

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

Zoning Board of Review Application

Status: Active

Submitted On: 5/31/2026

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*

Truman Herrera

Who is Submitting this Application?*

Contractor

Owners Name*

Jorge Jorge

Owner Authorization Affidavit* ?

Cranston Owner Affidavit - Signed 05-31-2026.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*

Physical Address

Address*

1594 - 1598 Broad Street

City/Town*

Cranston

Type of Application**Application Type***

Dimensional Variance

Proposed*

Other (Lot coverage, Parking, etc.)

Propose Other Detail*

Converting existing commercial multi use dentist office & two residential, to renovated residential three family home.

Total Square Footage*

4118.6

Width in Feet*

45.04

Length in Feet*

92.45

Height Above Grade*

34.8

Number of Stories*

3

Setbacks:

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

Front Yard in Feet*

17.9

Rear Yard in Feet*

0

Side Yard in Feet*

3

Corner Side Yard in Feet*

0

Height in Feet*

0

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

17.92.010 Variance

17.20.120 Schedule of Intensity Regulations

17.20.090 Specific requirements

17.64.010 Off-street parking

17.84.150 Parking Area Design Standards

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

Alterations only include interior work to remodel existing dentist office to four bedroom residential apartment. Reasons for requesting relief are to allow existing building structure and building lot to be converted from commercial to residential as they don't currently meet new residential zoning requirements. No additional exterior work other than cleaning and landscaping will be completed.

Building is existing and no exterior work, extensions or alterations to the building footprint will be made. The building will be converted from a multi use (one commercial space and two residential dwellings) to a 3 family multiunit home. We have 5 parking spots and are requesting the variance for the off-street parking requirements. We would also like to commit to purchasing a parking pass from the city of Cranston to make up for the parking spot if required. Thank You ~JJ

Existing Lot Specifications

Current Use of Premises***Lot Area***

Mixed Use

4118.6

Lot Frontage***Lot Depth***

45.04

92.45

Existing Buildings & Structures

Type of Building or Structure**Square Footage**

Primary Residence

3800

Building /Structure Detail if Other

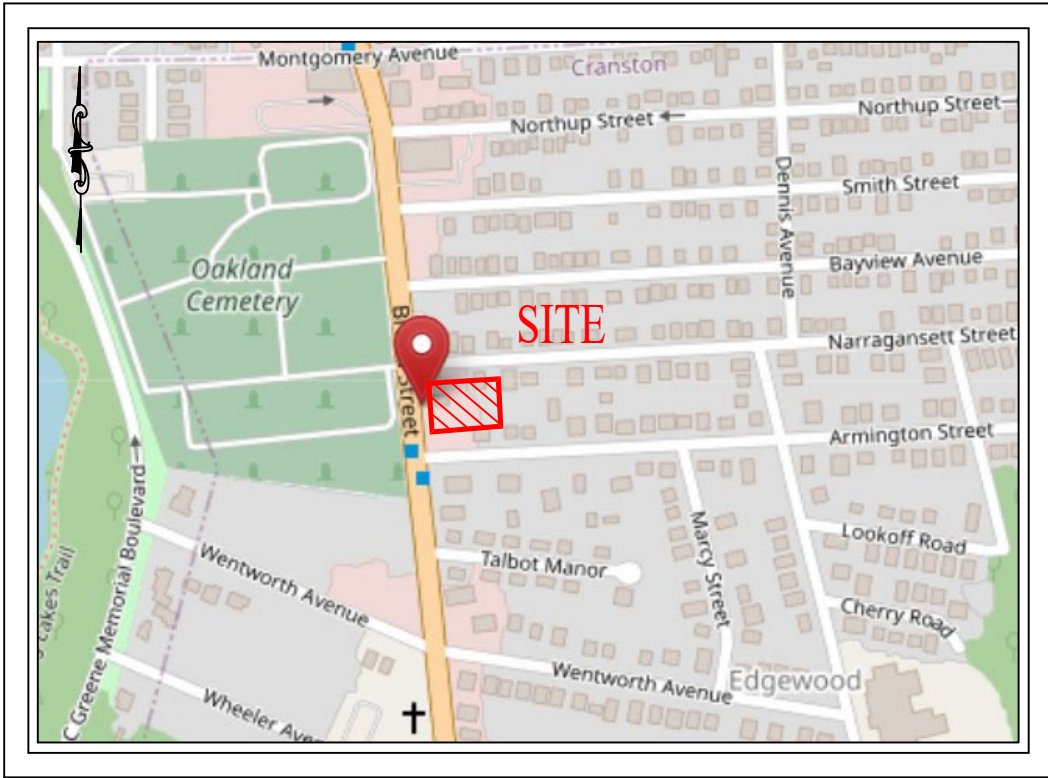
Applicant Sign off

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*

Truman Herrera

May 31, 2026



LOCUS MAP
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

LOT 2624: DEED BOOK 6979, PAGE 224
LOT 2625: DEED BOOK 5487, PAGE 122
LOT 2626: DEED BOOK 6375, PAGE 232
LOT 2870: DEED BOOK 6734, PAGE 104

PLANS

PLAT ENTITLED "SURVEY FOR JOHN PETRONE (WOODLAWN FUNERAL HOME), CITY OF CRANSTON ASSESSOR'S PLAT #2 LOTS # 2626 & 2719, SEPTEMBER 1990, SCALE 1"= 20'," recorded in book 727, page 397.

ZONING DISTRICT: C-1

ZONING SETBACKS:

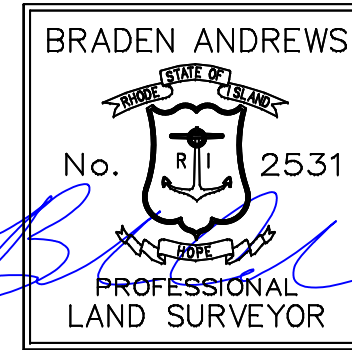
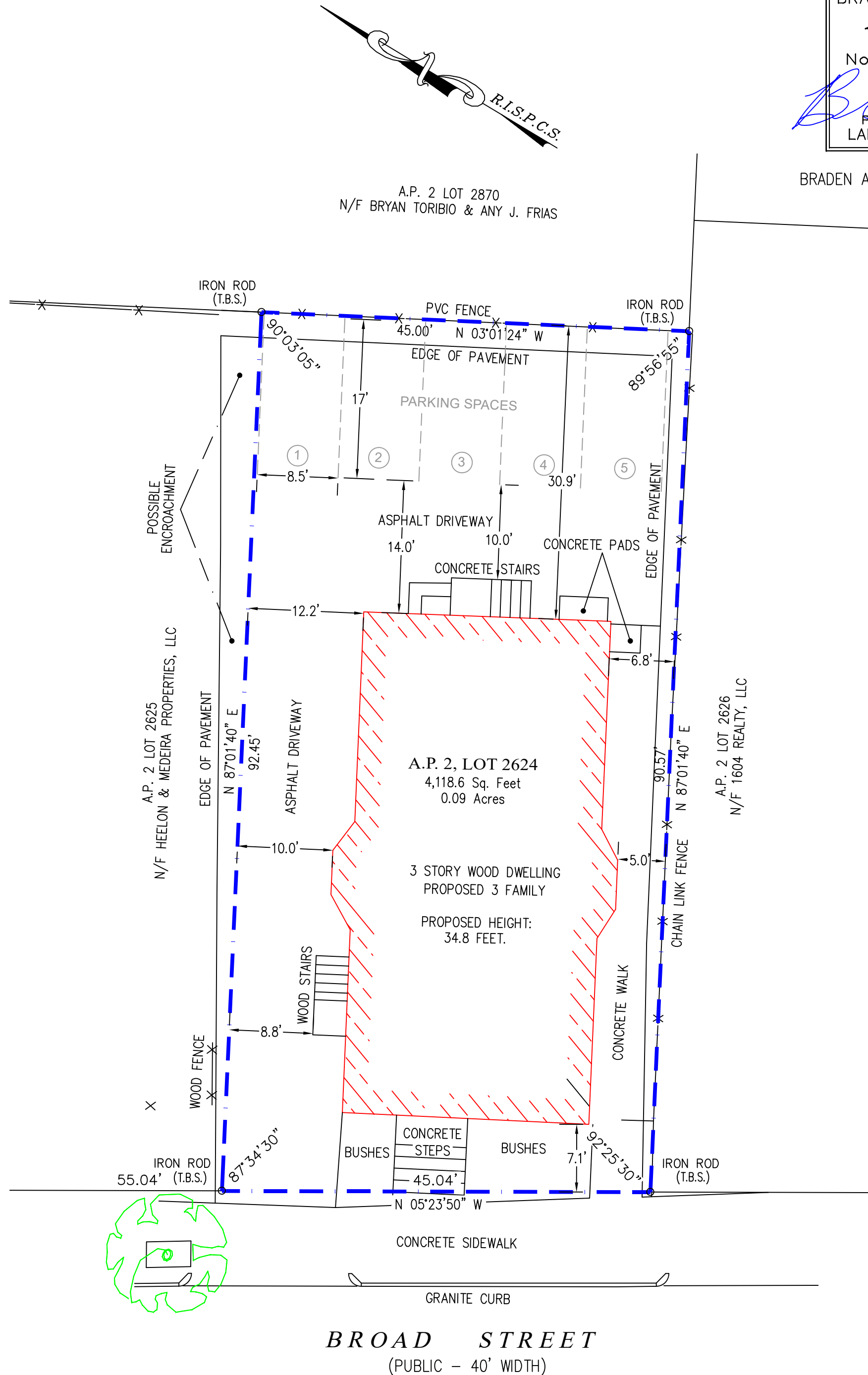
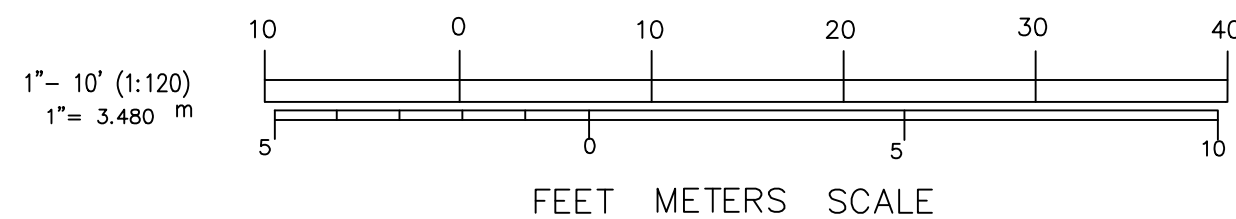
(BUILDING SETBACK REQUIREMENTS - 17.20.120)

Min. Lot Area: 6,000 s.f.
Min. Lot Width: 60 ft.
Front Yard Setbacks: 25 ft.
Min. Rear Yard: 320 ft.
Side Yard Setback: 8 ft.
Max Building Coverage: 60%
Max Building Height: 35 ft.

LEGEND

- ⊙ POLE # UTILITY POLE
- X—X— FENCE
- STONEMALL
- PROPERTY LINE (EXISTING OR NEW)
- GB ■ GRANITE BOUND W/ DRILL HOLE
- PROPERTY CORNER W/ MONUMENT
- RE-BAR ○ PROPERTY CORNER / PROPOSED MONUMENT
- 🌳 TREE
- 🌲 PINE TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



07/02/2026
BRADEN ANDREWS, P.L.S.#2531

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	N/A

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

BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: Braden Andrews 2531 07/02/2026
BRADEN ANDREWS, P.L.S. REG. NO. DATE
DOUGLAS DESIGN GROUP (LS.0000755-COA)

Certification

Drawn by BSA
Checked by JDA

Revised on
#1 June 16, 2026 jda

Project

CLASS-I BOUNDARY
SURVEY OF LAND

PREPARED FOR

**1594
BROAD
STREET**

**CRANSTON
RHODE ISLAND**

A.P. 2/4, LOT 2624

Date: MAY 1, 2026
Scale: 1" = 10'

Owner:

J & J Construction
690 Public Street
Providence, Rhode Island 02907



BAY TOWER • LOWER LEVEL • SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
508-821-8728 • 774-284-0085
braden.andrews@ddgsurveying.com

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Issued On

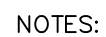
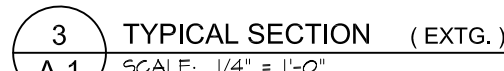
Sheet Contents

PROPERTY SURVEY

Project Number. 03.26.2174

Drawing No.

Sheet 1 of 1

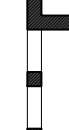
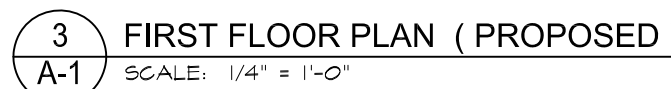


1. ADD 3 1/2" FIBERGLASS SOUND INSULATION AT ALL BATHROOM WALLS
2. USE 1/2" BLUE BOARD IN PLACE OF GYP. BOARD AT ALL BATHROOM & WET LOCATIONS
3. PROVIDE 2 X 8 BLOCKING BEHIND DOOR SWING FOR DOOR STOPS LOCATIONS
4. EXTEND NONABSORBENT WALL FINISHES ABOVE 6'-0" IN WET LOCATIONS

DOOR SCHEDULE				
NO.	TYPE	SIZE	TYPE	REMARKS
①	EXTERIOR ENTRY DOOR	3'-0" X 6'-8" X 1 3/4"	NEW	REPLACE IN KIND (VERIFY W/ OWNER) ADD NEW SELF CLOSING HARDWARE
②	EXTERIOR STL. ENTRY DR.	3'-0" X 6'-8" X 1 3/4"	NEW	EXTERIOR ENTRY DOOR (VERIFY TYPE W/ OWNER)
③	UNIT ENTRY DOOR	2'-8" X 6'-8" X 1 3/4"	NEW	STEEL B.FIRE RATED DOOR W/ PRE-HUNG FRAME NEW CLOSER / SELF CLOSING LATCH <u>(90 MINUTES)</u>
④	INTERIOR DOOR	2'-8" X 5'-8" X 1 3/8"	NEW	BROSCO 6 PANEL MOLDED FIBERGLASS DOOR W/ PRE-HUNG FRAME W/ BEDROOM LOCKSET (VERIFY W/ OWNER)
⑤	INTERIOR DOOR	2'-6" X 6'-8" X 1 3/8"	NEW	BROSCO 6 PANEL MOLDED FIBERGLASS DOOR W/ PRE-HUNG FRAME W/ STOR. LATCHSET (VERIFY W/ OWNER)
⑥	INTERIOR DOORS	1'-6" X 6'-8" X 1 3/8"	NEW	BROSCO 6 PANEL MOLDED FIBERGLASS DOOR W/ PRE-HUNG FRAME W/ STOR. LATCHSET (VERIFY W/ OWNER)
⑦	INTERIOR DOORS	VERIFY SIZE IN THE FIELD	NEW	BROSCO 6 PANEL MOLDED FIBERGLASS DOOR W/ PRE-HUNG FRAME W/ STOR. LATCHSET (VERIFY W/ OWNER)
⑧	EXTERIOR ENTRY DOOR	3'-0" X 6'-8" X 1 3/4"	NEW	BROSCO 6 PANEL MOLDED FIBERGLASS DOOR W/ PRE-HUNG FRAME W/ STOR. LATCHSET (VERIFY W/ OWNER)
⑨	INTERIOR DOORS	SL. 4'-0" X 6'-8" X 1 3/8"	NEW	BROSCO 6 PANEL MOLDED FIBERGLASS DOOR W/ SLIDING DOOR KIT (VERIFY W/ OWNER)

GENERAL NOTES

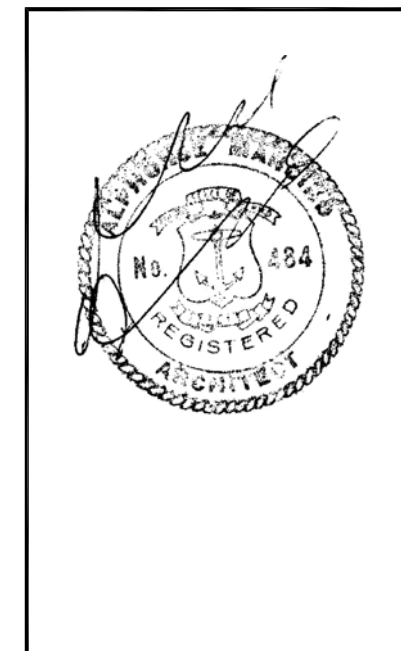
1. GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS NECESSARY TO INSURE ISSUANCE OF AN OCCUPANCY PERMIT AT COMPLETION OF THE WORK. DO NOT START ANY CONSTRUCTION WITHOUT REQUIRING ALL REQUIRED PERMITS.
2. CONTRACTOR SHALL MAINTAIN ALL INSURANCE REQUIRED BY THE OWNER AND OR GOVERNMENTAL AUTHORITIES AND SHALL PROVIDE PROOF OF SUCH INSURANCE AS REQUIRED.
3. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES CITY / TOWN REQUIREMENTS AND AS NOTED. WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE MET.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING ALL WORK DURING CONSTRUCTION.
5. THESE DRAWINGS MAY NOT BE TO SCALE. REFER TO PLANS, SECTIONS AND DETAILS FOR DIMENSIONS. DO NOT SCALE DRAWINGS.....
6. THESE DRAWINGS ARE ONLY A PART OF THE CONSTRUCTION DRAWINGS. OTHER DRAWINGS ARE PROVIDED BY OTHERS AS DESIGN-BUILD.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE ELEVATIONS BEFORE COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES / SITE DEVIATION TO THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING.
8. CONTRACTOR SHALL REVIEW THE DRAWINGS AND VERIFY ALL EXISTING SITE CONDITIONS, REPORT ERRORS, OMISSIONS AND REQUEST FOR CLARIFICATION BEFORE SUBMITTING BIDS. CHANGE ORDERS SHALL NOT BE ACCEPTED DURING CONSTRUCTION.
9. REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A CLEAN CONSTRUCTION SITE THROUGHOUT THE CONSTRUCTION. SITE TO BE LEFT IN MOVE-IN CONDITION.
10. THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH OWNER ALL MATERIALS, COLOR, QUALITY AND MANUFACTURER OF ALL MATERIALS, AND MATERIAL USED IN THIS PROJECT.



mag associates inc.
architecture · planning · interiors

570 Broad Street
Providence, RI. 02907

4 0 1 - 4 5 5 - 6 8 0 0
magassociates@yahoo.com



BUILDING:	☐ Proposed
	☒ Renovation
	☐ Addition

1594
BROAD ST.
CRANSTON, RI.

Scale:	AS NOTED
Design:	M.E.E.
Drawn:	M.E.E.
Checked:	A.M.
Date:	11-21-2025
For:	☒ CONSTRUCTION ☒ PERMIT ☐ REVIEW ☐ PLANNING ☐ ZONING

A-1

EXTG. FLOOR PLAN
PROPOSED FLOOR PLAN
TYPICAL SECTION
DETAILS & NOTES

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Proj.: 25-1056 | Sheet 1 of 1



State of Rhode Island
DEPARTMENT OF BUSINESS REGULATION
Division of Building, Design & Fire Professionals
State Building Office
560 Jefferson Blvd. Suite 100
Warwick, Rhode Island 02886-1394
401-921-1590 fax 401-889-5535
www.ribcc.ri.gov

PROJECT CERTIFICATION

PROPERTY OWNER OF RECORD	JORGE TORGE	PERMIT NO.	
PROJECT TITLE	RENOVATION OF EXISTING BLDG.	DATE:	11-19-2025
ADDRESS	1594 BROAD STREET	PLAT	24
TOWN	CRANSTON, RI.	LOT	2624
NAME OF BUILDING	APARTMENT BUILDING	RI.	ZIP CODE
SCOPE OF PROJECT	(NON-STRUCTURAL) INTERIOR RENOVATION OF EXISTING BUILDING		
SCOPE OF CERTIFICATION	ENTIRE PROJECT ☐	ARCHITECTURAL ☒	STRUCTURAL ☐
	FIRE PROTECTION ☐	MECHANICAL ☐	ELECTRICAL ☐
	CIVIL / SITE ☐	OTHER (Specify) ☐	PLUMBING ☐

In accordance with Rhode Island General Law 23-27.3 Section 128.0 of the Rhode Island Building Code

I ALPHONSE MANCINO RI Registration No. 484 being a registered professional

Architect / Engineer hereby certify that: I have prepared or directly supervised the preparation of drawings, computation, and specifications concerning the above described project and that to the best of my knowledge such drawings, computation, and specifications meet all applicable provisions of the Rhode Island State Building Codes, all acceptable engineering practices and laws for the proposed project.

I further certify that I shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to determine that the work is proceeding in accordance with the documents approved for the building permit and shall be responsible for the following as specified in section 128.2.2.

§ 23-27.3-128.2.2 Responsibilities. – A professional engineer or registered architect on behalf of the owner shall be responsible for the following:

- (1) Review of the shop drawings, samples, and other submittals of the contractor as required by the construction contract documents submitted for permit and approval for conformance to the design concept.
- (2) All change orders to the contract documents shall be submitted to the building official after approval by the professional engineer or registered architect.
- (3) Review and approval of the testing procedures listed in § 23-27.3-128.4 and Part IX chapter 43. The engineer or architect shall notify the owner, building official, and contractor of the results of all tests and the required corrective measures which need to be taken.
- (4) Insure special engineering or architectural inspection of critical construction components requiring controlled materials, or construction specified in the accepted engineering practice standards as listed in appendix A. (Comment see Ch 35 SBC-1)
- (5) The professional engineer or registered architect or his or her representative shall provide the necessary professional services and be present on the construction site on a regular and periodic basis to determine that, generally, the work is proceeding in accordance with the documents approved for the permit.

Pursuant to Section 128.2.3, I shall submit

Weekly ☐

Bi-weekly ☐

Monthly ☒

A progress report together with pertinent comments to the state building official. Upon completion of the work I shall submit a final project report as to the satisfactory completion and readiness of the project for occupancy.



Seal

Firm Name: MAG ASSOCIATES INC.

Address: 570 BROAD STREET
PROVIDENCE RI 02907

Phone: 401-455-6800

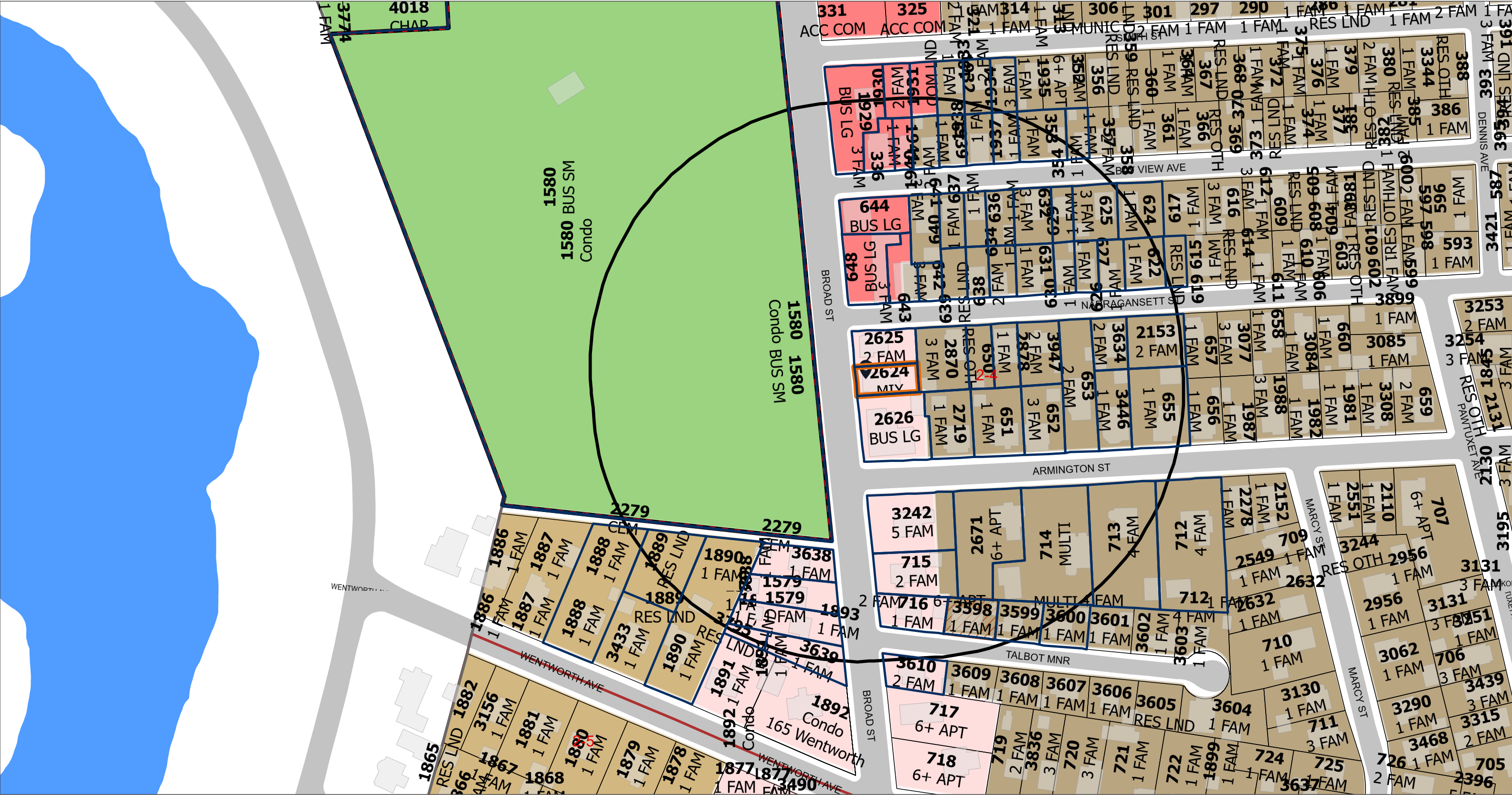
[Signature]
Signature of Architect / Engineer

Owners Statement:

I hereby acknowledge the above and agree to notify the Building Official of any changes to this agreement

[Signature] 11/19/25
Signature of Owner

ArcGIS Web Map



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

- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Labels_Radius Maps_Lot and LU v2
- Streets Names

- Hydro Poly 2001
- Stream/Water Body
 - Swamp
 - Buildings
 - Cranston Boundary
 - Plat Bounds
 - Easements partial

- Parcels
- Cemeteries
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning
- none

- A80
- A20
- A12
- A8
- A6
- B1

- B2
- C1
- C2
- C3
- C4
- C5

- M1
- M2
- EI
- MPD
- S1
- Other

Map Scale: 1:2,227



Map created by Web Application on 5/15/2026 10:46 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 warrantee, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.