

A photograph of the City of Cranston City Hall, a large white building with a classical facade, including a pediment with a crest and a clock tower. The building is surrounded by trees with autumn foliage and a paved area in the foreground.

City of Cranston Zoning Board of Review *April 9, 2025*

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Dean Perdikakis

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Joy Montanaro (Vice-Chair)

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Anthony Mastantuono (1st Alternate)

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(4th Alternate)

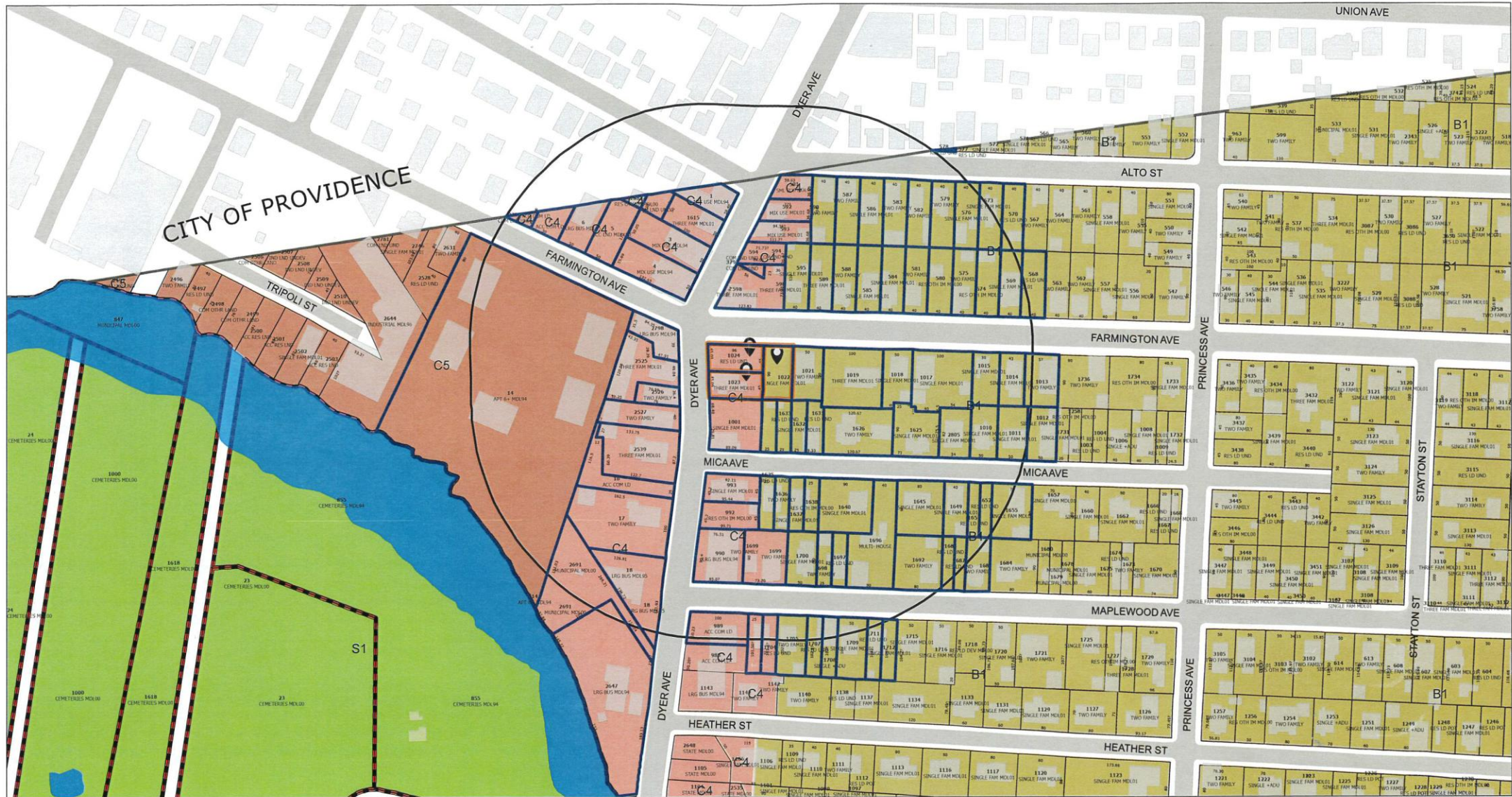
► **Ward 3**

► **HEIDY C. PAZ (OWN/APP)** has filed an application to request permission to alter a previously granted variance to construct a single-family dwelling on an under-sized lot exceeding the allowable height at **175 Farmington Avenue, A.P. 8, lot 1022**; area 4,500 s.f.; zoned B1. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

► Application filed 2/12/22. No attorney.



175 Farmington Ave 400' Radius Plat 8 Lot 1022



- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Hydro Lines 2001
- Stream/Water Body
- Swamp

- Buildings
- Cranston Boundary
- Easements partial
- Parcels
- Cemeteries
- Cranston Boundary
- Roads

- Historic Overlay District
- Zoning
- A12
- A20
- A26
- A8
- A80

- B1
- B2
- C1
- C2
- C3
- C4
- C5

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

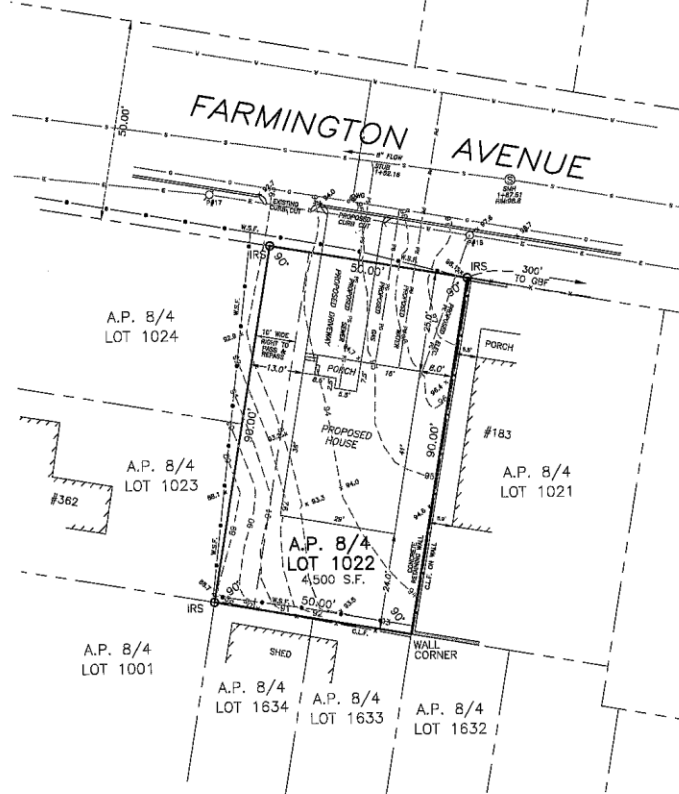
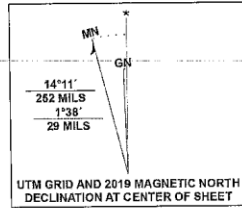


Map Scale: 1:2,450
Map created by Web Application on 2/5/2025 8:46 AM

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 warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

STREET INDEX:
PER R.I.G.L. 34-13-1
FARMINGTON AVENUE

**MAGNETIC
MAY 2022**



RHODE ISLAND GENERAL LAWS: 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE SURVEY MARKER. PENALTY IS \$500 AND/OR UP TO ONE YEAR IN JAIL.

EROSION CONTROL NOTES:

EROSION CONTROL PROGRAM
PRIOR TO START OF CONSTRUCTION, HAYBALES, SILT FENCES & ALL OTHER SPECIFIED EROSION CONTROL FENCES SHALL BE IN PLACE. CRITICAL AREAS SUCH AS WETLAND AREAS, SLOPES & STREAMS SHALL BE PROTECTED AS PER PLAN AND, IN THE PRESENCE OF WETLANDS, THE CONDITIONS OF THE ASSESSMENT ORDER SHALL BE ADHERED TO. THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH AND FULLY MAINTAIN ALL REQUIRED EROSION AND SEDIMENTATION CONTROLS.

SEDIMENTATION CONTROL PROGRAM
ALL EXPOSED SLOPES, INCLUDING STOCKPILES OF MATERIAL, SHALL RECEIVE TEMPORARY SEDIMENTATION & EROSION CONTROLS. THIS WILL INCLUDE LOAMING & SEEDING, MULCHING, HAYMATS, ETC TO STABILIZE THE AREA. ALL DRAINAGE STRUCTURES SHALL BE SURROUNDED BY HAYBALES TO PREVENT INFILTRATION OF SEDIMENTS. SHOULD SEDIMENTS ENTER A CRITICAL AREA (WETLAND, BUFFER ZONE, ADJUTING PROPERTY) THE CONTRACTOR SHALL IMMEDIATELY CLEAN & RESTORE THE EFFECTED AREA.

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY & ALL PERMITS REQUIRED BY THE STATE & THE MUNICIPALITY IN WHICH WORK IS BEING PERFORMED PRIOR TO START OF ANY WORK.
2. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DOCUMENT EXISTING CONDITIONS OF SURROUNDING PROPERTIES & TO MAINTAIN THE INTEGRITY OF SAME. ANY DAMAGE TO & THE COST OF REPAIRS OF UTILITIES, ROADWAYS, STRUCTURES & SURROUNDING PROPERTY SHALL BE FULLY BORNE BY THE CONTRACTOR.
3. ALL WORKMANSHIP & MATERIALS SHALL MEET OR EXCEED THE LATEST STANDARDS OF THE MUNICIPALITY, AND THE LATEST STATE STANDARDS & SPECIFICATION PUBLISHED FOR ROAD & BRIDGE CONSTRUCTION.
4. CONTACT DIG-SAFE & UTILITY COMPANIES FOR EXACT ON-SITE LOCATION OF EXISTING UNDERGROUND UTILITIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL OBTAIN REQUIRED INSPECTION SCHEDULE OF THE MUNICIPALITY. UTILITY COMPANIES & ALL OTHER REQUIRED PARTIES & SHALL STRICTLY ADHERE TO THOSE REQUIREMENTS.
6. ALL CONTRACTORS SHALL ADHERE TO ALL CONDITIONS OF CONSTRUCTION APPROVALS & SHALL KEEP A COPY OF ALL APPROVALS ON-SITE DURING CONSTRUCTION. CONTRACTOR SHALL READ ALL APPROVALS PRIOR TO START OF CONSTRUCTION & SHALL CLARIFY ANY QUESTIONS BEFOREHAND.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE. THIS PLAN SHOWS GENERAL GRADING ONLY AND ADDITIONAL DETAIL IS LIKELY TO BE REQUIRED AROUND THE BUILDING.

UTILITY NOTE:

ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. CONTACT ALL LOCAL UTILITY COMPANIES AND DIG SAFE (1-800-DIG-SAFE) PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES:

ANY USE, APPROPRIATION, COPYING, DUPLICATION, ADAPTATION, OR MODIFICATION OF THIS PLAN WITHOUT THE PRIOR WRITTEN CONSENT OF ATLAS LAND SURVEYING, LLC IS STRICTLY PROHIBITED, AND THE SAME SHALL CONSTITUTE A COPYRIGHT INFRINGEMENT. THIS PLAN HAS BEEN PREPARED FOR EXCLUSIVE USE BY THIS CLIENT AND FOR A SINGLE USE AND A SINGLE PURPOSE ONLY. BY ACCEPTING THIS PLAN, THE CLIENT AGREES TO THE ABOVE TERMS.

UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK BEING STARTED.

FLOOD ZONE NOTE:

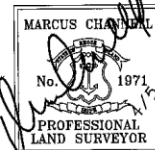
THIS LOT LIES WITH ZONE "X" ON MAP 44007C0312H
PANEL EFFECTIVE DATE: 10/2/2015

DATUM NOTE:

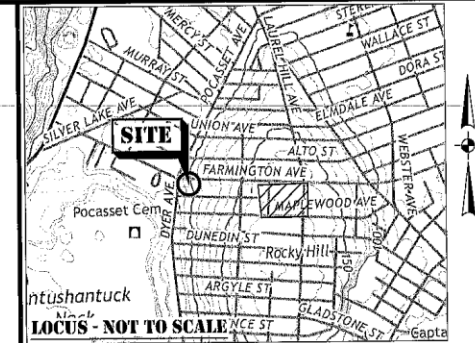
ELEVATIONS ARE ON CRANSTON DATUM

LEGEND:

GBF - GRANITE BOUND FOUND
IRS - IRON ROD SET
IRF - IRON ROD FOUND
DHF - DRILL HOLE FOUND
DHS - DRILL HOLE SET
IPF - IRON PIPE FOUND
C.L.F. - CHAIN LINK FENCE
W.S.F. - WOOD STOCKADE FENCE



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REFERENCES:

1. DEED BOOK 5013 PAGE 59
2. "OAK PLAT"
BY J.A. LATHAM
SEPT., 1908 PLAT CARD 185

ZONING DISTRICT: B-1

MINIMUM AREA - 6,000 SF
MINIMUM FRONTAGE - 60'
MINIMUM SETBACKS:
FRONT - 25'
SIDE - 8'
REAR - 20'

SURVEY CERTIFICATION:

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 NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: PERIMETER SURVEY
MEASUREMENT SPECIFICATION: CLASS I
DATA ACCUMULATION - TOPOGRAPHY
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN WAS AS FOLLOWS:
SHOW EXISTING CONDITIONS FOR PROPOSED NEW HOUSE CONSTRUCTION.

BY: *Marcus Channell* 4/5/2022
DATE: 4/5/2022
MARCUS CHANNELL P.L.S. #1971 (LS-A478)

DATE:	5 APRIL 2022				
DRAWN BY:	MC				
SCALE:	1" = 20'				
SHEET	1 OF 1 SHEETS				
JOB NO.:	22-0322				
DWG.	22-0322 PLAN	NO.	DATE	REVISION	BY

PLAN OF SURVEY

ASSESSOR'S PLAT 8/4 - LOT 1022
FARMINGTON AVENUE - CRANSTON, RI
PREPARED FOR:
HEIDY PAZ

ATLAS

LAND SURVEYING

12 Chapmans Avenue - Warwick, RI 02886
www.atlaslandsurveying.com
401-737-4407

NEW CONSTRUCTION
Single-Family Dwelling
0 FARMINGTON AVE, CRANSTON RI 02920



Original Plan
Approved 12/16/23

NEW CONSTRUCTION
Single-Family Dwelling
0 FARMINGTON AVE, CRANSTON RI 02920

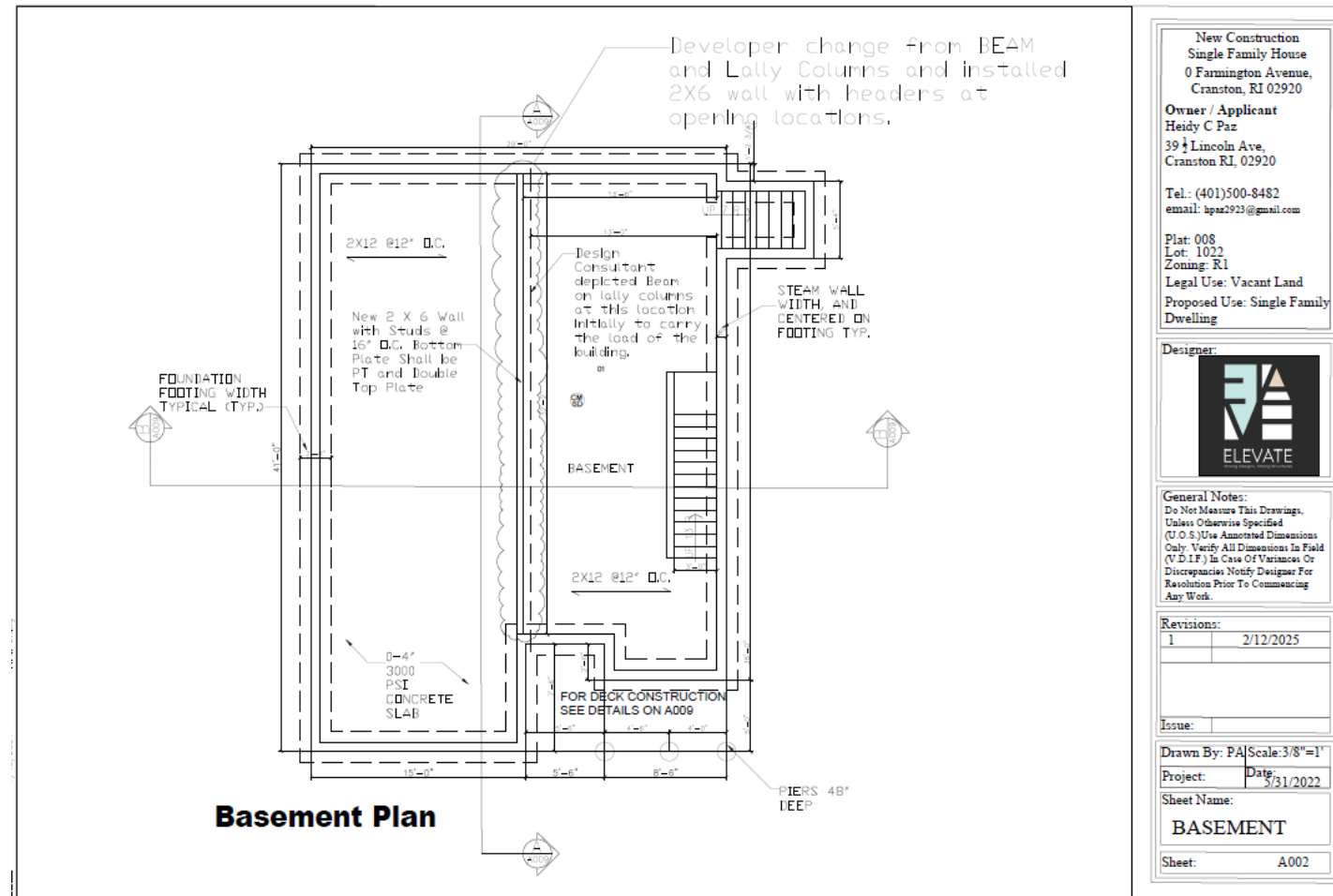


Revised Plan
Approved 09/10/24

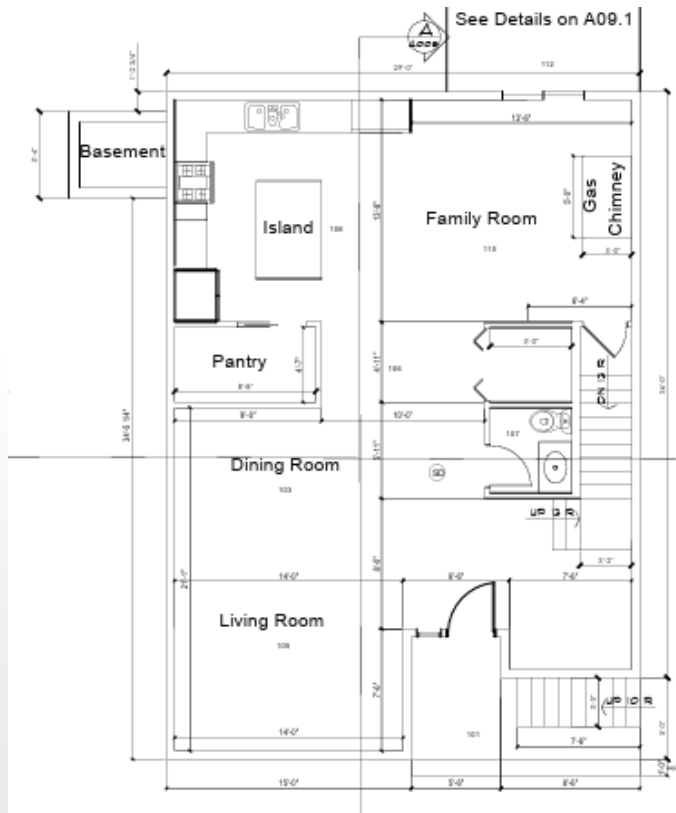
As-Built
Single-Family Dwelling
0 FARMINGTON AVE, CRANSTON RI 02920



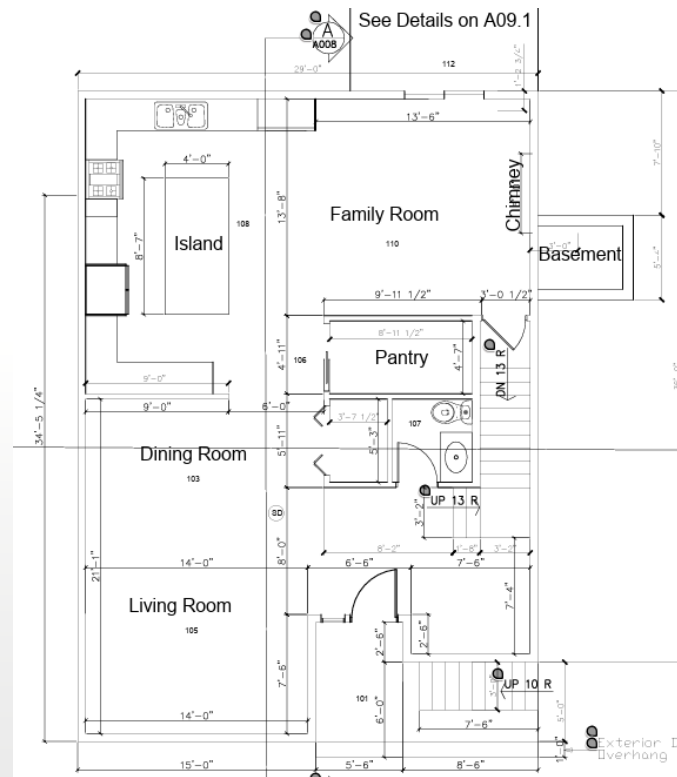
As-Built Plan
Submitted for ZBR 03/12/25



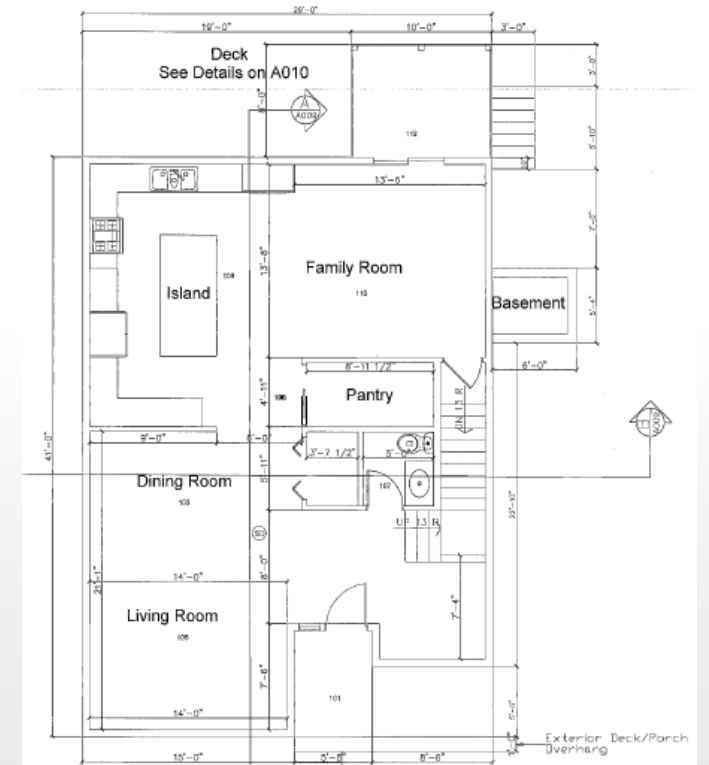
Basement Plan Submitted 03/26/25 at request of Zoning Board



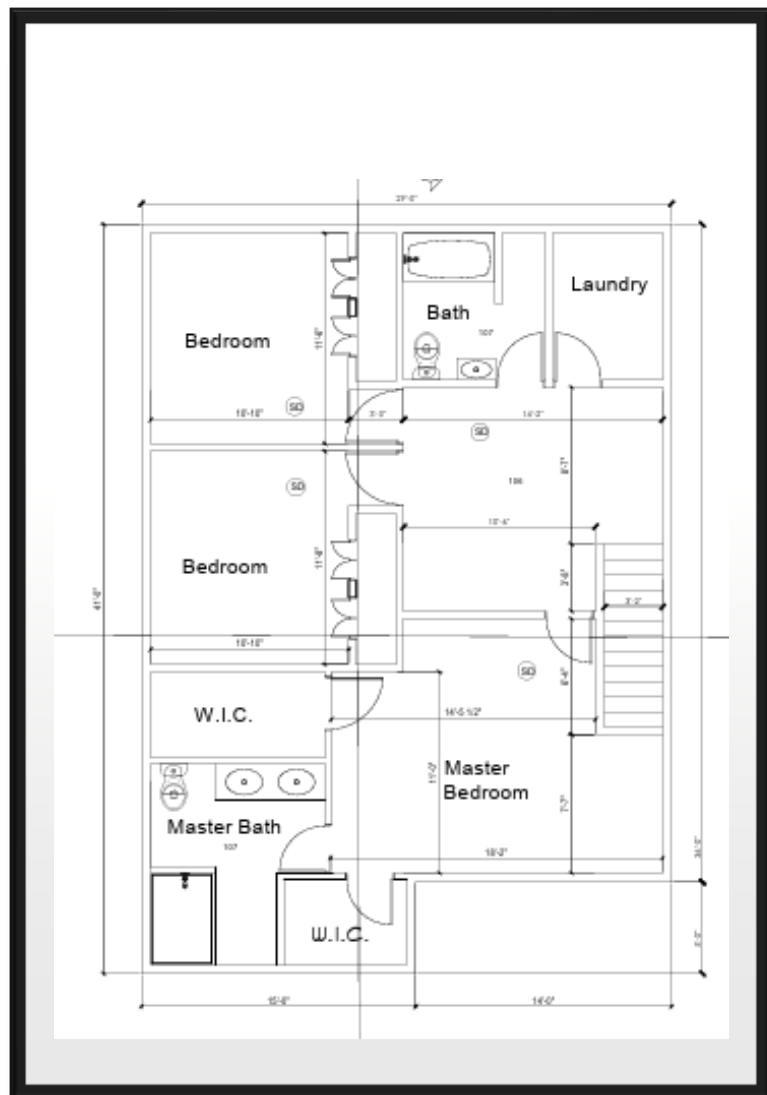
Original 1st Floor Plan



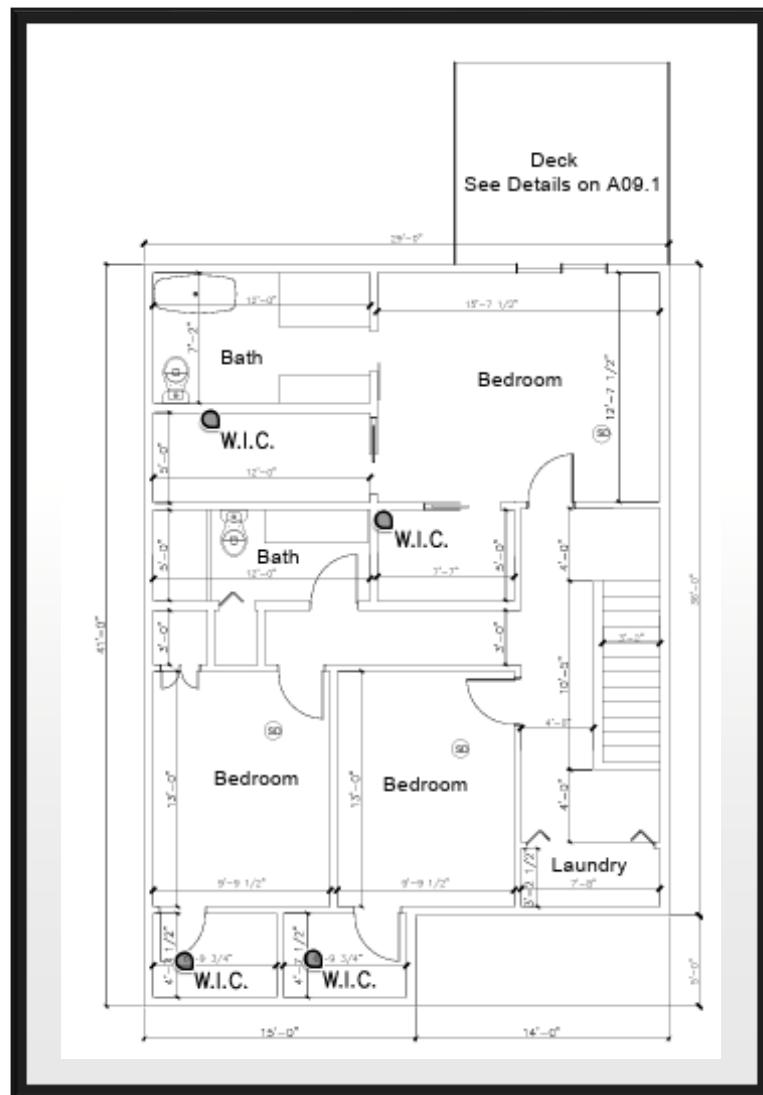
Revised 1st Floor Plan



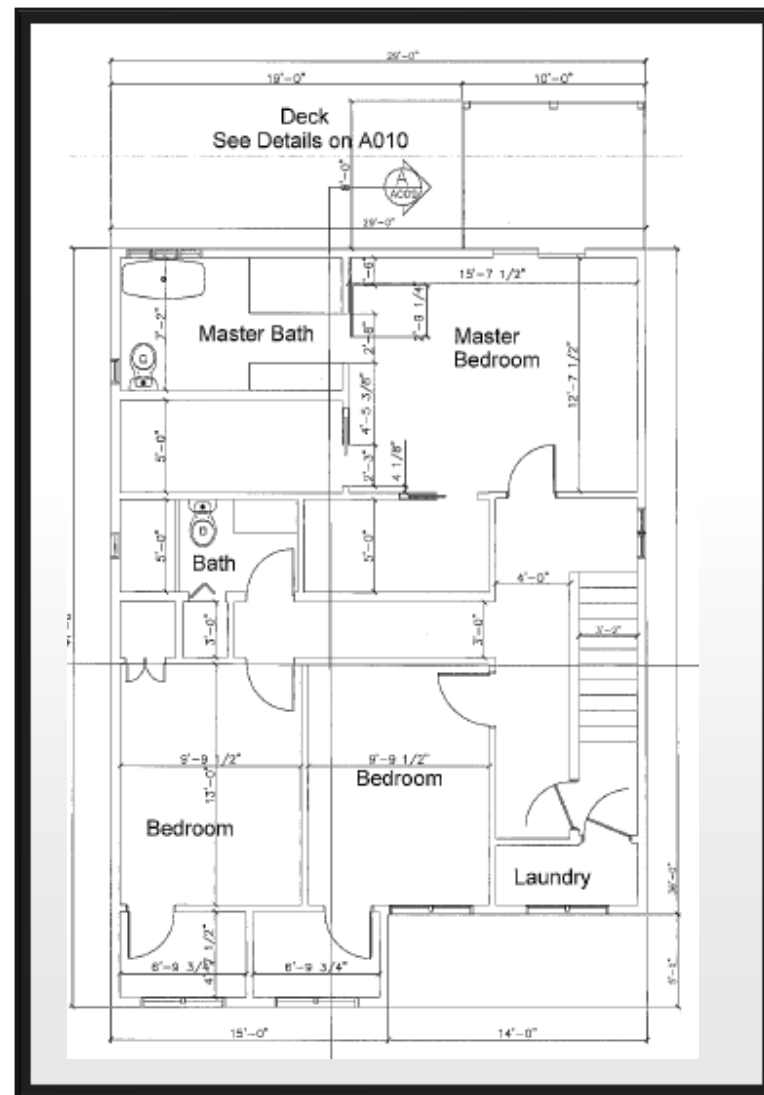
As-Built 1st Floor Plan



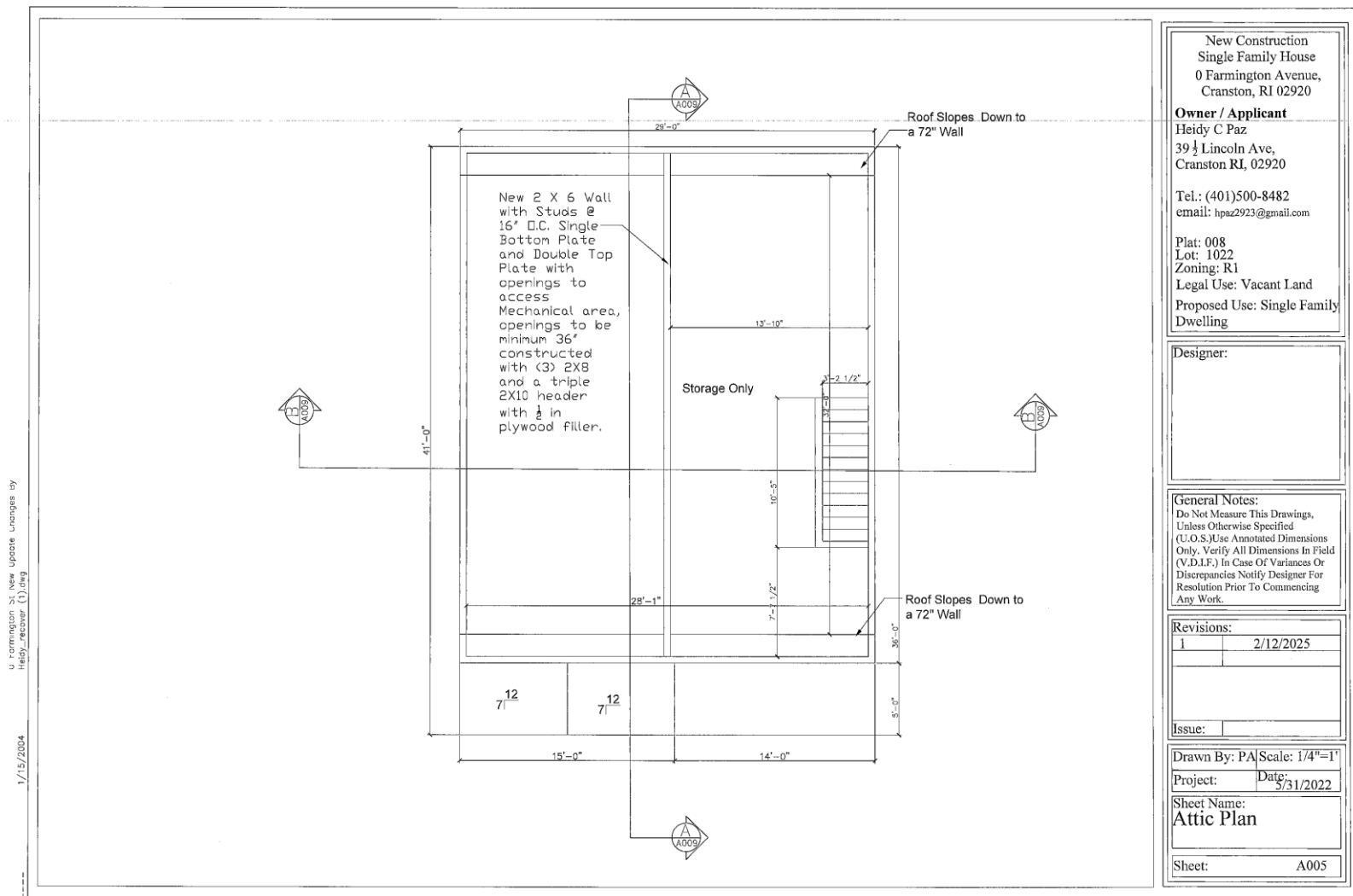
Original 2nd floor plan



Revised 2nd floor plan



As-built 2nd floor plan



As-built 3rd floor plan
Not on the original or revised plan sets

