

**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: \_\_\_\_\_

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: Park Avenue Realty, Inc.

ADDRESS: 785 Charles Street ZIP CODE: 02904

APPLICANT: Nico Bella Cranston LLC

ADDRESS: 10 Dorrance Street, Providence, RI ZIP CODE: 02903

LESSEE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 1350 Park Avenue

2. ASSESSOR'S PLAT #: 11/2 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 1768 WARD: 5

3. LOT FRONTAGE: 130' +/- LOT DEPTH: 160' +/- LOT AREA: 14,748 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M-1 30,000 sq ft 35  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

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

6. LOT COVERAGE, PRESENT: 28.7% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 4/17/13

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

9. GIVE SIZE OF EXISTING BUILDING(S): 84' x 78' +/-

10. GIVE SIZE OF PROPOSED BUILDING(S): same

11. WHAT IS THE PRESENT USE? former bakery/restaurant

12. WHAT IS THE PROPOSED USE? restaurant

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Interior renovations to convert former bakery to restaurant
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.  
17.20.030  
~~17.72.010~~ (Schedule of uses); 17.92.010 (Variances) and all other applicable sections of the zoning code. 17.20.120 (Schedule of Intensity regulations) and 17.72.010 (Signs)
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks variance to locate a restaurant in a former bakery building in an industrial zone. Comprehensive plan calls for property to be rezoned to C-3 commercial use. The proposed use is consistent with the uses in the area and will not alter the character of the area.

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

RESPECTFULLY SUBMITTED,

Park Avenue Realty, Inc.

David G. Brandt Pres.  
 (OWNER SIGNATURE)

401-523-3839

(PHONE NUMBER)

(OWNER SIGNATURE)  
 Nico Bella Cranston LLC

(PHONE NUMBER)

(APPLICANT SIGNATURE)

401-327-2609

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

595-0887

(PHONE NUMBER)

Stephen A. Izzi, Esq.

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 8 Penny Lane, Cranston, RI 02921

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

**NICO BELLA CRANSTON LLC**

1350 Park Avenue  
Cranston, RI 02920

**PROJECT NARRATIVE**

Daniel Crenca, the owner of Nico Bella Cranston LLC presently operates a restaurant and a food take out business at 10 Dorrance Street in Providence, Rhode Island. The Providence Nico Bella has been very successful and the restaurant desires to expand its operations to 1350 Park Avenue, the site of a vacant building that formerly was occupied by a bakery/restaurant.

The subject lot is Lot No. 1768 on Cranston Assessor's Plat No. 11/2. The lot is zoned M-1 Industrial under the zoning code and contains approximately 14,748 square feet. The existing building comprises 3,648 square feet.

The project will include interior renovations. The existing permitted signs will be refaced. This includes the wall sign of 44 square feet (4' x 11') and two projecting roof signs of 20 square feet each (2' x 10').

Certain zoning relief will be necessary from the Cranston Zoning Board of Review for the non-conforming use in the M-1 zone and for general dimensional relief.

**17.20.030 Schedule of Uses**

Use variance needed for proposed use as restaurant.

**17.20.120 Schedule of Intensity Regulations M-1 District**

Minimum front setback for structure is 40'. The front setback is 35' 1" **\*\* EXISTING CONDITION**

Minimum rear setback for structure is 30'. The existing building is on the rear property line. **\*\* EXISTING CONDITION**

**17.72.010 (7) Signage**

Some existing signage exceeds allowable signage for industrial zone.

Existing wall sign totaling 44 square feet meets code. **\*\* EXISTING CONDITION**

Existing projecting roof signs totals 40 square feet (Two (2) at 20 square feet each)

**\*\*EXISTING CONDITION**

**17.92.010 Variance for use and dimensional relief**

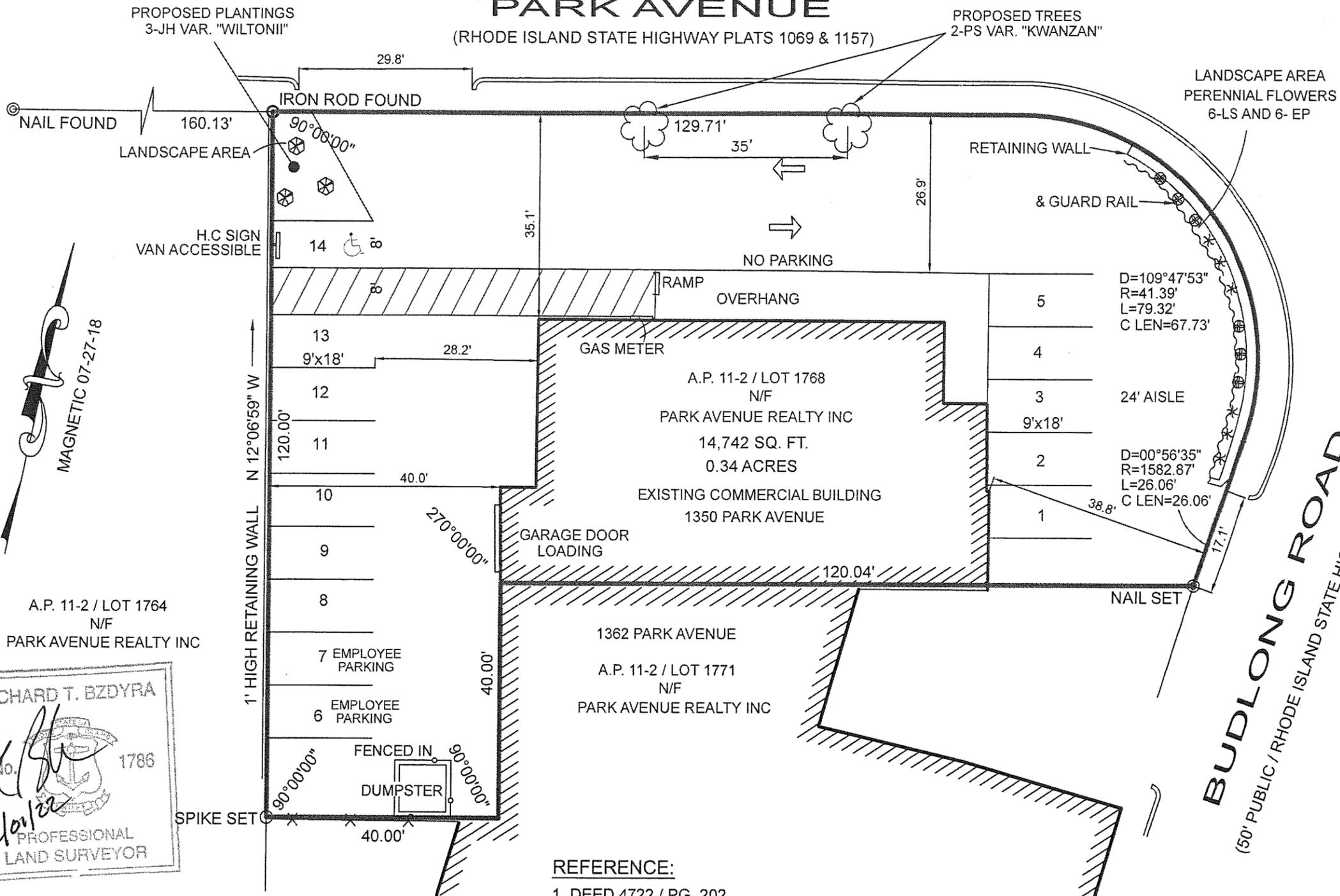
Proposed use is consistent with future land use map and plan that provides that property should be rezoned to C-3.







**PARK AVENUE**  
(RHODE ISLAND STATE HIGHWAY PLATS 1069 & 1157)



LOCUS MAP

**ZONING DISTRICT M-1**

MINIMUM LOT AREA	30,000 S.F.
MINIMUM LOT FRONTAGE	150 FT.
MINIMUM SETBACKS:	FRONT 40 FT.
	SIDE 20 FT.
	REAR 30 FT.
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	60%

**PLANTINGS:**

#	SPECIES	VARIETY	SIZE
2	Prunus serrulata	"Kwanzan"	2"-2.5" dbh
3	Juniperus horizontalis	"Wiltonii"	#3 container
6	Leucanthemum x superbum		#3 container
6	Echinacea purpurea		#3 container

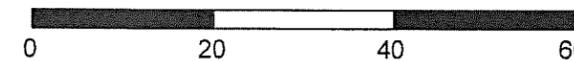
**PROPOSED PARKING PLAN**

A.P. 11-2 / LOT 1768  
1350 PARK AVENUE  
CRANSTON, R.I.  
SCALE: 1" = 20' DATE: FEBRUARY 1, 2022  
PREPARED FOR:  
**NICO BELLA CRANSTON, LLC.**  
1350 PARK AVENUE  
CRANSTON, R.I. 02920

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

JOB NO. 9260 / DWG. NO. 9260 - (JNP)

GRAPHIC SCALE / 1" = 20'



**REFERENCE:**

- DEED 4722 / PG. 202
- "BUDLONG PARK No. 1 CRANSTON, R.I. BODWELL LAND CO., ESTEN & BLACK ENGR'S. NOV. 1916" PLAT CARD 228

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 FOR PROPOSED PARKING.

BY: *[Signature]* DATE: Feb 1, 2022

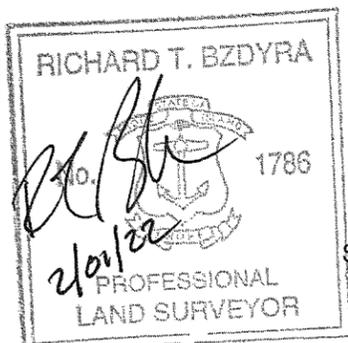
BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

**SURVEY CLASSIFICATION:**

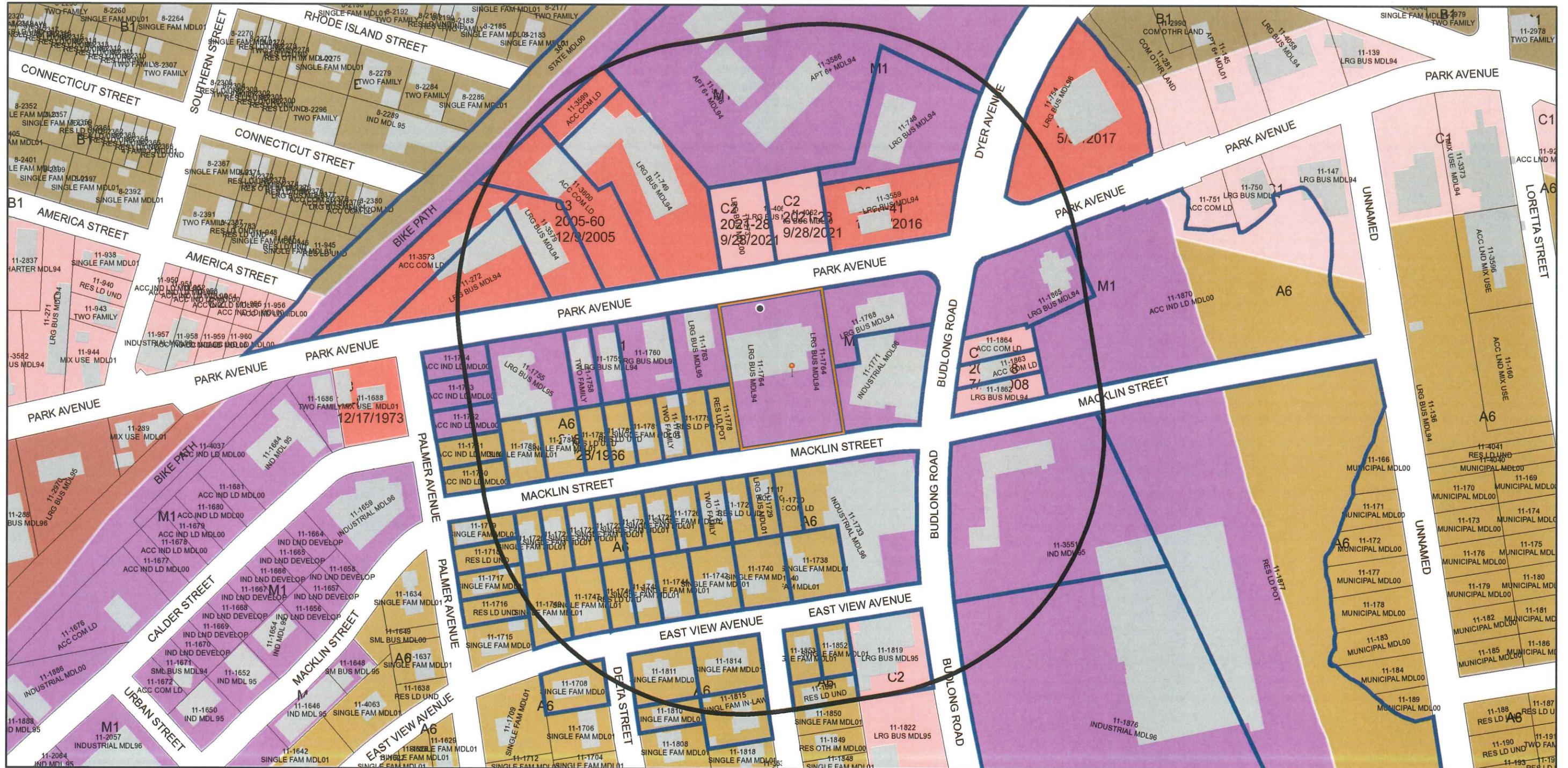
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I

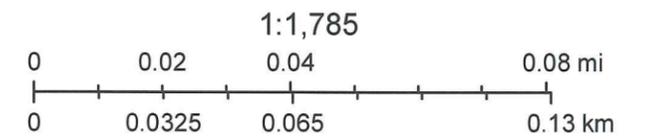


# 1362 Park Ave 400' Radius Plat 11 Lot 1768



4/8/2022, 11:16:22 AM

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



City of Cranston

