



City of Cranston
Zoning Board of Review
July 10, 2024

Chairman of the Board
Christopher E. Buonanno

Members

Joy Montanaro (Vice-Chair)

Ivy Swinski

Dean Perdikakis

Carlos Zambrano

Vacant (1st Alternate)

Vacant (2nd Alternate)

Frank Corrao III (3rd Alternate)

Vacant (4th Alternate)

▶ **Ward 6**

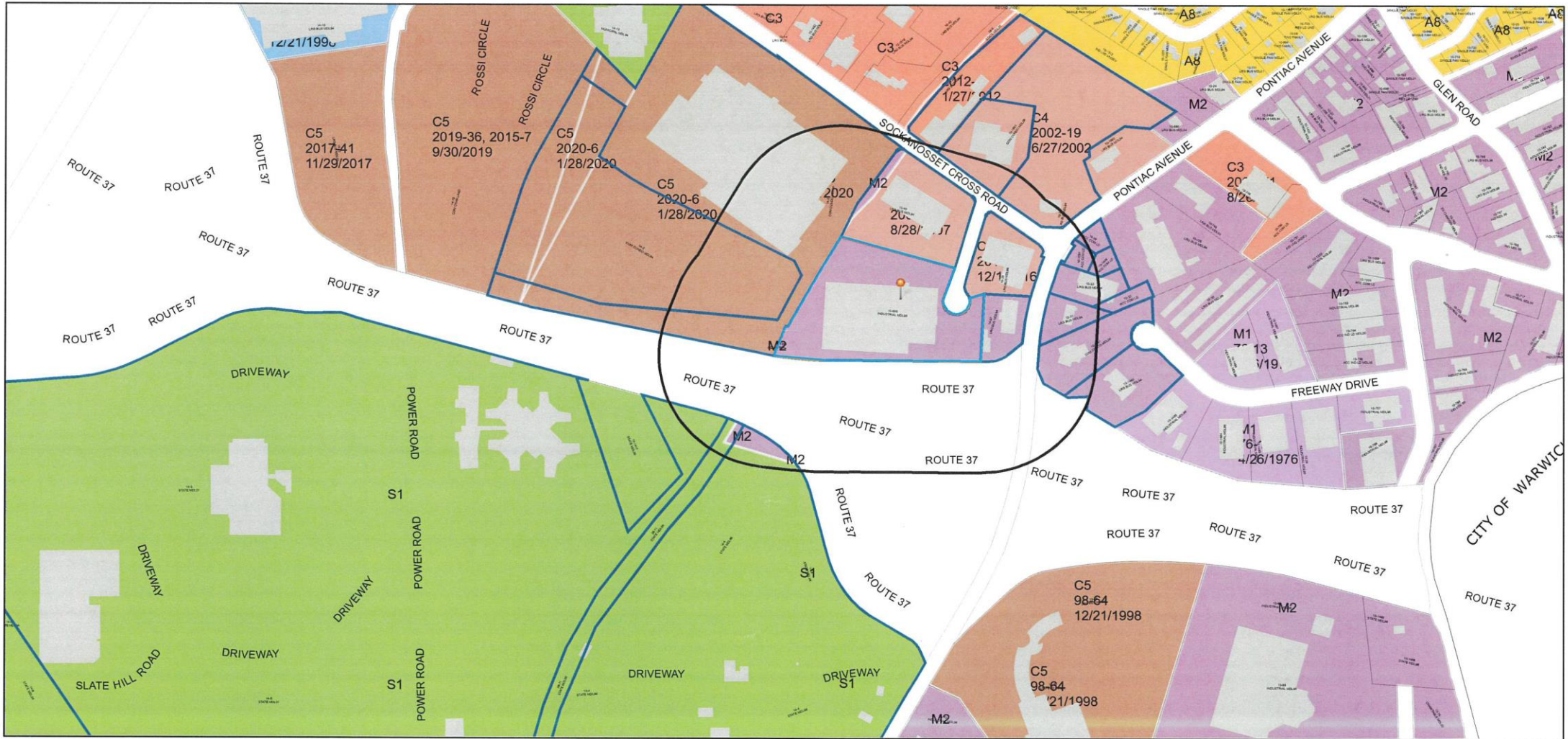
▶ **TRI-STATE DISPLAYS, INC. (OWN) and
LAMAR ADVERTISING COMPANY (APP)**

▶ have applied to the Board for permission to replace the west side only of existing double sided billboard to a digital advertising panel at **1 Wholesale Way**, A.P. 10, lot 698, area 2,408 sf; zoned M2. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations; 17.72.010(7)- Signs.

▶ Application filed 6/10/2024. Dylan B. Conley, Esq.



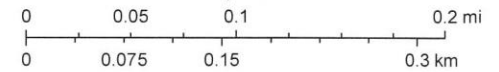
1 Wholesale Way 400' Radius Plat 10 Lot 698



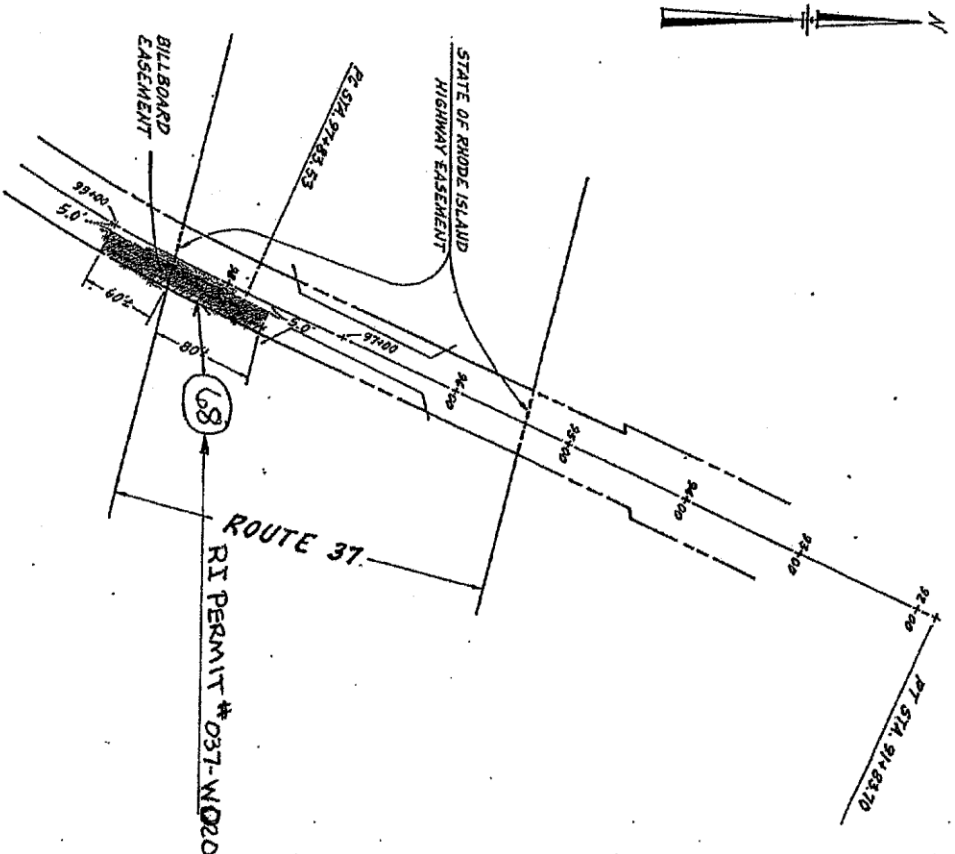
5/2/2024, 8:25:45 AM

- | | | | | | | | |
|----------------------------|--|---------------------------|-----|--|----|--|-------|
| 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 |

1:4,075

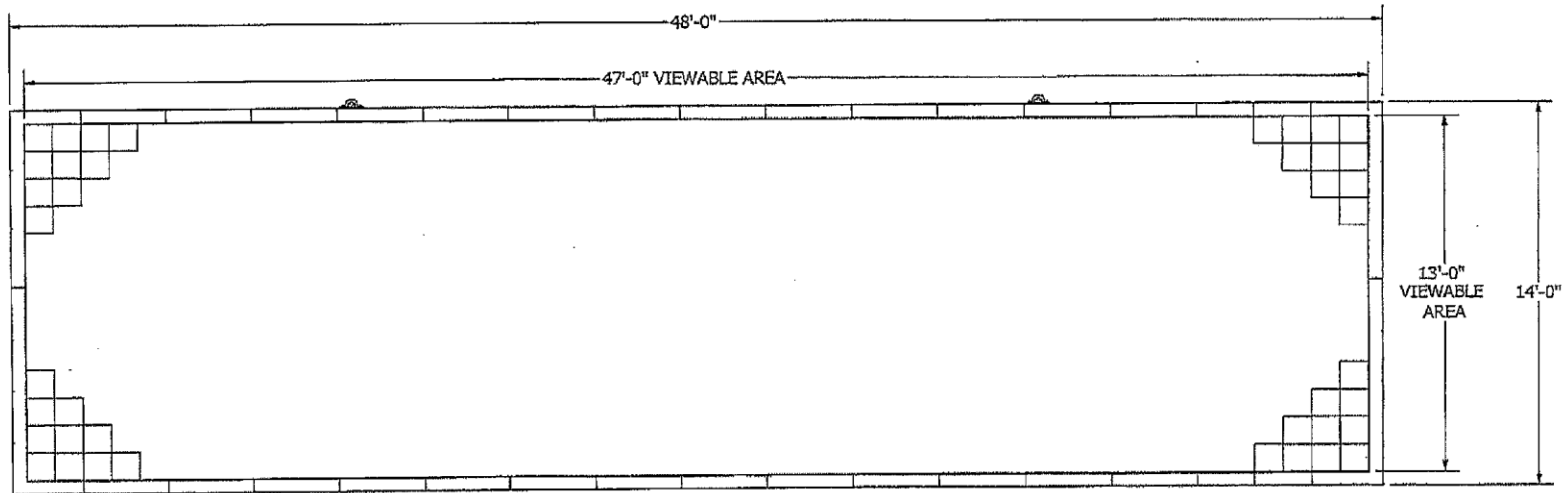


City of Cranston



SCALE: 1" = 100'
VAL. PLAN 3

CITY / TOWN		STATE		COUNTY		DEED	
CRANSTON		R. I.		PROVIDENCE		BOOK	
MAIN LINE / BRANCH		DATE		ASSESSOR PLAT		LOT NO.	
PONTIAC BRANCH		7-21-1995					
R. R. STATION							
97+60 - 99+00							
LOCATION							
SOUTHEAST CORNER RAILROAD AND ROUTE 37							



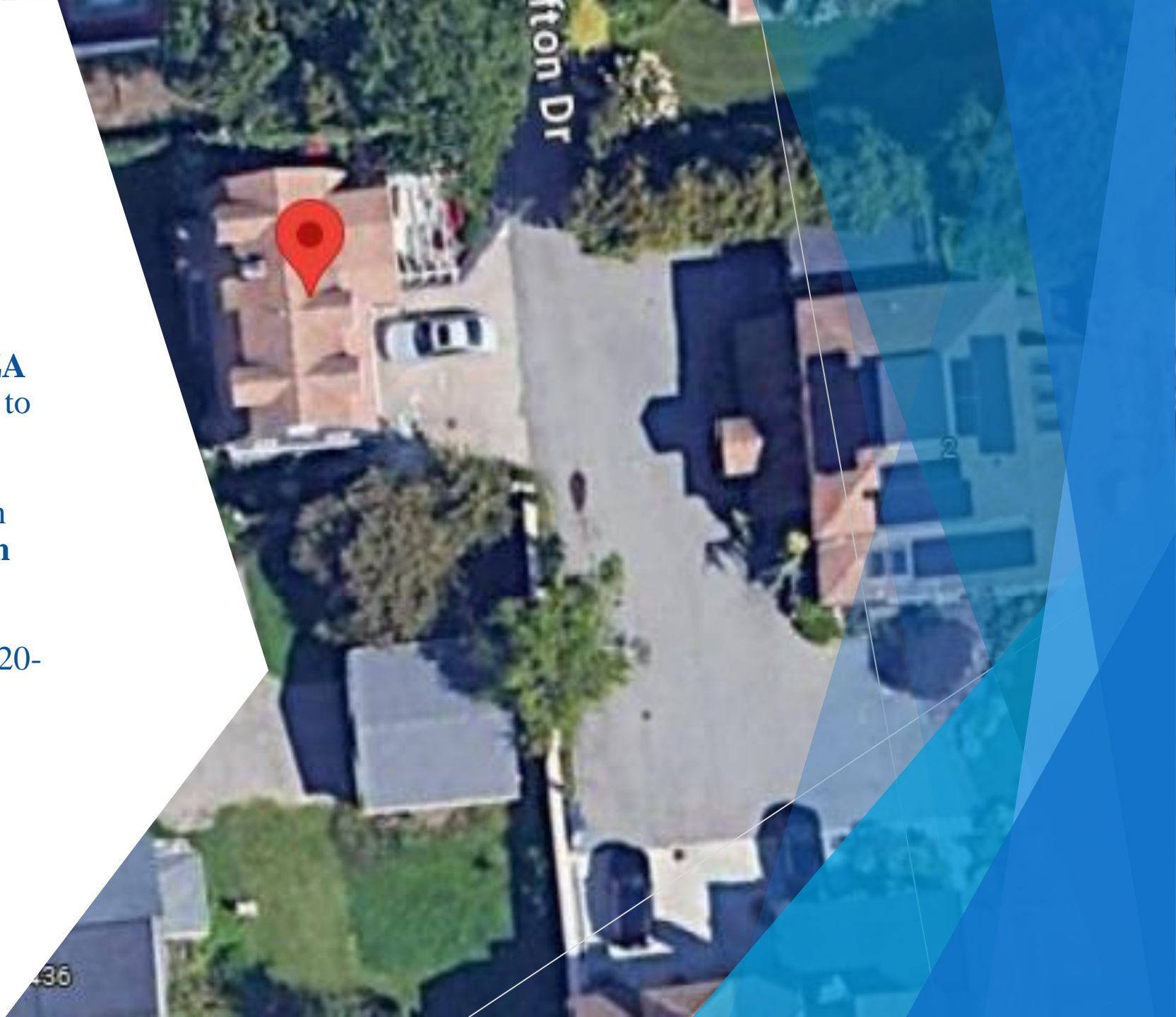
REVISION	SHEET	LINEAR TOLERANCES	ANGULAR TOLERANCES	THIRD ANGLE PROJECTION	CROSS REF.	DESCRIPTION
1	1	X/X..... = ± 1/16" X.X..... = ± .0450" X.XX..... = ± .0300" X.XXX..... = ± .0150" X.XXXX..... = ± .0050"	ALL DIMENSIONS ARE U.S. UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN ARE UNLESS SPECIFIED OTHERWISE. DIMENSIONS APPLY TO ALL DIMENSIONS UNLESS SPECIFIED OTHERWISE. DIMENSIONS ON THIS DRAWING TO EXTENDS OVER DIMENSIONS.	X°..... = ± 3° XX°..... = ± 1° XXX°..... = ± .5°	LAMAR REV 4	VIEWING AREA, 14' x 48', REAR SERVICE
	OF				DATE CREATED 7/28/2014	MATERIAL
	5			watchfire	DRAWN T. Cates	PART NUMBER 990-0002 - A
					VALLEY LOGIC (P/N) 11881990-4102.160	



► **Ward 1**

► **ELLEN AND IDIR BEN BOUAZZA (OWN/APP)** have filed an application to construct a two-story addition encroaching into the rear setback exceeding allowable lot coverage on an existing single-family home at **3 Sefton Drive**; A.P. 2, lot 3924; area 3,144sf; zoned B-1. Applicant seeks relief per 17.92.010- Variances; Section; 17.20.120- Schedule of Intensity Regulations;

► Application filed 6/11/2024. No Attorney.

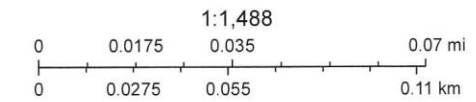


3 Sefton Dr 400' Radius Plat 2 Lot 3924 Condo 3



5/21/2024, 2:37:04 PM

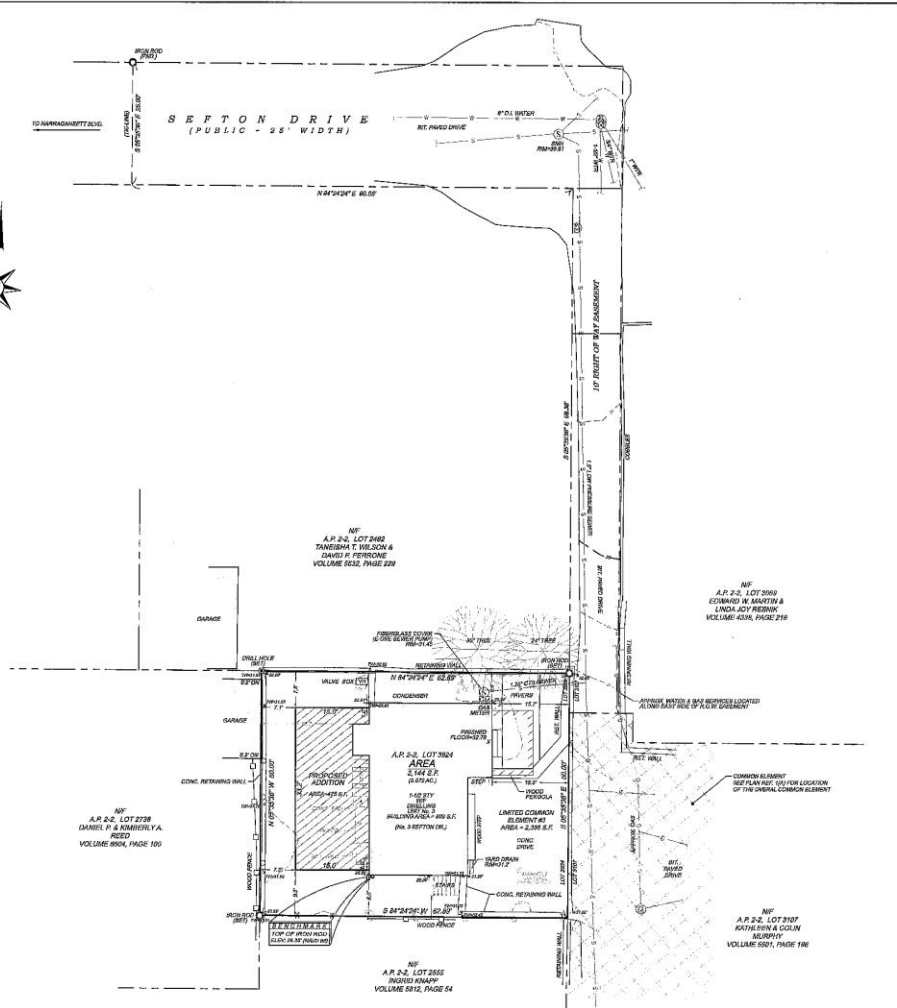
- Selected Parcels in Buffer Parcels
 - Selected Parcels Buildings
 - Parcels In Buffer Zoning Dimensions
 - Parcel ID Labels Historic Overlay District
 - Streets Names Zoning
 - Cranston Boundary none
- | | | |
|-----|----|-------|
| A80 | B2 | M1 |
| A20 | C1 | M2 |
| A12 | C2 | EI |
| A8 | C3 | MPD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



City of Cranston

LEGEND & ABBREVIATIONS

NF	- NEW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ADJACENT PLAT	---	- BOUNDARY LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC	- ACRES	---	- NEW CONTOUR
BT	- PLUG OR BRUSH	---	- STONE WALL
BT	- BRUSH	---	- FENCE
WP	- WOOD PILING	---	- EASEMENT
WP	- EASEMENT PLAT	---	- STRAIL LINE
REC	- RECORDING	---	- WATER LINE
IRCL	- IRREGULAR	---	- GAS LINE
IRCL	- IRREGULAR	---	- ELECTRIC LINE
IRCL	- IRREGULAR	---	- SANITARY SEWER MANHOLE
IRCL	- IRREGULAR	---	- LOTCH MARK
IRCL	- IRREGULAR	---	- TOWN SIGN MANHOLE
IRCL	- IRREGULAR	---	- WELLS MARK
IRCL	- IRREGULAR	---	- GAS VALVE
IRCL	- IRREGULAR	---	- ELECTRIC MANHOLE
IRCL	- IRREGULAR	---	- CEMENT HOUSE
IRCL	- IRREGULAR	---	- SIGN MARK



NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORDS:
 - PLAN ENTITLED "SUBDIVISION OF LAND INTO SEVEN UNITS, SECTIONS 24 & 25, LOTS 248 & 249, CRANSTON, PROVIDENCE, R.I., PREPARED BY JOHN W. HARRIS, CIVIL ENGINEER, PROVIDENCE, R.I., SCALE 1" = 40', DATED DECEMBER 18, 1901.
 - PLAN ENTITLED "SUBDIVISION OF LAND INTO SEVEN UNITS, SECTIONS 24 & 25, LOTS 248 & 249, CRANSTON, PROVIDENCE, R.I., PREPARED BY JOHN W. HARRIS, CIVIL ENGINEER, PROVIDENCE, R.I., SCALE 1" = 40', DATED DECEMBER 18, 1901.
 - PLAN ENTITLED "PLAN OF LOTS IN SECTION 24, TOWNSHIP 10 NORTH, RANGE 10 WEST, COUNTY OF PROVIDENCE, R.I., PREPARED BY JOHN W. HARRIS, CIVIL ENGINEER, PROVIDENCE, R.I., SCALE 1" = 40', DATED JUNE 18, 1901.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND RECORDS:
 - ADJACENT PLAT 2-3, LOT 248 - ELLEN M. MCGARRIN & DAN BEN BOULDER - VOLUME 436, PAGE 100
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - ALL MATTERS AS SHOWN IN THE DECLARATION OF SEPTON DRIVE CONDOMINIUM AND AS REFERENCED BY VOLUME 436, PAGE 100.
 - ALL MATTERS AS SHOWN ON PLAN REFERENCE 100.
- THESE PREMISES ARE SITUATED IN A 30' ZONING DISTRICT (R-1).

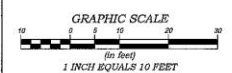
DESIGNATED USE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	11,111 S.F.	11,111 S.F.
MIN. FRONT YARD	10 FT.	10 FT.	10 FT.
MIN. SIDE YARD	5 FT.	5 FT.	5 FT.
MIN. REAR YARD	5 FT.	5 FT.	5 FT.
MIN. SIDE ROAD	5 FT.	5 FT.	5 FT.
MAX. LOT COVERAGE	25%	25.7%	25.7%
MAX. BUILDING HEIGHT	35 FT.	35 FT.	35 FT.

NOTE: EXISTING DEVIATIONS FROM ZONING CODES AND REGULATORY SCHEMES ARE SHOWN ON THIS PLAN.
- THESE PREMISES ARE SITUATED IN A 30' ZONING DISTRICT (R-1).
 - ALL MATTERS AS SHOWN IN THE DECLARATION OF SEPTON DRIVE CONDOMINIUM AND AS REFERENCED BY VOLUME 436, PAGE 100.
 - ALL MATTERS AS SHOWN ON PLAN REFERENCE 100.
- THESE PREMISES ARE SITUATED IN A 30' ZONING DISTRICT (R-1).
 - ALL MATTERS AS SHOWN IN THE DECLARATION OF SEPTON DRIVE CONDOMINIUM AND AS REFERENCED BY VOLUME 436, PAGE 100.
 - ALL MATTERS AS SHOWN ON PLAN REFERENCE 100.

CERTIFICATION

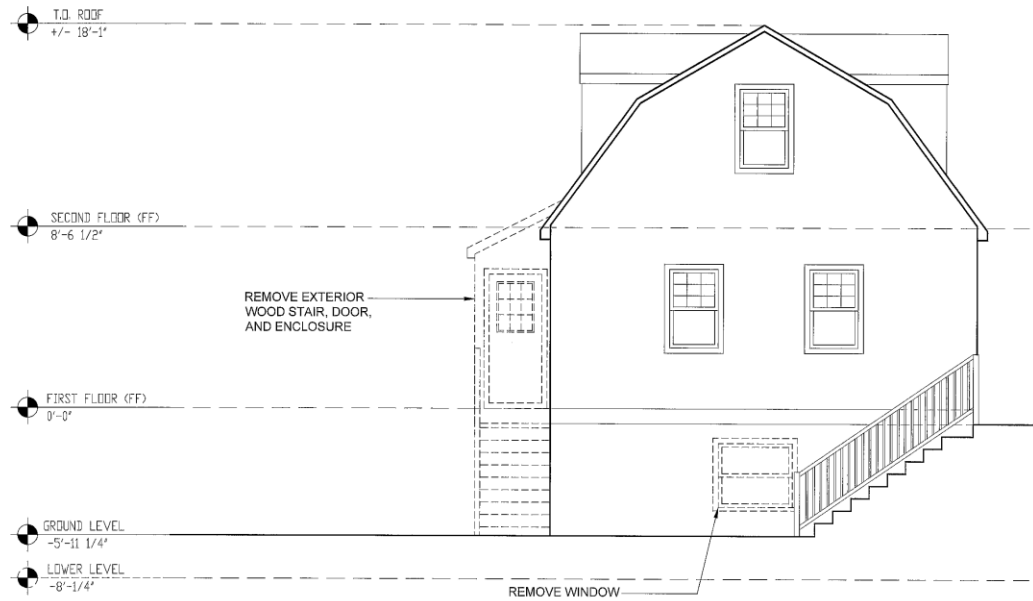
THIS SURVEY HAS BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO THE PROVISIONS OF THE REAL ESTATE AND SURVEYING ACTS OF THE STATE OF RHODE ISLAND, AS AMENDED, AND THE REGULATIONS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, PROVIDENCE, R.I., AS FOLLOWS:

DATE OF SURVEY: 08/01/2024
 DATE OF PLAN: 08/01/2024
 DATE OF RECORDING: 08/01/2024
 DATE OF SIGNATURE: 08/01/2024



COPYRIGHT
 THESE DRAWINGS AND THE PROPERTY OF THE SURVEYOR AND HIS EMPLOYERS. NO PART OF THESE DRAWINGS OR THE PROPERTY THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR AND HIS EMPLOYERS.

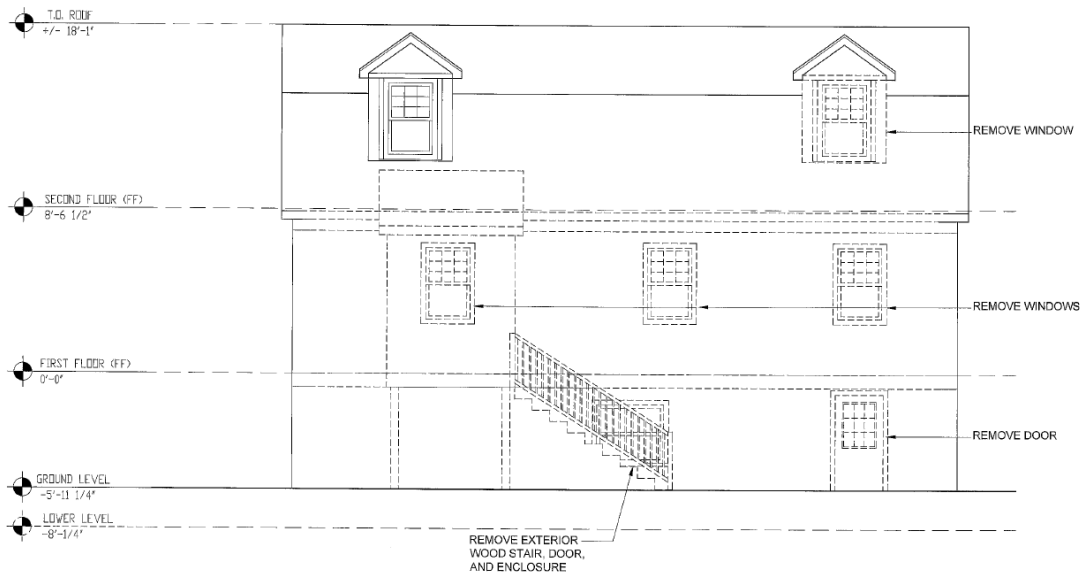
Waterman ENGINEERING COMPANY
 400 South Avenue
 Cranston, Rhode Island 02905
 Phone: (401) 426-1100
 Fax: (401) 426-1101
 www.watermaneng.com



Existing



Proposed



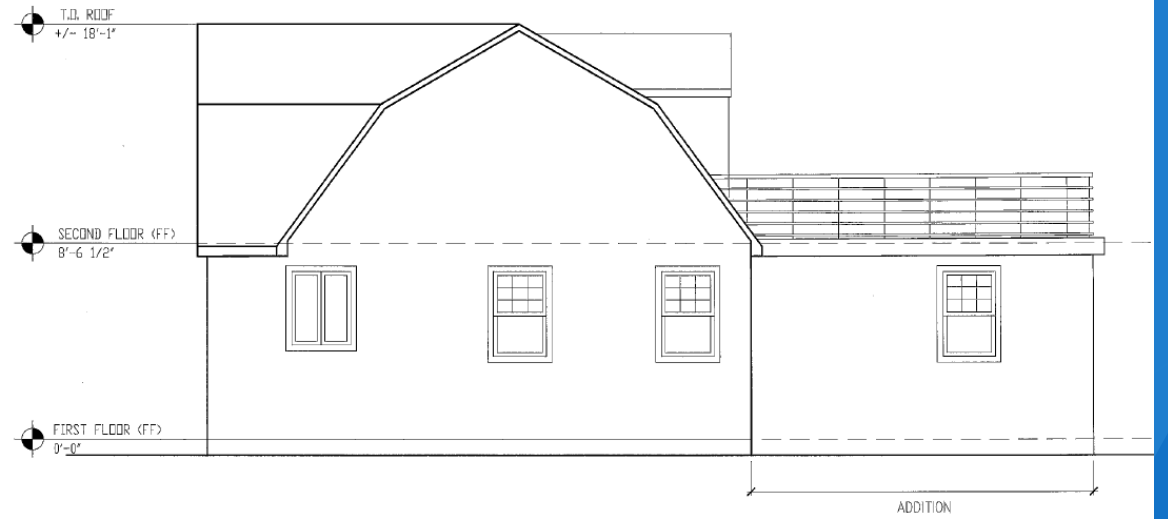
Existing



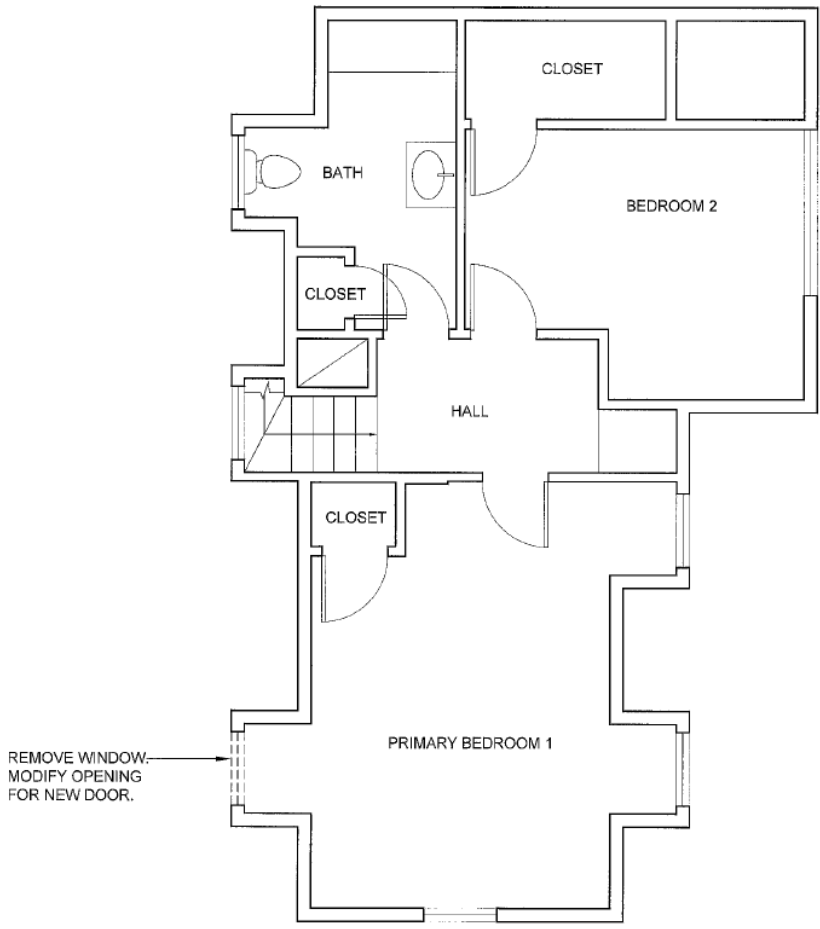
Proposed



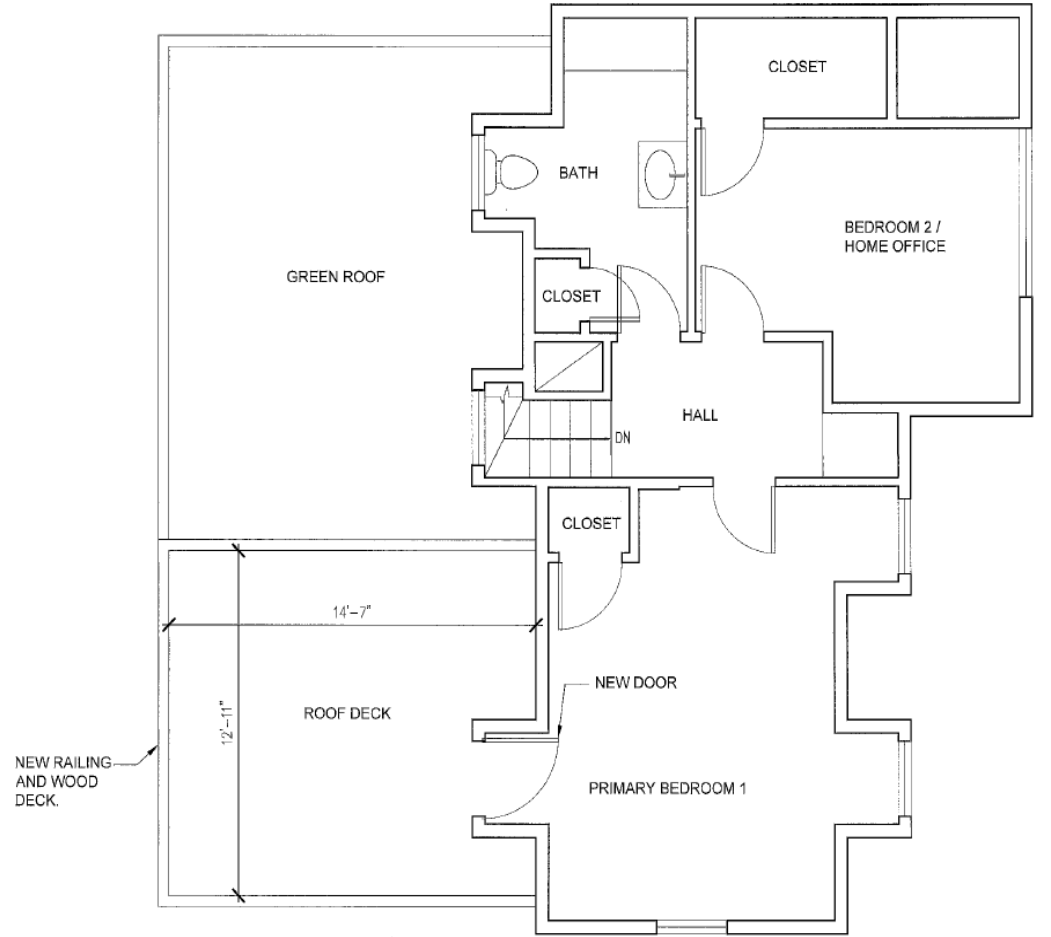
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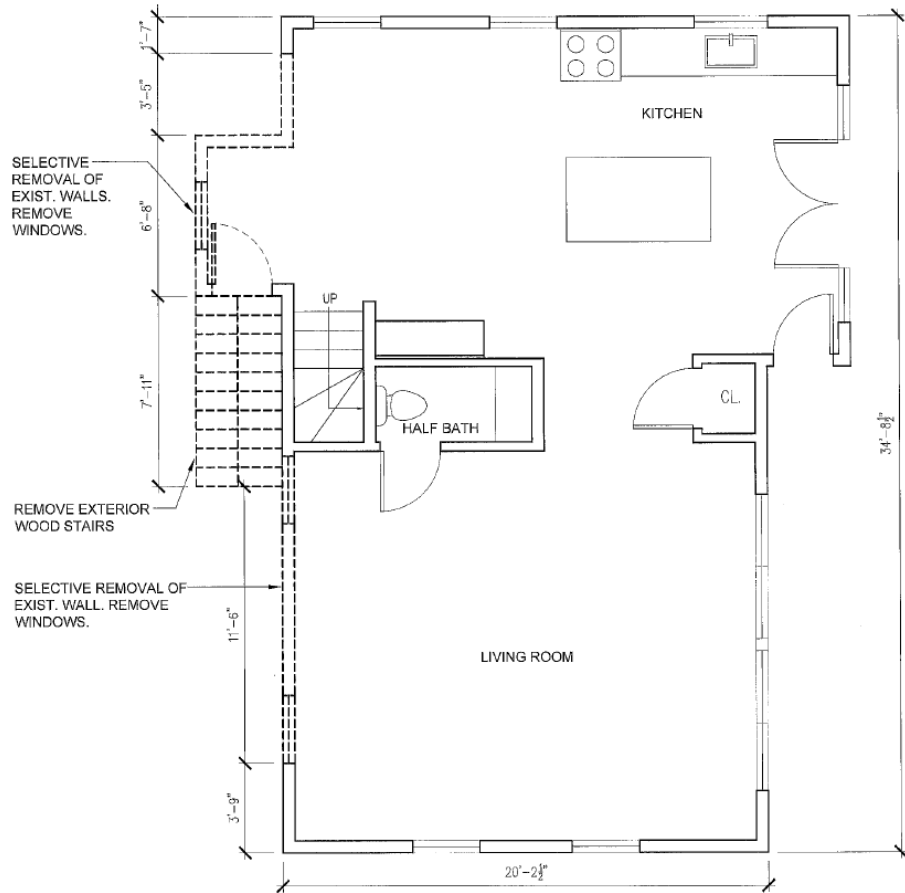
Proposed



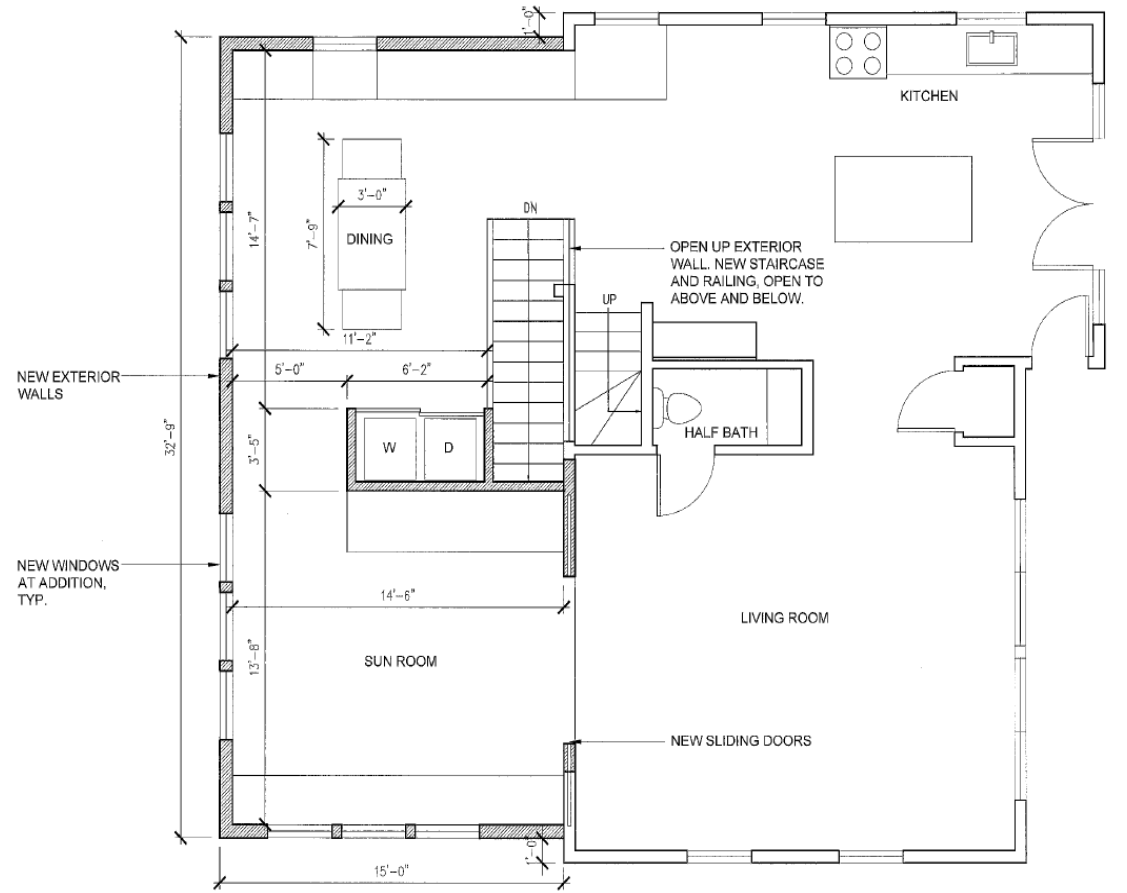
Existing



Proposed



Existing



Proposed



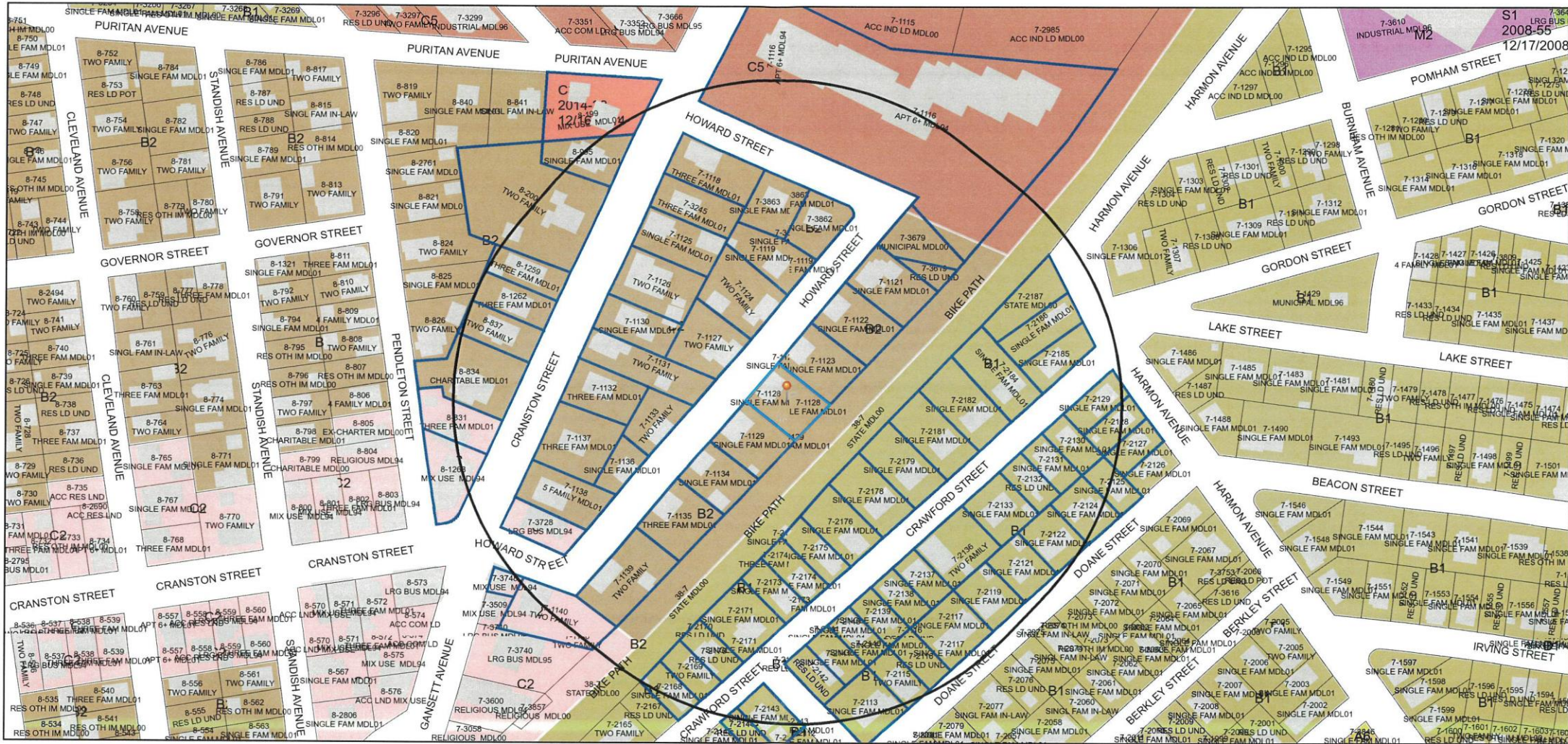
► **Ward 3**

► **CESAR H. GONZALES GONZALES (OWN/APP)** has applied to the Board to request permission to expand and convert an existing single-family dwelling into a Two family (2 unit) dwelling on an under-sized lot at **12 Howard Street; A.P. 7, lot 1128; area 6,048 sf.; zoned B2**. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

► Application filed 6/13/2024. No Attorney.



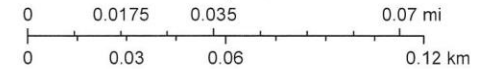
12 Howard St 400' Radius Plat 7 Lot 1128



5/6/2024, 8:29:56 AM

1:1,609

- | | | | | | | | |
|----------------------------|--|---------------------------|-----|--|----|--|-------|
| 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 |

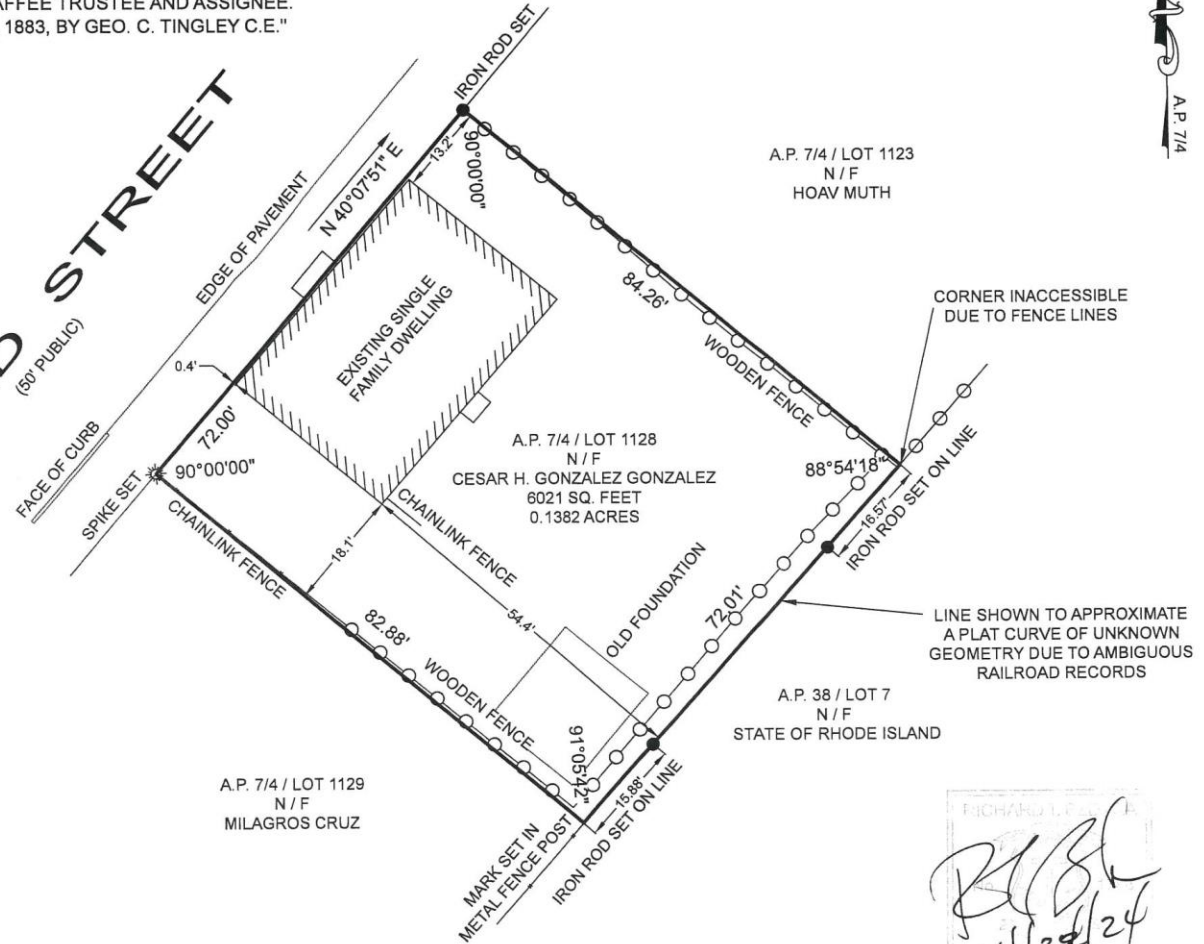


City of Cranston

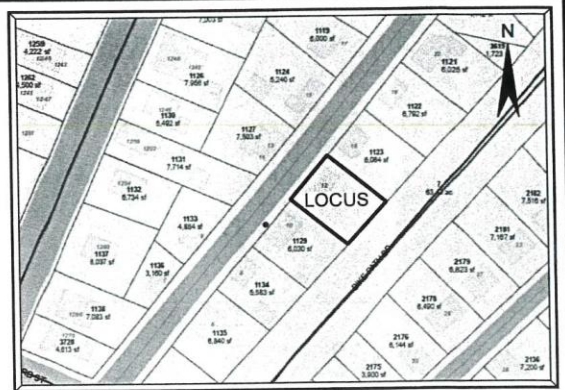
REFERENCE:

1. DEED BK. 6759 PG. 111
2. LOT NO. 21 ON PLAT ENTITLED "THE SCHOOL HOUSE PLAT A PART OF THE A. AND W. SPRAGUE MFG. CO'S PROPERTY IN CRANSTON, R.I. AS ADVERTISED TO BE SOLD AT AUCTION ON THE 8TH DAY OF MAY, 1883, BY Z. CHAFFEE TRUSTEE AND ASSIGNEE. SURVEYED AND DRAWN MARCH, 1883, BY GEO. C. TINGLEY C.E."

HOWARD STREET
(60' PUBLIC)



A.P. 7/4



LOCUS MAP

NOT TO SCALE

ZONING DISTRICT B-2

SINGLE FAMILY

- MINIMUM LOT AREA: 6,000 S.F.
- MINIMUM LOT FRONTAGE: 60 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.
- SIDE: 8 FT.
- REAR: 20 FT.
- MAXIMUM LOT COVERAGE: 35%
- MAXIMUM STRUCTURE HEIGHT: 35 FT.

BOUNDARY STAKE-OUT SURVEY

A.P. 7/4 / LOT 1128
12 HOWARD STREET
CRANSTON, RI 02920
SCALE: 1"=20' DATE: APRIL 22, 2024

PREPARED FOR:
CESAR H. GONZALEZ GONZALEZ
12 HOWARD STREET
CRANSTON, RI 02920
PHONE: (401) 919-9023

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

JOB NO. 10774 / DWG. NO. 10774 - (AR)

GRAPHIC SCALE: 1" = 20'



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

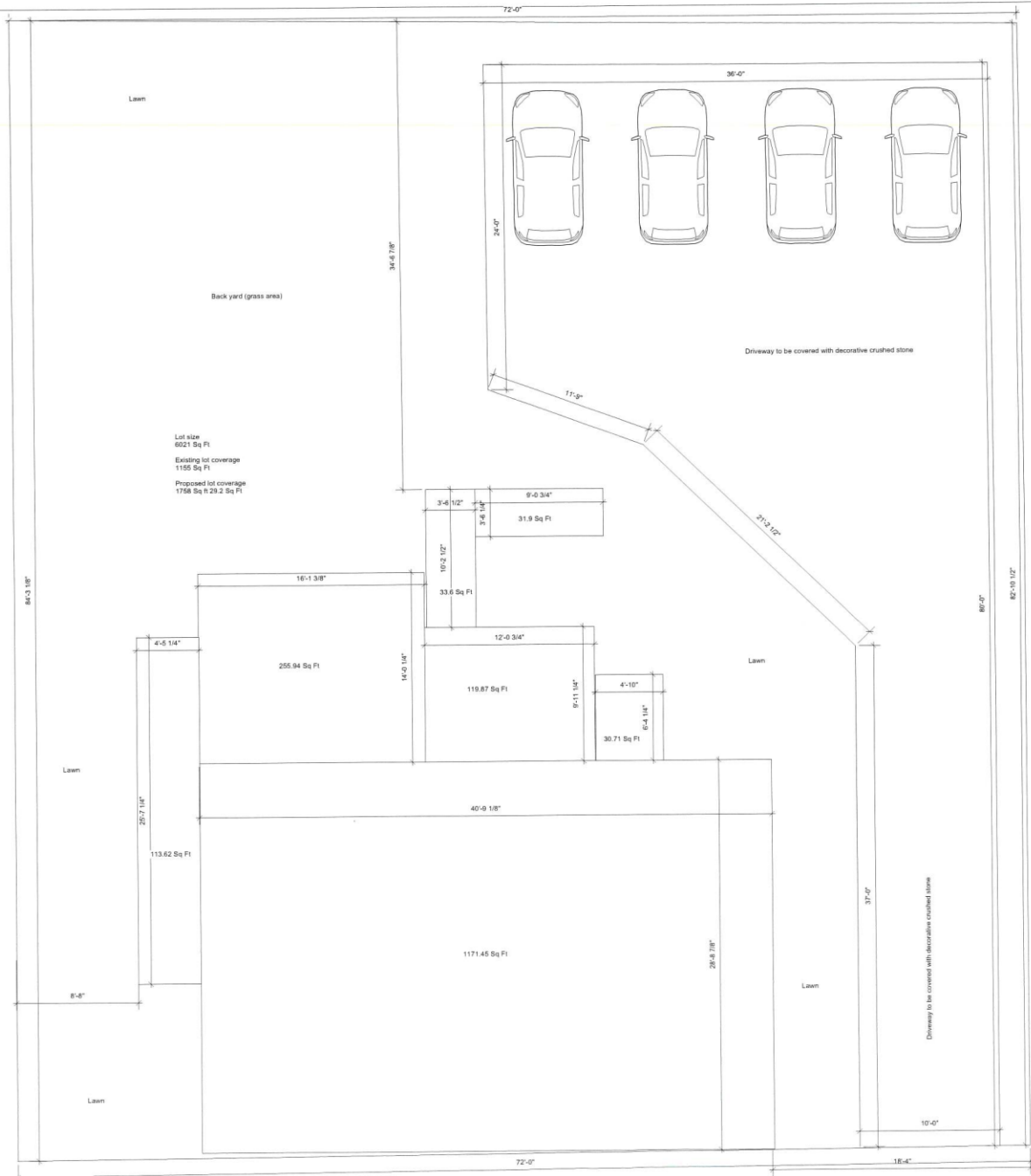
MEASUREMENT SPECIFICATION:
CLASS I

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: *[Signature]* DATE: 4/22/24
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.

[Signature]
4/22/24

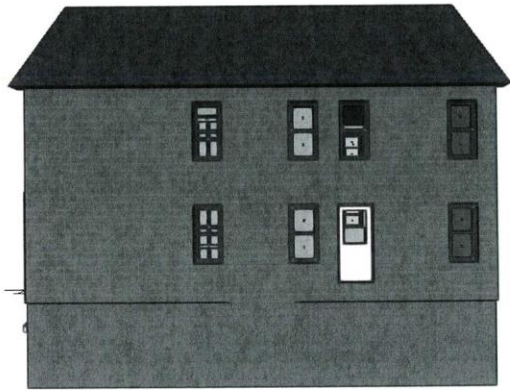


Lot size
6021 Sq Ft
Existing lot coverage
1155 Sq Ft
Proposed lot coverage
1758 Sq Ft 29.2 Sq Ft

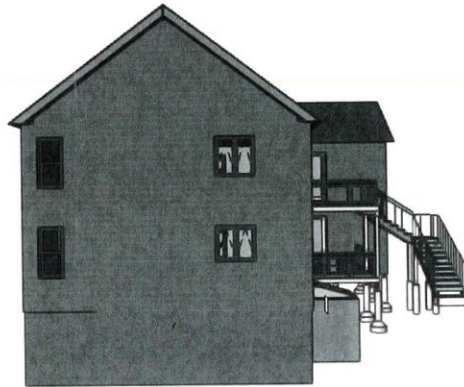
Driveway to be covered with decorative crushed stone

Driveway to be covered with decorative crushed stone

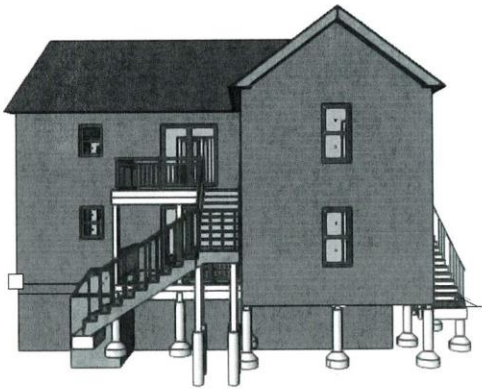
No.	Date	By	Revision Notes
			A.P. 714 Lot 1128
No.	Date	Issue Notes	
Design Firm ESA Multi-Services LLC 250 School St Pawtucket RI 02860			
Project Title Howard St			
Sheet Title Lot Coverage			
Project Manager Cesar Gonzalez		Project ID 11324	
Drawn By Edwin Pasada		Scale 1/4" = 1'-0"	
Reviewed By Cesar Gonzalez		Sheet No. Sht-7	
Date 4/22/2024		of 7	
CAD File Name 12 Howard St New Proposed.vwx			



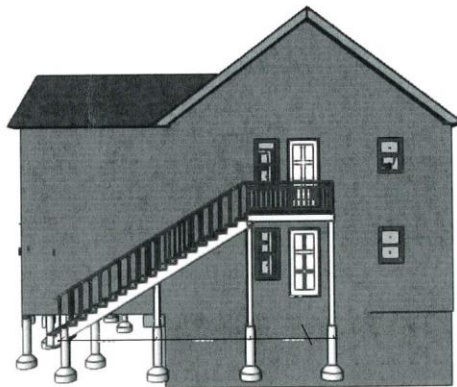
1 Front Elevation
Scale: 1/4" = 1'-0"



2 Right Elevation
Scale: 1/4" = 1'-0"

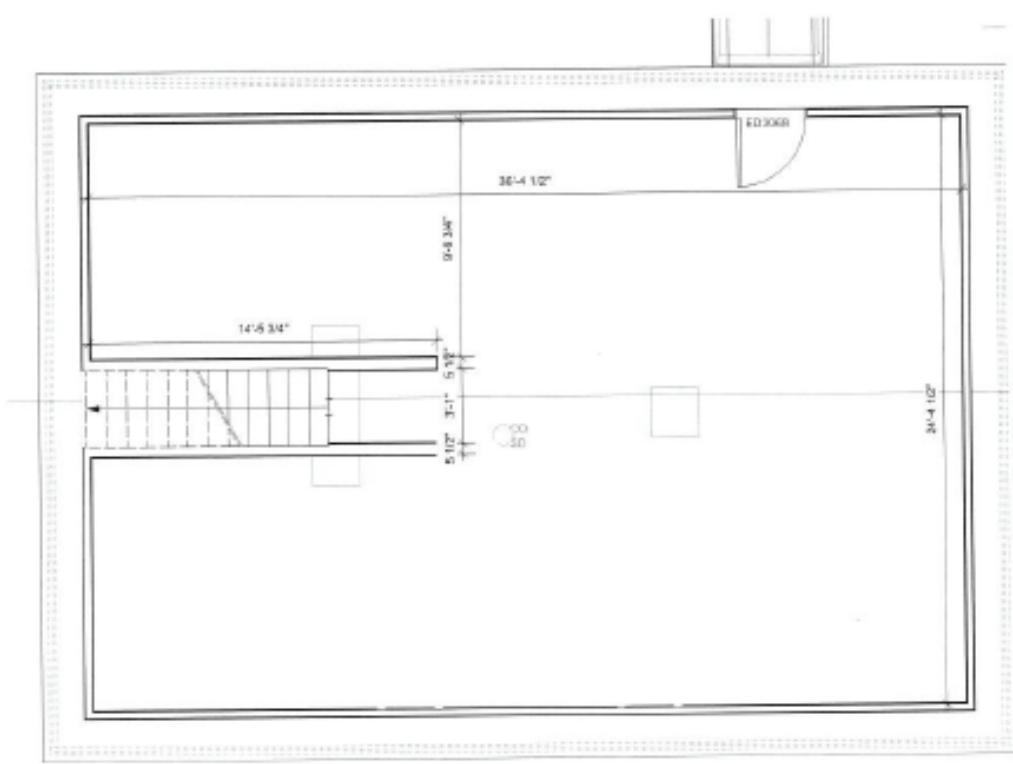


3 Rear Elevation
Scale: 1/4" = 1'-0"

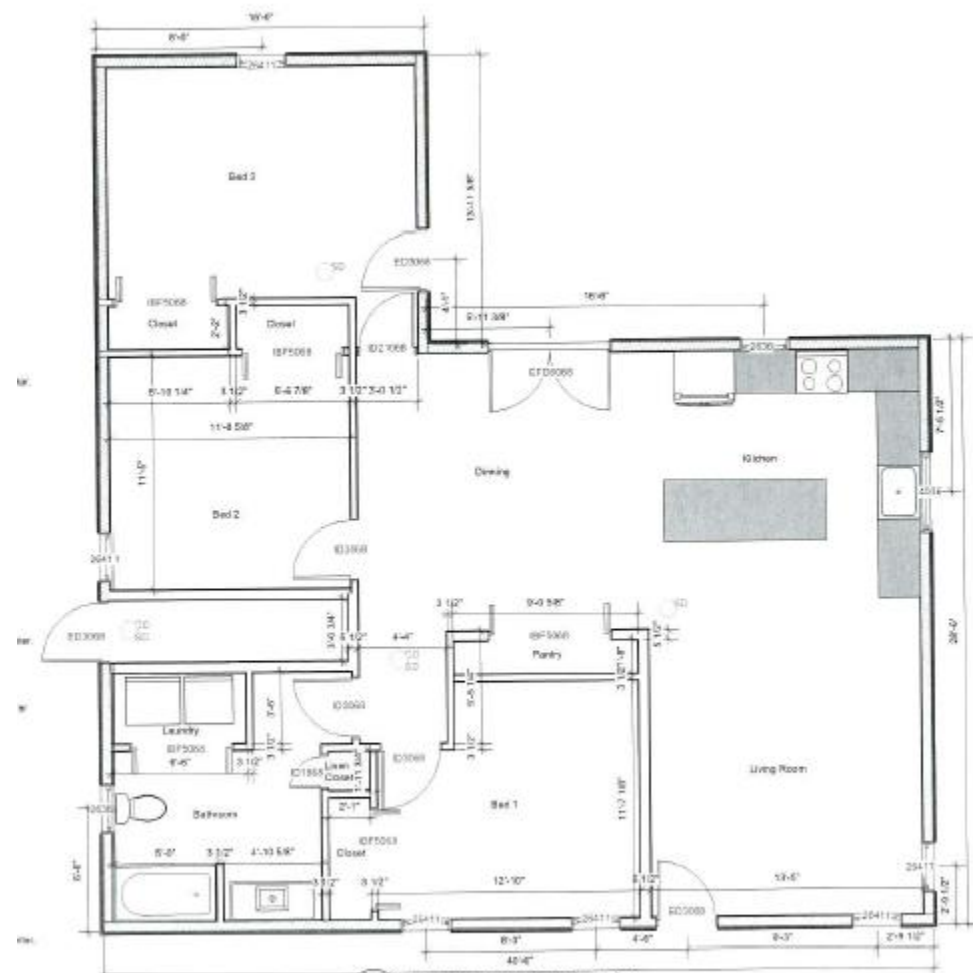


4 Left Elevation
Scale: 1/4" = 1'-0"

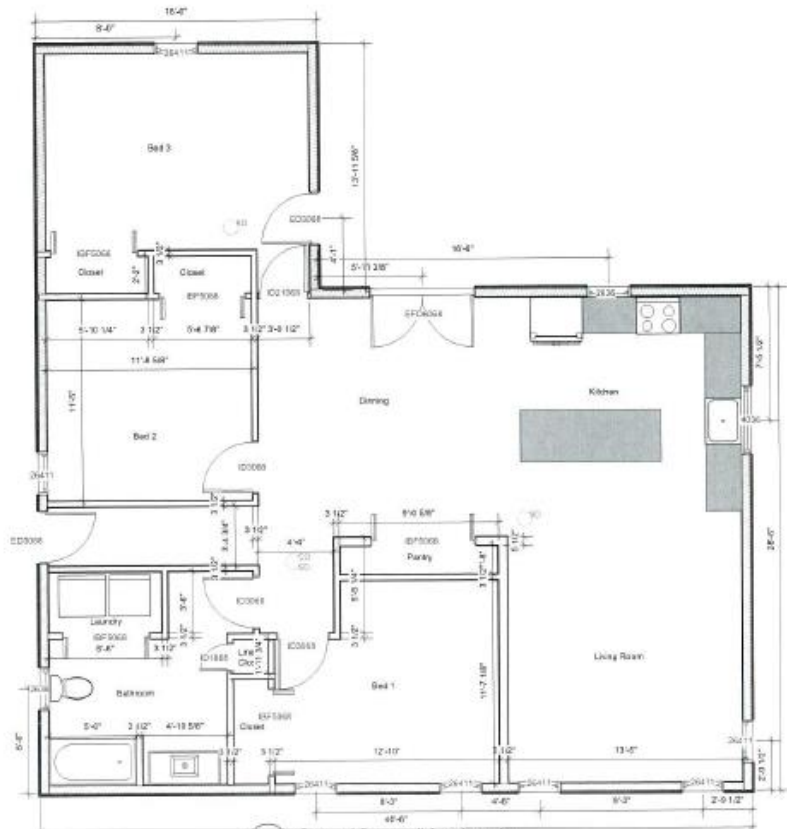
No.	Date	By	Revision Notes
A.P. 714 Lot 1128			
No.	Date	Issue Notes	
Project Name: ESR Multi-Services LLC 250 School St Pawtucket RI 02880			
Project Title: Howard St			
Elevations			
Project Manager:	Cesar Gonzalez	Project ID:	11324
Drawn By:	Edwin Posada	Scale:	1/4" = 1'-0"
Checked By:	Cesar Gonzalez	Sheet No.:	Sht-1
Date:	4/22/2024	of _____	
12 Howard St New Proposed.dwg 7			



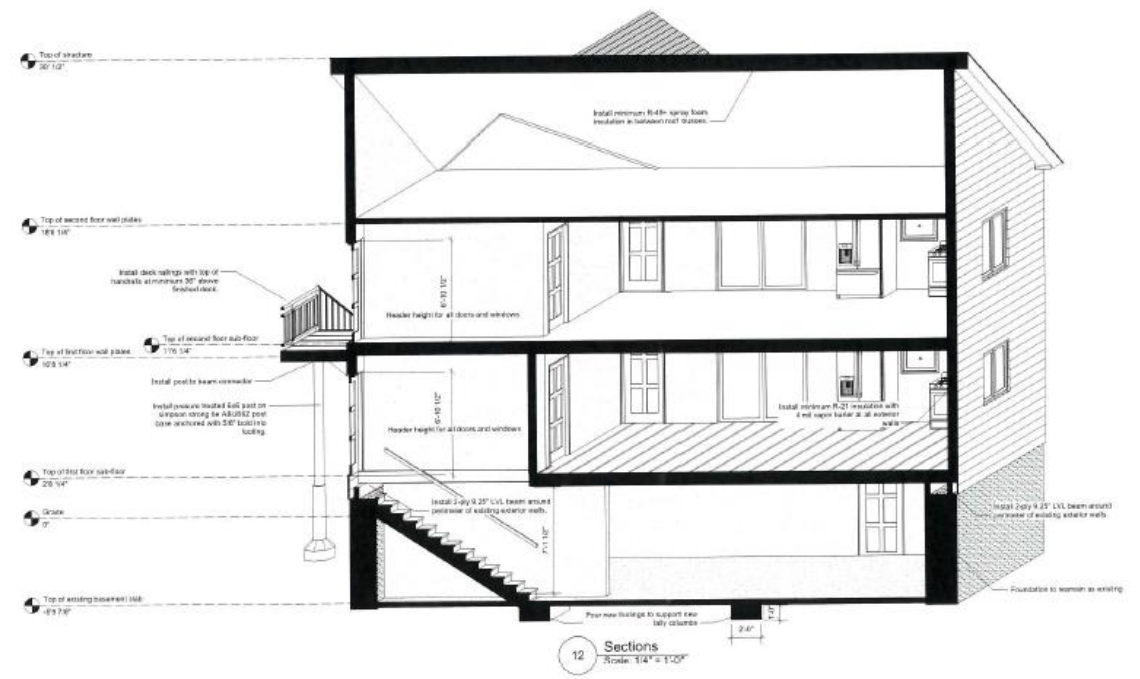
6 Basement wall framing plan
Scale: 1/4" = 1'-0"



8 First floor wall framing plan
Scale: 1/4" = 1'-0"



8 Second floor wall framing plan
Scale: 1/4" = 1'-0"



12 Sections
Scale: 3/4" = 1'-0"

