

**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: August 5, 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: Frank A. Zincone

ADDRESS: 550 Atwood Avenue, Cranston, RI ZIP CODE: 02920

APPLICANT: Ercilio's Electro Auto Inc.

ADDRESS: 173 Niantic Avenue, Cranston, RI ZIP CODE: 02907

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 173 Niantic Avenue

2. ASSESSOR'S PLAT #: 7/2 BLOCK #: _____ ASSESSOR'S LOT #: 2204 WARD: 3

3. LOT FRONTAGE: 100' LOT DEPTH: 96.23' LOT AREA: 9,096 sq.ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M-2 60,000 sq.ft. 35 ft.
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: one story PROPOSED: same

6. LOT COVERAGE, PRESENT: 57% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 7/16/18

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes

9. GIVE SIZE OF EXISTING BUILDING(S): 42' x 77'

10. GIVE SIZE OF PROPOSED BUILDING(S): 42' x 77' plus 42' x 60' (canopy)

11. WHAT IS THE PRESENT USE? automotive repair facility and used auto sales


12. WHAT IS THE PROPOSED USE? same

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: none

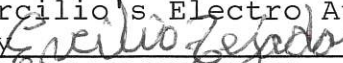
14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Enclose a canopy addition approved by Zoning Board of Review on August 11, 2021
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? No
16. WERE YOU REFUSED A PERMIT? No
17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
17.20.120 Schedule of Intensity Regulations;
17.92.010 Variance and all other applicable sections of zoning code
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Canopy addition already exists. Proposed structure would not further encroach on existing setbacks. Application in conformity with surrounding area.

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

RESPECTFULLY SUBMITTED,

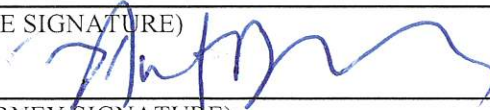

 (OWNER SIGNATURE) Frank Zincone

 (PHONE NUMBER)

(OWNER SIGNATURE)
Ercilio's Electro Auto Inc.
 By 
 (APPLICANT SIGNATURE)

 (PHONE NUMBER)

480-4701
 (PHONE NUMBER)

(LESSEE SIGNATURE)

 (ATTORNEY SIGNATURE)

 (PHONE NUMBER)

946-3800
 (PHONE NUMBER)

Robert D. Murray, Esq.
 (ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

 (PLANNING DEPT. SIGNATURE)

 (DATE)





PLAN REFERENCES:

CITY CLERKS OFFICE
PLAT CARD 111 ENTITLED
"CITY LINE PARK"

DEED BOOK 1273, PAGE 209

SERVICE ENCLOSURE PLAN FOR ERCILIOS ELECTRO AUTO
BY MANOUKIAN ARCHITECT

ZONING NOTES:

ALL LOTS SHOWN ARE LOCATED IN A M-2 ZONE

PARKING NOTES:

PARKING PROVIDED
5 - 9'x18' SPACES
1 - 8'x18' HANDICAP SPACE
w/ 8' WIDE RESERVE ISLE
6 SPACES TOTAL

FEMA INFORMATION:

ALL LOTS SHOWN & ALL IMPROVEMENTS THEREON ARE
LOCATED IN A ZONE "X" PER FEMA MAP
#44007C0312H, EFFECTIVE DATE 10/02/2015.

DIGSAFE:

All underground utilities shown have been located using the best available information. It is advised that prior to any excavation or construction, all utilities be verified by the appropriate utility companies and by DIGSAFE (1-888-344-7233)

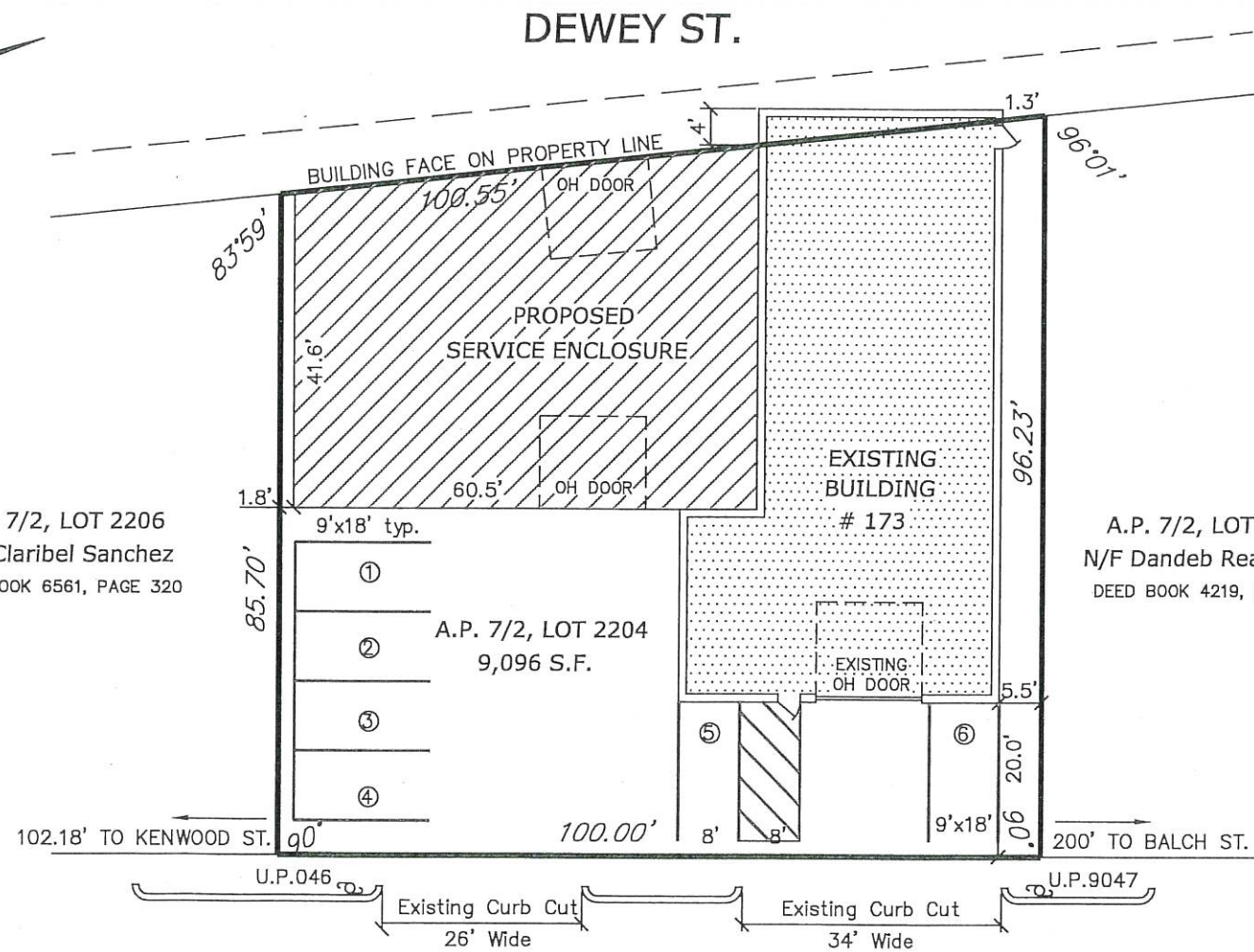
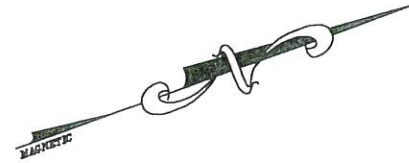
CERTIFICATION:

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

AMENDMENT TO BOUNDARY SURVEY & SITE FEATURES - CLASS I
ORIGINAL SURVEY DATED JUNE, 2016 BY W.P. SKORUPSKI

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:
To Demonstrate the Location and Dimensions of Existing Site Features, Proposed Addition and Perimeter Property Lines at 173 Niantic Ave., City of Cranston, A. P. 7/2, Lot 1546.

By: Walter P. Skorupski 7/1/2024
Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-COA
Date:

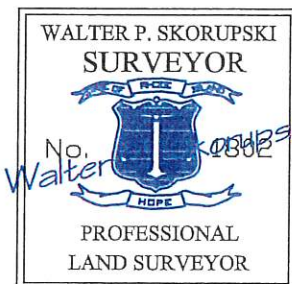


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NIANTIC AVE.

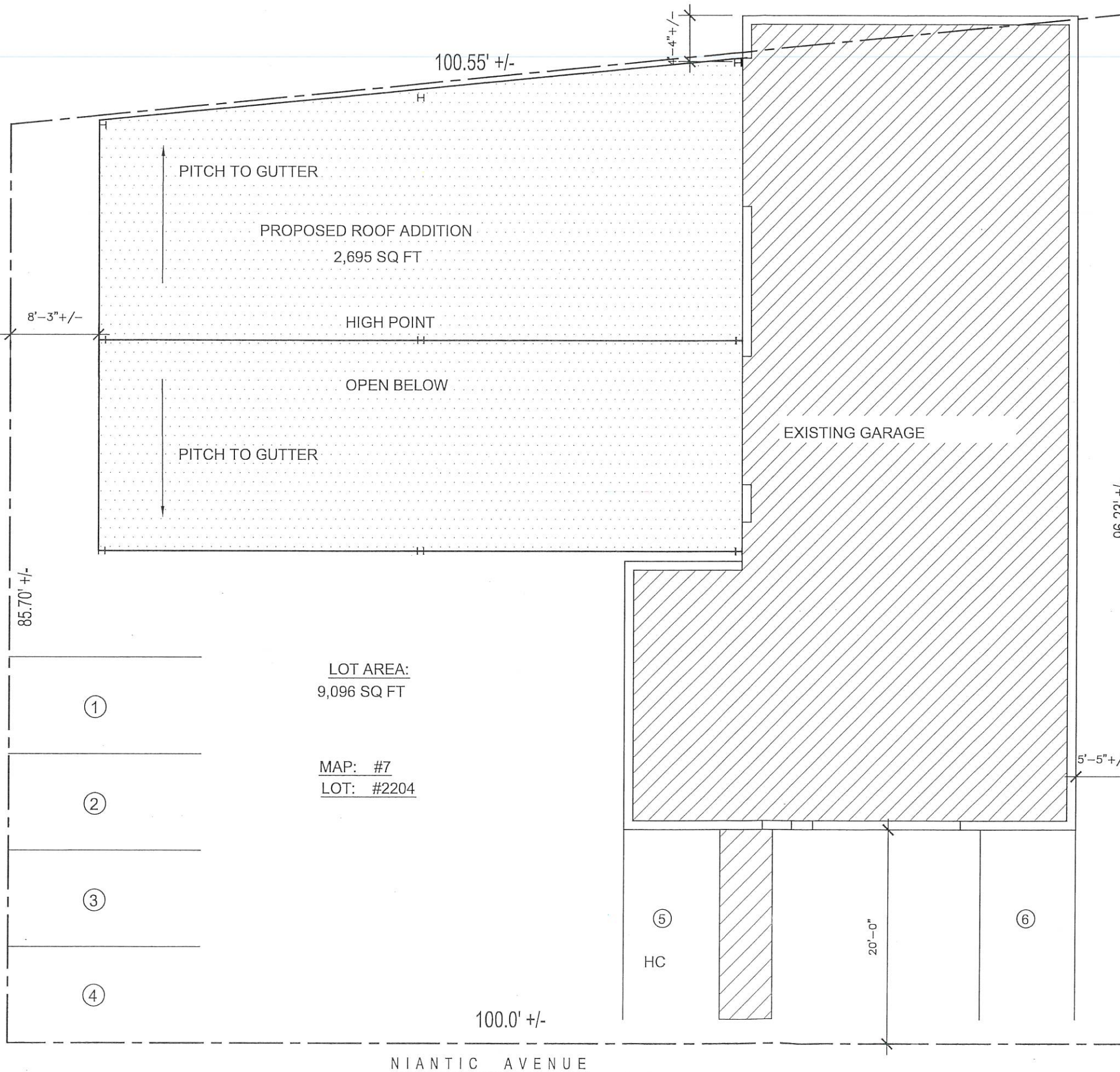


OWNER:
FRANK A. ZINCONE Jr.
550 ATWOOD AVENUE
CRANSTON, R.I. 02920

SURVEYOR:
WALTER P. SKORUPSKI
7 WESSEX STREET
CRANSTON, R.I. 02910
JULY, 2024

**SITE PLAN SHOWING
PROPOSED SERVICE ENCLOSURE
FOR ERCILIOS ELECTRO AUTO**

CITY OF CRANSTON
173 NIANTIC AVENUE
ASSESSOR'S PLAT 7/2
LOTS 2204



LOT AREA:
9,096 SQ FT

MAP: #7
LOT: #2204

OWNER:
FRANK A. ZINCONE
550 ATWOOD AVENUE
CRANSTON, RHODE ISLAND 02920

PROPERTY ADDRESS
173 NIANTIC AVENUE
CRANSTON, RHODE ISLAND 02907

MAP: #7
LOT: #2204
ZONE: M2

LOT AREA: 9,096 SQ FT

MAX. ALLOW BLDG HEIGHT: 35'
MAX. ALLOW LOT COVERAGE: 60%
EXISTING BUILDING: 2,685 SQ FT
PROPOSED ADDITION: 2,696 SQ FT
ACTUAL LOT COVERAGE: 59%

SETBACK REQUIREMENTS FOR ZONE M2

FRONT YARD: 40'-0"
REAR YARD: 30'-0"
SIDE YARD: 25'-0"

NOTE:

SITE INFORMATION & NOTED DIMENSIONS
TAKEN FROM CITY RECORDS INFORMATION
SITE PLAN DOES NOT CONSTITUTE A SURVEY



PLOT PLAN
SCALE 1"=10'-0"

MANOUKIAN
A.R.C.H.I.T.E.C.T
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
22 SHADY HILL DRIVE WEST WARWICK, RI 02885
PH: (401) 560-0809 FAX: (401) 569-6867

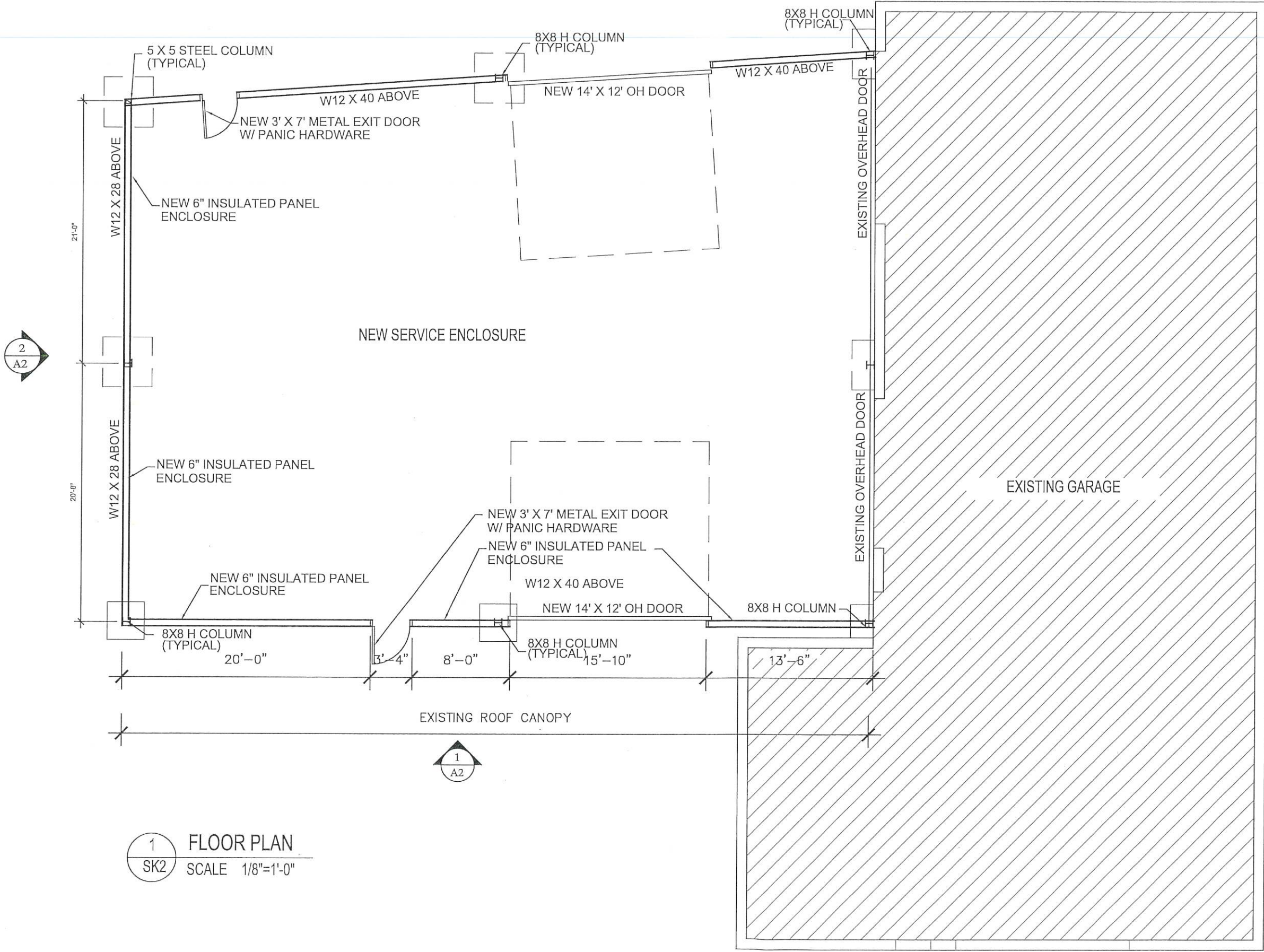
OPEN CANOPY DESIGN
ERCILIO'S ELECTRO AUTO
173 NIANTIC AVENUE
CRANSTON, RI 02907

REVISIONS

DATE	REVISIONS
9/13/21	ISSUE
6/21/24	RE-ISSUE

STAMP

SK-1



1 FLOOR PLAN
SK2 SCALE 1/8"=1'-0"

MANOUKIAN
A • R • C • H • I • T • E • C • T
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
22 SEADY HILL DRIVE WEST WARWICK, R.I. 02893
PH: (401) 590-0909 FAX: (401) 928-6957

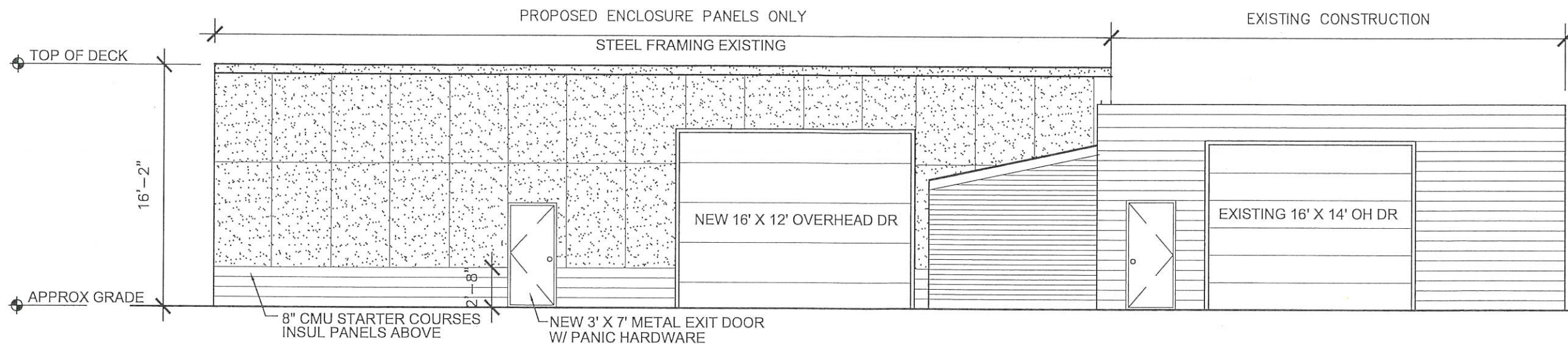
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CRANSTON, RI 02907

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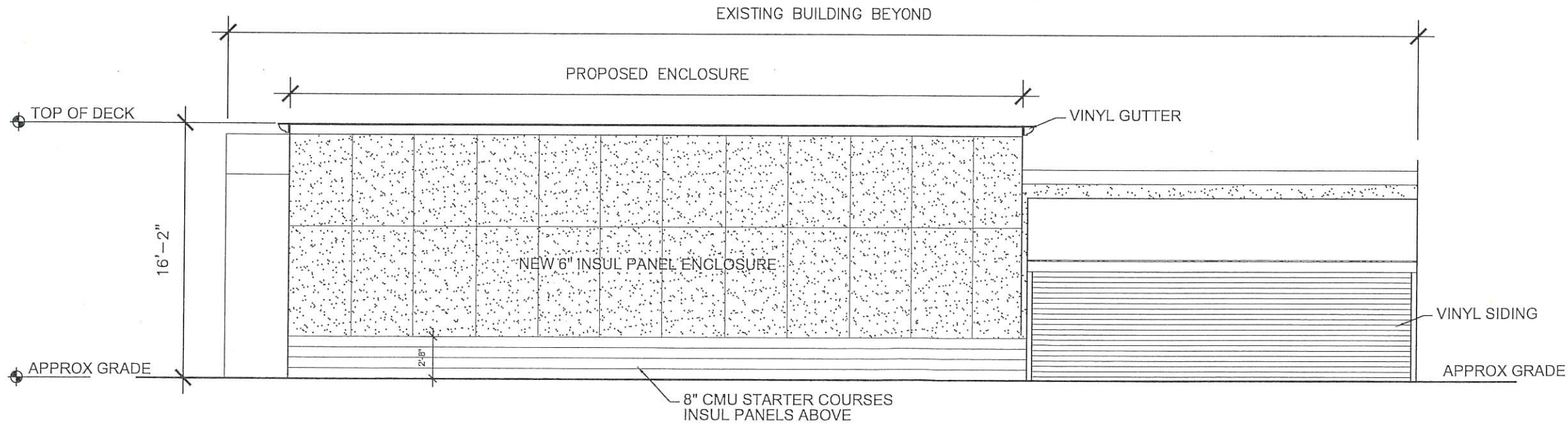
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SK-2



1 FRONT ELEVATION (NIANTIC AVE SIDE)
SK3 SCALE 1/8"=1'-0"



2 LEFT SIDE ELEVATION
SK3 SCALE 1/8"=1'-0"

MANOUKIAN
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22 SHADY HILL DRIVE WEST WARWICK, R.I. 02895
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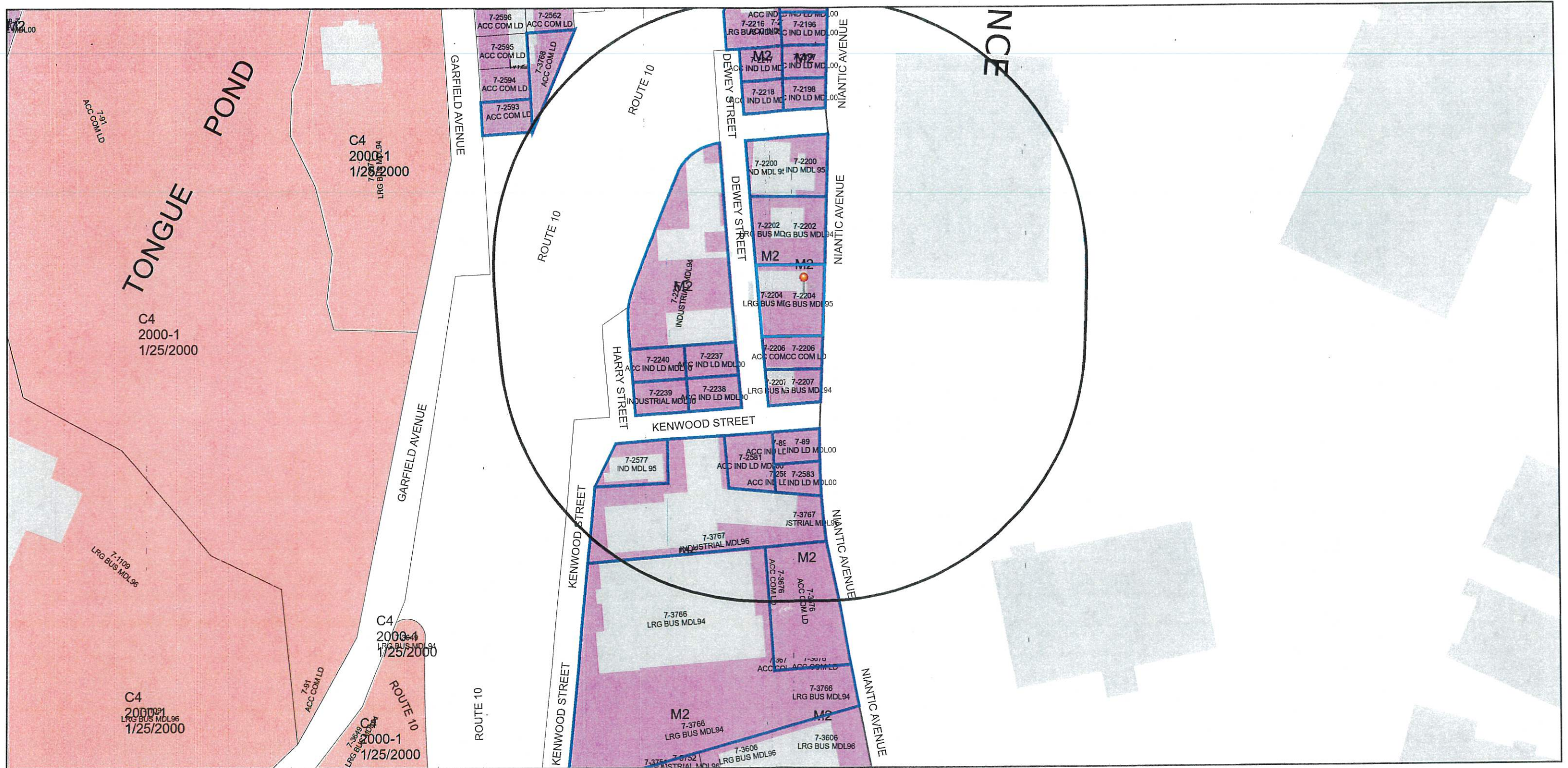
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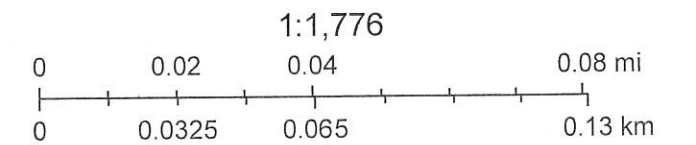
SK-3

173 Niantic Ave 400' Radius Plat 7 Lot 2204



6/21/2024, 9:11:39 AM

- | | | | | | | | | |
|----------------------------|--|---------------------------|--|-----|--|----|--|-------|
| Selected Parcels in Buffer | | Parcels | | A80 | | B2 | | M1 |
| Selected Parcels | | Buildings | | A20 | | C1 | | M2 |
| Parcels In Buffer | | Zoning Dimensions | | A12 | | C2 | | EI |
| Parcel ID Labels | | Historic Overlay District | | A8 | | C3 | | MPD |
| Streets Names | | Zoning | | A6 | | C4 | | S1 |
| Cranston Boundary | | none | | B1 | | C5 | | Other |



City of Cranston