

**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: Home Island Realty

ADDRESS: 983-985 Cranston Street Cranston RI ZIP CODE: 02920

APPLICANT: Marino De La Cruz

ADDRESS: 985 Cranston Street Cranston RI ZIP CODE: 02920

LESSEE: N/A

ADDRESS: N/A ZIP CODE: _____

1. ADDRESS OF PROPERTY: 983-985 Cranston Street Cranston RI 02920

2. ASSESSOR'S PLAT #: 7/1 BLOCK #: _____ ASSESSOR'S LOT #: 3043 WARD: _____

3. LOT FRONTAGE: 40' LOT DEPTH: 96.98' LOT AREA: 3,879.20

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-3
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 22' PROPOSED: N/A

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

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 11 Yrs

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

9. GIVE SIZE OF EXISTING BUILDING(S): 3,072

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

11. WHAT IS THE PRESENT USE? Office

12. WHAT IS THE PROPOSED USE? no change

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS:
I am proposing to replace the current sign 2'x3' to a 4'x8' LED lighted and an 3'x5' Digital sign
EACH visible from eastbound and westbound traffic.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? Yes

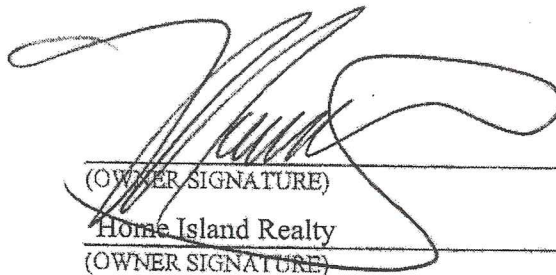
16. WERE YOU REFUSED A PERMIT? No

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
17572, 010 Sign

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE:
See attached answer sheet

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

RESPECTFULLY SUBMITTED,



(OWNER SIGNATURE)
Home Island Realty

(OWNER SIGNATURE)

401-529-4115

(PHONE NUMBER)

401-383-9941

(PHONE NUMBER)

(APPLICANT SIGNATURE)

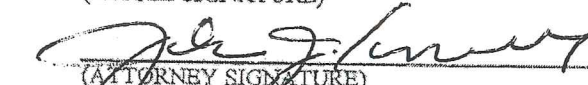
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

401-383-3830

(PHONE NUMBER)



(ATTORNEY SIGNATURE)
John J. Bannery

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 2088 Broad Street Cranston, RI 02905

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

18.

The existing mural sign on the front wall of the building is not visible to eastbound or westbound drivers until they are parallel to the building. The painting sign can be seen approximately 70 to 100 feet west of the building. The mural sign will be removed to allow proper visibility of the proposed new sign.

The sign on the front building is partially blocked by the neighbor's business entrance awning located to the left of the subject property.

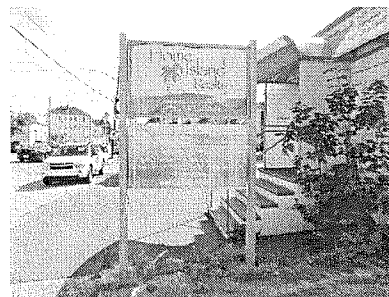
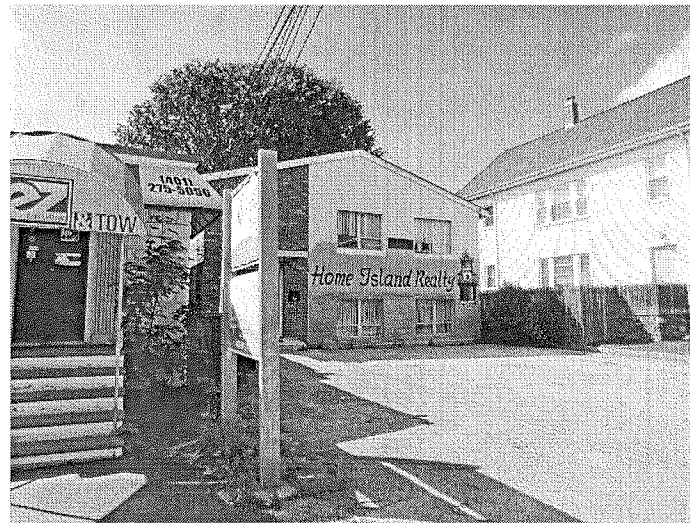
By moving the sign forward, the business will gain a much need additional parking space since the sign is in the middle of the parking. The applicant believes that public safety will be improved because customers looking for the building will be able to clearly identify the building from the west and/or the east the properly position their vehicles to either park in front of the structure on Cranston Street or pull into the driveway property.

The proposed sign will be an improvement as the existing sign on the structure and the two signs in total will exceed the total amount of signage allowed in the C-3 Zone. A second sign will not have any negative effects on the surrounding business community or the City as a whole. Signs are intended to identify business locations and the proposed sign does by supplementing the existing sign on the front of the structure that cannot be seen by eastbound or westbound traffic and must be removed to allow the new proposed signs.

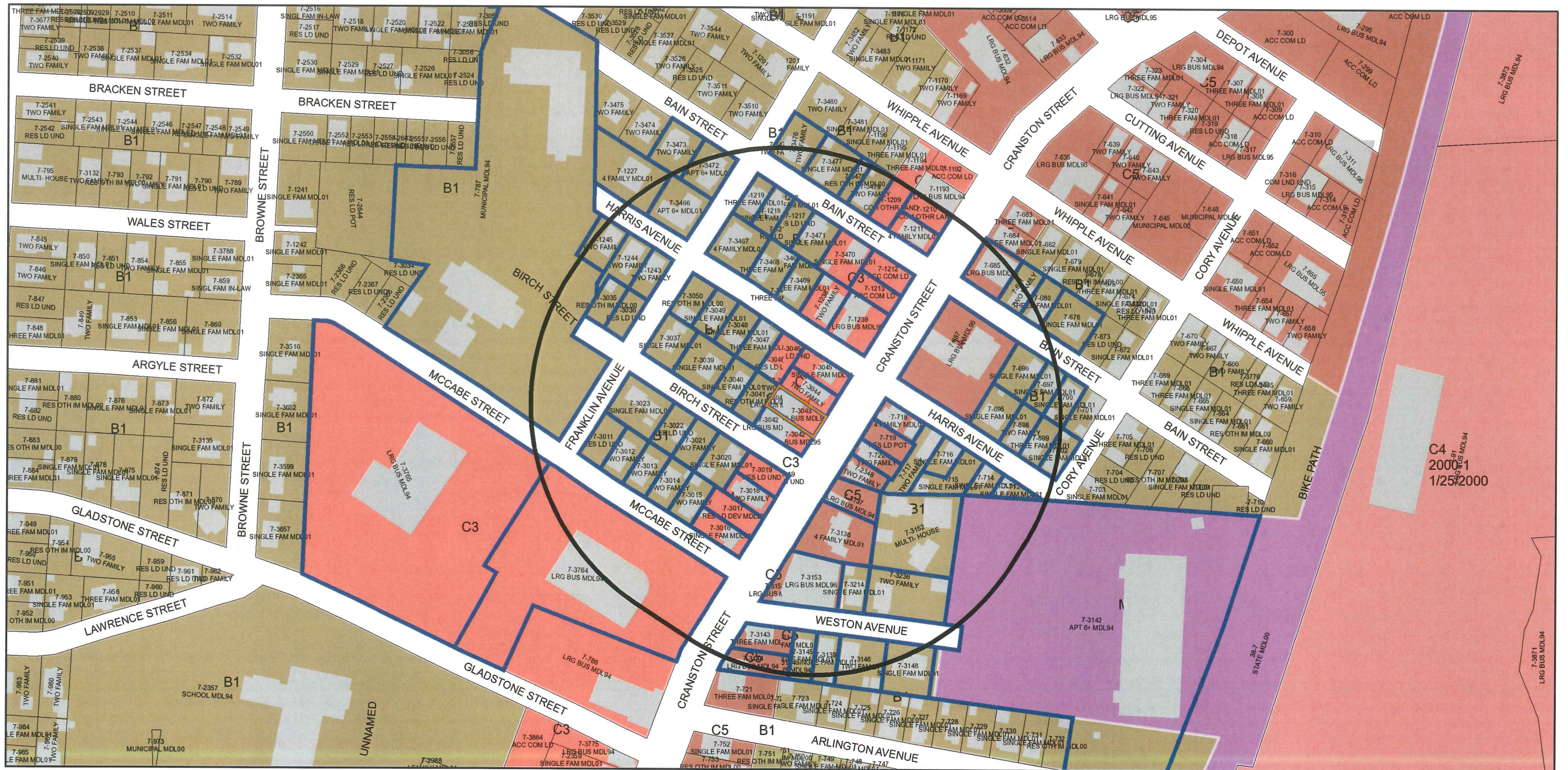
While the structure on the subject property is not unique, many of the structures between Cranston Street have other design characteristics that allow them to have freestanding signs or other larger signs that make it easier to identify their locations. These characteristics include parking lots, front and side setbacks, additional street frontages, and in some cases, variances have been granted by the Cranston Zoning Board to allow additional signs, larger signs, and digital signs.

Being able to locate the structure quickly is critical to the operation of the Home Island Realty office building.

The applicant believes that the business meets the criteria for a sign variance and respectfully asks that the Board approve the variance request.

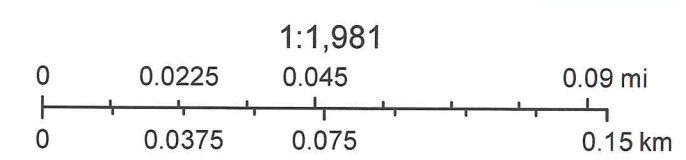


983 Cranston St 400' Radius Plat 7 Lot 3043

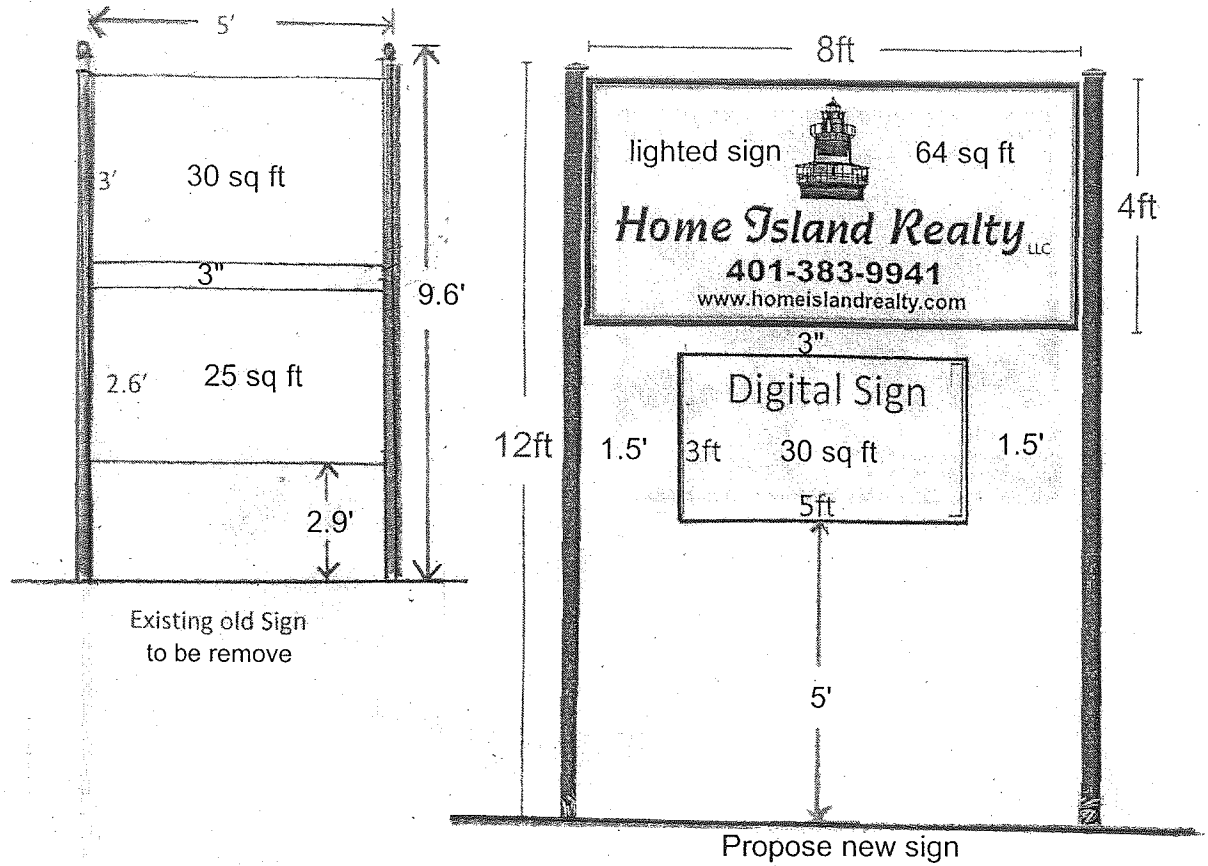
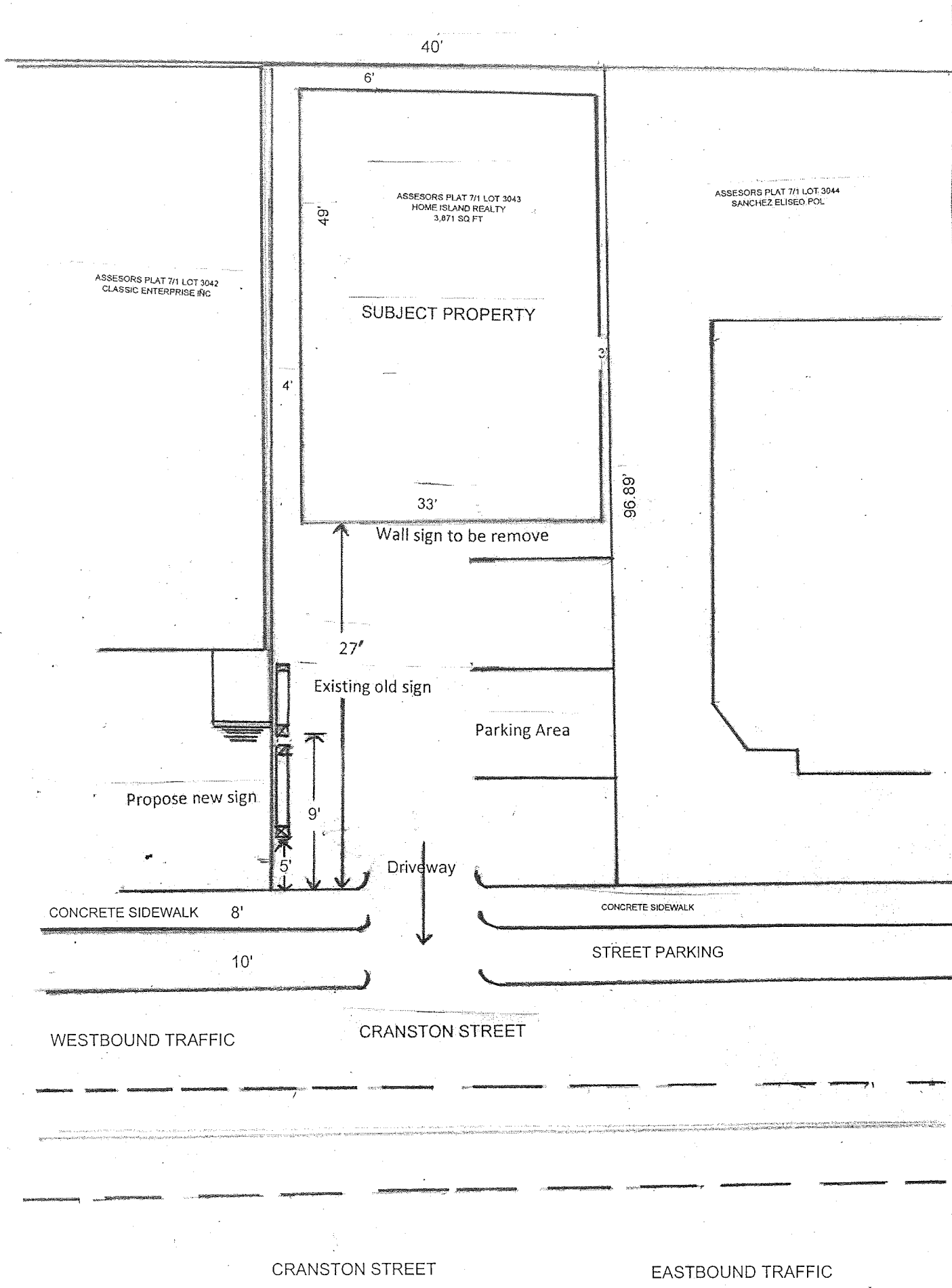


5/20/2022, 3:01:10 PM

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



NEW VISIBLE SIGN INSTALLATION

983-985 CRANSTON ST.
CRANSTON
RI 02920

OWNERS /CLIENTS

HOME ISLAND REALTY LLC
985 CRANSTON STREET
CRANSTON RI 02920

CONTACT PERSON:

MARINO DE LA CRUZ
TEL (401) 529-4115
marino1realtor@gmail.com

PLAT & LOT:
7/1-3043

ZONING: C-3
LEGAL USE: OFFICE

General Note:

SITE PLAN

ASSESSORS
PLAT 7/1 LOT 3043
CRANSTON
RHODE ISLAND

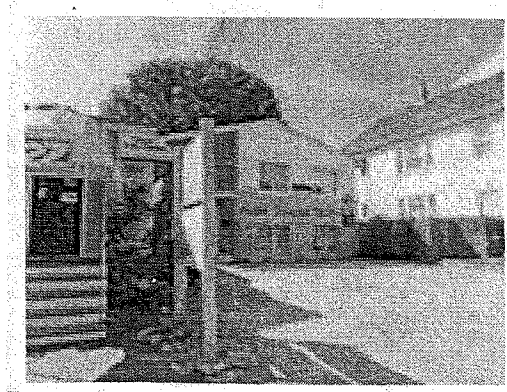
THE PURPOSE OF THIS CONTENT
AND THE PREPARATION OF THIS
SITE BOUNDARY IN ORDER TO ERECT A
NEW VISIBLE SIGN



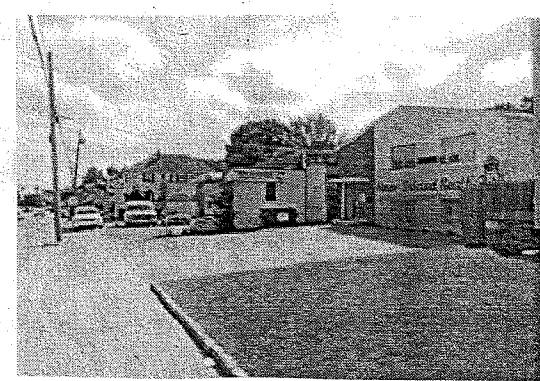
Current Sign



Front wall Sign



Left side View



Right side View