



City of Cranston Zoning Board of Review June 12, 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)

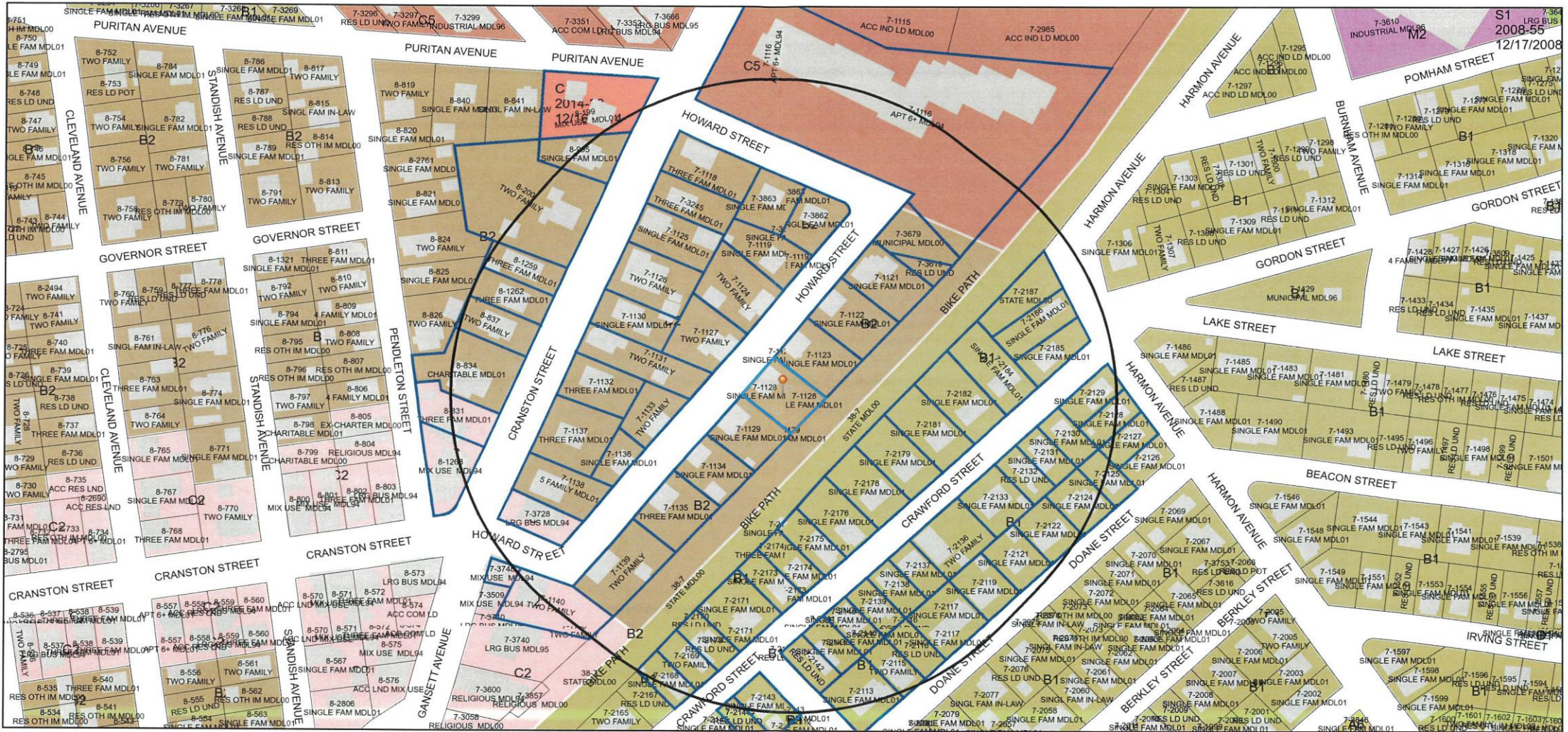
Vacant (4th Alternate)

► **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 multi-family (3 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; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations.

► Application filed 4/6/2024. No Attorney.



12 Howard St 400' Radius Plat 7 Lot 1128



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

Selected Parcels in Buffer

Selected Parcels

Parcels In Buffer

Parcel ID Labels

Streets Names

Cranston Boundary

Parcels

Buildings

Zoning Dimensions

Historic Overlay District

Zoning

none

A80

A20

A12

A8

A6

B1

B2

C1

C2

A8

A6

B1

M1

M2

EI

A8

A6

B1

C3

C4

C5

A8

A6

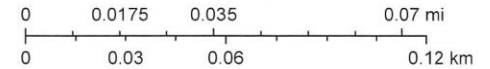
B1

MPD

S1

Other

1:1,609

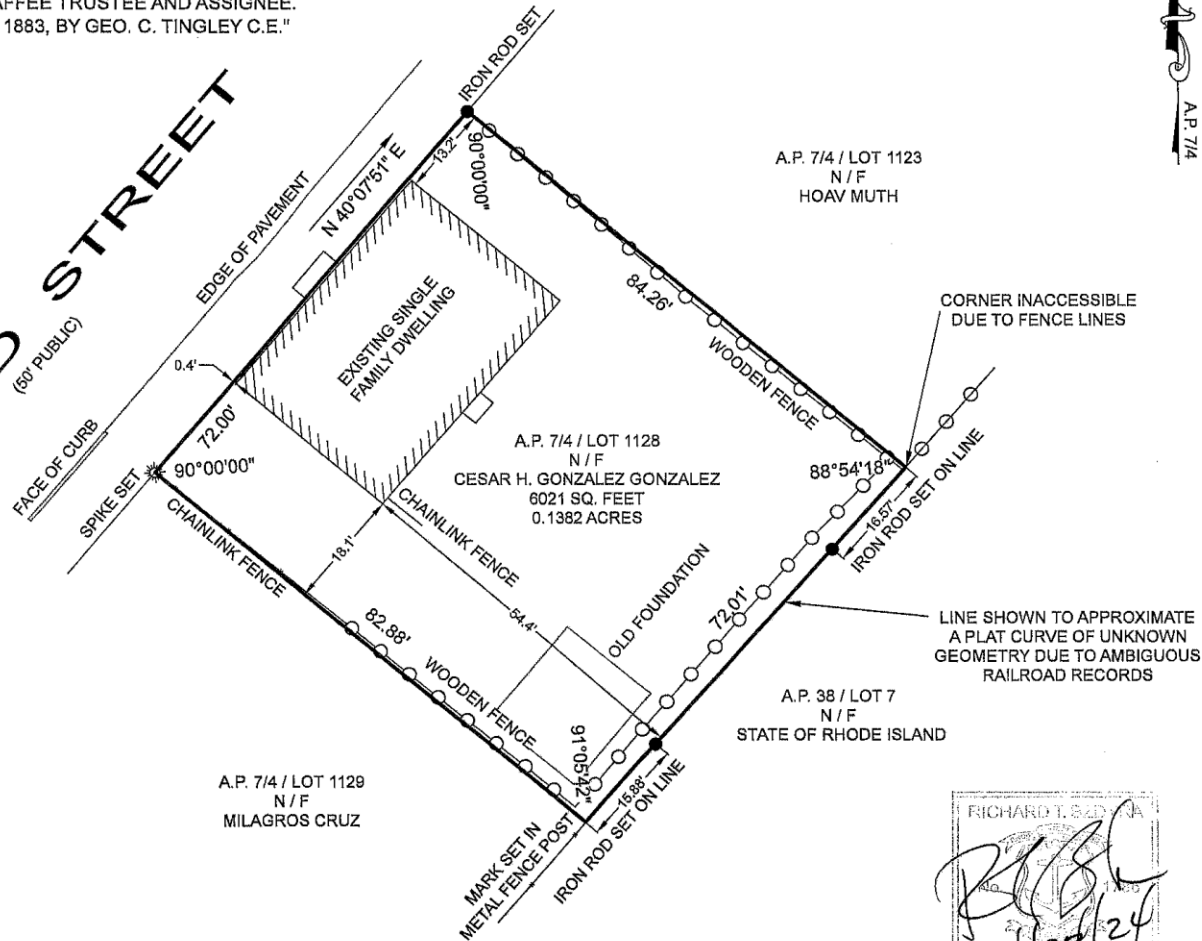


City of Cranston

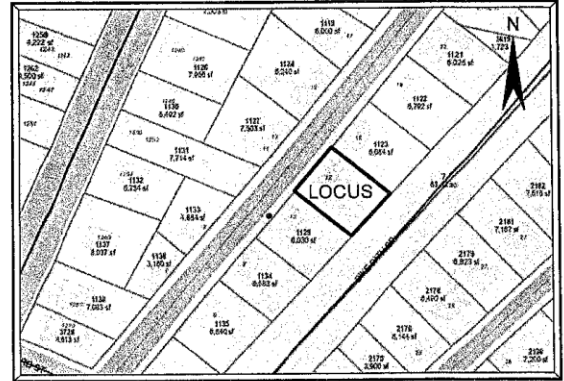
REFERENCE:

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
 (80' 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.

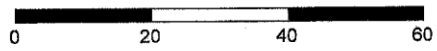
BOUNDARY STAKE-OUT SURVEY

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:

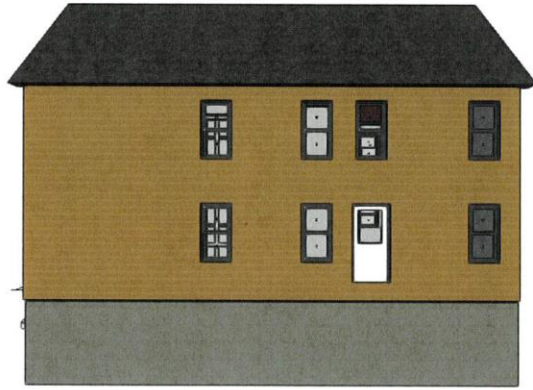
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS I

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.

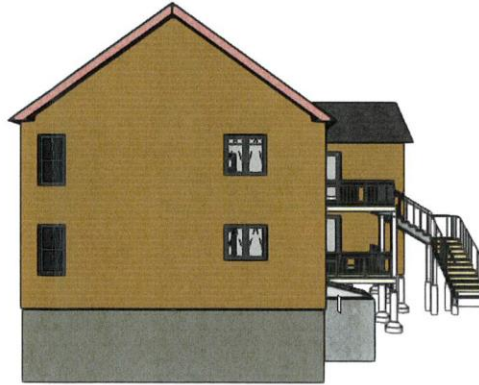
BY: *[Signature]* DATE: 4/22/24
 RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60

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.

RICHARD T. BZDYRA
[Signature]
 4/22/24
 PROFESSIONAL LAND SURVEYOR



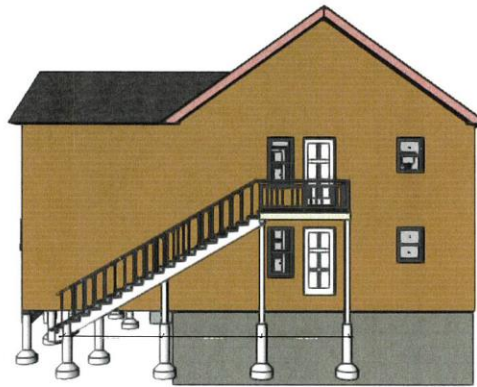
1 Front Elevation
Scale: 1/4" = 1'-0"



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

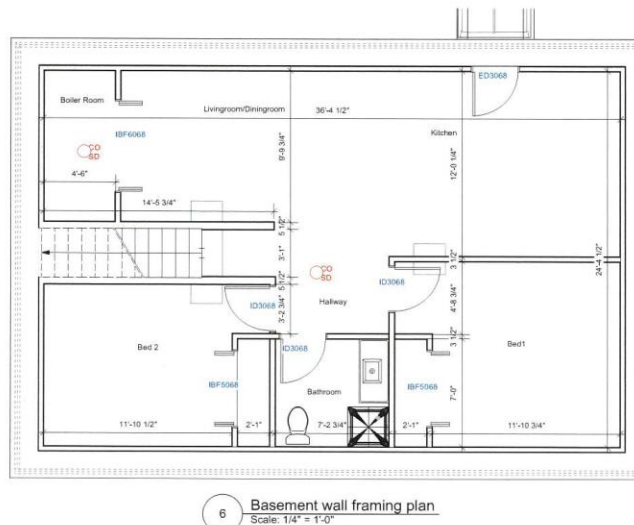
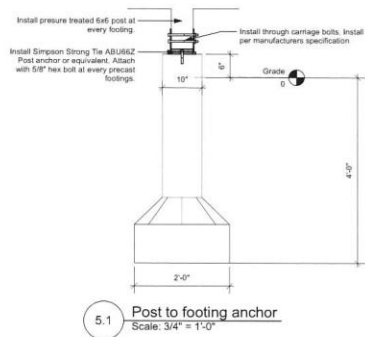
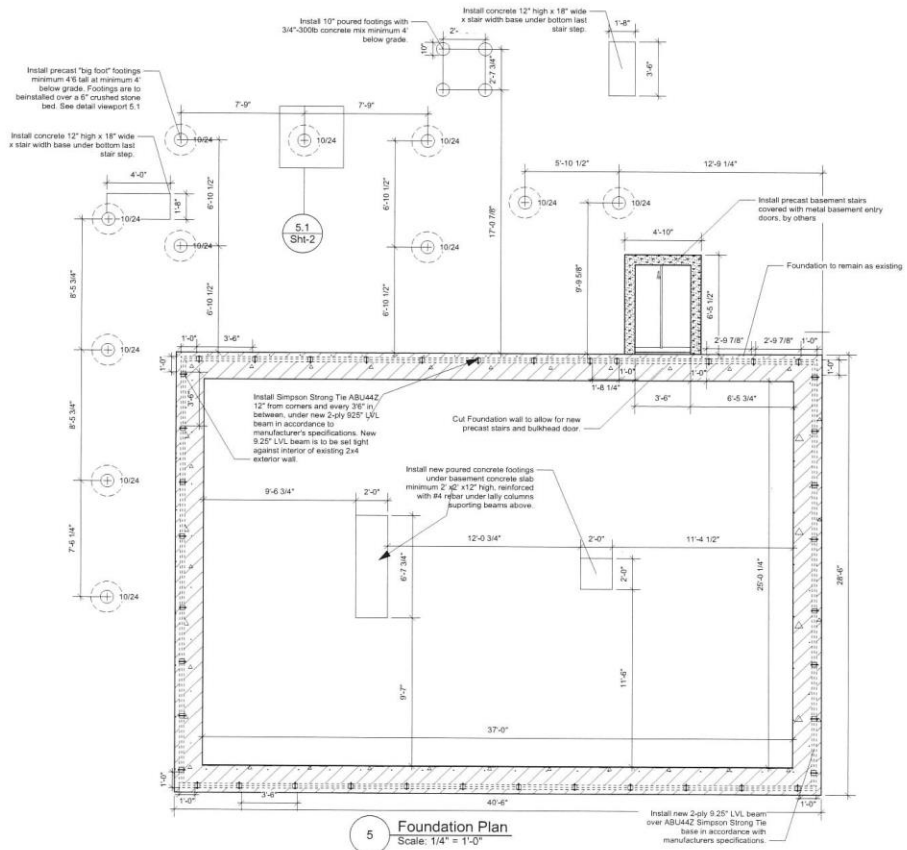


3 Rear Elevation
Scale: 1/4" = 1'-0"



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

No.	Date	By	Revision Notes
A.P. 7/4 Lot 1128			
No.	Date	Issue Notes	
Design Firm: ESA Multi-Services LLC 250 School St Apt 204 Pawtucket, RI 02860			
Project Title: 12 Howard St			
Sheet Title: Elevations			
Project Manager: Cesar Gonzalez	Project ID: 11324		
Drawn by: Edwin Posada	Scale: 1/4" = 1'-0"		
Revision No.: 	Sheet No.: 		
Date: 4/22/2024	Title: Sht-1		
CAD File Name: 12 Howard St Cr...ston RI Proposed Revised 4-25-24 vwx 7			



Door Schedule

Code	Style	Size	Use
ED3068	Hinged	3'0" x 6'8"	Entry Exterior
ID3068	Hinged	3'0" x 6'8"	Interior door
IBF5068	Double Bifold	3'0" x 6'8"	Interior Closet Door
IBF6068	Double Bifold	6'0" x 6'8"	Interior Closet Door

No.	Date	By	Revision Notes

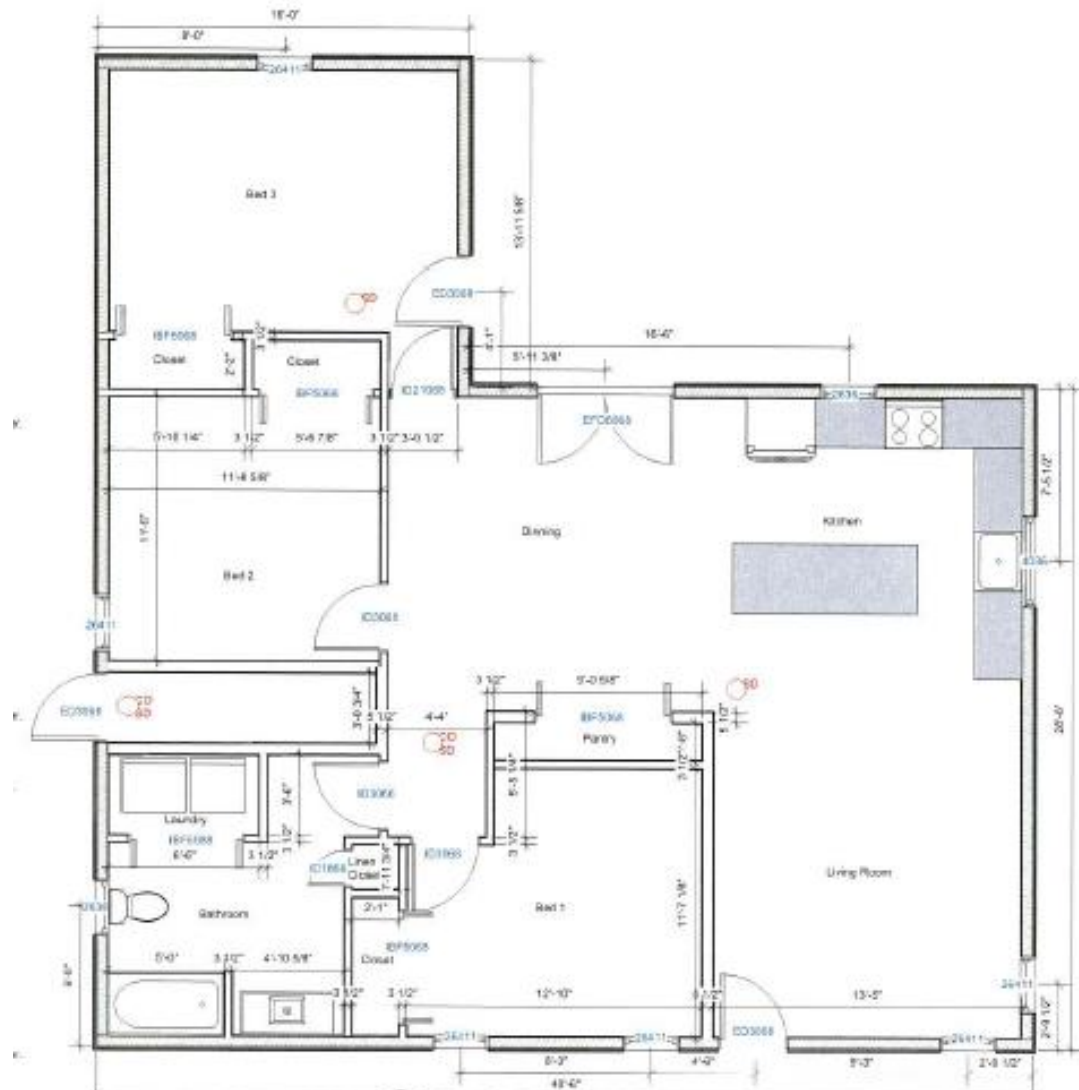
Fire Plan Key

CO SD
Carbon Monoxide and Smoke Detector

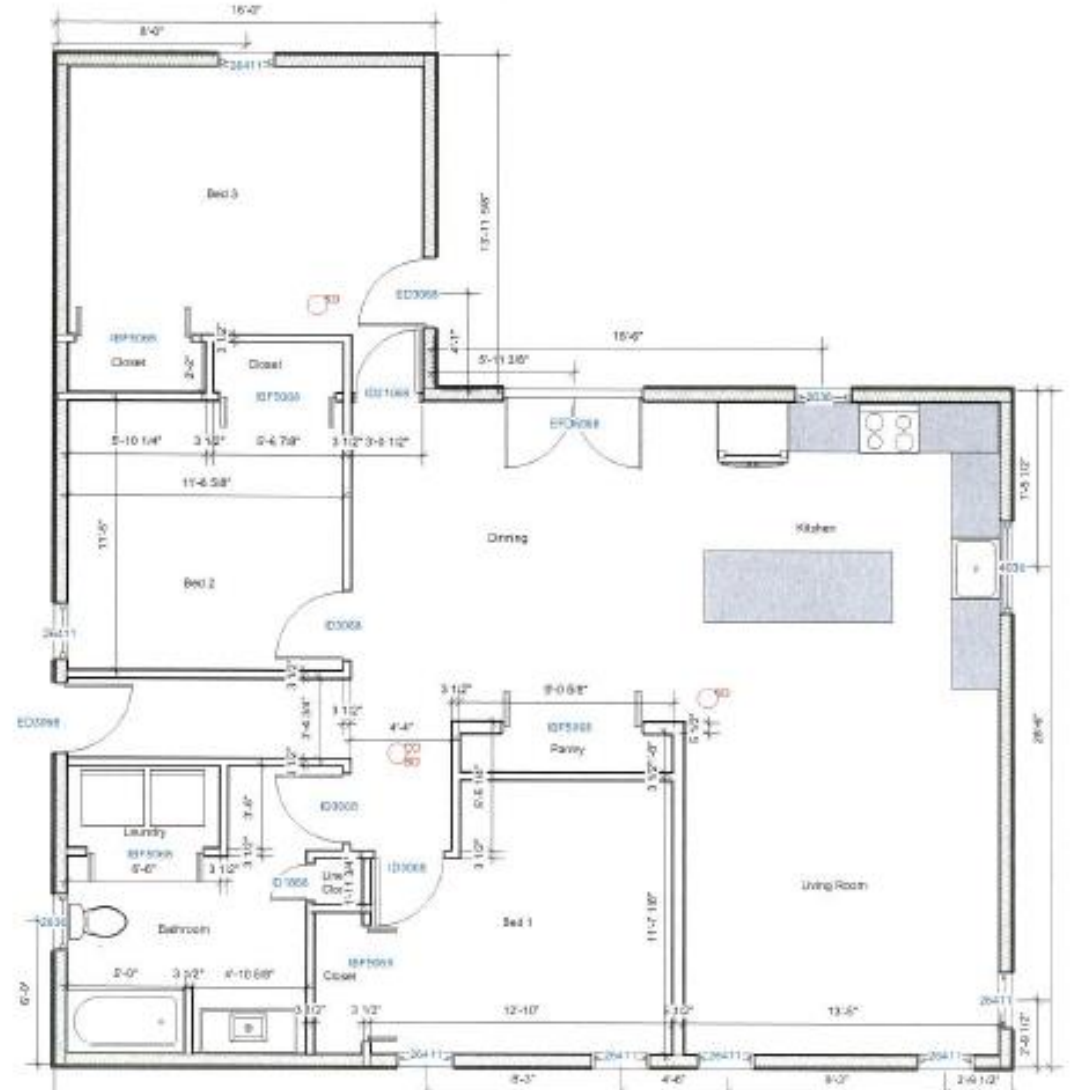
A.P. 7/4
Lot 1128

No.	Date	Issue Notes

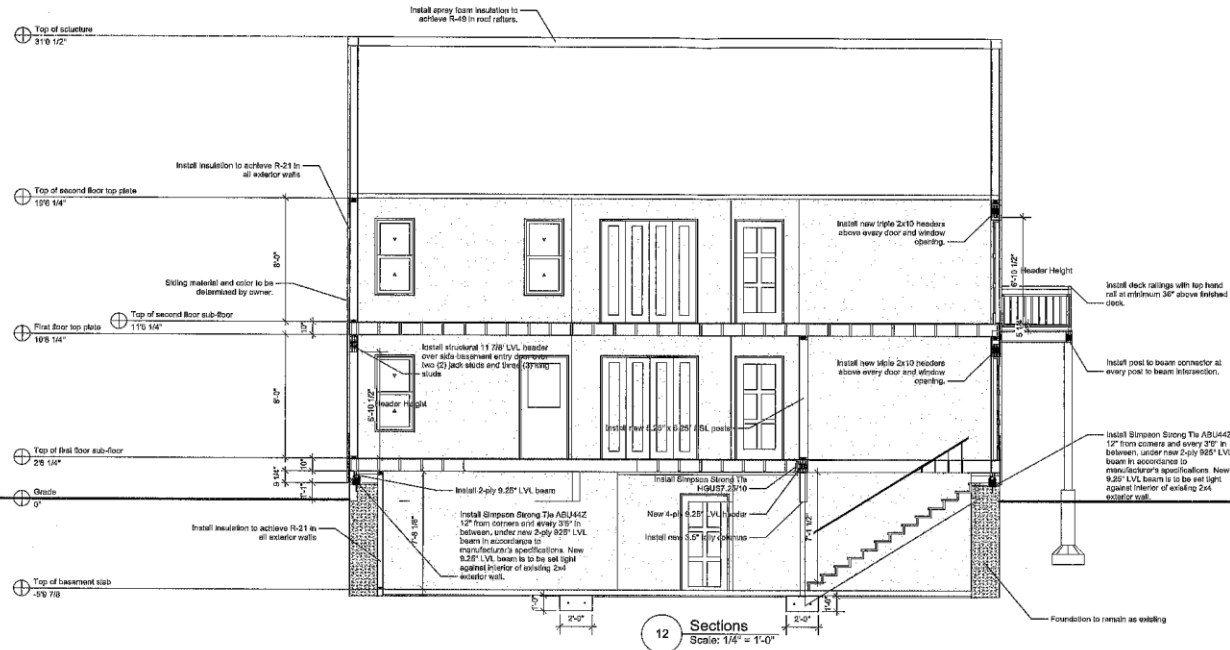
Design Firm		ESA Multi-Services LLC 250 School St Apt 204 Pawtucket, RI 02860	
Client		12 Howard St	
Project No.		Basement Plan	
Project Manager	Cesar Gonzalez	Project ID	11324
Drawn By	Eileen Poessa	Scale	1/4" = 1'-0"
Reviewed By		Sheet No.	Sht-2
Date	4/22/2024		
CAD File Name	12 Howard St		



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



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



No.	Date	By	Revision Notes

A.P. 774
Lot 1128

No.	Date	Issue Notes

ESA Multi-Services LLC
250 School St Apt 204
Pawtucket, RI 02860

12 Howard St

Sections and Details

Project Manager Cesar Gonzalez	Project ID 11324
Drawn By Edwin Pozzillo	Scale 1/4" = 1'-0"
Reviewed By	Sheet No. Sht-6
Date 4/22/2024	of
City Christon RI	Proposed Revised 4-25-24 vwx 7

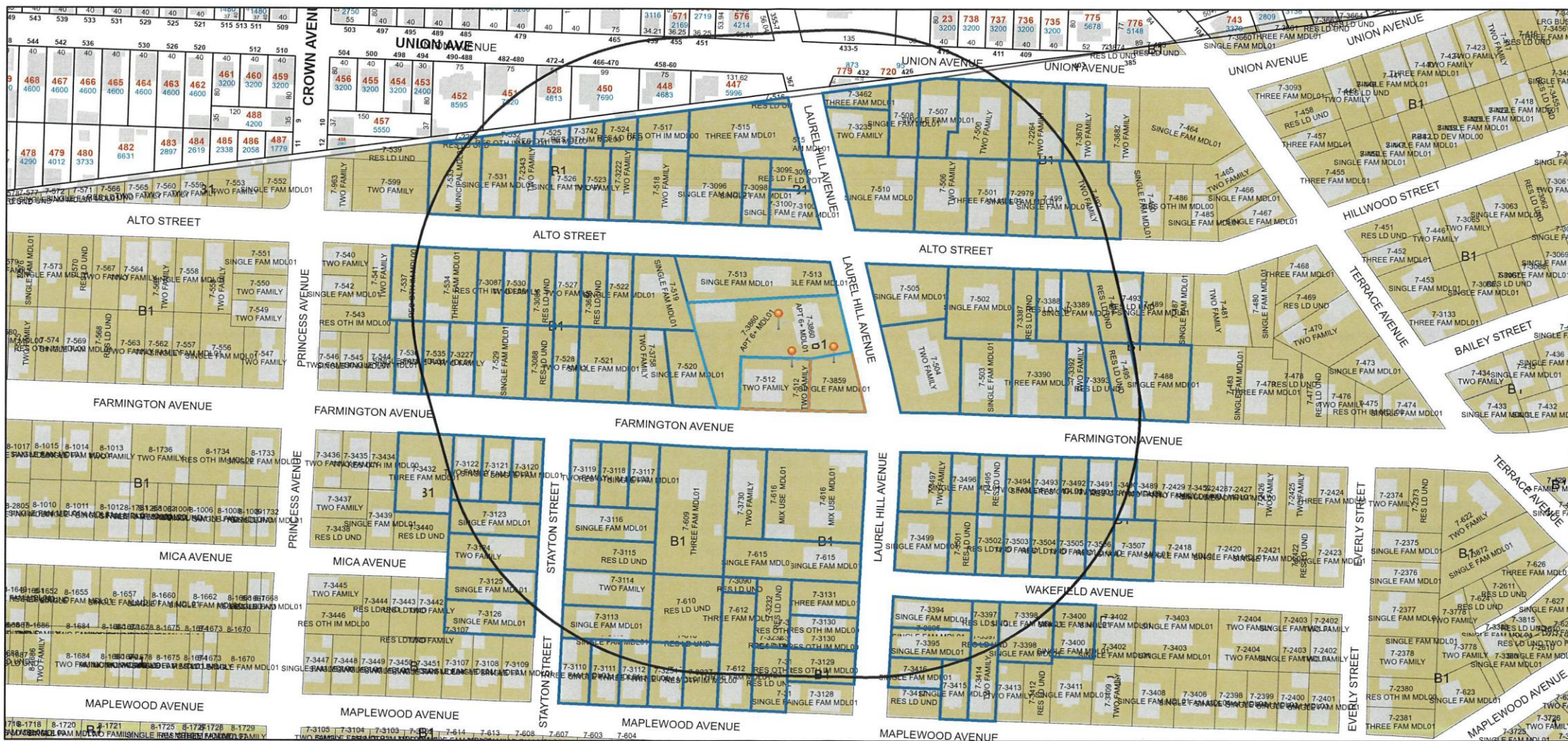


► **VERSATILE INVESTMENT GROUP, LLC (OWN/APP)** has filed an application to expand an existing legal, non-conforming multi-family (5 unit) use by converting a detached accessory structure into an additional dwelling unit on an under-sized lot at **389 Laurel Hill Avenue, A.P. 7, lot 3860**; area 22,062 sf.; zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations. 17.20.090 (A) Specific requirements.

► Application filed 4/6/2024. Robert D. Murray, Esq.



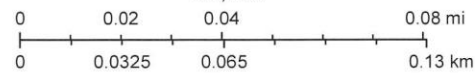
389 Laurel Hill Ave 400' Radius Plat 7 Lots 3860, 3859, 512



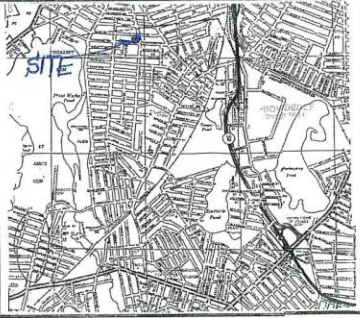
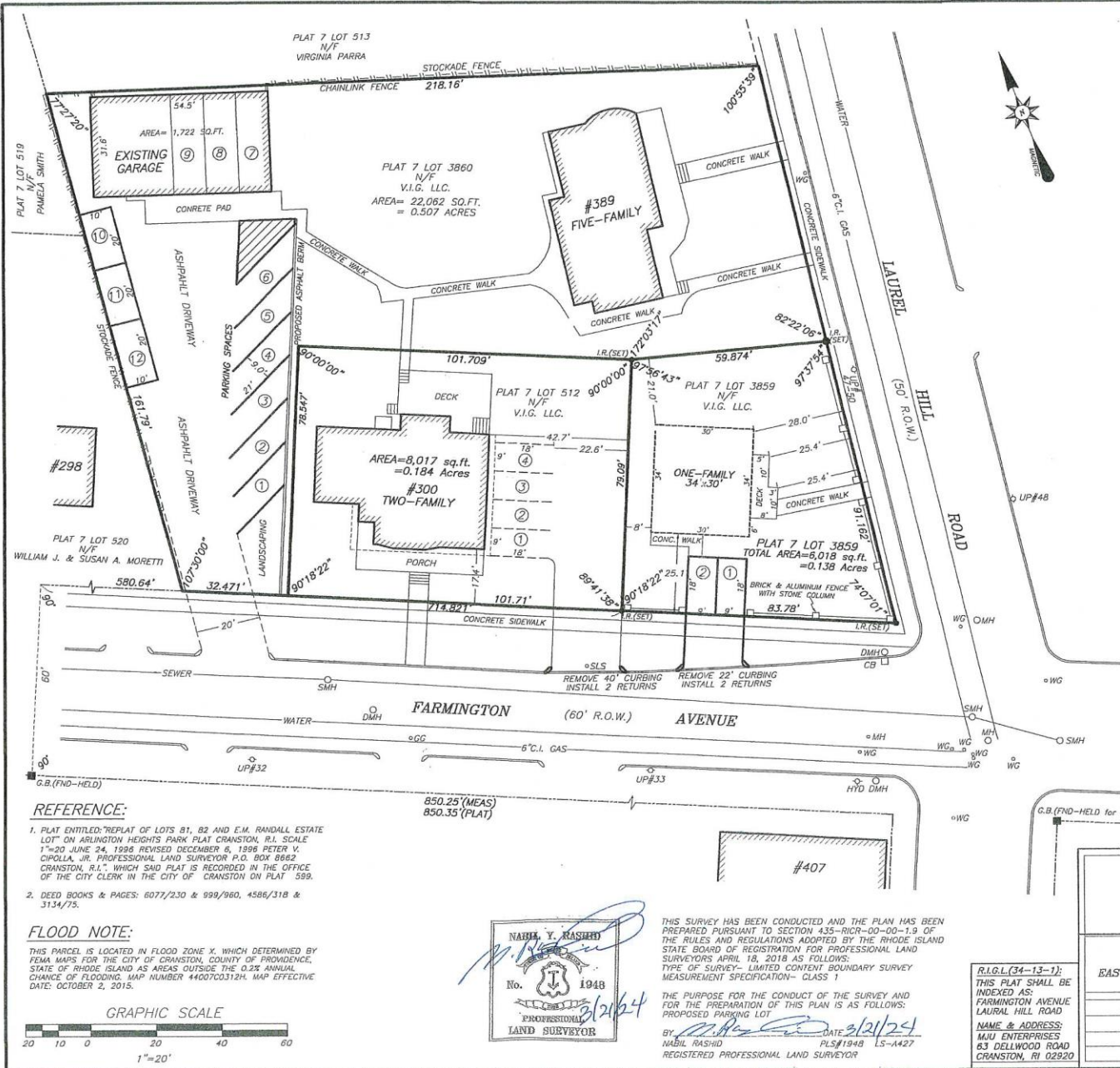
11/14/2023, 8:25:21 AM

1:1,708

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



City of Cranston



LOCUS MAP
N.T.S.

LEGEND

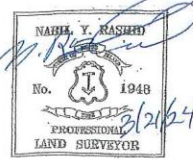
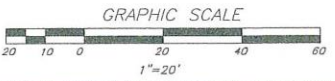
- PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING DWELLING
- N/F NOW OR FORMERLY
- - - EDGE OF ASPHALT
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- G.B.(FND) GRANITE BOUND FOUND
- C.B.(FND) CONCRETE BOUND FOUND
- PK(SET) PK NAIL SET
- ▲ SPIKE(SET) R.R. SPIKE SET
- MAG(SET) MAG NAIL SET
- I.R.(SET) IRON REBAR SET
- I.R.(FND) IRON REBAR FOUND
- D.H.(FND) DRILL HOLE FOUND
- D.H.(SET) DRILL HOLE SET
- SMH SEWER MANHOLE
- WG WATER GATE
- U.P. UTILITY POLE
- C.C. SEWER CLEANOUT

ZONING:

THIS PARCEL ARE LOCATED IN RESIDENTIAL DISTRICT ZONE B-1
 RESIDENTIAL SINGLE FAMILY
 MIN. LOT AREA: 6,000 S.F.
 MIN. LOT FRONTAGE: 60 F.T.
 MIN. FRONT YARD: 25 FT.
 MIN. REAR YARD: 20 FT.
 MIN. SIDE YARD: 8 FT.
 ATTACHED GARAGE: 5 FT.
 SWIMMING POOL: 10 FT.
 MAX. LOT COVERAGE: 35%
 MAX. STRUCTURE HEIGHT: 35 FT.
 MAX. ACCESSORY STRUCTURE: 15 FT.

REFERENCE:
 1. PLAT ENTITLED: "REPLAT OF LOTS 81, 82 AND E.M. RANDALL ESTATE LOT ON ARLINGTON HEIGHTS PARK PLAT CRANSTON, R.I. SCALE 1"=20 JUNE 24, 1996 REVISED DECEMBER 6, 1996 PETER V. CIPOLLA, JR. PROFESSIONAL LAND SURVEYOR P.O. BOX 8662 CRANSTON, R.I." WHICH SAID PLAT IS RECORDED IN THE OFFICE OF THE CITY CLERK IN THE CITY OF CRANSTON ON PLAT 599.
 2. DEED BOOKS & PAGES: 6077/230 & 999/960, 4586/318 & 3134/75.

FLOOD NOTE:
 THIS PARCEL IS LOCATED IN FLOOD ZONE X, WHICH DETERMINED BY FEMA MAPS FOR THE CITY OF CRANSTON, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING, MAP NUMBER 44007C0312H. MAP EFFECTIVE DATE: OCTOBER 2, 2015.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RIGR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS APRIL 18, 2018 AS FOLLOWS:
 TYPE OF SURVEY- LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION- CLASS 1
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
 PROPOSED PARKING LOT
 BY: NABIL RASHID DATE: 3/21/24
 NABIL RASHID PLS#1948 LS-A427 REGISTERED PROFESSIONAL LAND SURVEYOR

R.I.G.L.(34-13-1):
 THIS PLAT SHALL BE INDEXED AS:
 FARMINGTON AVENUE
 LAUREL HILL ROAD
 NAME & ADDRESS:
 MJU ENTERPRISES
 63 DELLWOOD ROAD
 CRANSTON, RI 02920

SURVEY AND PLAN FOR V.I.G. LLC FARMINGTON AVENUE CRANSTON, RHODE ISLAND PLAT 7 LOT 3859		DRAWN BY: K.L.L.
NRC ASSOCIATES P.O. BOX 14459 EAST PROVIDENCE, RHODE ISLAND 02914 (401) 954-0208		CHECKED BY: K.L.L.
PROPOSED PARKING SPACES		APPROVED BY: N.Y.R.
REVISION	DATE	SCALE: 1"=20'
	MARCH 21, 2024	DATE: MAY 25, 2023
		FILENAME: FARMINGTON
		1 of 1

