

**Record No: ZBR-26-34**

Zoning Board of Review Application

Status: Active

Submitted On: 7/2/2026

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*

Eddy Pena

Who is Submitting this Application?*

Owner

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*

Both

Address*

309 Station Street

City/Town*

Cranston

Plat*

3

Lot(s)* ?

71 & 72

Type of Application

Application Type*

Use Variance

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

17.92.010– Variance, Section 17.20.030 Schedule of Uses, Section 17.20.120
Schedule of Intensity Regulations

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

This property was previously a legal two-family home. I would like to restore it back to two family. The current layout and utility hookups remain in place. The only thing that it needs is the utility meter for the second floor and permit to connect it back to existing panel.

Existing Lot Specifications

Current Use of Premises*

Residential

Lot Area*

10000

Lot Frontage*

100

Lot Depth*

100

Existing Buildings & Structures

Type of Building or Structure**Square Footage**

Primary Residence

1576

Building /Structure Detail if Other**Type of Building or Structure****Square Footage**

Other

360

Building /Structure Detail if Other

Shed

Type of Building or Structure**Square Footage**

Other

168

Building /Structure Detail if Other

Patio

Applicant Sign off

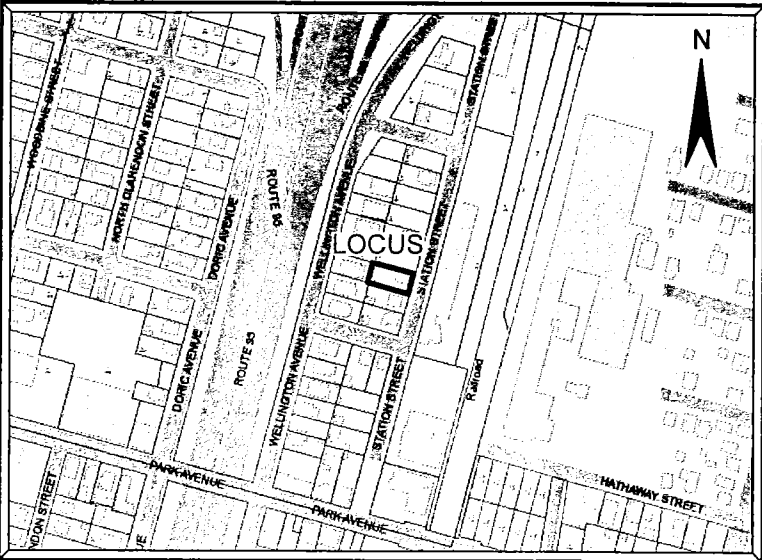
I , the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*

✓ Eddy Pena
Jul 2, 2026

REFERENCE:

1. DEED BK. 3942 PG. 25
2. RECORD LOT 38 & 39 ON "PLAN OF HOUSE
LOTS IN CRANSTON BELONGING TO LYMAN
ARNOLD BY JOHN HOWE JUNE 1875' P.C. 59



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT M-2

- MINIMUM LOT AREA: 60,000 S.F.
MINIMUM LOT FRONTAGE: 200 FT.
MINIMUM SETBACKS: FRONT: 40 FT.
SIDE: 25 FT.
REAR: 30 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 60%

DIMENSIONAL CONFORMANCE
SURVEY

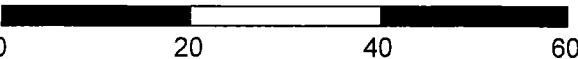
A.P. 3 / LOTS 71 & 72
309 STATION STREET
CRANSTON, R.I. 02910
SCALE: 1"=20' DATE: NOVEMBER 7, 2022

PREPARED FOR:
EDDY PEÑA
369 STATION STREET, CRANSTON, R.I. 02910
PHONE: (401) 248-1977
PREPARED BY:

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

JOB NO. 10402 / DWG. NO. 10402 - C1 - (AJB)

GRAPHIC SCALE: 1" = 20'



A.P. 3 / LOTS 153
N/F
ARTHUR & SHERRY BOUCHARD

A.P. 3 / LOTS 70
N/F
THIM MIT

A.P. 3 / LOTS 152
N/F
REYNA CRUZ & EMILIO A. LOPEZ

A.P. 3 / LOTS 151
N/F
JUANCARLOS MICHAEL NOLASCO

A.P. 3 / LOTS 150
N/F
RUSSELL J. SINGLETON

A.P. 3 / LOTS 73
N/F
TAWA E. PITTMAN

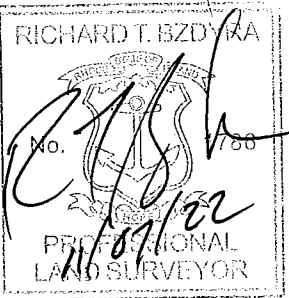
DRILL HOLE SET

N 62°49'49" W
100.00'

IRON ROD SET

ABUTTER'S
DRIVEWAY

STATION STREET
(50' PUBLIC)



GARAGE

A.P. 3 / LOTS 71 & 72
N/F
EDDY G. PEÑA
10,000 S.F.
0.23 ACRES

OVEN

SLAB

*DECK STAIRS

STAIRS

WALKWAY

2ND FLOOR DECK

POOL

EXISTING SINGLE
FAMILY DWELLING
309 STATION STREET

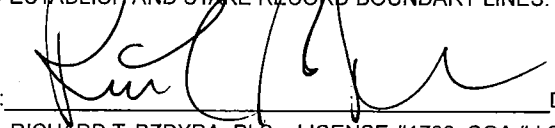
PROPOSED
ADDITION

IRON ROD SET

DRIVEWAY

RETAINING WALL
EDGE OF PAVEMENT

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:  DATE: 11/07/22
RICHARD T. BZDYRA, PLS; LICENSE #1786; 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.

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO SECTION 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 I

PROJECT SUMMARY

309 STATION STREET

TWO-FAMILY RESTORATION REQUEST

CRANSTON, RHODE ISLAND 02910

AP 3 / LOT 72/ LOT 71

DESCRIPTION

The property previously operated as a two-family dwelling. It was later converted to single-family use without new construction or structural changes to the existing building layout.

No addition, enlargement, exterior alteration, or new construction is proposed.

The request is to restore the existing first-floor and second-floor dwelling layout for use as a two-family dwelling.

Existing separate electrical paneling and second-floor meter socket location are shown on the basement plan. A licensed electrician will restore separate electrical service and the utility meter only after required zoning, electrical, and utility approvals.

Existing Building



BUILDING / PROPERTY INFORMATION

Property Address: 309 Station Street
Cranston, Rhode Island 02910

Assessor's Plat / Lot: AP 3 / Lot 72 / Lot 71
Zoning District: M-2
Existing Use: Single-Family Dwelling (Formerly Two-Family)
Proposed Use: Two-Family Dwelling (No New Construction)
Number of Stories: 2 Stories Above Grade + Basement
Construction Type: Wood Frame
Year Built: ~1910 (Approximate)
Parcel Area: 10,000 S.F. (0.23 Acres)
No. of Units Proposed: 2 Dwelling Units (Existing Layout)

EXISTING CONDITION

- Existing two-story single-family dwelling on slab/foundation.
- Existing first floor layout to be used as Unit 1.
- Existing second floor layout to be used as Unit 2.
- Existing basement is a common utility, laundry, and storage area.
- Existing rear deck and exterior stairs to second floor.
- Existing driveway provides off-street parking.
- Existing electrical panels and meter location are in place. Second-floor meter socket position is available for reinstatement.
- No addition, enlargement, or exterior structural changes are proposed. Proposed work is limited to restoration of separate electrical service and the existing second-floor meter position.

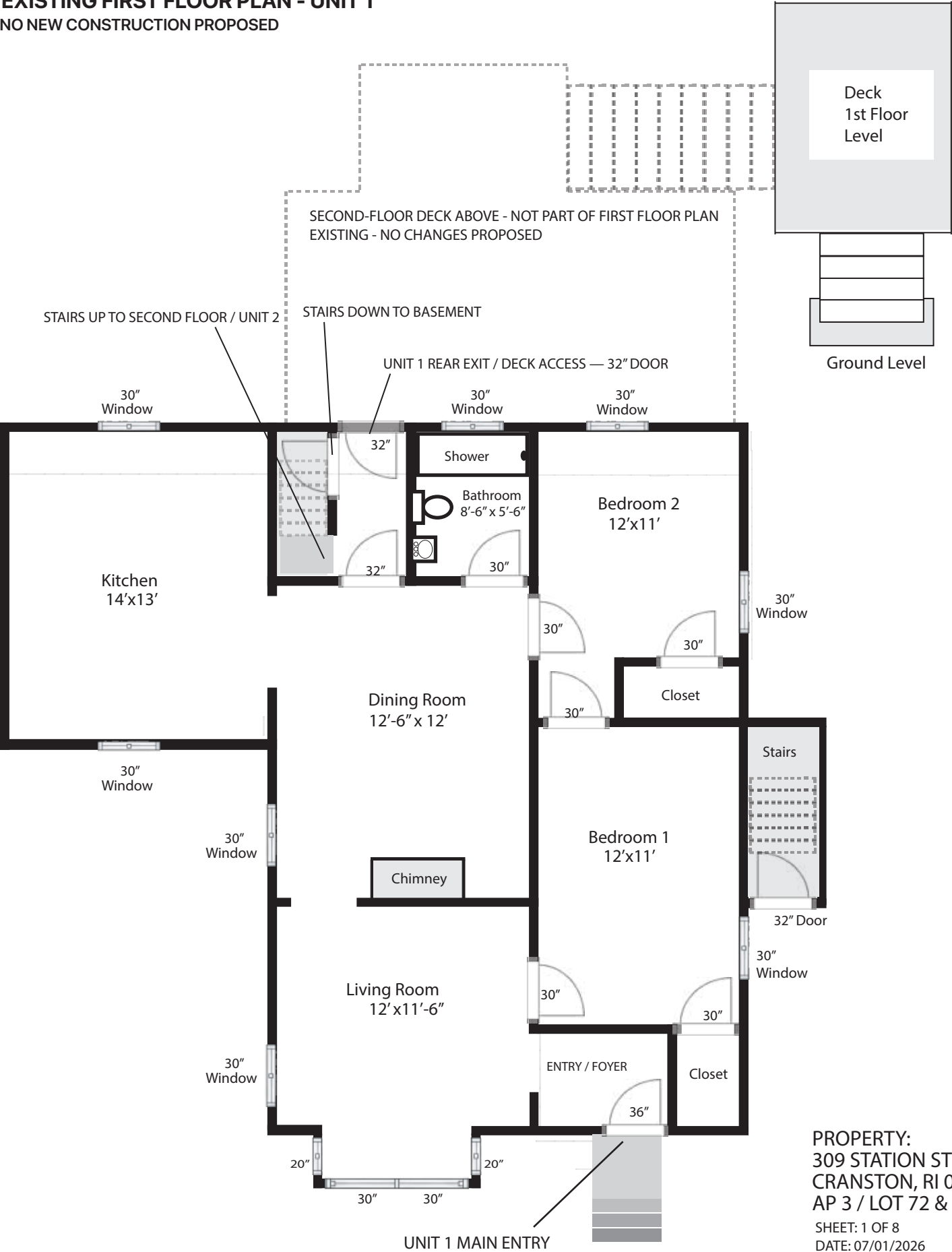
PLAN SHEET INDEX

1	EXISTING FIRST FLOOR PLAN - UNIT 1	First floor plan to be used as Unit 1. No changes proposed.
2	EXISTING SECOND FLOOR PLAN - UNIT 2	Second floor plan to be used as Unit 2. No changes
3	EXISTING BASEMENT PLAN - COMMON / UTILITY AREA	Basement layout showing utility, storage, laundry, and meters/panels locations,. No change proposed
4-7	EXISTING EXTERIOR ELEVATIONS	Front, rear, left side, and right side elevations. No changes proposed.
8	EXISTING SITE PLAN / PARKING PLAN	Site plan showing property lines, building footprint, driveway, parking spaces, and existing entrances.

- No addition, enlargement, or new exterior construction is proposed.
- Request is to restore two-family occupancy and separate electrical metering only.
- All work related to electrical service separation and meter reinstatement will be performed by a licensed electrician after required zoning, electrical, and utility approvals.
- Parking, driveway, and existing entrances shown for zoning review.

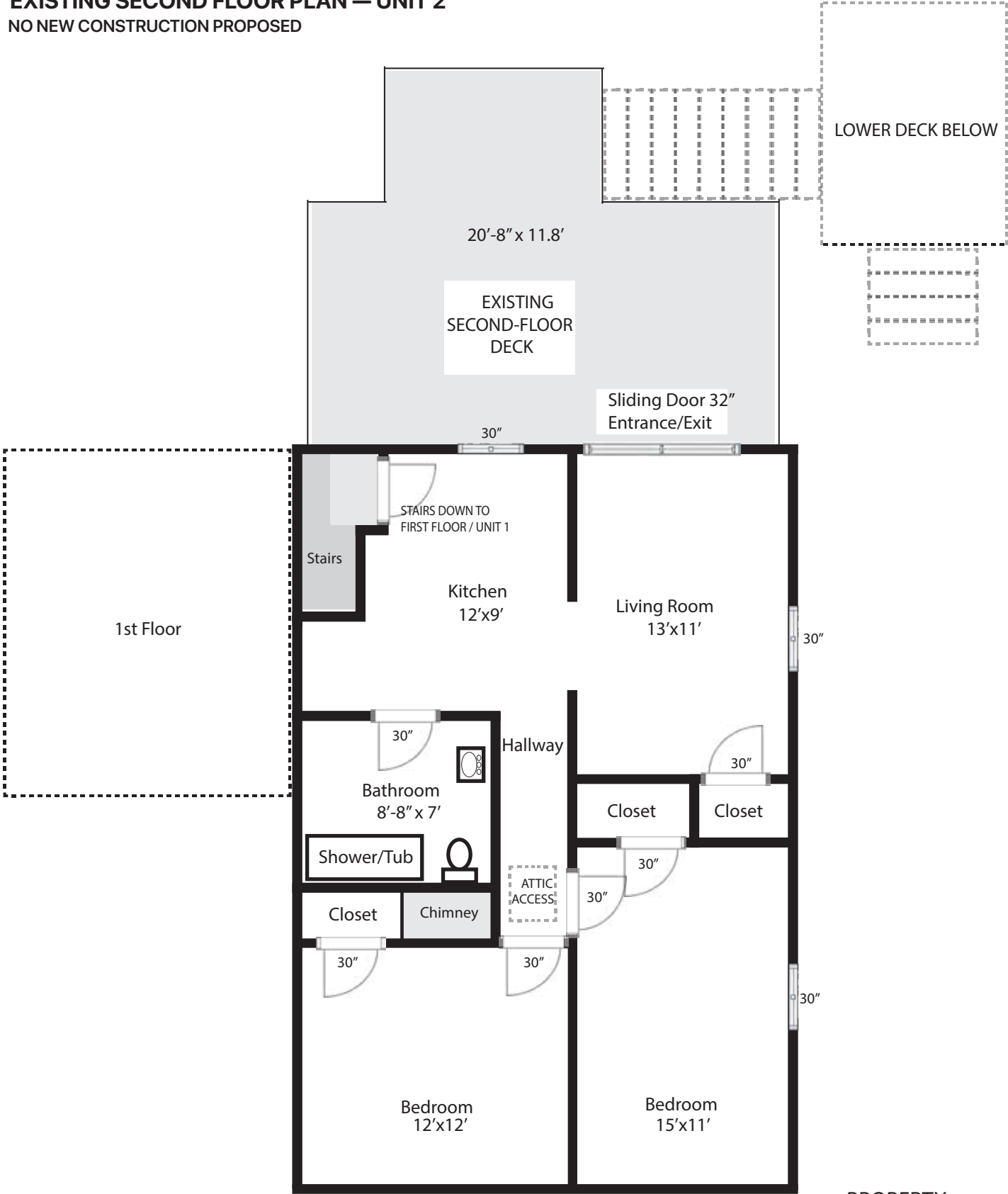
DATE: 07/01/2026
Plan by Alexis Pena

EXISTING FIRST FLOOR PLAN - UNIT 1
NO NEW CONSTRUCTION PROPOSED



PROPERTY:
309 STATION STREET
CRANSTON, RI 02910
AP 3 / LOT 72 & LOT 71
SHEET: 1 OF 8
DATE: 07/01/2026
Plan Design by Alexis Pena

EXISTING SECOND FLOOR PLAN — UNIT 2
NO NEW CONSTRUCTION PROPOSED



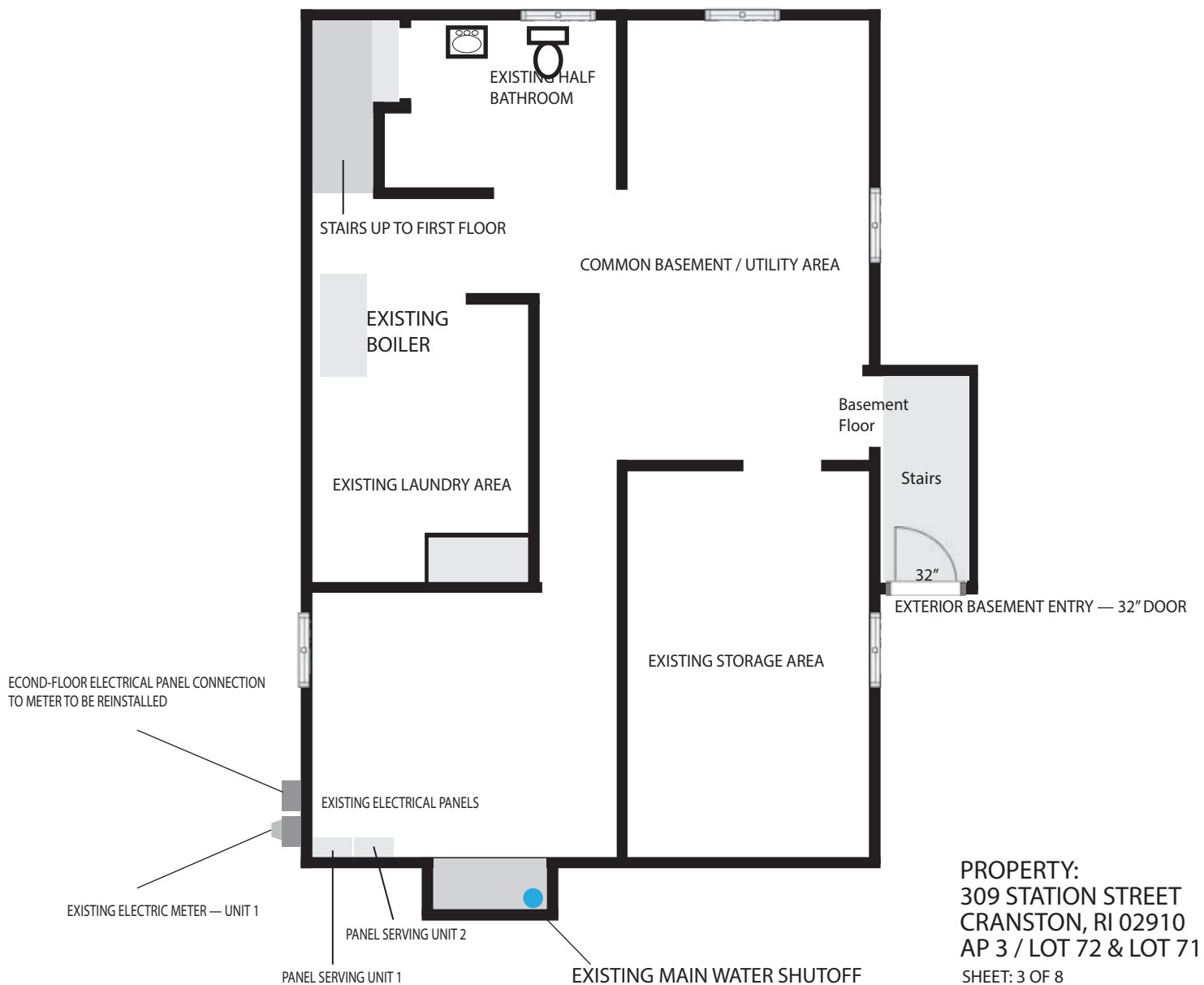
PROPERTY:
309 STATION STREET
CRANSTON, RI 02910
AP 3 / LOT 72 & LOT 71
SHEET: 2 OF 8
DATE: 07/01/2026
Plan Design by Alexis Pena

EXISTING BASEMENT PLAN - COMMON / UTILITY AREA

SECOND-FLOOR ELECTRICAL PANEL CONNECTION TO METER TO BE REINSTALLED AFTER REQUIRED ZONING, ELECTRICAL, AND UTILITY APPROVALS

NOTES:

- Existing basement conditions shown.
- Basement is a common utility, laundry, and storage area.
- No basement dwelling unit is proposed.
- Existing electrical panels and meter locations shown.
- Existing second-floor meter socket position shown.
- Separate electrical service is to be restored by a licensed electrician after required zoning, electrical, and utility approvals.
- No new construction proposed.
- Utility locations to be field verified.



PROPERTY:
309 STATION STREET
CRANSTON, RI 02910
AP 3 / LOT 72 & LOT 71
SHEET: 3 OF 8
DATE: 07/01/2026
Plan Design by Alexis Pena

FRONT
EXISTING FRONT ELEVATION — STREET VIEW
NO EXTERIOR CHANGES PROPOSED

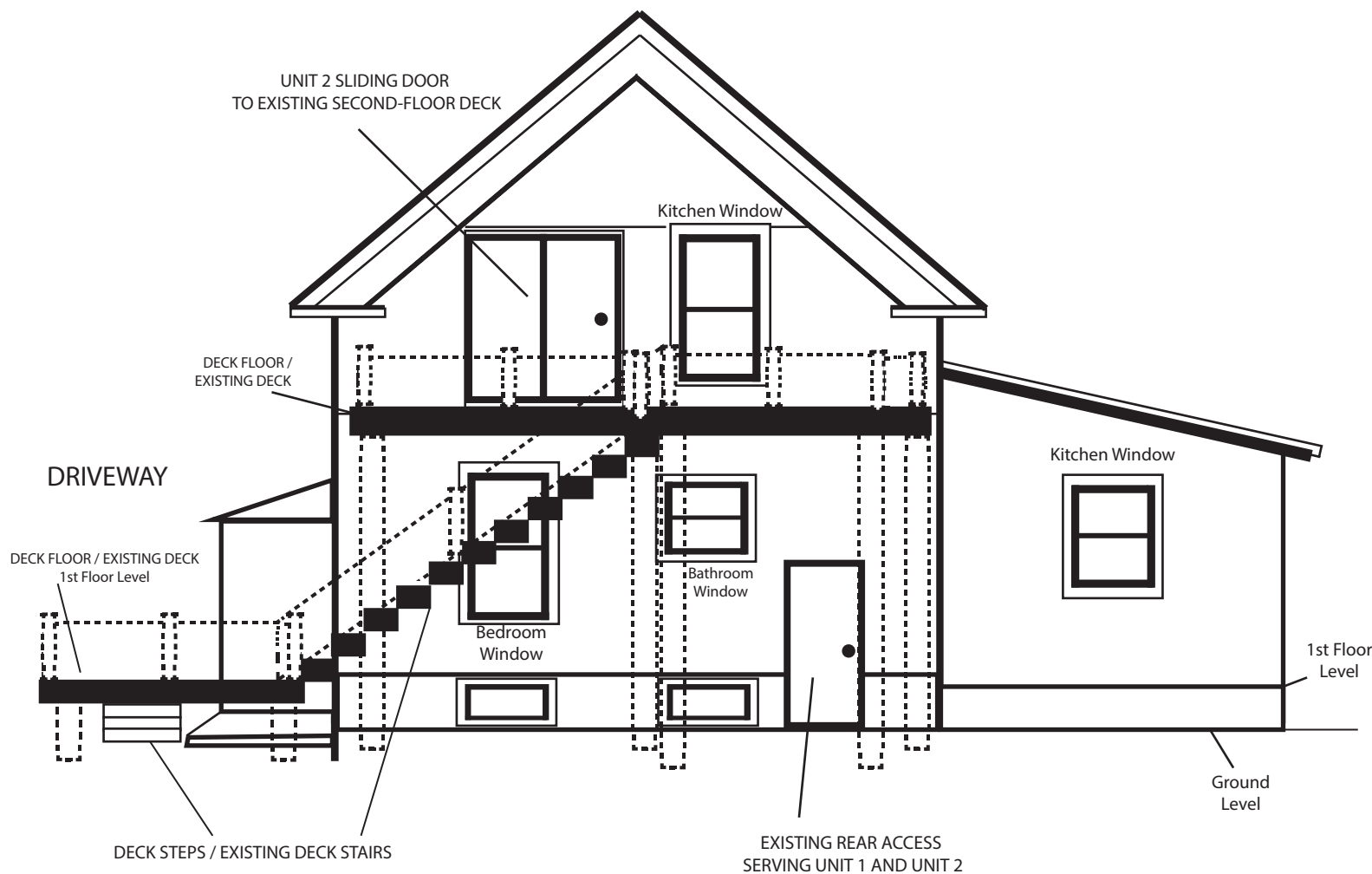


STATION STREET
(50' PUBLIC)

PROPERTY:
309 STATION STREET
CRANSTON, RI 02910
AP 3 / LOT 72 & LOT 71
SHEET: 4 OF 8
DATE: 07/01/2026
Plan Design by Alexis Pena

Existing doors, windows, stairs, foundation, driveway, and utility equipment shown for zoning review.

BACK
EXISTING REAR ELEVATION — BACKYARD VIEW
NO EXTERIOR CHANGES PROPOSED



PROPERTY:
309 STATION STREET
CRANSTON, RI 02910
AP 3 / LOT 72 & LOT 71
SHEET: 5 OF 8
DATE: 07/01/2026
Plan Design by Alexis Pena

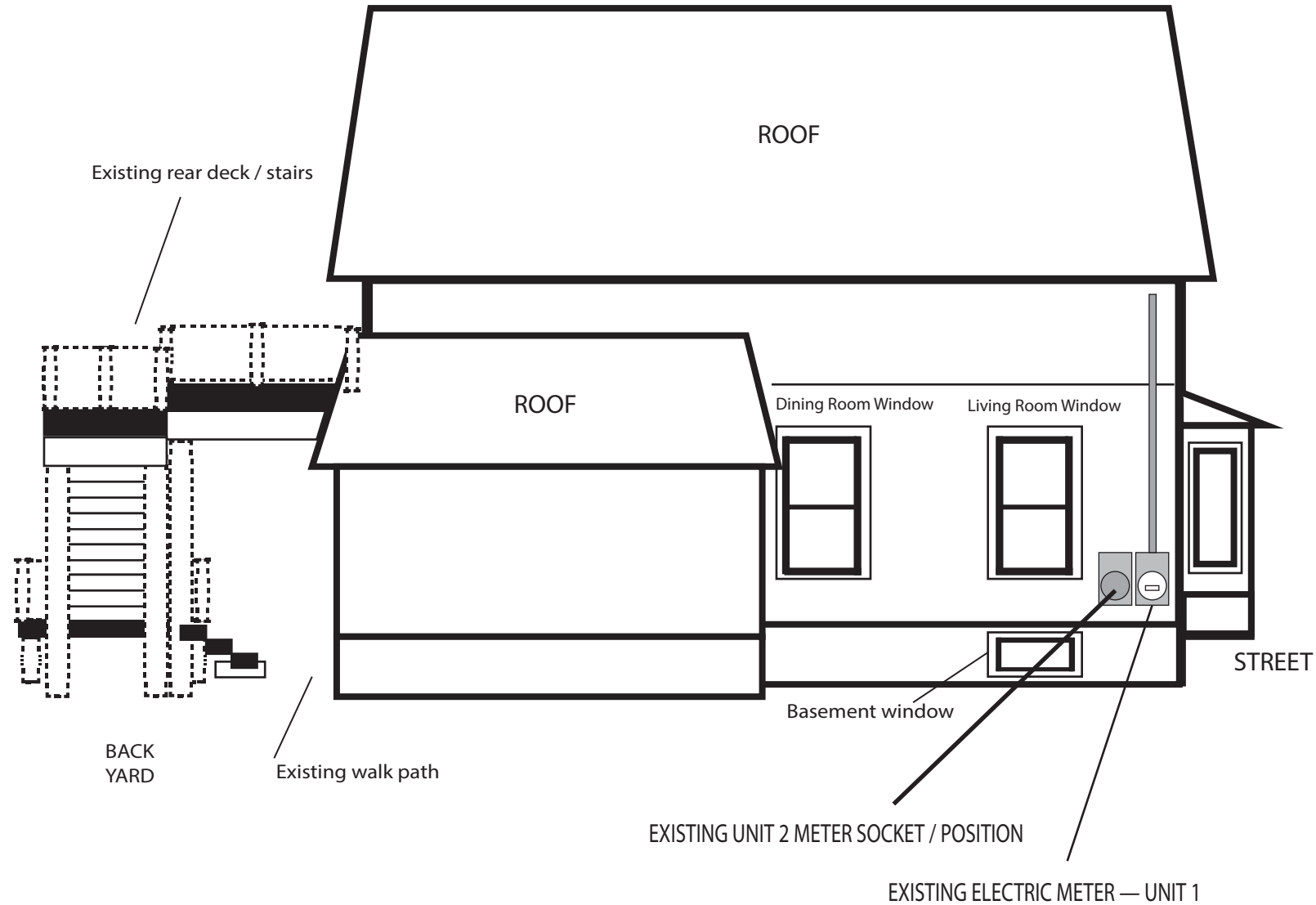
Existing rear deck, stairs, doors, windows, and addition shown for zoning review. No exterior changes proposed.

LEFT SIDE

EXISTING LEFT SIDE ELEVATION
SECOND-FLOOR METER RESTORATION REQUEST
NO EXTERIOR BUILDING CHANGES PROPOSED

Proposed electrical work only:

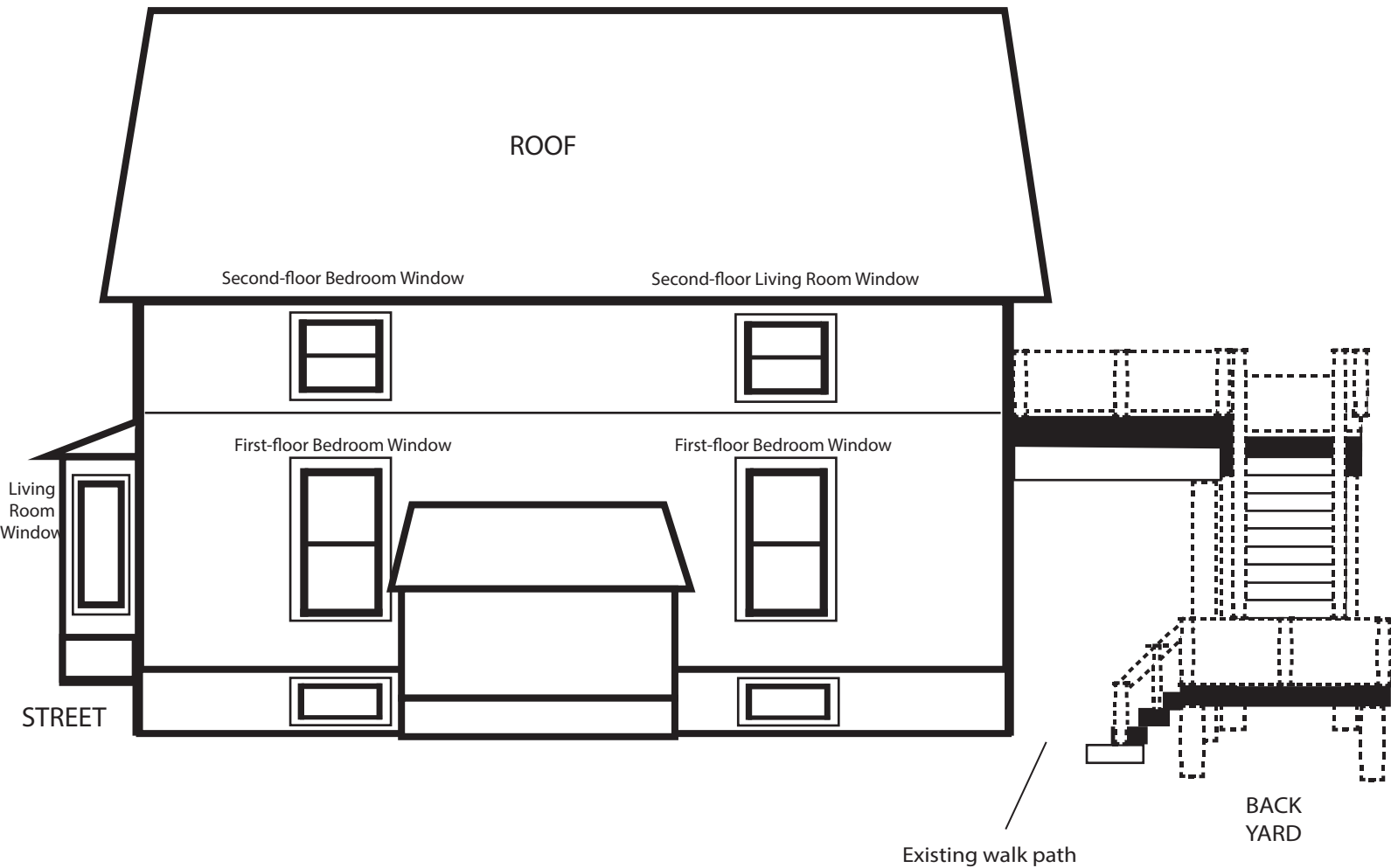
- Reinstall existing second-floor electric meter at existing meter socket / position.
- Restore separate electrical service from second-floor meter to existing second-floor panel.
- All electrical work to be performed by a licensed electrician after required zoning, electrical, and utility approvals.



PROPERTY:
309 STATION STREET
CRANSTON, RI 02910
AP 3 / LOT 72 & LOT 71

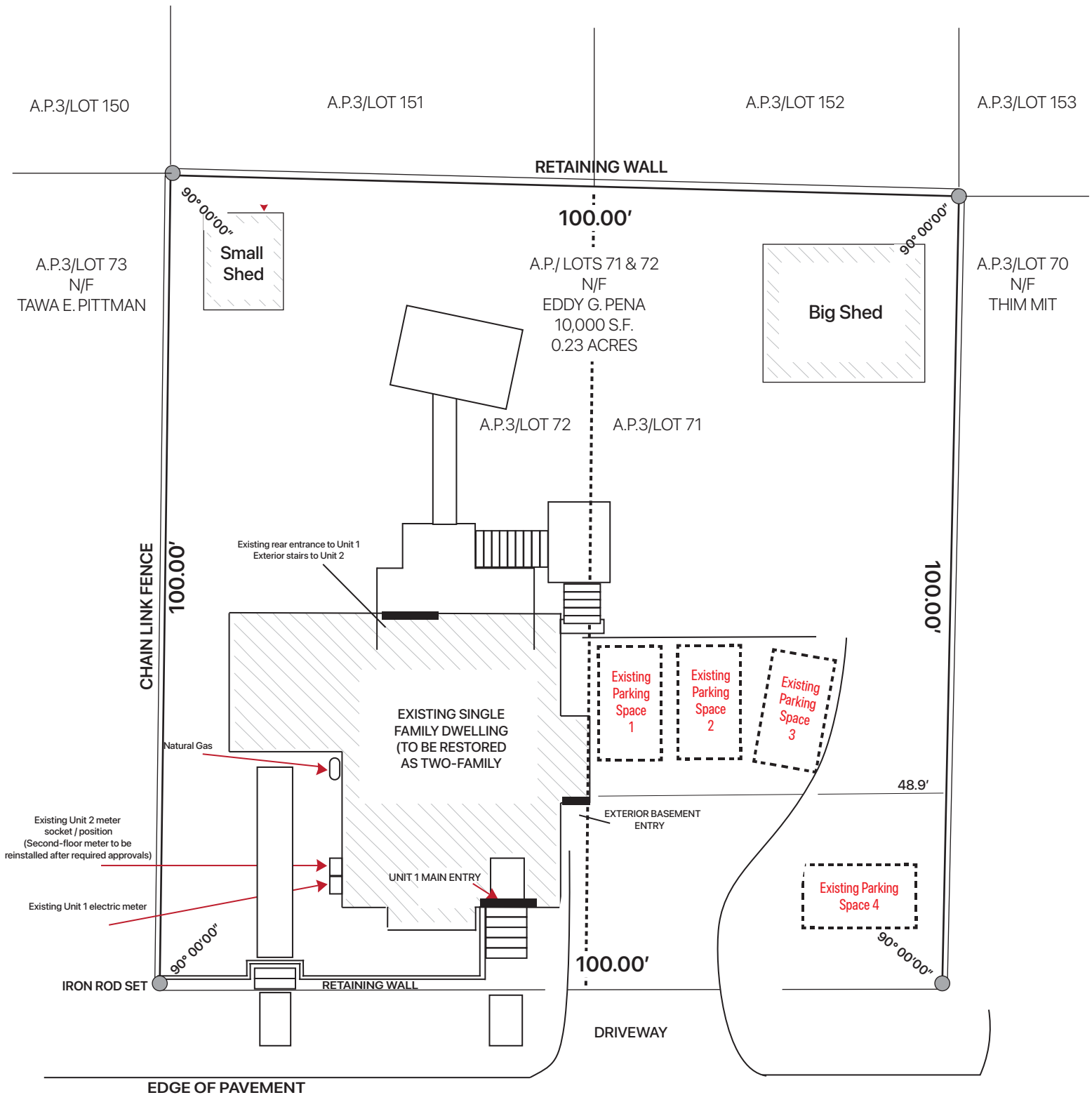
SHEET: 6 OF 8
DATE: 07/01/2026
Plan Design by Alexis Pena

RIGHT SIDE
EXISTING RIGHT SIDE ELEVATION
NO EXTERIOR CHANGES PROPOSED



Existing windows, rear deck, stairs, walk path, and exterior conditions shown for zoning review.
No addition, enlargement, or exterior structural changes proposed.

EXISTING SITE PLAN / PARKING PLAN
TWO-FAMILY RESTORATION REQUEST
NO ADDITION OR NEW CONSTRUCTION PROPOSED

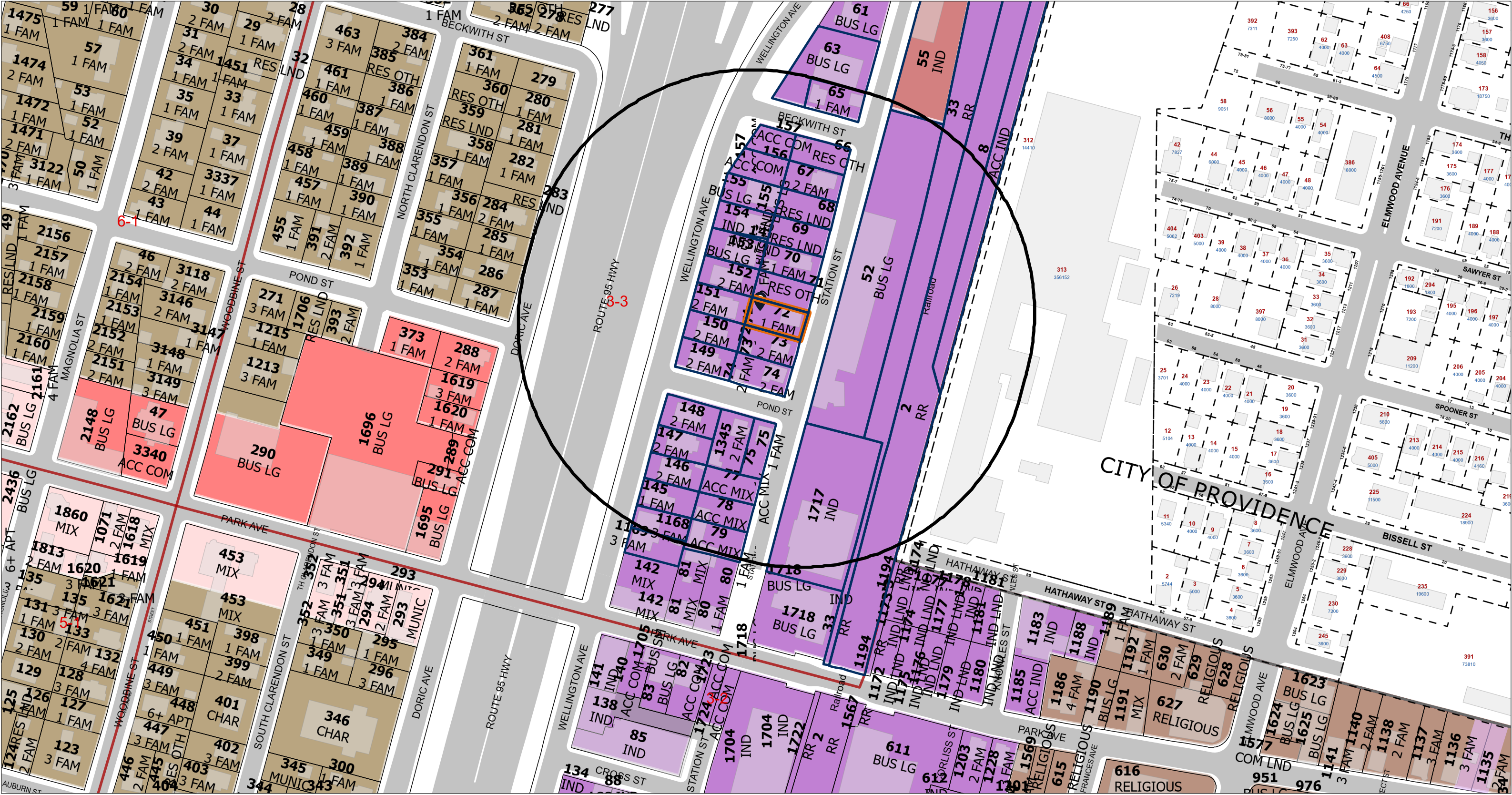


STATION STREET
 (50' PUBLIC)

PROPERTY:
 309 STATION STREET
 CRANSTON, RI 02910
 AP 3 / LOT 72 & LOT 71

SHEET: 8 OF 8
 DATE: 07/01/2026
 Plan Design by Alexis Pena

309 Station St 400' Radius Plat 3 Lot 72



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

- SelectedParcelsBuffer
- ParcelsInBuffer
- SelectedParcels
- Labels_Radius Maps_Lot and LU v2
- Streets Names
- Prov_Parcels
- 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: 1:2,596



Map created by Web Application on 7/2/2026 8:39 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.