

**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: 3/1/21

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: Charles Y. Chin - FORCE ROYALTY LLC.

ADDRESS: 419 ALBION ROAD #19 LINCOLN, RI ZIP CODE: 02865

APPLICANT: Alani's Bistro LLC.

ADDRESS: 74 Rolfe Square, Cranston, RI ZIP CODE: 02910

LESSEE: Amy Fares

ADDRESS: 11 Waterman Avenue, Cranston, RI ZIP CODE: 02910

1. ADDRESS OF PROPERTY: 74 Rolfe Square, Cranston, RI 02910

2. ASSESSOR'S PLAT #: 5 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 604 WARD: \_\_\_\_\_

3. LOT FRONTAGE: \_\_\_\_\_ LOT DEPTH: \_\_\_\_\_ LOT AREA: \_\_\_\_\_

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: \_\_\_\_\_  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: \_\_\_\_\_

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

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? N/A

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

9. GIVE SIZE OF EXISTING BUILDING(S): N/A

10. GIVE SIZE OF PROPOSED BUILDING(S): N/A

11. WHAT IS THE PRESENT USE? Blank space

12. WHAT IS THE PROPOSED USE? Restaurant

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: N/A

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: PUT two signs up

on the outside of the building.

One sign will measure	<del>3</del>	Height	width	
One sign will measure	2.5	3	16	
		Height	width	Total area
		2.5	16	40 sq. Ft.

Total area 48 sq. ft.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? \_\_\_\_\_

16. WERE YOU REFUSED A PERMIT? \_\_\_\_\_

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: \_\_\_\_\_

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

RESPECTFULLY SUBMITTED,

[Signature]  
(OWNER SIGNATURE)

401-954-1880  
(PHONE NUMBER)

[Signature]  
(OWNER SIGNATURE)

401-954-1880  
(PHONE NUMBER)

[Signature]  
(APPLICANT SIGNATURE)

(401) 588-4639  
(PHONE NUMBER)

[Signature]  
(LESSEE SIGNATURE)

(401) 588-4639  
(PHONE NUMBER)

\_\_\_\_\_  
(ATTORNEY SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: \_\_\_\_\_

PRE-ZONING APPLICATION MEETING:

[Signature]  
(PLANNING DEPT. SIGNATURE)

3/3/21  
(DATE)

**bah713@cox.net**

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**From:** bah713@cox.net  
**Sent:** Tuesday, March 9, 2021 3:43 PM  
**To:** 'dmclean@cranstonri.org'  
**Subject:** Alani's Bistro  
**Attachments:** Alani's Bistro Sign.pdf

To Whom It May Concern:

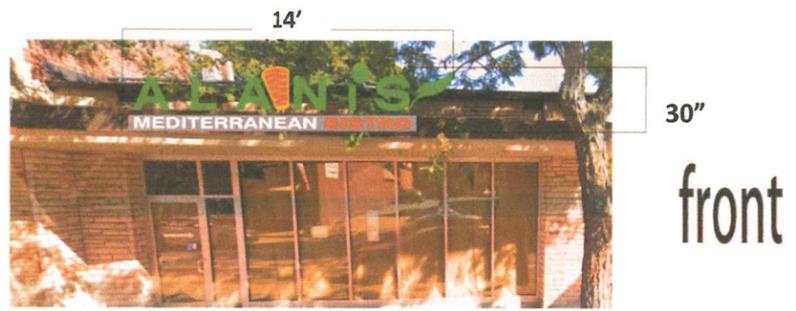
My name is Amy Fares. I would like to erect two signs for Alani's Bistro. One sign will be in front of the building that would measure 14'x30". The total sq ft would be 35. The second sign would be on the side of the building where the parking lot is, measuring 16'x36". The total sq ft would be 48.

I think this sign, although bigger than what the code allows, would be beneficial because we want it to be legible to drivers and pedestrians to identify our business as part of our business goals. The sign is well-designed, not an eye sore. I worked with a professional in designing this. The sign looks appropriate based on character of surrounding properties and is proportioned to our building. I have attached photos to show what currently exists.

I would like to thank the City of Cranston for taking the time to review my application.

Sincerely,  
Amy Fares

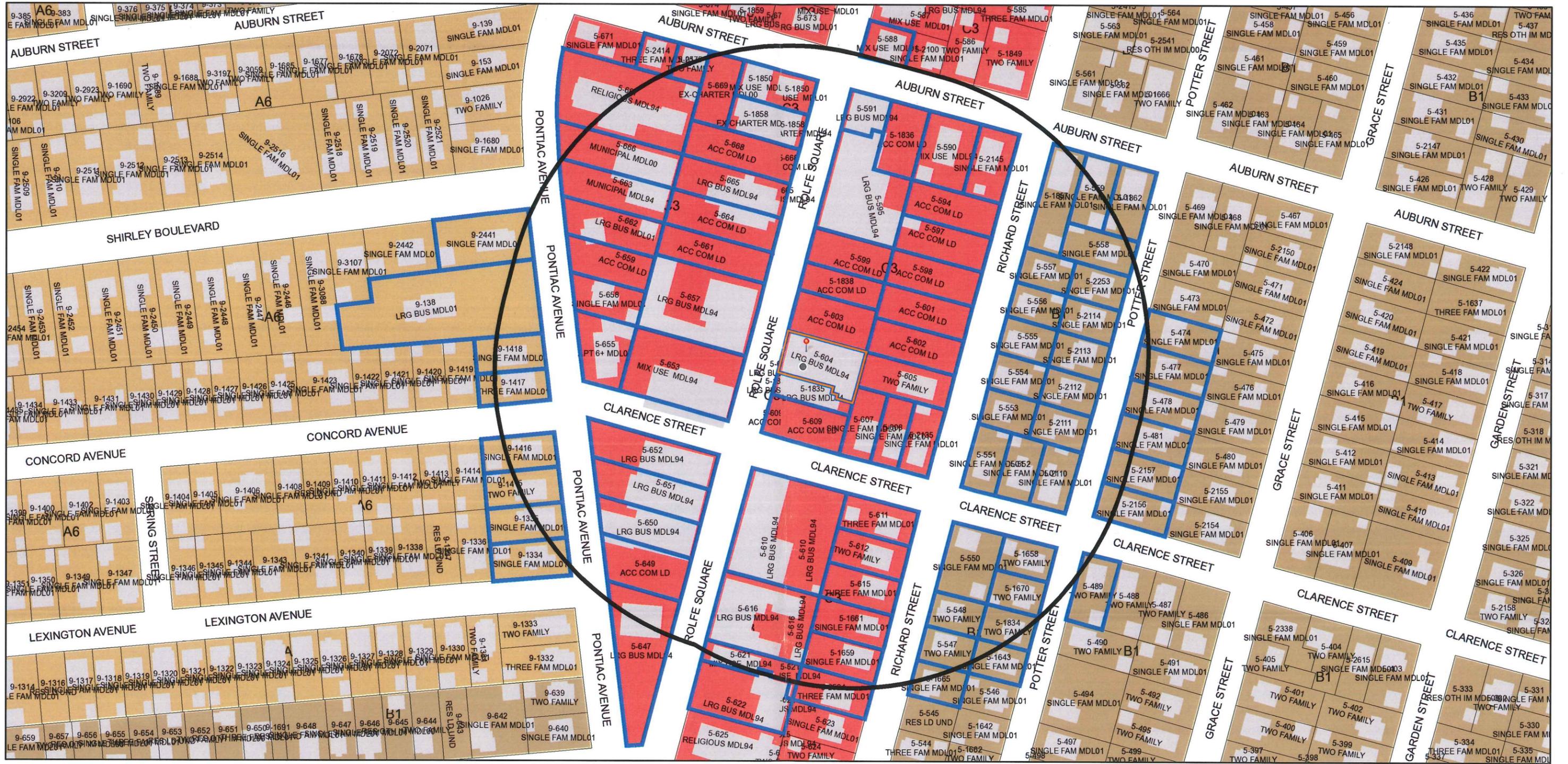
total sq ft 35



total sq ft 48



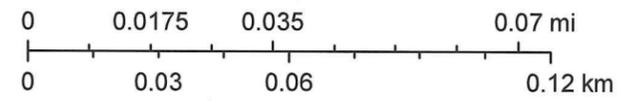
# 74 Rolfe Sq 400' Radius Plat 5 Lot 604



3/1/2021, 8:58:42 AM

1:1,641

- Parcel Outlines
- Plat Boundaries
- 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
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other



City of Cranston  
City of Providence, Department of Planning and Development

ALANIS



MEDITERRANEAN BISTRO









ROLFE SQUARE

74

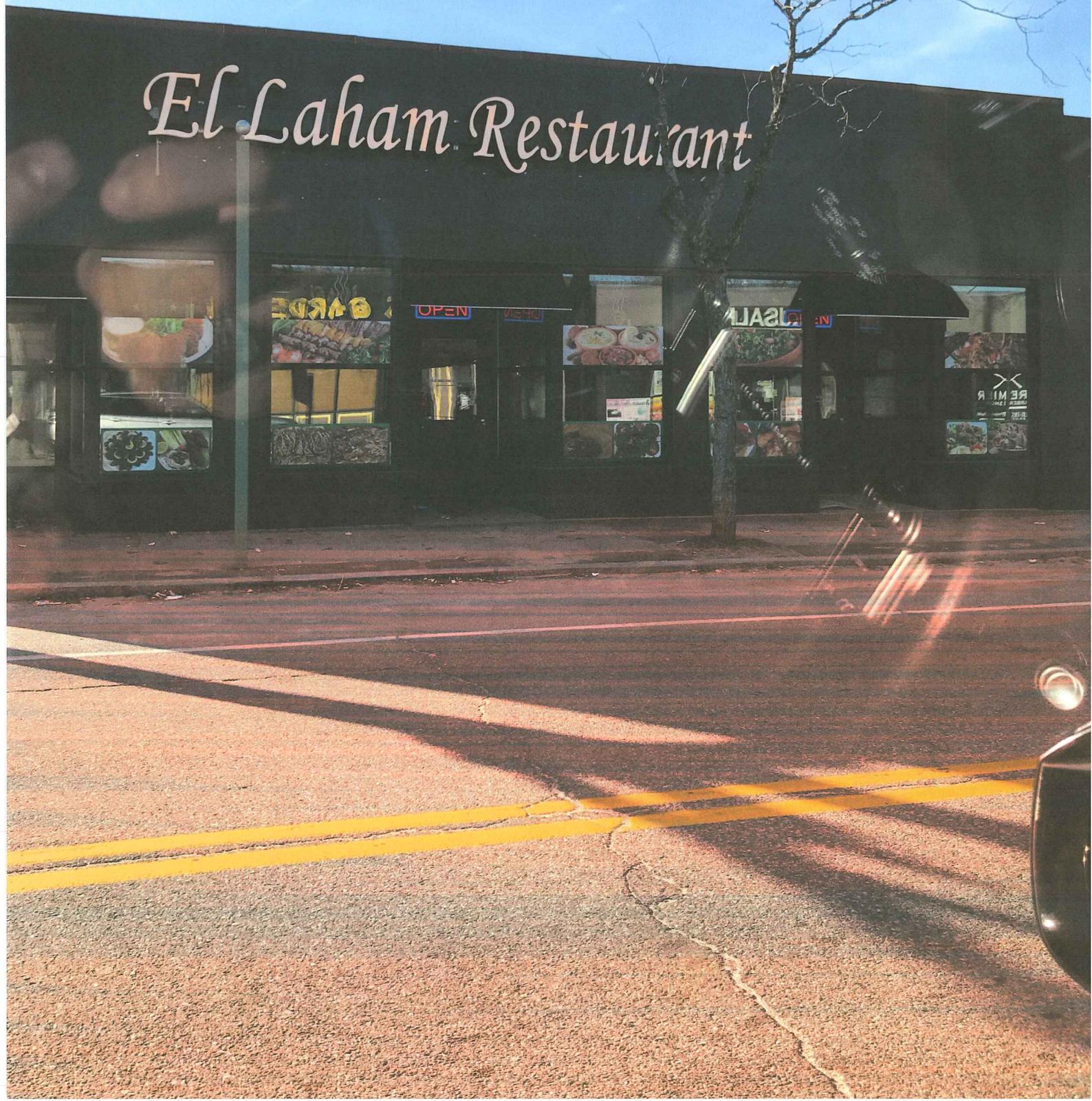
EAST SIDE CLINICAL LABORATORY

Parking

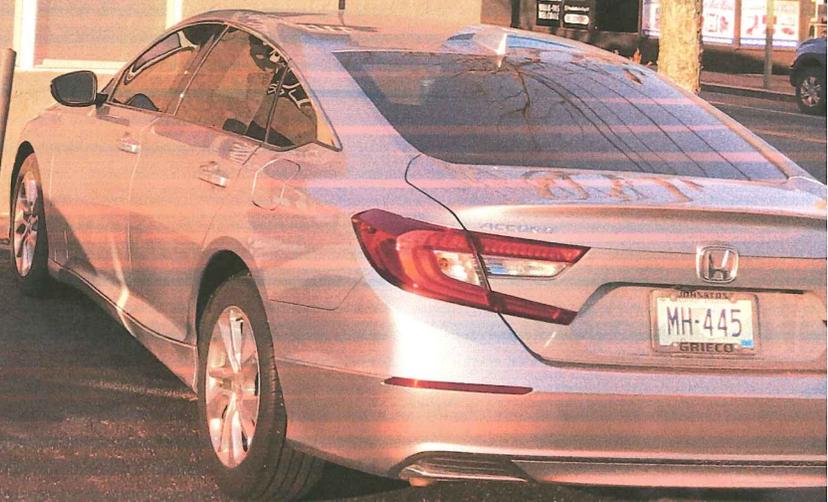




# El Laham Restaurant



# El Laham Restaurant



X  
PREMIER

JERUSALEM

INDIANAPOLIS  
MH-445  
GRIECO



Centreville Bank

NOW OPEN!  
Call 569-5515

92865



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NOW OPEN!  
Call: 89.5313

92865



# KING'S GARDEN

皇都  
KING'S GARDEN  
RESTAURANT

皇都  
KING'S GARDEN  
RESTAURANT