

**Record No: ZBR-26-28**

Zoning Board of Review Application

Status: Active

Submitted On: 6/8/2026

Applicant

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

Name of Applicant*

LOC Construction, LLC

Who is Submitting this Application?*

Attorney

Owners Name*

LOC Construction, LLC

Owner Authorization Affidavit* ?doc06229320260601133049.
pdf

PLEASE NOTE THAT IF THE OWNER OF SUBJECT PROPERTY IS AN LLC OR CORPORATION YOU WILL BE REQUIRED TO HAVE ATTORNEY REPRESENTATION.

Location for Application

Please Note - The Address and/or Plat/ lot is required to continue with this application

Property Location Type*

Plat*

Plat/Lot

5-1

Lot(s)* ?

124 & 125

Type of Application

Application Type*

Proposed*

Dimensional Variance

Other (Lot coverage, Parking, etc.)

Propose Other Detail*

Total Square Footage*

Existing 2 Family on lot with less than
8,000 Sq. Ft.

5000

Width in Feet*

Length in Feet*

50

100

Height Above Grade*

Number of Stories*

30

2

Setbacks:

Indicate the amount of Dimensional Relief being sought from the property boundaries (if none please indicate 0)

Front Yard in Feet*

Rear Yard in Feet*

0

0

Side Yard in Feet*

0

Corner Side Yard in Feet*

0

Height in Feet*

0

Provision(s) of the Zoning Ordinance (if known)

17.20.90(a)

Describe the extent of the proposed alterations and the reasons for the requesting relief*

Applicant is seeking to unmerge original record lots pursuant to RIGL 45-24-38(c). Currently there is a 2-unit dwelling on Lot 124 and Lot 125 is vacant.

Pursuant to the Zoning Certificate attached, the lots are eligible for unmerger if Lot 124 is granted relief from Zoning Ordinance Section 17-20-90(a) requiring a 2 family to be on a lot no less than 8,000 square feet.

The existing 2 family was built in 1919. The underlying record lots were platted in 1886.

Applicant is proposing a new single family dwelling on lot 125 with off-street parking. Additionally, applicant will be demolishing the existing garage on lot 124 to creat addtioanl off-street parking for the existing 2-unit dwelling. Both dwelling units will have adequate off-street parking. The new single family home on Lot 125 shall confrom to the reduced dimensional requirements of the B-1 Zone.

Existing Lot Specifications

Current Use of Premises*

Residential

Lot Area*

5000

Lot Frontage*

50

Lot Depth*

100

Applicant Sign off

I, the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*



David Johnston

Jun 8, 2026

**Record No: ZBR-26-31**

Zoning Board of Review Application

Status: Active

Submitted On: 6/11/2026

Applicant

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

Name of Applicant*

LOC Construction, LLC

Who is Submitting this Application?*

Attorney

Owners Name*

LOC Construction, LLC

Owner Authorization Affidavit* ?

doc06245920260608102448.pdf

PLEASE NOTE THAT IF THE OWNER OF SUBJECT PROPERTY IS AN LLC OR CORPORATION YOU WILL BE REQUIRED TO HAVE ATTORNEY REPRESENTATION.

Location for Application

Please Note - The Address and/or Plat/ lot is required to continue with this application

Property Location Type*

Plat/Lot

Plat*

5-1

Lot(s)* ?

125

Type of Application

Application Type*

Dimensional Variance

Proposed*

New Building

New Building Type*

One Family Dwelling

Total Square Footage*

1360

Width in Feet*

34

Length in Feet*

20

Height Above Grade*

28

Number of Stories*

2

Setbacks:

Indicate the amount of Dimensional Relief being sought from the property boundaries (if none please indicate 0)

Front Yard in Feet*

9.4

Rear Yard in Feet*

0

Side Yard in Feet*

0

Corner Side Yard in Feet*

0

Height in Feet*

0

Provision(s) of the Zoning Ordinance (if known)

The parcel meets the requirements for unmerger pursuant to RIGL 45-24-38(c). This applicaiton is submitted in conjunction with an application on the abutting lot 124 for relief from the 8,000 square foot minimum lot size requiremetn for a 2-unit dwelling. The proposal meets the reduced setback requirements for a substandard lot of record. However, out of an abundance of caution, applicant is applying for dimensional relief from the B-1 Zone Dimensional Regulations for standard size lots.

Describe the extent of the proposed alterations and the reasons for the requesting relief*

Applicant is proposing a new single family dwelling.

Existing Lot Specifications**Current Use of Premises***

Residential

Lot Area*

5000

Lot Frontage*

50

Lot Depth*

100

Applicant Sign off

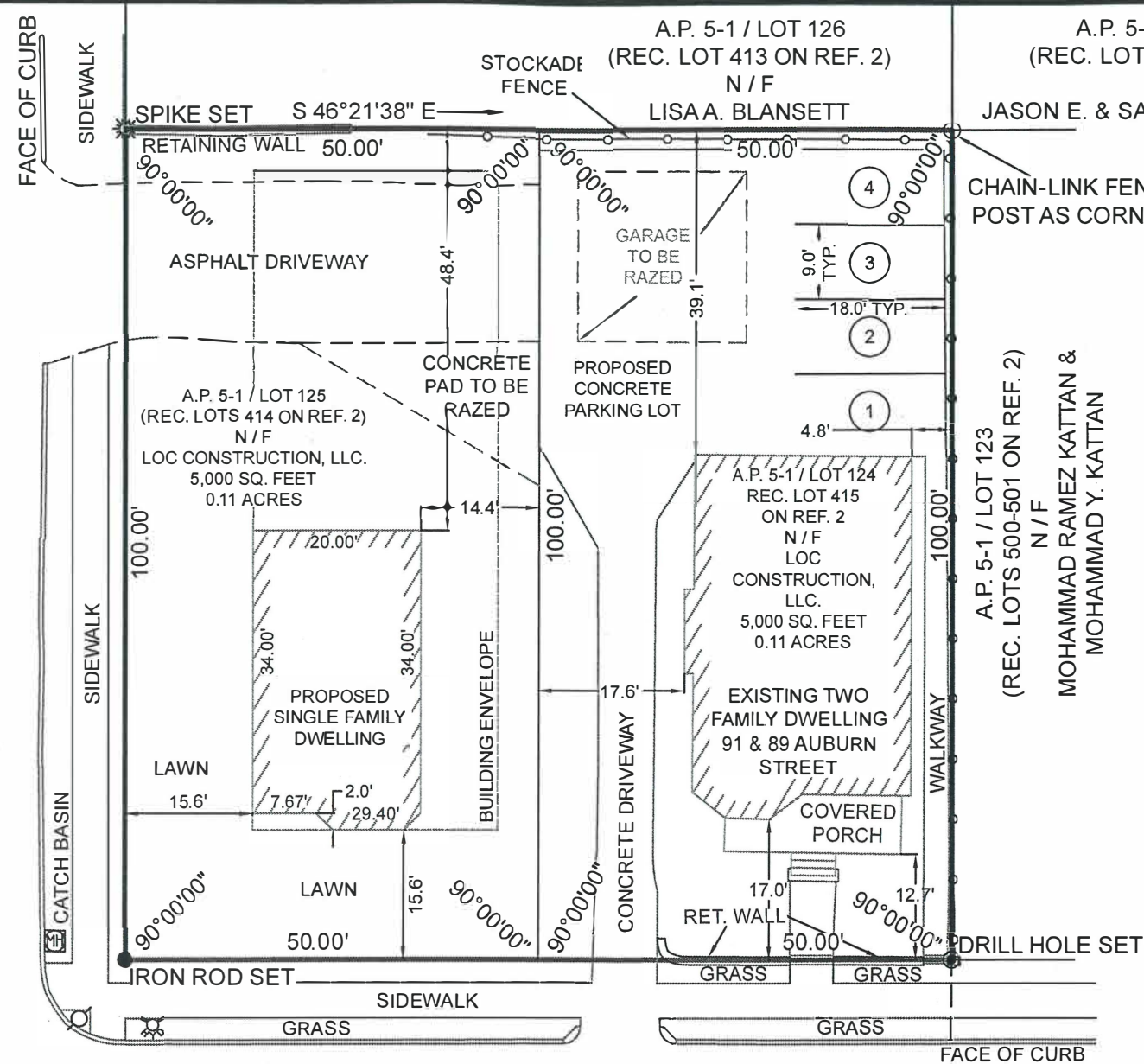
I, the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*

✓ David Johnston
Jun 11, 2026

- REFERENCE:
- DEED BK.7094 / PG.288 (A.P. 5-1/LOT 125)
 - DEED BK.7094 / PG.262 (A.P. 5-1/LOT 125)
 - LOTS No. 414 & 415 ON PC. 68 ENTITLED, "PARTITION PLAT IN EQUITY SUIT 2434 FERDINAND POTTER & OTHERS VS ARTHUR R. POTTER & OTHERS, SUPREME COURT, MARCH TERM, 1886 BY J.A. LATHAM, JUNE 1886." RECORDED IN PB. 4AAT PG.17.

MAGNOLIA STREET
(50' PUBLIC)



AUBURN STREET
(50' PUBLIC)

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 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:

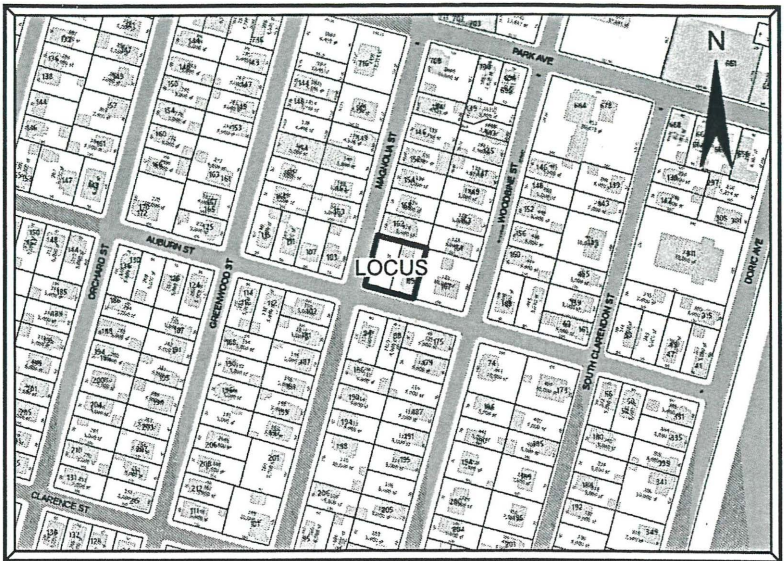
TYPE OF SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY *Bradley Mitchell Bzdyra* DATE: 06/08/2026
BRADLEY MITCHELL BZDYRA, PLS; LICENSE #2556; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



LOCUS MAP
NOT TO SCALE

B-1 ZONE	REGULATION	ALLOWED	PROPOSED LOT 125	PROPOSED LOT 124
AREA:	8,000 S.F.	5,000 S.F. (625)	5,000 S.F.	5,000 S.F.
SETBACKS:				
-FRONT/CORNER SIDE	25 FT.	15.6 FT.	15.6 FT.	17 FT.
-REAR	20 FT.	12.5 FT.	48.4 FT.	39.1 FT.
-SIDE	8 FT.	5 FT.	14.4 FT.	4.8 FT. / 17
-ACCESSORY	---	---	---	---
WIDTH:	60 FT.	37.5	50 FT.	50 FT.
MAX. LOT COVERAGE	35%	35%	14%	22%
HEIGHT:	35 FT.	35 FT.	28 FT.	---

DIMENSIONAL CONFORMANCE SURVEY

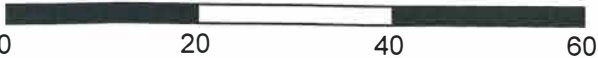
A.P. 5-1 / LOTS 124-125
91-89 AUBURN AVENUE
CRANSTON, R.I. 02910
SCALE: 1"=20' DATE: JANUARY 28, 2026
REVISED: JUNE 8, 2026

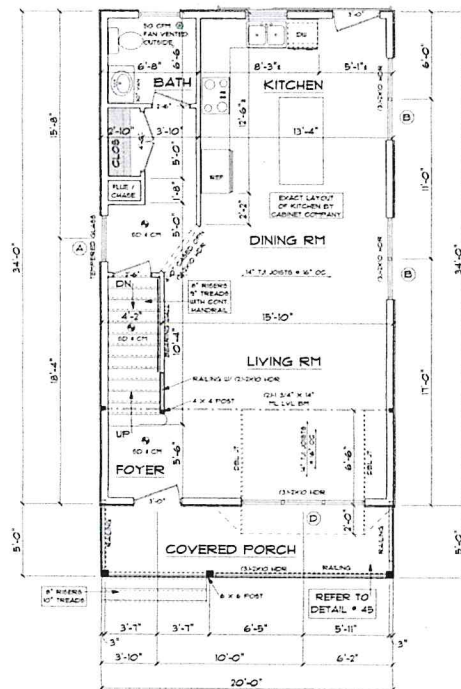
PREPARED FOR:
LOC CONSTRUCTION LLC.
1180 CARRS POND ROAD
EAST GREENWICH R.I. 02818

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

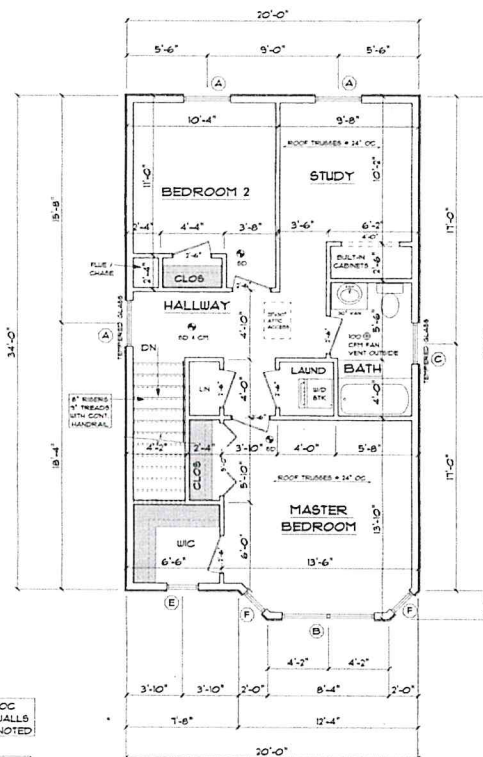
JOB NO. 11261 / DWG. NO. 11261 - (ZTDS)

GRAPHIC SCALE: 1" = 20'





FIRST FLOOR PLAN 1/4"=1'-0"



SECOND FLOOR PLAN 1/4"=1'-0"

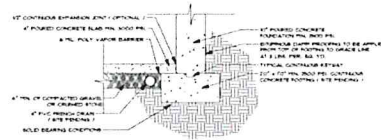
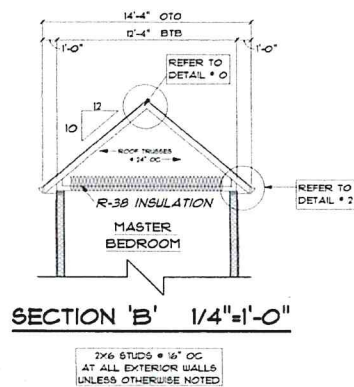
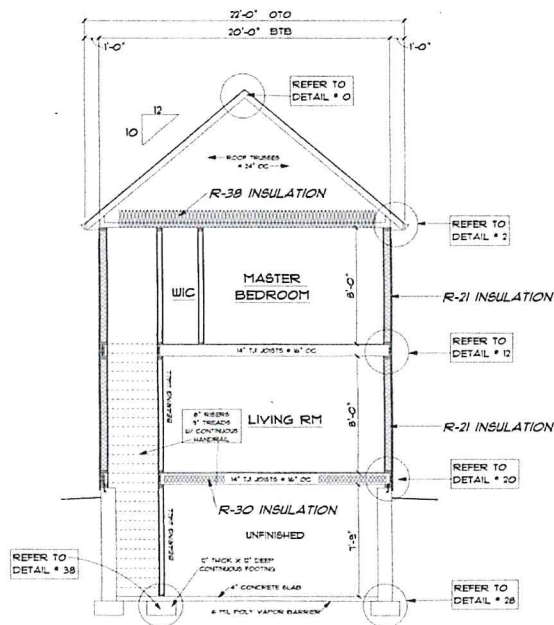


FRONT ELEVATION 1/4"=1'-0"

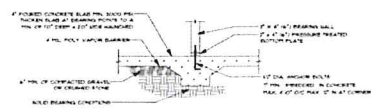
WINDOW SCHEDULE									
TYPICAL HEADERS: 2" x 4" TYPICAL SIDING: 1/2" x 4" TYPICAL TRIM: 1" x 4"									
NOTE: ALL LUTHER AND OTHER WINDOW HEADERS, SIDING AND TRIM TO BE AS SHOWN AND 1/2" ON BOTTOM. ALL LUTHER AND OTHER WINDOW HEADERS, SIDING AND TRIM TO BE AS SHOWN AND 1/2" ON BOTTOM. ALL LUTHER AND OTHER WINDOW HEADERS, SIDING AND TRIM TO BE AS SHOWN AND 1/2" ON BOTTOM.									
FLOOR JOIST LAYOUT: 16" ON CENTER. 16" ON CENTER. 16" ON CENTER. 16" ON CENTER. 16" ON CENTER. 16" ON CENTER. 16" ON CENTER. 16" ON CENTER. 16" ON CENTER. 16" ON CENTER.									
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NO.	DESCRIPTION	TYPE	SIZE	AREA - SQ. FT.	CLAS. TYPE	LEAKAGE	DESIGN	PRELIMINARY	REMARKS
1	WIND	16" x 8" x 10"	16" x 8" x 10"	128.0	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"
2	WIND	16" x 8" x 10"	16" x 8" x 10"	128.0	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"
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5	WIND	16" x 8" x 10"	16" x 8" x 10"	128.0	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"
6	WIND	16" x 8" x 10"	16" x 8" x 10"	128.0	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"	16" x 8" x 10"
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DESIGN PRESSURE									
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THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

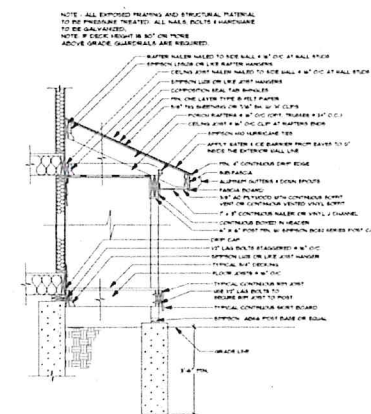
1. RISK - 3 - 2018
2. WIND DESIGN - ZONE 1 (100 MPH)
3. LOAD DESIGN - 40 PSF LIVING AREA LOADS
30 PSF SLEEPING AREA LOADS
20 PSF DEAD LOADS
30 PSF ATTIC LOADS
40 PSF EXTERIOR DECK LOADS
30 PSF BALCONY LOADS
4. FROST DEPTH - MINIMUM 3'-6" DEEP
5. CLIMATE ZONE - 8
6. CONSTRUCTION TYPE - NO
7. BUILDING HEIGHT - (MAXIMUM 35'-0")
MEASURED FROM TOP OF FOUNDATION TO ROOF
8. ALL INSULATION IN EXTERIOR WALLS AND FLOORS ON THE INSIDE AS PER THE PRESCRIPTIVE METHOD OF TABLE 12.01 OF THE ENERGY CONSERVATION CODE



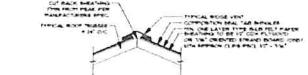
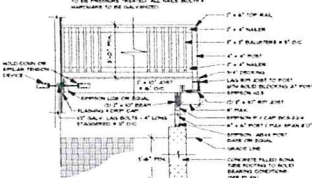
TYPICAL THICKENED SLAB w/ BEARING WALL DETAIL #38



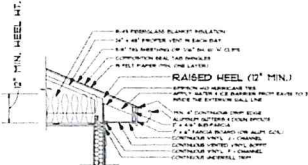
TYPICAL PORCH ROOF WITH DECK DETAIL #45



TYPICAL DECK DETAIL #61



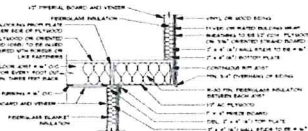
TYPICAL TRUSS w/ VINYL SOFFIT DETAIL #2



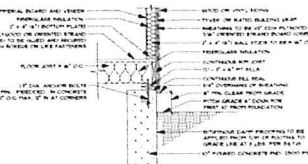
TYPICAL WALL TO FLOOR TO WALL DETAIL #12

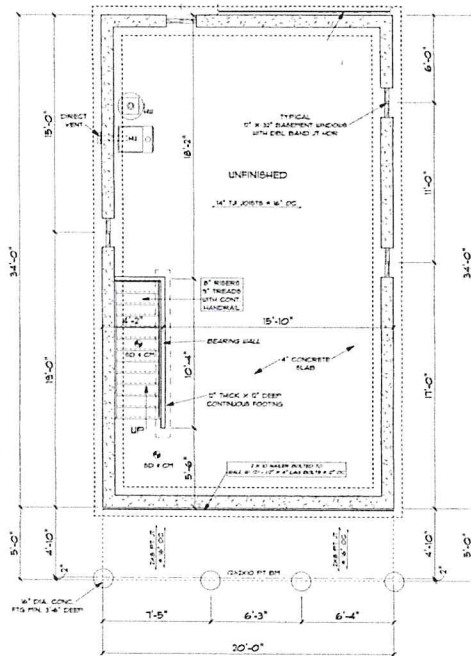


TYPICAL WALL TO FLOOR TO WALL CANTILEVER DETAIL #14

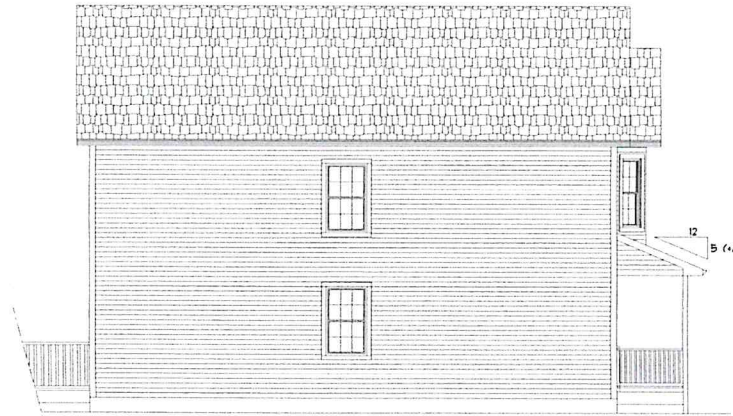


TYPICAL FLOOR TO FOUNDATION DETAIL #20

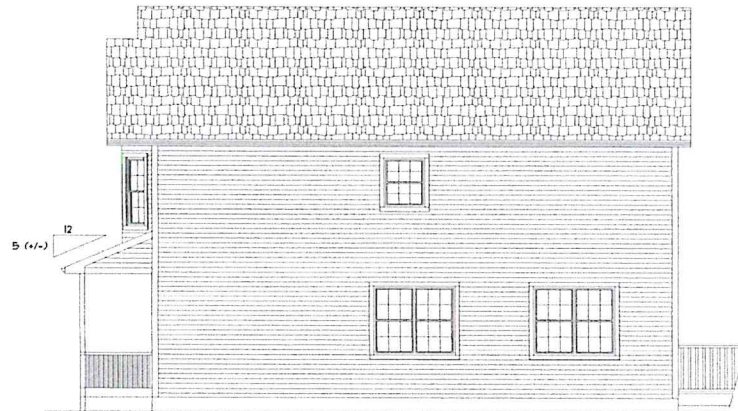




FOUNDATION PLAN 1/4"=1'-0"



LEFT SIDE ELEVATION 1/4"=1'-0"



RIGHT SIDE ELEVATION 1/4"=1'-0"



BACK ELEVATION 1/4"=1'-0"

TYPICAL WALLING SCHEDULE
 TYPICAL FLOORING
 JOIST TO FILL ON GARDEN TOE NAIL (1) RD
 8" JOIST TO JOIST (1) RD
 3/4" DECK SHEATHING TO FINISHING JOIST COMMON NAIL
 OR NAIL 1/2" STAPLES ON 1/2" KING ON BOWED DIAMIC NAILS
 8" FROM EDGE 5" O.C.
 TYPICAL BUILT-UP GROUNDERS AND BEAMS
 NAIL EACH LAYER WITH 10D NAILS 12" O.C.
 AT TOP AND BOTTOM STAGGERED
 TWO NAILS AT END AND AT EACH JOINT
 TYPICAL WALLS
 BOTTOM PLATE TO JOIST 10D 4" W 0" O.C.
 STUD TO BOTTOM PLATE (1) 10D ON (1) RD
 STUD TO TOP PLATE (1) 10D ON (1) RD
 DOUBLE TOP PLATE (1) 10D 4" W 0" O.C.
 DOUBLE STUD (1) 10D ON (1) RD 4" W 0" O.C.
 PLATE LAPS AT CORNERS AND INTERSECTIONS (1) 10D
 1/2" WALL SHEATHING TO FINISHING JOIST ON 8" GA 115
 STAPLES ONE 1/2" KING ON BOWED DIAMIC NAILS
 8" FROM EDGES 5" O.C.
 TYPICAL BUILT-UP HEADERS
 TWO PIECES WITH 1/2" SPACING 10D 4" W 0" O.C. ALONG EACH EDGE
 TYPICAL ROOFING
 CEILING JOIST TO PLATE TOE NAIL (1) RD
 CEILING JOIST LAP OVER PARTITION FACE NAIL (1) RD
 CEILING JOIST TO PARALLEL PARTITION FACE NAIL (1) RD
 BATTEN TO PLATE TOE NAIL (1) RD
 1/2" ROOF SHEATHING TO FINISHING JOIST ON 8" GA 115
 STAPLES ONE 1/2" KING ON BOWED DIAMIC NAILS
 8" FROM EDGES 5" O.C.
 GENERAL NOTES
 EXTERIOR UNIFORM IN ALL BEDROOMS
 AS PER CODE
 EXTERIOR DETECTORS & CARRION PROTECTIVE
 AS PER FIRE PROTECTION CODE
 PROVIDE A 2" X 30" ATTO ACCESS OPENING
 ALL DIMENSIONS NOTES AND OTHER
 INFORMATION CONTAINED IN THESE
 DRAWINGS FOR CONSTRUCTION PURPOSES
 ARE SUBJECT TO CHANGE AND SHOULD
 BE VERIFIED IN FIELD BY ENGINEER /
 CONTRACTOR ACCORDING TO LOCAL AND
 STATE BUILDING CODES
 THIS CHARTERPERSON SHALL NOT BE
 RESPONSIBLE FOR ANY CHANGES
 THAT WOULD MAKE THE STRUCTURE
 PHYSICALLY UNSAFE
 UNFURNISHED SITE CONDITIONS MAY CAUSE
 A DEVIATION FROM THE CONSTRUCTION
 DOCUMENTS AND IS THE RESPONSIBILITY
 OF THE BUILDER / CONTRACTOR TO MAINTAIN
 STRUCTURAL STABILITY AND CONFORMANCE
 TO APPLICABLE CODES
 WOOD ROOF TRUSS SYSTEM
 TO BE DESIGNED, MANUFACTURED, INSTALLED
 AND BRACED IN ACCORDANCE WITH PER
 RECOMMENDATIONS. PROVIDE APPROVED
 TRUSS ENGINEERING AND LAYOUT TO
 OWNER AND BUILDING OFFICIAL PRIOR TO
 START OF CONSTRUCTION

This map displays a residential neighborhood in Portland, Oregon, with numerous property lots and street names. The streets shown include Garden St, Orchard St, Auburn St, Greenwood St, Magnolia St, South Clarendon St, Doric Ave, Wellington Ave, Station St, and Route 95 Hwy. A red line indicates the location of the 2015 Census Tract 33-01. A specific lot, 2436, is highlighted with a red border. The map also shows various building types, including single-family homes, multi-family units, and commercial buildings.



- Map Scale: 1:2,305

