BUTLER T/E 117 FOREST AVENUE CRANSTON, RI 02910-5510
5-1253-0	121 FOREST AVENUE SINGLE FAM MDL01	ISABEL DELACRUZ 121 FOREST AVE CRANSTON, RI 02910-5510
5-1255-0	125 FOREST AVENUE SINGLE FAM MDL01	JUAN C SILIEZAR ANNA G CARSON JT 125 FOREST AVE CRANSTON, RI 02910-5510
5-1299-0	134 FOREST AVENUE SINGLE FAM MDL01	PHEN PHOEUN BUNREITH BUNROEUN JT 134 FOREST AVE CRANSTON, RI 02910-5511
5-1303-0	128 FOREST AVENUE SINGLE FAM MDL01	CARLOS ALDANA LAURA M ALDANA T/E 128 FOREST AVE CRANSTON, RI 02910-5511
5-1309-0	120 FOREST AVENUE SINGLE FAM MDL01	BRIAN HASWELL KELSEY HASWELL 120 FOREST AVE CRANSTON, RI 02910-5511
5-1310-0	110 FOREST AVENUE THREE FAM MDL01	MATTHEW R MOZAK 110 FOREST AVE CRANSTON, RI 02910-5555
5-1313-0	108 FOREST AVENUE TWO FAMILY	JOSMAR M GARCIA NICOLAS 108 FOREST AVE CRANSTON, RI 02910-5511
5-1317-0	25 DALE AVENUE SINGLE FAM MDL01	MARY E PALLISTER 25 DALE AVENUE CRANSTON, RI 02910-5508
5-1321-0	35 DALE AVENUE SINGLE FAM MDL01	MARIESA FISCHER CARL R FISCHER 35 DALE AVENUE CRANSTON, RI 02910-5508
5-1325-0	43 DALE AVENUE SINGLE FAM MDL01	JESSEE CHISHOLM FILOMENA CHISHOLM T/E 43 DALE AVENUE CRANSTON, RI 02910-5508
5-1327-0	47 DALE AVENUE SINGLE FAM MDL01	4 MS REALTY LLC 48B SAINT GEORGE CT WARWICK, RI 02888-5425
5-1356-0	50 DALE AVENUE SINGLE FAM MDL01	DAWNE M BOTELLO 50 DALE AVE CRANSTON, RI 02910
5-1358-0	48 DALE AVENUE SINGLE FAM MDL01	THOMAS E MOORE LOIS M MOORE TRUSTEES 48 DALE AVE CRANSTON, RI 02910

Property ID	Location/Land Use Description	Owner(s)
5-1360-0	44 DALE AVENUE SINGLE FAM MDL01	KATHLEEN A GRILLI 44 DALE AVE CRANSTON, RI 02910-5509
5-1367-0	26 DALE AVENUE SINGLE FAM MDL01	EVAN KENT STOLL 26 DALE AVENUE CRANSTON, RI 02910-5509
5-1369-0	24 DALE AVENUE SINGLE FAM MDL01	WILFREDO PEREZ 24 DALE AVE CRANSTON, RI 02910-5509
5-1371-0	20 DALE AVENUE SINGLE FAM MDL01	ELIZABETH G JOHNSON 20 DALE AVENUE CRANSTON, RI 02910-5509
5-1375-0	14 DALE AVENUE SINGLE FAM MDL01	AMIR KATTAN 14 DALE AVENUE CRANSTON, RI 02910-5509
5-1377-0	145 MAPLETON STREET SINGLE FAM MDL01	MICHAEL A VISPO DONNA M VISPO T/E 145 MAPLETON STREET CRANSTON, RI 02910-5538
5-1385-0	47 BOXWOOD AVENUE SINGLE FAM MDL01	MICHELLE LENK 47 BOXWOOD AVE CRANSTON, RI 02910-5506
5-1389-0	49 BOXWOOD AVENUE SINGLE FAM MDL01	DAVID N DONALD PENNEY C SHAW T/E 49 BOXWOOD AVE CRANSTON, RI 02910-5506
5-1413-0	46 BOXWOOD AVENUE SINGLE FAM MDL01	CATHLEEN J CLEVERLY GORDON S CLEVERLY T/E 46 BOXWOOD AVENUE CRANSTON, RI 02910-5507
5-1415-0	0 BOXWOOD AVENUE RES LD UND	CATHLEEN J CLEVERLY GORDON S CLEVERLY T/E 46 BOXWOOD AVENUE CRANSTON, RI 02910-5507
5-1416-0	BOXWOOD AVENUE RES LD UND	CATHLEEN J CLEVERLY GORDON S CLEVERLY T/E 46 BOXWOOD AVENUE CRANSTON, RI 02910-5507
5-1417-0	BEECH AVENUE RES LD UND	HETUSHA PATEL PRATIKKUMAR PATEL T/E 43 BEECH AVE CRANSTON, RI 02910-5504
5-1418-0	43 BEECH AVENUE SINGLE FAM MDL01	HETUSHA PATEL PRATIKKUMAR PATEL T/E 43 BEECH AVE CRANSTON, RI 02910-5504
5-1445-0	30 BEECH AVENUE SINGLE FAM MDL01	HARMONY R STROKER MICHAEL J STROKER T/E 30 BEECH AVE CRANSTON, RI 02910-5505
5-1447-0	26 BEECH AVENUE SINGLE FAM MDL01	JANE A TRAINOR EDWARD J TRAINOR JT 26 BEECH AVENUE CRANSTON, RI 02910-5505
5-1449-0	24 BEECH AVENUE SINGLE FAM MDL01	MARILYN R SPITZNAGEL 24 BEECH AVENUE CRANSTON, RI 02910-5505
5-1451-0	20 BEECH AVENUE SINGLE FAM MDL01	ERIN M BELCHER 20 BEECH AVENUE CRANSTON, RI 02910-5505
5-1644-0	83 FOREST AVENUE SINGLE FAM MDL01	JOSHUA B WOOD PATRICIA ROSEN T/E 83 FOREST AVENUE CRANSTON, RI 02910-4843
5-1819-0	17 DALE AVENUE SINGLE FAM MDL01	EMILY A DEMERCHANT 17 DALE AVE CRANSTON, RI 02910
5-1837-0	19 BOXWOOD AVENUE SINGLE FAM MDL01	DAVID R HARRIS KAREN C HARRIS T/E 19 BOXWOOD AVENUE CRANSTON, RI 02910-5506

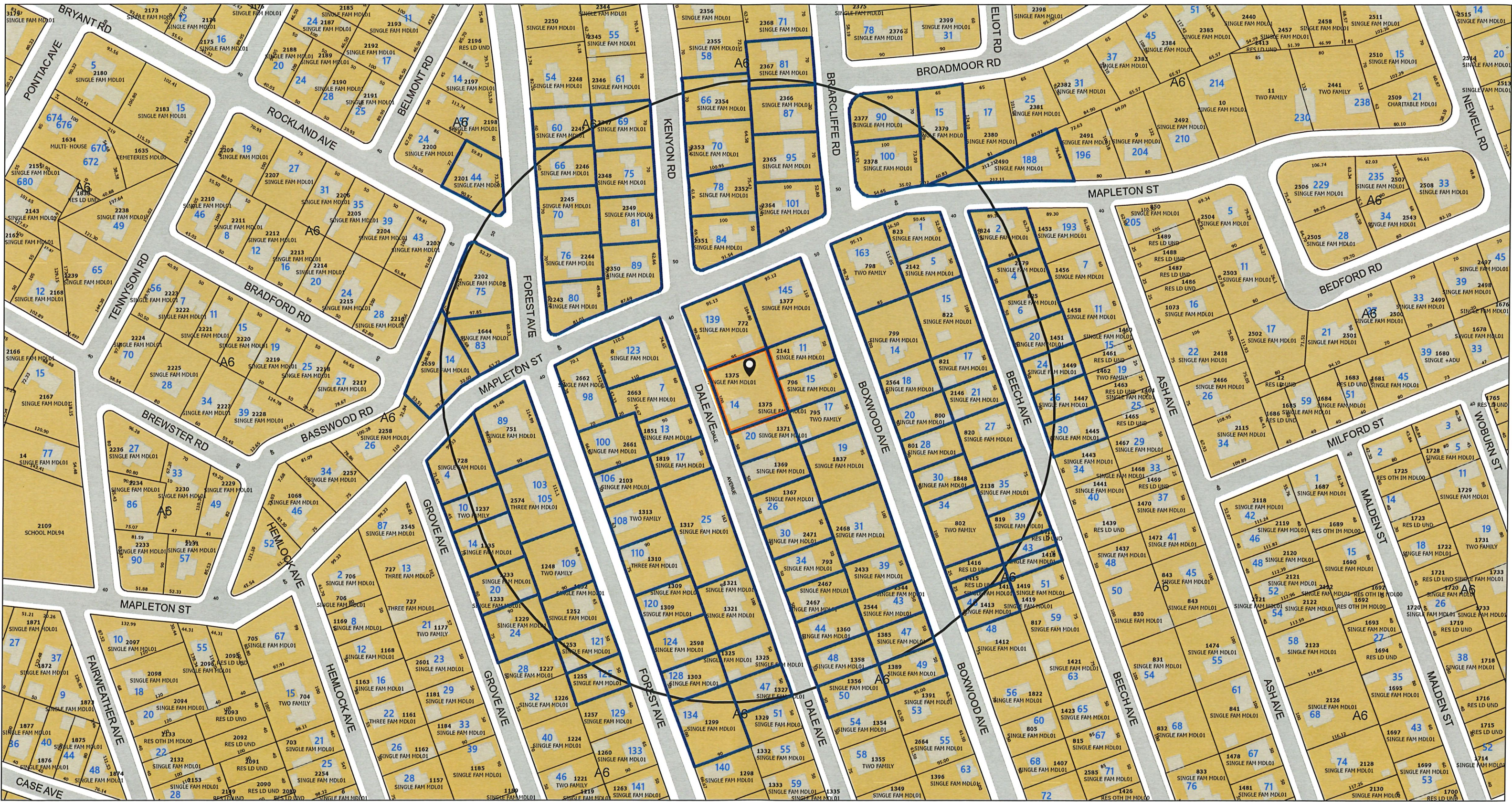
<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
5-1848-0	30 BOXWOOD AVENUE SINGLE FAM MDL01	TRUPPI ANN M 30 BOXWOOD AVENUE CRANSTON, RI 02910
5-1851-0	13 DALE AVENUE SINGLE FAM MDL01	CUIMEI ZHOU WEI PENG WU JT 13 DALE AVENUE CRANSTON, RI 02910
5-2103-0	106 FOREST AVENUE SINGLE FAM MDL01	MIGUEL VELOZ 106 FOREST AVE, Cranston, RI 02910
5-2138-0	35 BEECH AVENUE SINGLE FAM MDL01	JOSHUA DANIEL MASLEN JOHANNA DAWN CAMPBELL JT 35 BEECH AVE CRANSTON, RI 02910-5504
5-2141-0	11 BOXWOOD AVENUE SINGLE FAM MDL01	VANESSA LAMPKE BOTHEROYD JASON LAMPKE 29 ANDRE AVENUE SOUTH KINGSTOWN, RI 02879-1514
5-2142-0	5 BEECH AVENUE SINGLE FAM MDL01	WILFREDO ORTIZ BERIGUETE 194 ROGER WILLIAMS AVE PROVIDENCE, RI 02907-3433
5-2146-0	21 BEECH AVENUE SINGLE FAM MDL01	NICOLE BUFFINGTON 21 BEECH AVENUE CRANSTON, RI 02910-5504
5-2201-0	44 ROCKLAND AVENUE SINGLE FAM MDL01	PATRICIA D DOORLEY 44 ROCKLAND AVE CRANSTON, RI 02910
5-2202-0	75 FOREST AVENUE SINGLE FAM MDL01	CHRISTINE N GILMARTIN TRUSTEE 75 FOREST AVE CRANSTON, RI 02910-4843
5-2243-0	80 FOREST AVENUE SINGLE FAM MDL01	LONGZI AN 80 FOREST AVENUE CRANSTON, RI 02910-4839
5-2244-0	76 FOREST AVENUE SINGLE FAM MDL01	GARY F ANDERSON CHRISTINE M ANDERSON T/E 76 FOREST AVE CRANSTON, RI 02910
5-2245-0	70 FOREST AVENUE SINGLE FAM MDL01	ANTHONY M RODRIGUEZ 70 FOREST AVENUE CRANSTON, RI 02910-4839
5-2246-0	66 FOREST AVENUE SINGLE FAM MDL01	SUZANNE MARIE FOSTER SANDA 66 FOREST AVE CRANSTON, RI 02910-4839
5-2247-0	60 FOREST AVENUE SINGLE FAM MDL01	LUIS RODRIGUEZ ESTEFANI RODRIGUEZ T/E 60 FOREST AVE CRANSTON, RI 02910-4839
5-2347-0	69 KENYON ROAD SINGLE FAM MDL01	NORMAN R ARMSTRONG TRUSTEE 69 KENYON RD CRANSTON, RI 02910-4808
5-2348-0	75 KENYON ROAD SINGLE FAM MDL01	JEFFREY W BELL FAY STEPHANIE E JT 75 KENYON RD CRANSTON, RI 02910
5-2349-0	81 KENYON ROAD SINGLE FAM MDL01	LISA D LEAHEEY 81 KENYON ROAD CRANSTON, RI 02910-4808
5-2350-0	89 KENYON ROAD SINGLE FAM MDL01	KELLY DIORIO HANS SCHREIBER JT 89 KENYON RD CRANSTON, RI 02910-4808
5-2351-0	84 KENYON ROAD SINGLE FAM MDL01	JOHNNY SANCHEZ KIM S SANCHEZ T/E 84 KENYON ROAD CRANSTON, RI 02910-4809
5-2352-0	78 KENYON ROAD SINGLE FAM MDL01	CORRERA JANE A 78 KENYON RD CRANSTON, RI 02910


<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
5-2353-0	70 KENYON ROAD SINGLE FAM MDL01	ANTHONY L LEPRE 70 KENYON ROAD CRANSTON, RI 02910-4809
5-2354-0	66 KENYON ROAD SINGLE FAM MDL01	MONICA T MAYE 66 KENYON ROAD CRANSTON, RI 02910-4809
5-2364-0	101 BRIARCLIFFE ROAD SINGLE FAM MDL01	JESSE JOSEPH MEDEIROS SANDRA ANN MEDEIROS T/E 101 BRIARCLIFFE ROAD CRANSTON, RI 02910-4813
5-2365-0	95 BRIARCLIFFE ROAD SINGLE FAM MDL01	MICHAEL LOURO BRIDGETTE LOURO T/E 95 BRIARCLIFFE ROAD CRANSTON, RI 02910-4813
5-2366-0	87 BRIARCLIFFE ROAD SINGLE FAM MDL01	THOMAS J LIMOGES JANET L LIMOGES T/E 87 BRIARCLIFFE ROAD CRANSTON, RI 02910-4813
5-2367-0	81 BRIARCLIFFE ROAD SINGLE FAM MDL01	VANESSA R PERRY TRUSTEE 81 BRIARCLIFF ROAD CRANSTON, RI 02910-4813
5-2377-0	90 BRIARCLIFFE ROAD SINGLE FAM MDL01	EVELYN CIPOLLA YOLANDA CIPOLLA JT 90 BRIARCLIFFE ROAD CRANSTON, RI 02910-4834
5-2378-0	100 BRIARCLIFFE ROAD SINGLE FAM MDL01	LOIS ANDERSON LIFE ESTATE C/O SHERRI ANDERSON 100 BRIARCLIFF RD CRANSTON, RI 02910-4834
5-2379-0	15 BROADMOOR ROAD SINGLE FAM MDL01	MOHAMED N HALLAK 15 BROADMOOR RD CRANSTON, RI 02910-4815
5-2433-0	39 BOXWOOD AVENUE SINGLE FAM MDL01	DAVID R IZZI JANICE E IZZI T/E 39 BOXWOOD AVENUE CRANSTON, RI 02910-5506
5-2467-0	40 DALE AVENUE SINGLE FAM MDL01	RAYMOND DAME 40 DALE AVE CRANSTON, RI 02910
5-2468-0	31 BOXWOOD AVENUE SINGLE FAM MDL01	DENNIS R BERUBE MARILYN BERUBE T/E 31 BOXWOOD AVENUE CRANSTON, RI 02910-5506
5-2471-0	30 DALE AVENUE SINGLE FAM MDL01	JOSEPH M GURZENDA 30 DALE AVENUE CRANSTON, RI 02910-5509
5-2490-0	188 MAPLETON STREET SINGLE FAM MDL01	H GRAHAM NYE JACQUELINE RJ NYE 188 MAPLETON ST CRANSTON, RI 02910
5-2544-0	43 BOXWOOD AVENUE SINGLE FAM MDL01	GARY BENASSI FRANCES BENASSI T/E 43 BOXWOOD AVE CRANSTON, RI 02910
5-2564-0	18 BOXWOOD AVENUE SINGLE FAM MDL01	ROBERT L STEPHENSON JOYCE DIRAIMO JT 18 BOXWOOD AVENUE CRANSTON, RI 02910-5507
5-2574-0	103 FOREST AVENUE THREE FAM MDL01	CRISTIANA ROSA 103 FOREST AVE CRANSTON, RI 02910-5510
5-2579-0	4 BEECH AVENUE SINGLE FAM MDL01	BETTY A WALKER 4 BEECH AVE CRANSTON, RI 02910
5-2598-0	124 FOREST AVENUE SINGLE FAM MDL01	JOSHUA J JOSEPH 124 FOREST AVE CRANSTON, RI 02910-5511
5-2659-0	14 BASSWOOD ROAD SINGLE FAM MDL01	JENNIFER L S BRAGA MICHAEL J BRAGA T/E 14 BASSWOOD RD CRANSTON, RI 02910-4713

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
5-2661-0	100 FOREST AVENUE SINGLE FAM MDL01	SYLVESTER O MAKOR SOKON PAO T/E 100 FOREST AVENUE CRANSTON, RI 02910-5511
5-2662-0	98 FOREST AVENUE SINGLE FAM MDL01	DAVID O HARALDSSON KATHARINE DARLAND T/E 98 FOREST AVENUE CRANSTON, RI 02910-5511
5-2663-0	7 DALE AVENUE SINGLE FAM MDL01	MARISA A IHRIG 7 DALE AVE CRANSTON, RI 02910-5508
5-728-0	4 GROVE AVENUE SINGLE FAM MDL01	MATTHEW A SOUZA NICOLE A SOUZA T/E 4 GROVE AVENUE CRANSTON, RI 02910-5515
5-751-0	89 FOREST AVENUE SINGLE FAM MDL01	JESSICA CARSTEN TRUSTEE 89 FOREST AVE CRANSTON, RI 02910-5510
5-772-0	139 MAPLETON STREET SINGLE FAM MDL01	FERNANDO CEPEDA 139 MAPLETON ST CRANSTON, RI 02910-5538
5-793-0	34 DALE AVENUE SINGLE FAM MDL01	FOGARTY DAVID 34 DALE AVE CRANSTON, RI 02910
5-795-0	17 BOXWOOD AVENUE TWO FAMILY	DONNA A NYE LIFE ESTATE 13833 NICE LANE ODESSA, FL 33556-5563
5-796-0	15 BOXWOOD AVENUE SINGLE FAM MDL01	ANNA M WALSH THOMAS W WALSH T/E 15 BOXWOOD AVENUE CRANSTON, RI 02910-5506
5-798-0	163 MAPLETON STREET TWO FAMILY	LYNNE WICKS TRUSTEE 163 MAPLETON STREET CRANSTON, RI 02910-5539
5-799-0	14 BOXWOOD AVENUE SINGLE FAM MDL01	EDDIE RAMIREZ ELIZABETH J MORLANI T/E 14 BOXWOOD AVENUE CRANSTON, RI 02910-5507
5-8-0	123 MAPLETON STREET SINGLE FAM MDL01	JEAN H FOY 123 MAPLETON ST CRANSTON, RI 02910-5537
5-800-0	20 BOXWOOD AVENUE SINGLE FAM MDL01	RICHARD D SPAZIANO JOANNE P SPAZIANO LIFE ESTATE 20 BOXWOOD AVENUE CRANSTON, RI 02910-5507
5-801-0	28 BOXWOOD AVENUE SINGLE FAM MDL01	JARED J THIBODEAU TRUSTEE 28 BOXWOOD AVENUE CRANSTON, RI 02910-5507
5-802-0	34 BOXWOOD AVENUE TWO FAMILY	GERALD M RAGOSTA GERALD M RAGOSTA JT 34 BOXWOOD AVE CRANSTON, RI 02910-5507
5-819-0	39 BEECH AVENUE SINGLE FAM MDL01	JIA HUI CHEN 39 BEECH AVE CRANSTON, RI 02910
5-820-0	27 BEECH AVENUE SINGLE FAM MDL01	ARTHUR W WONG CAROLYN T YOUNG T/E 1320 NARRAGANSETT BLVD CRANSTON, RI 02905
5-821-0	17 BEECH AVENUE SINGLE FAM MDL01	CORINNE JONES ZACHARY BRUNETTE JT 17 BEECH AVE CRANSTON, RI 02910-5504
5-822-0	15 BEECH AVENUE SINGLE FAM MDL01	ALBERT D VALLESE MARICA A VALLESE T/E 15 BEECH AVENUE CRANSTON, RI 02910-5504
5-823-0	1 BEECH AVENUE SINGLE FAM MDL01	ANDREW E BARIOS ALICIA A TOUGAS JT 1 BEECH AVENUE CRANSTON, RI 02910-5504

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
5-824-0	2 BEECH AVENUE SINGLE FAM MDL01	EMMANUEL PARFAIT MARIE J VOIGHT T/E 2 BEECH AVE CRANSTON, RI 02910
5-825-0	6 BEECH AVENUE SINGLE FAM MDL01	EMMANUEL A OJE LUDMYR OJE T/E 6 BEECH AVE CRANSTON, RI 02910-5505

14 Dale Ave 400' Radius Plat 5 Lot 1375





<https://geohub-cranston.hub.arcgis.com/>

Legend

- ParcelsInBuffer
- SelectedParcelsBuffer
- SelectedParcels
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Parcels
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning
- A12
- A20
- A6
- A8
- A80
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- EI
- M1
- M2
- MPD
- Other
- S1

0 200 400 ft

Map Scale: 1:2,205
*Scale bar formatted at 1:2,400 scale

Map created by Web Application on 1/31/2025 11:17 AM

Disclaimer: This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.



CERTIFICATE NUMBER: 2024-1441850
ISSUED: 06-Feb-2025

TAX RATE SUMMARY FISCAL YEAR 2024

Residential:	13.61
Open Space:	13.61
Commercial:	20.42
Industrial:	20.42
Total Value:	\$297,500

Parcel Id: 005-1375-000
Location: 14 DALE AVENUE
Acreage: .21809
Legal Reference: 5924-27
Assessed Owner(s): KATTAN AMIR
Current Owner: KATTAN AMIR

2024 Bill #1108439901			2023 Bill #1108439901		2022 Bill #1108439901		Prior to 2022	
ASSESSMENTS								
Gross Tax		\$4,048.98		\$3,929.31		\$3,848.23		\$24,074.57
Net Tax		\$4,048.98		\$3,929.31		\$3,848.23		\$24,074.57
Sewer Full Year		\$458.94		\$458.94		\$458.94		\$3,199.21
Interest								\$421.74
Charges and Fees								\$5.00
Total Net		\$4,507.92		\$4,388.25		\$4,307.17		\$27,700.52
PAYMENTS								
Tax Payments		\$3,036.72		\$3,929.31		\$3,848.23		\$24,074.57
Interest								\$421.74
Charges and Fees								\$5.00
Sewer Payments		\$458.94		\$458.94		\$458.94		\$3,199.21
OTHER								
Net Q1 RE Tax	Due: 15-Jul-2024	\$1,012.24		\$982.32		\$962.05		\$6,018.62
Net Q2 RE Tax	Due: 15-Oct-2024	\$1,012.24		\$982.32		\$962.05		\$6,018.62
Net Q3 RE Tax	Due: 15-Jan-2025	\$1,012.24		\$982.32		\$962.05		\$6,018.62
Net Q4 RE Tax	Due: 15-Apr-2025	\$1,012.26		\$982.35		\$962.08		\$6,018.71
UNPAID TAXES								
Total Unpaid Real Estate Taxes		\$1,012.26						
TOTAL UNPAID TAXES (PER DIEM)				\$0.00		\$0.00		\$0.00
PAYMENT HISTORY			Date	Amount	Date	Amount	Date	Amount
	12/30/2024	1,012.24	4/10/2024	982.35	4/5/2023	962.08	4/6/2022	898.20
	10/3/2024	1,012.24	1/2/2024	982.32	12/30/2022	962.05	12/31/2021	898.20
	7/22/2024	458.94	9/26/2023	982.32	10/4/2022	962.05	10/1/2021	898.20
	7/9/2024	1,012.24	7/20/2023	458.94	7/12/2022	458.94	7/12/2021	458.94
	-	-	7/7/2023	982.32	7/8/2022	962.05	7/6/2021	898.20
	-	-	-	-	-	-	3/25/2021	884.29
	-	-	-	-	-	-	1/11/2021	884.28
	-	-	-	-	-	-	12/3/2020	616.16
	-	-	-	-	-	-	10/16/2020	884.28
	-	-	-	-	-	-	7/16/2020	884.28

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 2/6/2025

OTHER UNPAID BALANCES

<u>DESCRIPTION</u>	<u>LAST READ</u>	<u>ACCOUNT #</u>	<u>BALANCE DUE</u>	<u>NOTES</u>
Note:				WATER USE SEE PROVIDENCE

This is to certify that the above is true and correct. Said Certification is given in accordance with 44-7-11 of the General Laws of Rhode Island 1956, as of this day 06-Feb-2025

City Treasurer
City of Cranston