

**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: February 1, 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: Bridge Group, LLC

ADDRESS: 2204 Broad Street, Cranston, RI ZIP CODE: 02905

APPLICANT: Bridge Group, LLC

ADDRESS: 2204 Broad Street, Cranston, RI ZIP CODE: 02905

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

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

1. ADDRESS OF PROPERTY: 2190 & 2192 Broad Street

2. ASSESSOR'S PLAT #: 1 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 33 & 34 WARD: 1

3. LOT FRONTAGE: 124' +/- LOT DEPTH: 128' +/- LOT AREA: 14,646 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: N/A PROPOSED: N/A

6. LOT COVERAGE, PRESENT: N/A PROPOSED: N/A

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 12/29/20

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

9. GIVE SIZE OF EXISTING BUILDING(S): application relates to parking lot

10. GIVE SIZE OF PROPOSED BUILDING(S): no change

11. WHAT IS THE PRESENT USE? mixed uses, restaurants, commercial and residential

12. WHAT IS THE PROPOSED USE? same with parking lot used for outside dining

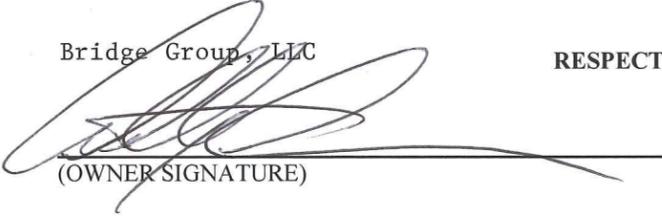
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: three residential units

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Convert existing parking area  
of eight off street parking spaces to be utilized for outside dining
- 
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.  
17.64.010 (Off Street Parking); 17.92.010 (Variance) and all other applicable sections  
of teh zoning code
- 
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Mixed use buildings currently do  
not meet off street parking requirements for existing tenants including restaurants,  
commercial units. Parking is provided for residential units (6 spaces at 16 George  
Street adjoining subject lots. Outside dining has been permitted under various executive  
orders without complications for teh Pawtuxet Village area.

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

Bridge Group, LLC

**RESPECTFULLY SUBMITTED,**

  
 (OWNER SIGNATURE)

263-7989

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

Bridge Group, LLC

  
 (APPLICANT SIGNATURE)

263-7989

(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)

**BRIDGE GROUP, LLC**  
**2190 & 2192 Broad Street**  
**Cranston, RI 02905**

**PROJECT NARRATIVE**

Bridge Group, LLC owns the property at 2190 and 2192 Broad Street. The property is in the heart of Pawtuxet Village. The properties contain a mixed use of restaurants, commercial and residential units. The subject lots are Lot No. 33 and 34 on Cranston Assessor's Plat 1. The lots are zoned C-3 (general business) under the zoning code and contain approximately 14,646 square feet.

The owner/applicant desires to remove eight (8) off street parking spaces to allow for permanent outside dining in a parking lot that would be utilized by the restaurant tenants.

The change is sought on behalf of the tenants and would be a permanent extension of a practice in place during the Covid-19 pandemic allowed by executive orders to encourage and promote opportunities for restaurants to continue operations under extensive public health regulations.

The existing parking arrangement does not meet the required off street parking formula for the properties. Like Federal Hill or East Greenwich main Street area, customers and visitors have always found and utilized available parking near their intended destination on local streets or available parking areas.

The removal of the parking spaces on the subject lot will include one handicapped space, five regular parking spaces and two compact spaces for a total of eight parking spaces. Accommodation has been made on Broad Street for the handicapped parking space.

Existing tenants and parking requirements:

2190 Broad Street – Mixed use building with three restaurants and a residential unit

Revolution	96 seats	3000 sq. ft.	32 required parking spaces
Fellini's Pizzeria	67 seats	2,000 sq.ft.	23 required parking spaces
Bagel Express	16 seats	1,000 sq.ft.	6 required parking spaces

2192 Broad Street - Mixed use building with four commercial units and two residential units

Hair salon	700 sq. ft.	3 required parking spaces
Doogie Do's	586 sq. ft.	2 required parking spaces
Anchored Soul	700 sq. ft.	3 required parking spaces
PTX Lounge	1,300 sq. ft.	(Lower level on Aborn Street side)

The three residential units each have two off street parking spaces on the owner's adjoining property at 16 George Street.

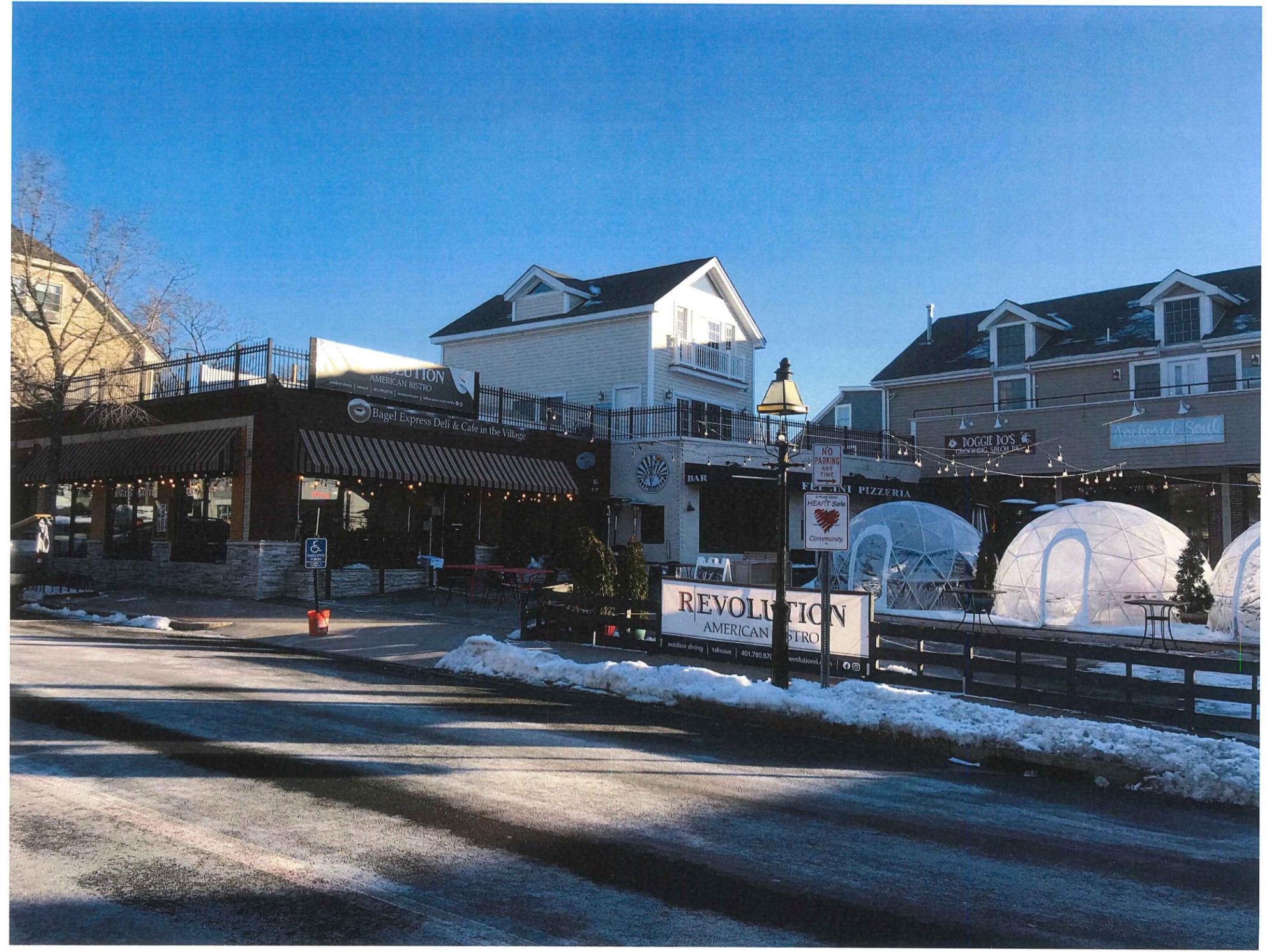
Certain zoning relief will be necessary from the Cranston Zoning Board of Review to remove the existing parking spaces for the non-conforming property.

17.64.010 Off Street Parking

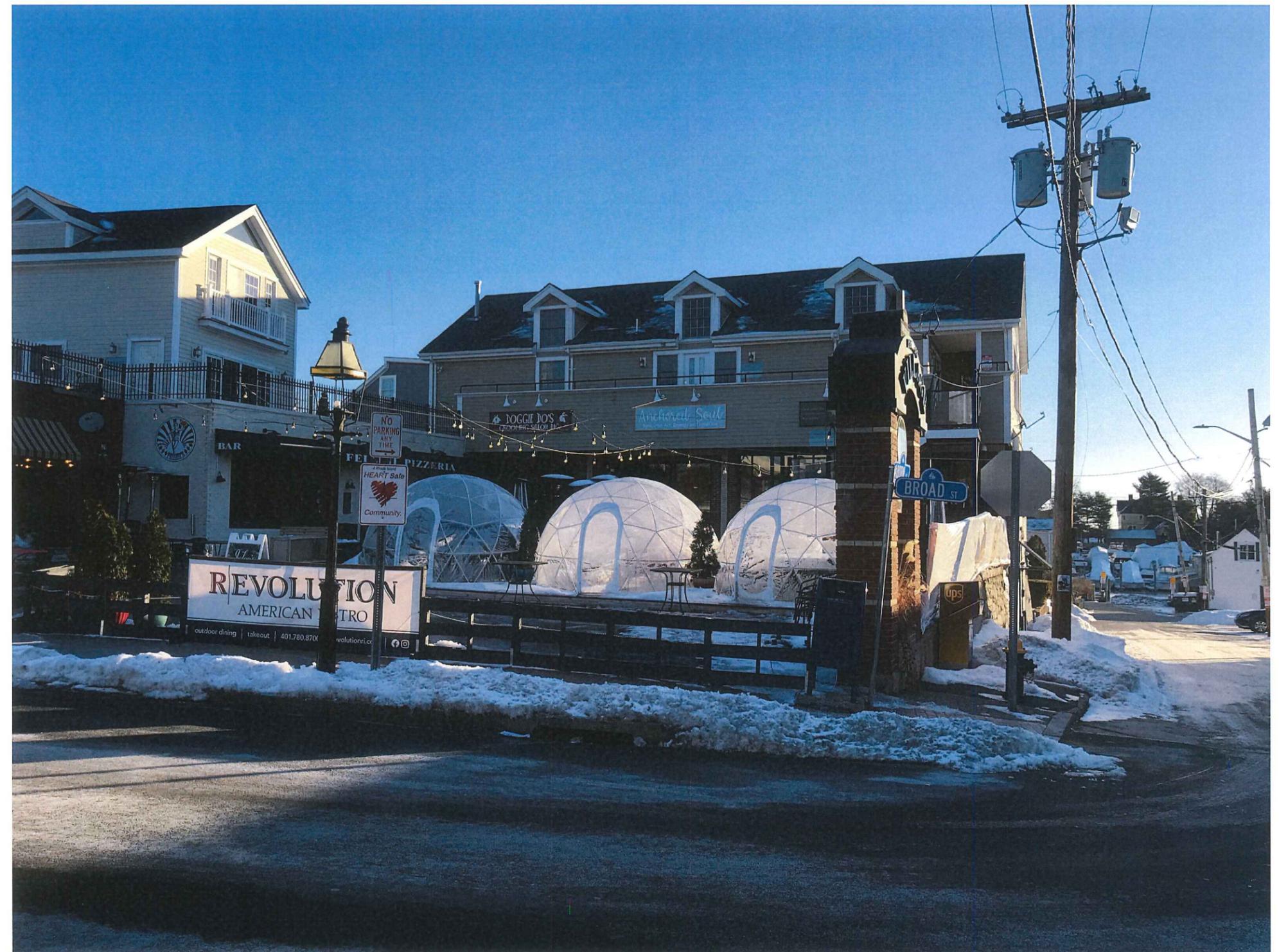
Variance sought to eliminate required off-street parking spaces for the existing mixed use buildings.

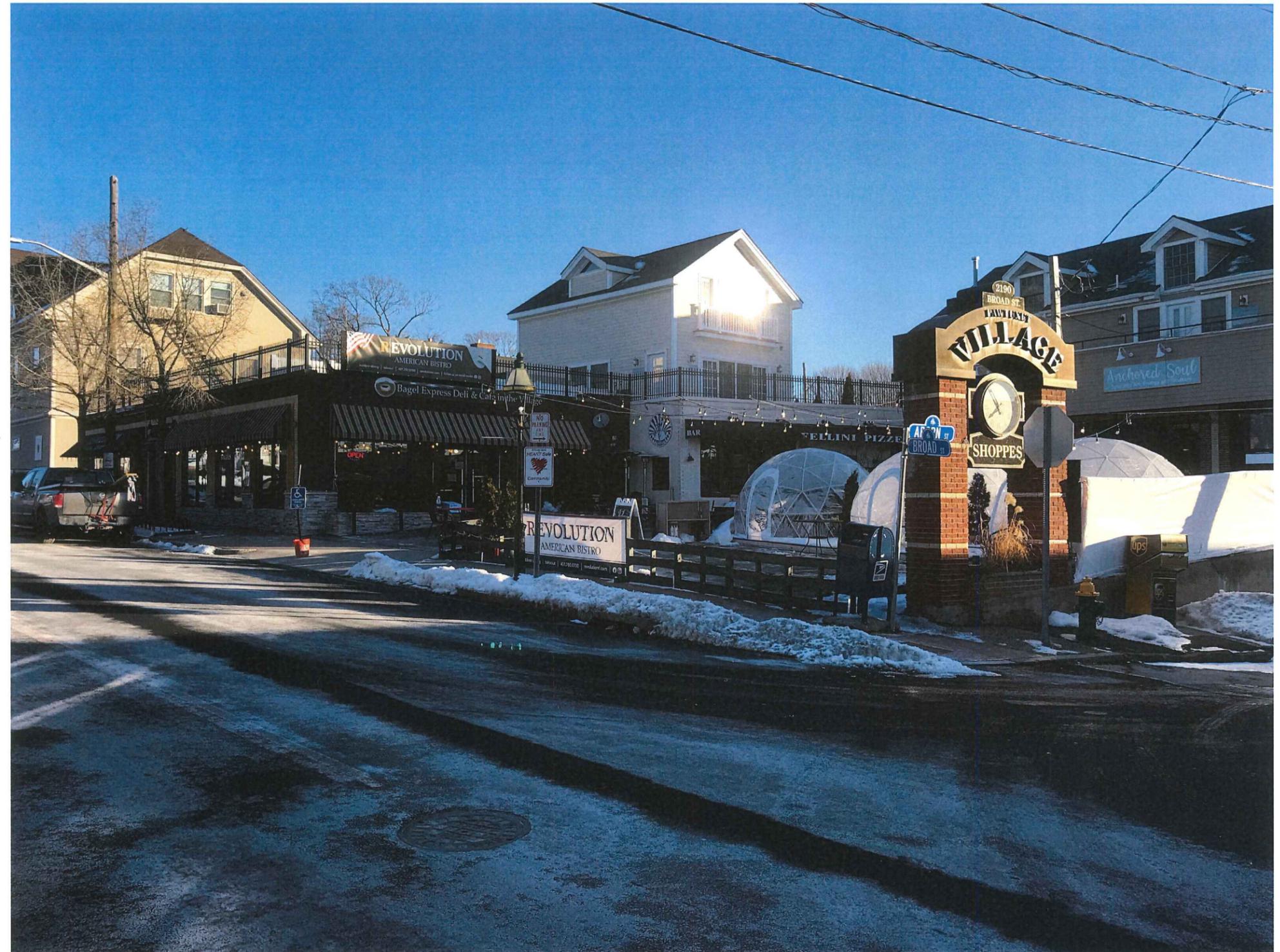
17.92.010 Variance

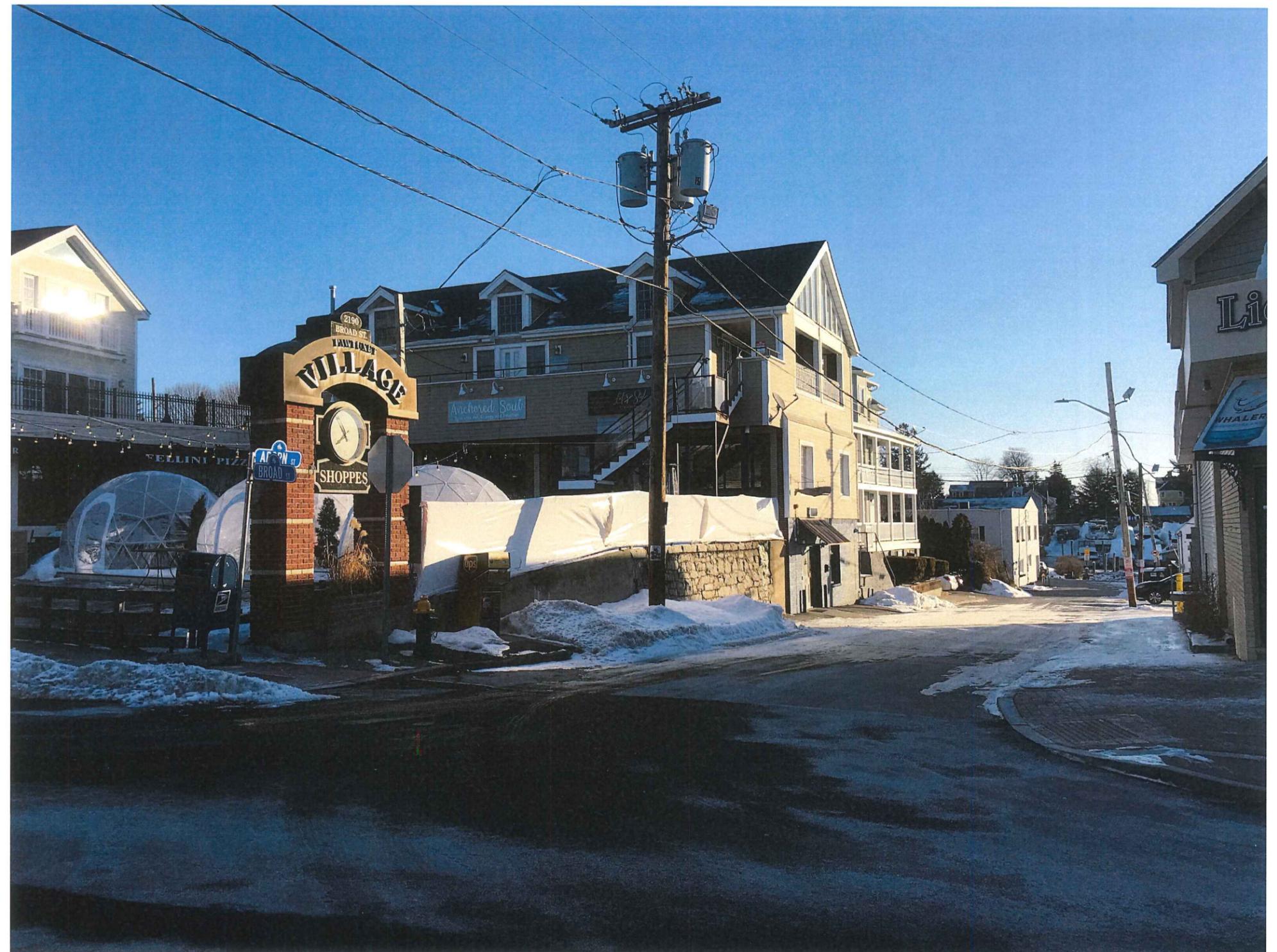
Dimensional variance is needed to allow the outdoor seating in the parking lot area.

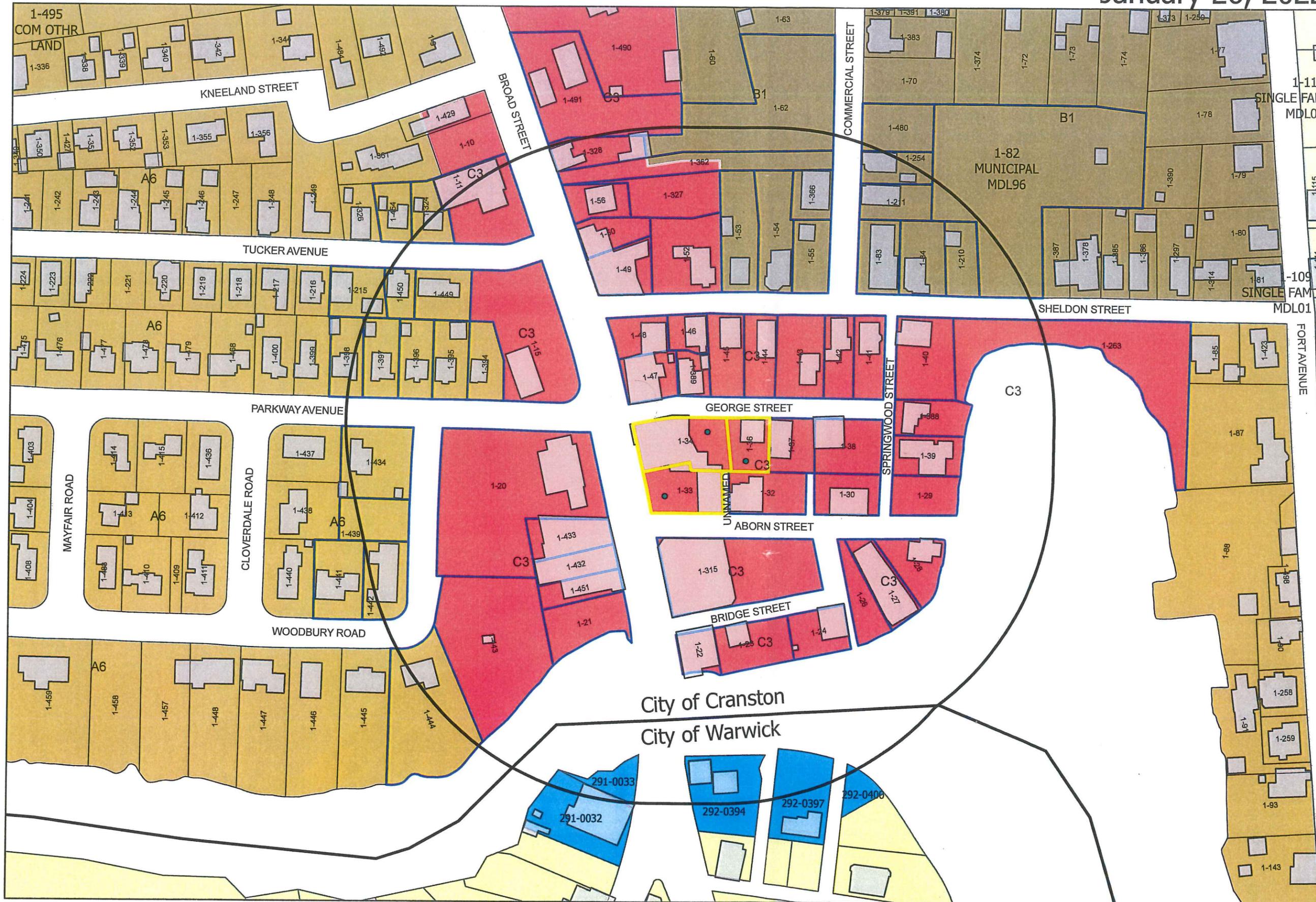








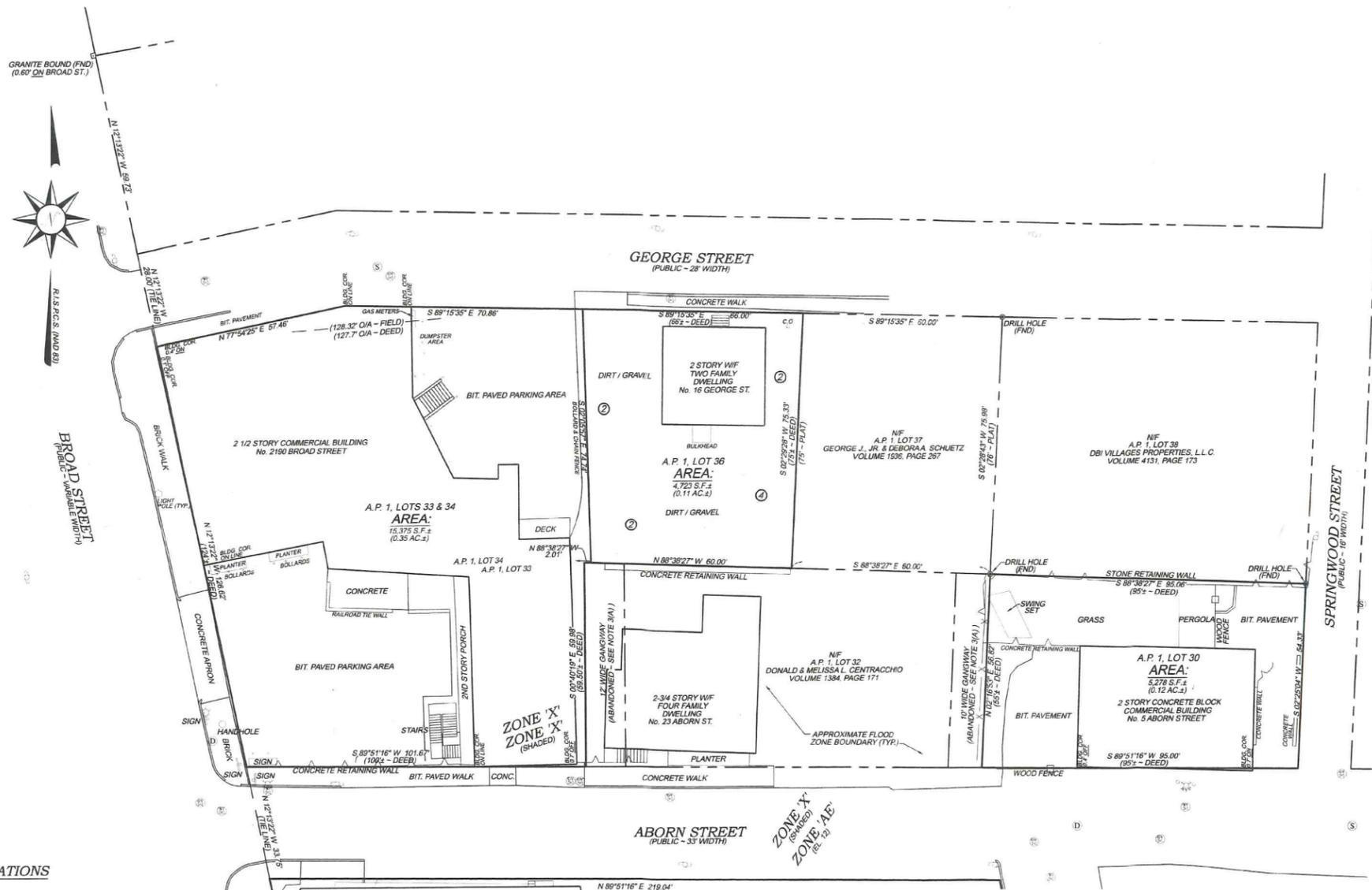
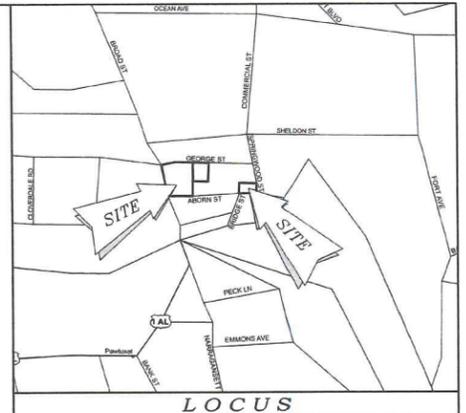




- Buildings
  - Cranston Boundary
  - Cranston Parcels
- Zoning**
- none
  - A80
  - A20
  - A12
  - A8
  - A6
  - B1
  - B2
  - C1
  - C2
  - C3
  - C4
  - C5
  - M1
  - M2
  - EI
  - EI
  - MPD
  - S1
  - Other
  - Historic Overlay District
  - Parcel Set Point
  - Cranston Parcels in Radius
  - Lots 33, 34, 36
  - 400' Radius
  - Warwick Parcels
  - Warwick Parcels in Radius



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.



**NOTES / REFERENCES**

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
  - PLAN ENTITLED "SURVEY PLAN ABANDONMENT OF GANGWAYS ABORN STREET - CRANSTON, RHODE ISLAND PREPARED FOR ALBACO, INC. 2190 - 2192 BROAD STREET - CRANSTON, RHODE ISLAND 02905 PROJECT No. p02.116 SCALE: 1" = 20' DATE: DEC. 13, 2002 BY WATERMAN ENGINEERING CO."
  - PLAN ENTITLED "PLAT OF LAND IN PAWTUCKET, CRANSTON, R.I. BELONGING TO MURRAY S. UPHAM BY WATERMAN ENGINEERING CO. SEPT. 1945 SCALE: 1" = 8'-0"
  - PLAN ENTITLED "MAP OF LAND IN PAWTUCKET, CRANSTON, R.I. BELONGING TO BEACON OIL COMPANY BY WATERMAN ENGINEERING CO. JAN. 1930 SCALE: 10 FT. TO AN INCH"
  - PLAN ENTITLED "LAND OF GEORGE SHELDON LAID OUT ON THE 22ND OF OCTOBER, 1831 SCALE: 30 FEET TO AN INCH" RECORDED ON PLAT CARD 117.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
  - A.P. 1, LOT 30 - BRIDGE GROUP, L.L.C. - VOLUME 4595, PAGE 31
  - A.P. 1, LOTS 33 & 34 - ALBACO, L.L.C. - VOLUME 1391, PAGE 251
  - A.P. 1, LOT 36 - BRIDGE GROUP, L.L.C. - VOLUME 4914, PAGE 121
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
  - ABANDONMENT OF GANGWAYS ABUTTING ABORN STREET (SEE PLAN REF. 1(A))
- THESE PREMISES ARE SITUATED IN AN 'C-3 ZONE':
 

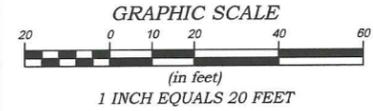
**DIMENSIONAL REQUIREMENTS**

MIN. LOT AREA	= 6,000 SQ. FT.
MIN. FRONTAGE WIDTH	= 60 FT.
MIN. S/B FRONT YARD	= 0 FT.
MIN. S/B REAR YARD	= 20 FT.
MIN. S/B SIDE YARD	= 0 FT.
MAX. BUILDING HEIGHT	= 35 FT.
MAX. LOT COVERAGE	= 100%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE 'X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE 'X' AREAS OF 0.2% ANNUAL CHANCE FLOOD... AND ZONE 'AE' (EL. 12) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 319 OF 461 CITY OF CRANSTON MAP NUMBER 4407C0319H MAP REVISED: SEPTEMBER 18, 2013. FEDERAL EMERGENCY MANAGEMENT AGENCY".
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION 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 ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-ING-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM MTS REFERENCE STATIONS USING THE MTS RTK NETWORK VIA LEICA GPS1200 SERIES & CARLSON SURVEYOR+ SERIES GPS ANTENNAS / RECEIVERS.
- THE STREET LINES IN THIS AREA WERE ESTABLISHED FROM THE MONUMENTATION / OCCUPATION FOUND AND ALL AVAILABLE DEEDS / PLANS OF RECORD. VERY LITTLE MONUMENTATION COULD BE FOUND IN THIS AREA AND NO STREET LINE LAYOUTS COULD BE FOUND ON RECORD.

**LEGEND & ABBREVIATIONS**

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	X	- FENCE
W/F	- WOOD FRAMED	S	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	G	- GAS LINE
(FND)	- FOUND	E	- ELECTRIC LINE
R/HB	- RI HIGHWAY BOUND	⊕	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊕	- CATCH BASIN
FE	- FLARED END	⊕	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	⊕	- WATER GATE
CLF	- CHAIN LINK FENCE	⊕	- GAS VALVE
INV.	- INVERT	⊕	- ELECTRIC MANHOLE
x 10.00	- EXISTING SPOT GRADE	⊕	- GRANITE BOUND
○	- NEW SPOT GRADE	⊕	- DRILL HOLE
		⊕	- IRON PIPE



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\*\* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN



**CERTIFICATION**

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

BOUNDARY SURVEY - CLASS 1  
 TOPOGRAPHIC SURVEY - CLASS NA

*Richard S. Lipsitz*  
 RICHARD S. LIPSITZ  
 WATERMAN ENGINEERING COMPANY

1837 2-27-15  
 REG. NO. DATE

T	02/27/15	ADDED PARKING SPACES - A.P. 1, LOT 36	RSL
NO.	DATE	REVISION	CHECKED BY
PROJECT NO. 13-034 SCALE: 1" = 20' DATE: 01/26/15 DRAWN BY: RSL CHECKED BY: BLT FILENAME: 13-034_S12_2015 1 of 1 SHTS DRAWING # SU2			
<b>BOUNDARY SURVEY PLAN</b> A.P. 1, LOTS 30, 33, 34 & 36 BROAD ST., GEORGE ST., SPRINGWOOD ST. & ABORN ST. CRANSTON, RHODE ISLAND 02905			
BRIDGE GROUP, L.L.C. 11 KRISTEN DRIVE NORTH PROVIDENCE, RHODE ISLAND 02911			
46 Sutton Avenue East Providence, RI Phone: (401) 438-0700 Fax: (401) 438-5775 www.watermanengineering.net			

