

**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: APR. 13 2023

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: COMMONWEALTH ASSOCIATES

ADDRESS: P.O. BOX 81 SLOCUM R.I. ZIP CODE: 02887

APPLICANT: J&J GASBARRO OAKLAWN LIQUORS

ADDRESS: 985 OAKLAWN AV. CRANSTON R.I. ZIP CODE: 02920

LESSEE: JOHN GASBARRO JAMES MANSOLILLO

ADDRESS: 197 LEGRIS AV. W. WARWICK R.I. ZIP CODE: 02893

34 GLEASON ST. CRANSTON R.I. 02910

1. ADDRESS OF PROPERTY: 985 OAKLAWN AV CRANSTON R.I. 02920

2. ASSESSOR'S PLAT #: 18 BLOCK #: 4 ASSESSOR'S LOT #: 1232 WARD: 4

3. LOT FRONTAGE: 312 LOT DEPTH: 191 LOT AREA: 66,647 SQ FT.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C2 60% 30 FT
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 12-13 FT PROPOSED: NO CHANGE

6. LOT COVERAGE, PRESENT: 66,647 SQ FT. PROPOSED: NO CHANGE

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? LEASED

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? RETAIL / COMMERCIAL

12. WHAT IS THE PROPOSED USE? NO CHANGE

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: DIGITAL ELECTRONIC SIGN (MESSAGE BOARD) ADDED TO EXISTING EXTERIOR SIGN FOR BUSINESS ADVERTISING PURPOSES. SIGN IS 28" X 75" W DOUBLED FACED.

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.
N/A 17.72.010

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: N/A

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

RESPECTFULLY SUBMITTED,

COMMONWEALTH ASSOCIATES [Signature]
(OWNER SIGNATURE)

401-474-1475
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)

[Signature] President James Mansolillo V.P.
(APPLICANT SIGNATURE)

401-943-6411
(PHONE NUMBER)

[Signature] PRESIDENT James Mansolillo V.P.
(LESSEE SIGNATURE)

401-943-6411
(PHONE NUMBER)

[Signature]
(ATTORNEY SIGNATURE)

401-781-1100
(PHONE NUMBER)

David V. Ighezzi
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 926 PARK AVE. CRANSTON R.I. 02910

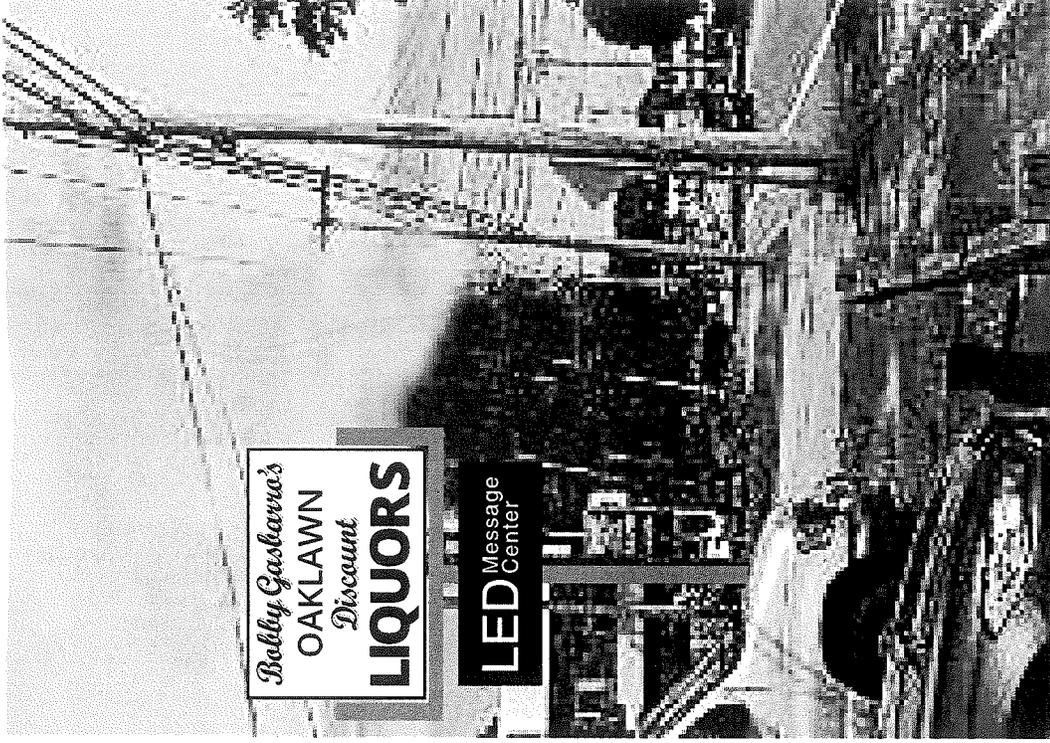
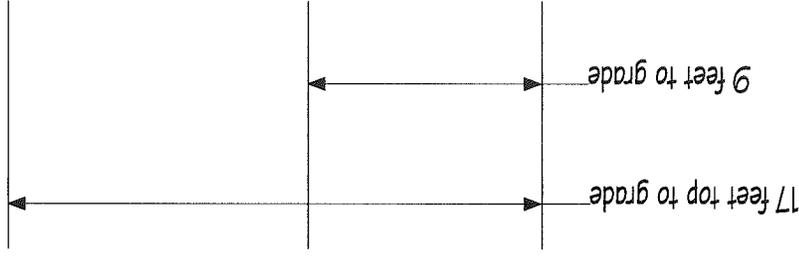
PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)



Existing sign - 60" X 84", total 35 sq. ft.
 "Ice" sign - 24" X 60", total 10 sq. ft.
 Total 45 sq. ft.



Existing sign - 60" X 84", total 35 sq. ft.
 New LED sign 28" X 75", total 14.58 sq. ft.
 Total 49.58 sq. ft.

JOB:
 GASBARORO LIQUORS
 LOCATION:
 985 OAKLAWN AVE CRANSTON RI

FILE:
 GASBARORO LIQUORS_SIGN W LED DISPLAY_1.31.20
 DATE:
 1.31.20

PROJECT MANAGER:
 BS
 DESIGNED BY:
 KRK

CLIENT APPROVAL

DATE _____
 NOTICE TO CLIENT
 This drawing is a representation of how your signage will appear. By signing this drawing you are accepting the design as it is presented on this page.

AA Thrifty
 sign & awning

221 Jefferson Boulevard • Warwick, RI
 T / 401.738.8055 F / 401.738.8244
 www.thrifty-sign.com

This design proposal is the property of AA Thrifty Sign & Awning. It is furnished with the expressed understanding that it will not be copied in any manner without written permission.



BILL TO:

GASBARRO'S LIQUORS
 ATTN: ACCOUNT PAYABLES
 985 OAKLAWN AVENUE
 CRANSTON, RI 02920-2601

JOB LOCATION:

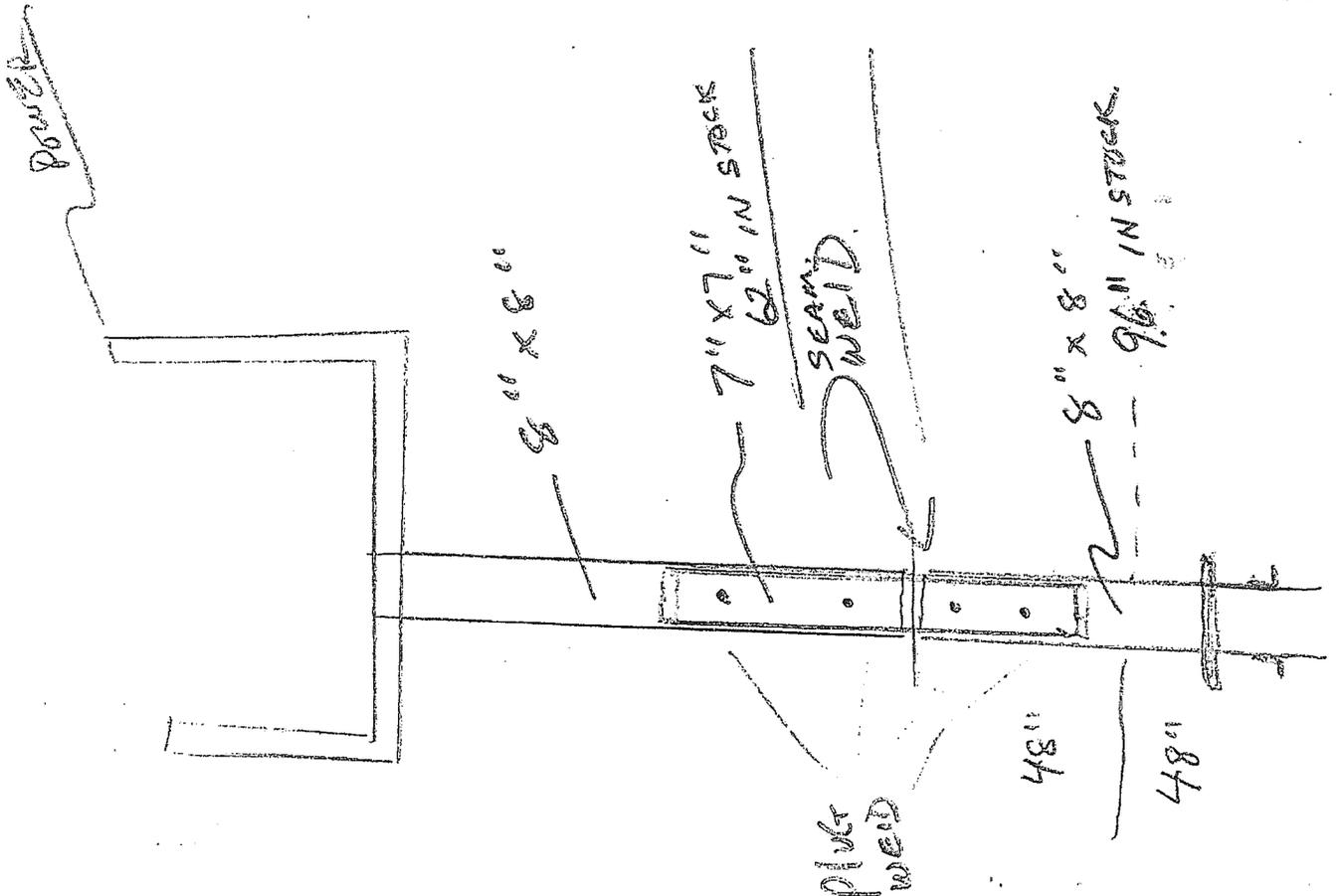
GASBARRO'S LIQUORS
 985 OAKLAWN AVENUE
 CRANSTON, RI 02920-2601

Invoice

File Copy

Invoice #	Date	Terms	Due Date	P.O. No.	Ordered by:	Rep
Š20513007BS	11/30/2022	Balance Due Upon Receipt of Invoice	11/30/2022		BOBBY G	BS

Qty	Description	Price Each	Amount
	RE-LOCATE PYLON SIGN Existing pylon sign needs to be dug out and re-located. Dig new hole and fabricate new foundation of concrete and re-bar cage. Use 8" X 8" W/A 7"X 7" TELESCOPE		





On-Premise Advertising Sign Acknowledgment

I hereby acknowledge that the on-premise digital advertising sign being erected at 985 Oaklawn Avenue, Cranston, RI 02920, abides by any and all federal, state and local rules and regulations concerning outdoor advertising and is maintained in conformity with the standards for permits set forth in the Rhode Island General Laws § 24-10-1 et seq and 290-RICR-30-00-1 et seq.

I hereby acknowledge that the sign is intended for the following purposes, as required by Rhode Island law:

- 1) Advertising of the sole and/or principal activity and/or its products being sold and/or services rendered;
- 2) Advertising of the sale or lease of property on which the on-premise advertising sign is located, rather than the purpose of general advertising; and
- 3) An on-premise advertising sign identifying the establishments' principal and/or accessory products and/or services offered on the premises.

I hereby acknowledge that if any off-premise advertising is discovered, the Rhode Island Department of Transportation (RIDOT) maintains the right to revoke the approval of the digital technology. I hereby acknowledge that any failure to adhere to the on-premise advertising rules and regulations will constitute a violation and legal action will be taken by RIDOT to remove the violation. RIDOT expressly reserves all rights and remedies available at law and in equity.

The undersigned warrants and represents that they are duly authorized to sign this document.

J & J GASBARRO OAKLAWN LIQUORS INC.

Print or Type Name of Corporate Entity or Trust (if any)

JAMES P. MANSOLILLO VICE PRESIDENT

Print or Type Name of Signatory and Title (if any)

James P. Mansolillo

Signature

2/27/23

Date



FACING SOUTH



FACING NORTH