

**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: 1/25/25

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: P&P Realty, LLC and HSM Investments LLC

ADDRESS: 152 E Hill Drive, Cranston, RI ZIP CODE: 02920

APPLICANT: P&P Realty, LLC and HSM Investments LLC

ADDRESS: 152 E Hill Drive, Cranston, RI ZIP CODE: 02920

LESSEE: n/a

ADDRESS: n/a ZIP CODE: n/a

1. ADDRESS OF PROPERTY: 1420 Elmwood Ave, Cranston RI 02910

2. ASSESSOR'S PLAT #: 4 BLOCK #: _____ ASSESSOR'S LOT #: 2616 WARD: _____

3. LOT FRONTAGE: _____ LOT DEPTH: _____ LOT AREA: 1.97 Acres

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M2
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: _____ PROPOSED: _____

6. LOT COVERAGE, PRESENT: 9358 sqft PROPOSED: 9358 sqft

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Since 12/9/24

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? 1 Building

9. GIVE SIZE OF EXISTING BUILDING(S): 9358 sqft

10. GIVE SIZE OF PROPOSED BUILDING(S): 6300 sqft

11. WHAT IS THE PRESENT USE? Vacant

12. WHAT IS THE PROPOSED USE? Self Service Laundromat

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 0

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: _____

Interior Renovations - Remove walls to support laundromat open floor plan.

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.

17.92.010 variances

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

The commercial use of the building as a laundromat is consistent with surrounding uses and
utilizes a former manufacturing building for a new commercial use.

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

RESPECTFULLY SUBMITTED,

P&P Realty, LLC

(OWNER SIGNATURE)

401-481-8159

(PHONE NUMBER)

(OWNER SIGNATURE)

401-954-7982

(PHONE NUMBER)

HSM Investments, LLC

(APPLICANT SIGNATURE)

401-481-8159

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

401-383-3830

(PHONE NUMBER)

John J. Garrahy, Esquire, John J. Garrahy Law LLC

(ATTORNEY NAME-PLEASE PRINT)

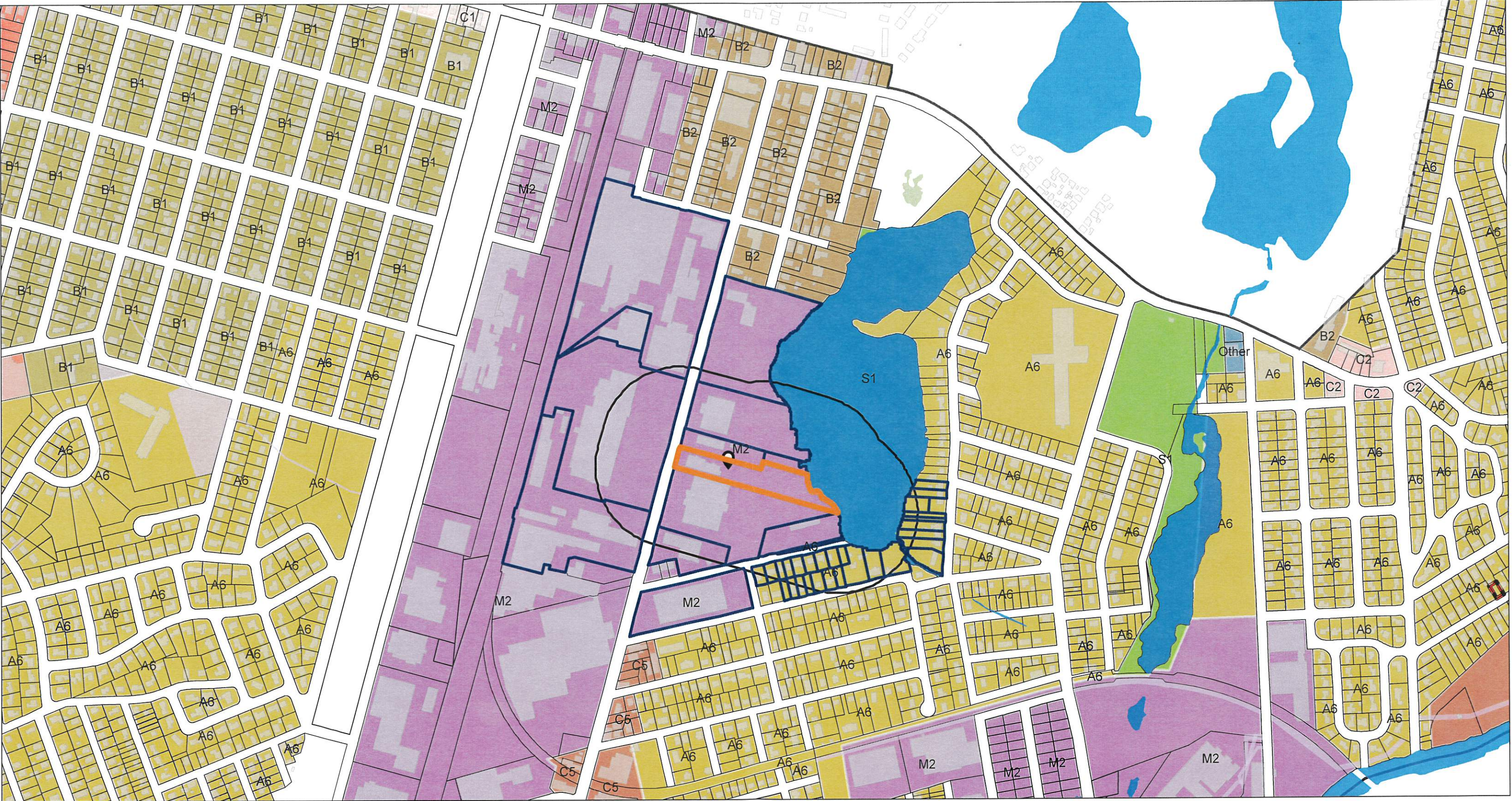
ATTORNEY ADDRESS: 2088 Broad Street, Cranston, Rhode Island 02905


PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)













1420 Elmwood Ave 400' Radius Plat 4 Lot 2616



















<https://geohub-cranston.hub.arcgis.com/>

Legend

-  SelectedParcels
-  ParcelsInBuffer
-  SelectedParcelsBuffer
-  Hydro Poly 2001
-  Stream/Water Body
-  Swamp
-  Buildings
-  Cranston Boundary
-  Easements partial
-  Parcels
-  Cemeteries
-  Cranston Boundary
-  Historic Overlay District

Zoning

-  A12
-  A20
-  A6
-  A8
-  A80
-  B1
-  B2
-  C1
-  C2
-  C3
-  C4
-  C5
-  E1
-  M1
-  M2
-  MPD
-  Other
-  S1

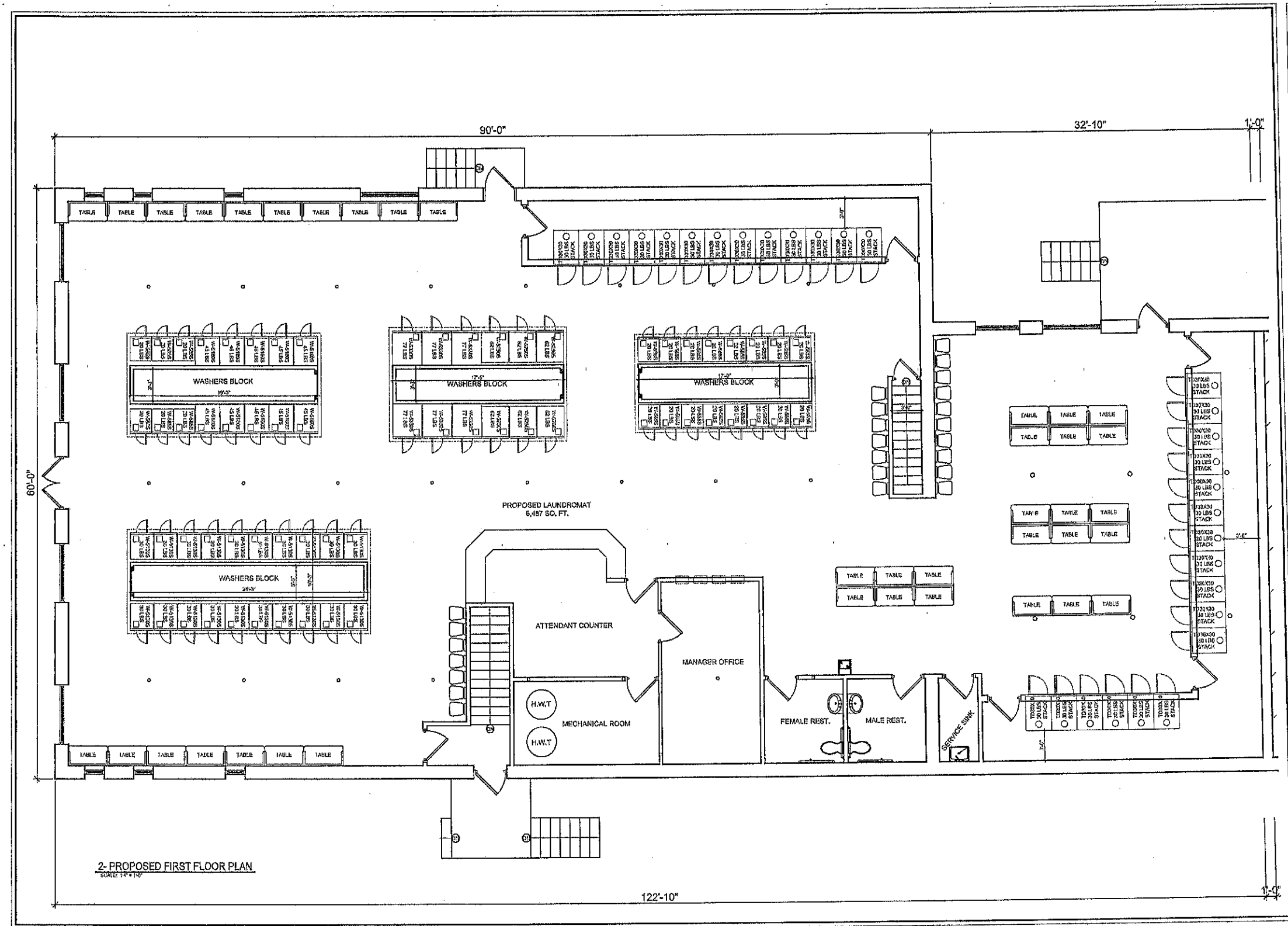
0 200 400 ft

Map Scale: 1:7,391

*Scale bar formatted at 1:2400 scale

Map created by Web Application on 2/5/2025 10:09 AM

Disclaimer: 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.



ELMWOOD AVE.
LAUNDROMAT

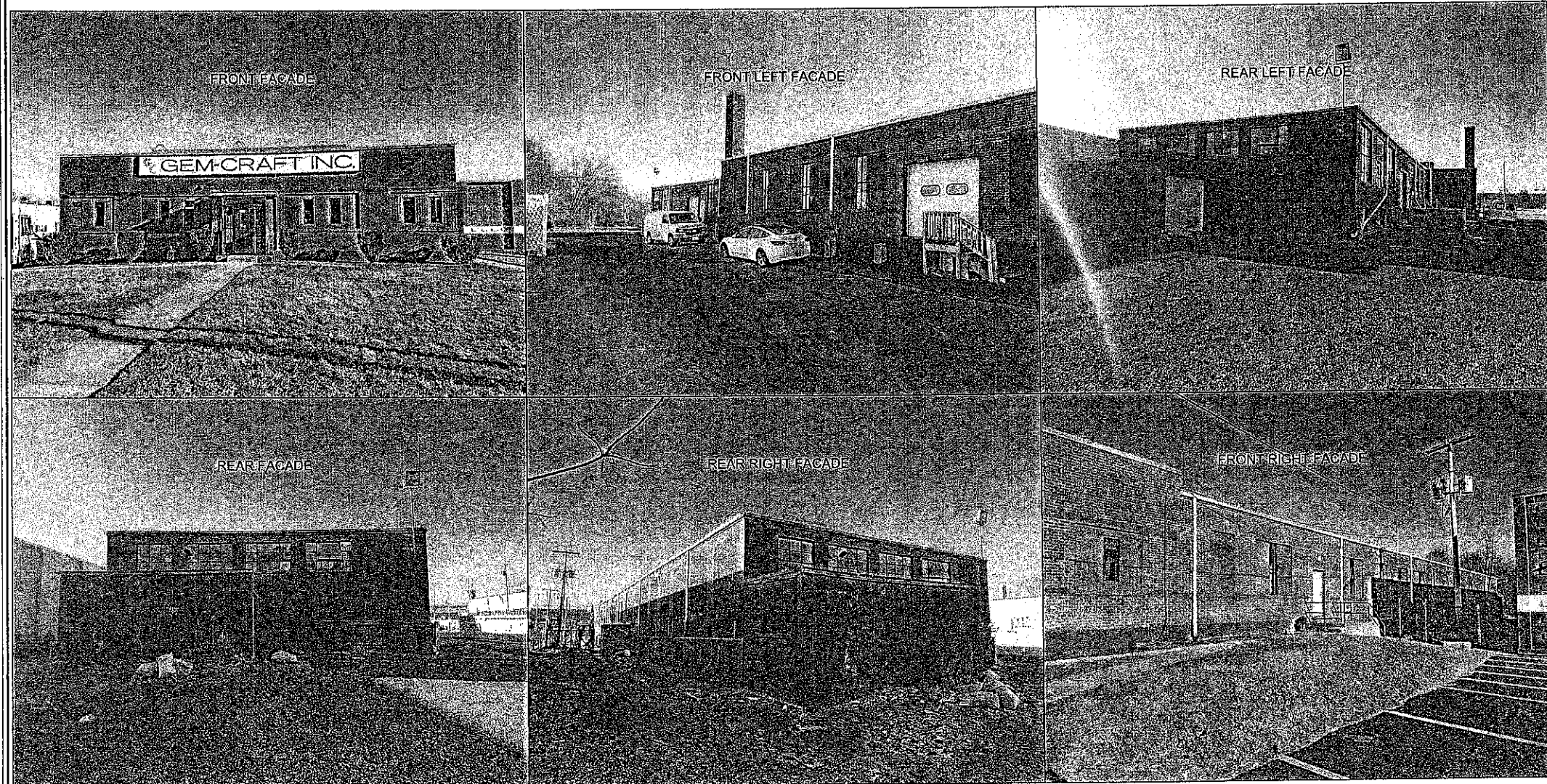
1420 ELMWOOD AVE.
CRANSTON, RI
02910

OWNERS / CLIENTS
P&P REALTY LLC
HSM INVESTMENTS
TEL. (401) 481-8160
(401) 854-7982

PLAT & LOT: 4 & 2616
ZONING: M2
LEGAL USE: VACANT
PROP. USE: LAUNDROMAT

DESIGNER
HOME DESIGNERS
AND MORE
787-360-1521
HOMEDESIGNERSANDMORE@GMAIL.COM

DRAWN BY: KJA	SCALE: AS SHOWN
PROJECT NO: XXX	DATE: 01/04/20
SHEET NAME PROPOSED FIRST FLOOR PLAN	
SHEET NO. A-2	
Date: 1/10/20, 11:15 AM - 11:15 AM	



ELMWOOD AVE.
LAUNDROMAT

1420 ELMWOOD AVE.
CRANSTON, RI
02910

OWNERS / CLIENTS

P&P REALTY LLC
HSM INVESTMENTS

TEL. (401) 481-8158
(401) 864-7882

PLAT & LOT: 4 & 2616
ZONING: M2
LEGAL USE: VACANT
PROP. USE: LAUNDROMAT

DESIGNER

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AND MORE
787-360-1521

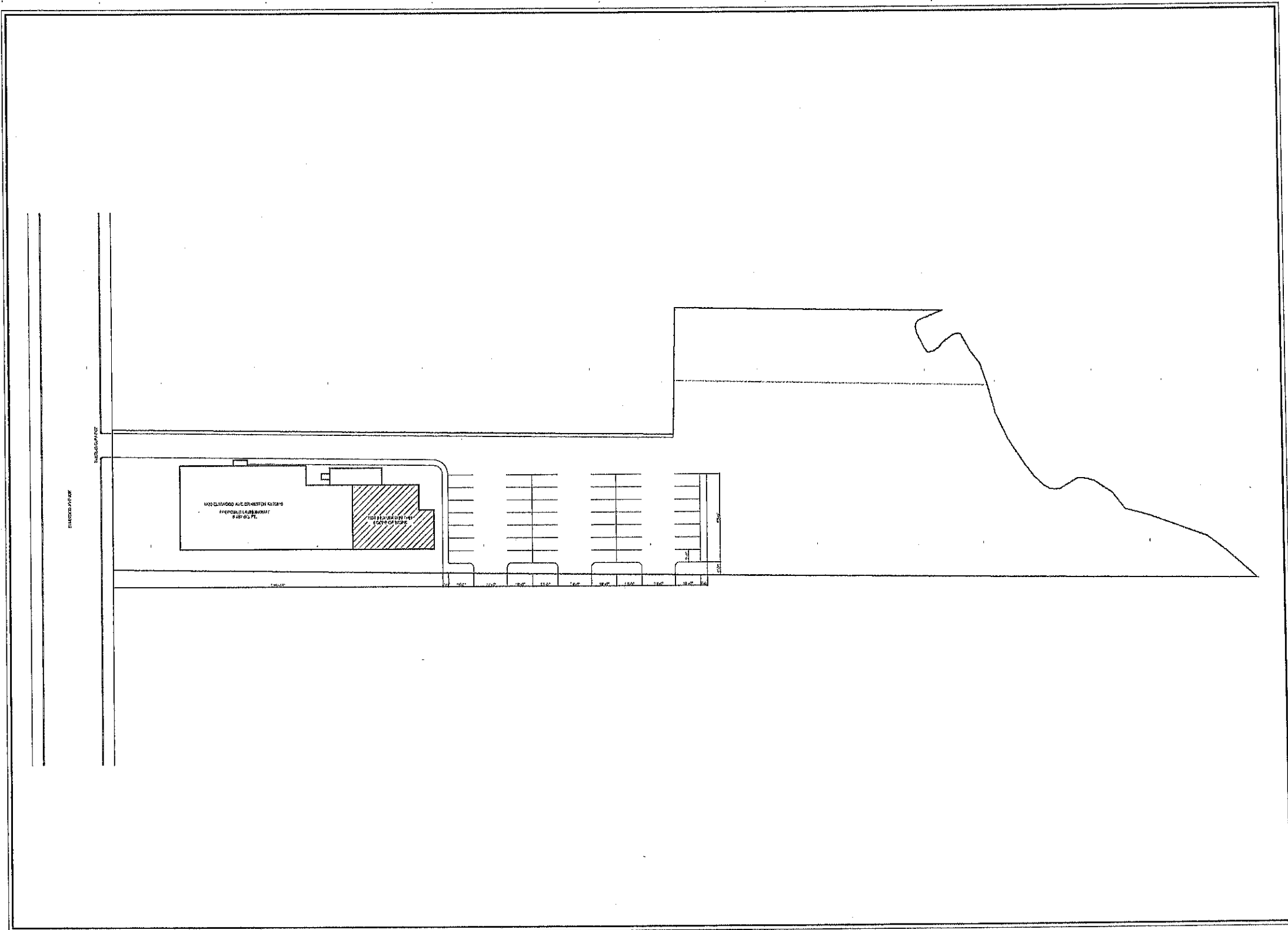
HOMEDESIGNERSANDMORE@GMAIL.COM

DRAWN BY: JXX SCALE: AS SHOWN
PROJECT No.: 2001 DATE: 01/28/20

SHEET NAME:
OUTSIDE PICTURES

SHEET No.
A-3

Units & Sec. As Sh. 2001 - 6/1/20



ELMWOOD AVE.
LAUNDROMAT

1420 ELMWOOD AVE.
CRANSTON, RI
02910

OWNERS / CLIENTS
P&P REALTY LLC
HSM INVESTMENTS
TEL. (401) 481-8169
(401) 954-7982

PLAT & LOT: 4 & 2616
ZONING: M2
LEGAL USE: VACANT
PROP. USE: LAUNDROMAT

DESIGNER

HOME DESIGNERS
AND MORE
787-380-1521

HOMEDSIGNERSANDMORE@GMAIL.COM

DRAWN BY: XXX SCALE: AS SHOWN
PROJECT NO.: XXX DATE: 01/03/25

SHEET NAME:
PROPOSED
PLOT PLAN

SHEET NO:
A-1

Plot & Title - Jan 31, 2025 - 8:25am