

**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: July 13, 2022

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 Plaza LLC

ADDRESS: 1000 New London Avenue, Cranston, RI ZIP CODE: 02920

APPLICANT: Five Rivers LLC

ADDRESS: 22 Country Meadow Drive, Cranston, RI ZIP CODE: 02921

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 1375 Park Avenue

2. ASSESSOR'S PLAT #: 11 BLOCK #: _____ ASSESSOR'S LOT #: 3600 ^{749, 3599} WARD: 3

3. LOT FRONTAGE: 176' +/- LOT DEPTH: 371' +/- LOT AREA: 67,001 sq.ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-3 6,000 sq. ft. 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 1 story PROPOSED: 1 story

6. LOT COVERAGE, PRESENT: 25% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 9/19/18

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

9. GIVE SIZE OF EXISTING BUILDING(S): 16,780 sq. ft.

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

11. WHAT IS THE PRESENT USE? commercial shopping plaza

12. WHAT IS THE PROPOSED USE? commercial shopping plaza - pharmacy with pick up window

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Install a pick up window
for customer convenience at rear of building. Pharmacy is a permitted
use.
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.
17.28.010 (Drive-in uses); 17.92.010 (Variance) and all other applicable
sections of zoning code.
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Zoning Code requires all
buildings with a drive in use be freestanding and not attached to
another building. Pharmacy will be part on end cap and part of a
building with other tenants.

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

RESPECTFULLY SUBMITTED,

Park Avenue Plaza LLC

By: _____
 (OWNER SIGNATURE)

529-6400
 (PHONE NUMBER)


 (OWNER SIGNATURE)
 Five Rivers LLC

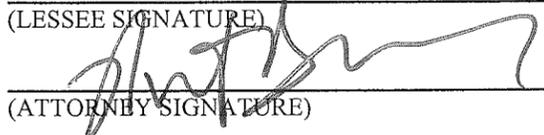
 (PHONE NUMBER)

By: _____
 (APPLICANT SIGNATURE)

369-6267
 (PHONE NUMBER)

 (LESSEE SIGNATURE)

 (PHONE NUMBER)


 (ATTORNEY SIGNATURE)

946-3800
 (PHONE NUMBER)

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

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING: _____ (PLANNING DEPT. SIGNATURE) _____ (DATE)





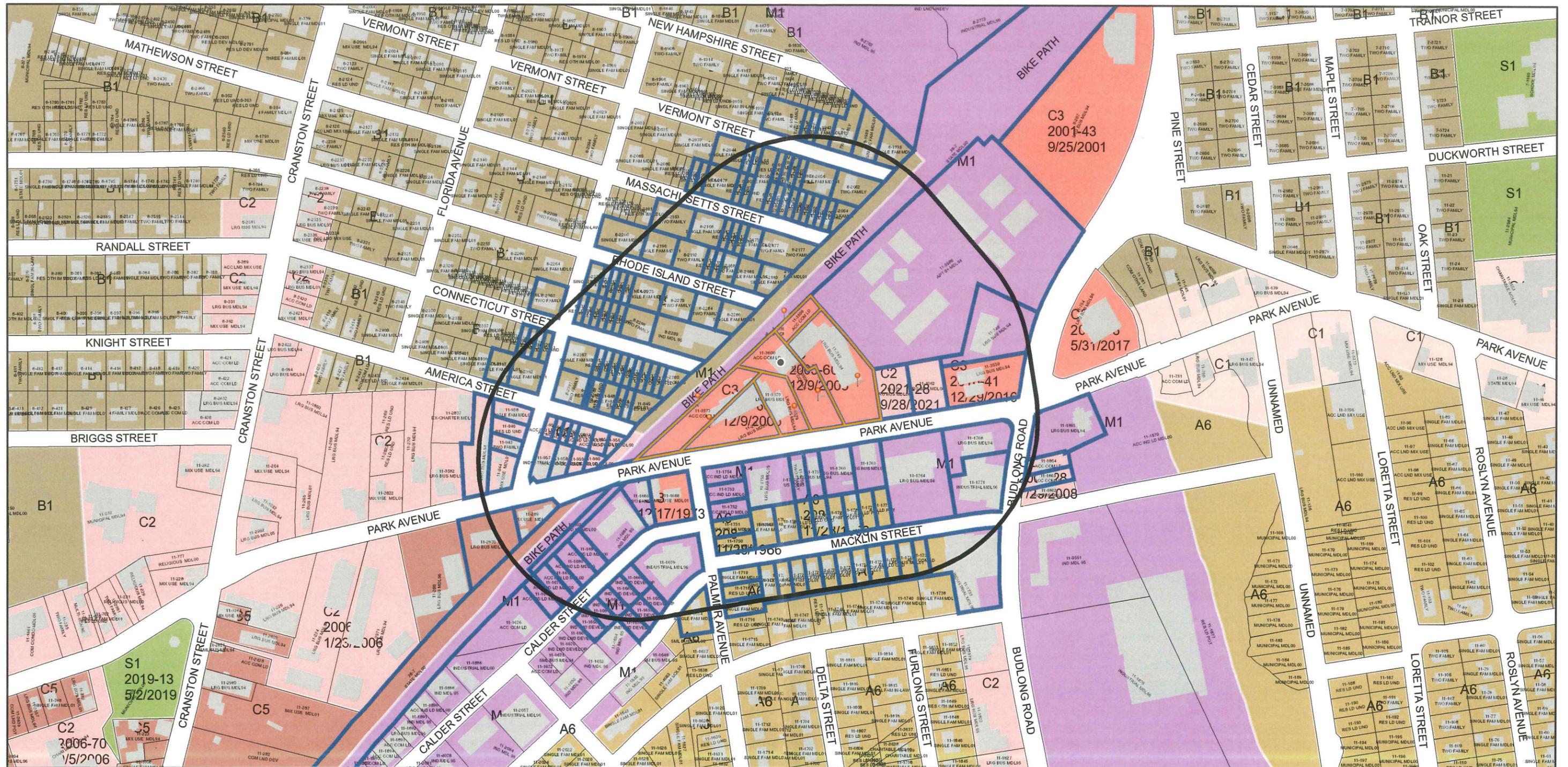






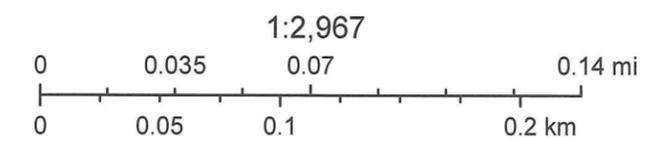


1375 Park Ave 400' Radius Plat 11 Lot 749-3600

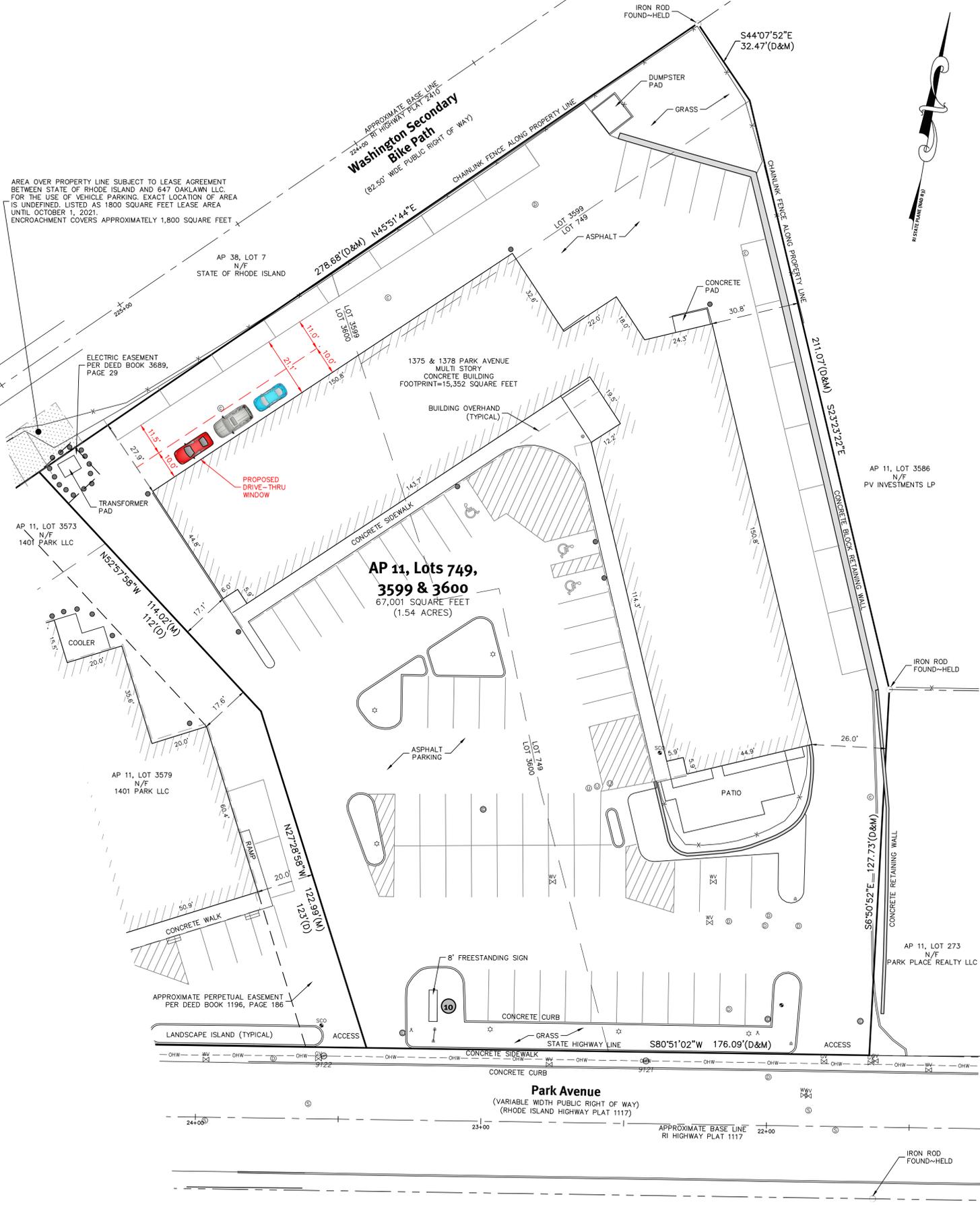


7/12/2022, 10:43:34 AM

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

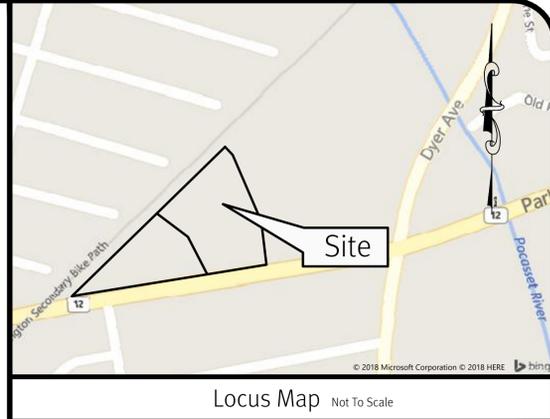


City of Cranston



Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

	BUILDING		NAIL FOUND/SET
	AP		DRILL HOLE FOUND/SET
	N/F		IRON ROD/PIPE FOUND/SET
	(D)		BOUND FOUND/SET
	(M)		SIGN
	(CA)		BOLLARD
	HC		SOIL EVALUATION
	CHORD ANGLE		CATCH BASIN
	HANDICAPPED		DOUBLE CATCH BASIN
	PROPERTY LINE		DRAINAGE MANHOLE
	ASSESSOR'S LINE		FLARED END SECTION
	TREETLINE		GUY POLE
	GUARDRAIL		ELECTRIC MANHOLE/HANDHOLE
	FENCE		UTILITY/POWER POLE
	RETAINING WALL		SEWER/SEPTIC MANHOLE
	STONE WALL		SEWER VALVE
	MINOR CONTOUR LINE		CLEANOUT
	MAJOR CONTOUR LINE		HYDRANT
	WATER LINE		IRRIGATION VALVE
	SEWER LINE		WATER VALVE
	SEWER FORCE MAIN		WELL
	GAS LINE		MONITORING WELL
	ELECTRIC LINE		UNKNOWN MANHOLE
	OVERHEAD WIRES		GAS VALVE
	DRAINAGE LINE		WETLAND FLAG
			BENCH MARK
			SHRUB
			TREE



Locus Map Not To Scale

- General Notes**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 11, LOTS 749, 3599 & 3600 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
 - THE OWNER PER DEED BOOK 3688, PAGE 338 & DEED BOOK 4331, PAGE 289 IS ARD HOLDINGS INC.
 - BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 4400700312H, DATED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 - THE PARCEL IS ZONED C3 BASED ON CITY OF CRANSTON GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MAY 22, 2018. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- Plan References:**
- RHODE ISLAND HIGHWAY PLAT 1117.
 - "NATIONALGRID, MID CITY, INC., 1375 PARK AVENUE, CRANSTON, RI, PADMOUNT INSTALLATION; DATE: 3-12-2007," DEED BOOK 3688, PAGE 338.

Diprete Engineering
Two Stafford Court Cranston, RI 02920
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Boston • Providence • Newport

0	05/23/2018	Site Layout Plan	Design By: D.A.R.
1	05/23/2018	Description	Drawn By: E.L.T.

Site Layout Plan
1375-1401 Park Avenue
Cranston, Rhode Island

Michael Friedman
100 New London Avenue, Cranston, Rhode Island 02920

DE JOB NO: 0706-002 Copyright 2018 by Diprete Engineering Associates, Inc.



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