

**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: 03/12/25

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: CHAPEL ASSOCIATES LLC

ADDRESS: 1414 ATWOOD AVE , JOHNSTON, RI ZIP CODE: 02919

APPLICANT: Clare Cifrino/ Poyant Signs

ADDRESS: 125 Samuel Barnet Boulevard, New Bedford, MA ZIP CODE: 02745

LESSEE: EMPLOYERS MUTUAL CASUALTY (EMC) INSURANCE

ADDRESS: 4000 Chapel View Boulevard, Cranston, RI ZIP CODE: 02920

1. ADDRESS OF PROPERTY: 4000 Chapel View Boulevard, Cranston, RI 02920

2. ASSESSOR'S PLAT #: CRAN-000014-000000-000021 BLOCK #: 2000 ASSESSOR'S LOT #: 21 WARD: N/A

3. LOT FRONTAGE: 75' LOT DEPTH: 120' LOT AREA: 7797

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: MPD N/A N/A
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 40' PROPOSED: N/A

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

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): Illuminated Channel Letters (50.41 Sq Ft)

11. WHAT IS THE PRESENT USE? Commercial

12. WHAT IS THE PROPOSED USE? Commercial

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

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

Installation of internally illuminated channel letters (50.41 Sq Ft) on the front of the building for EMC

4000 Chapel View Boulevard, Cranston, RI 02920

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

16. WERE YOU REFUSED A PERMIT? Yes, Sign Permit Number 144548

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

Installation of internally illuminated channel letters (50.41 Sq Ft) on the front of the building for EMC

4000 Chapel View Boulevard, Cranston, RI 02920

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,

CHAPEL ASSOCIATES LLC

(OWNER SIGNATURE)

N/A

(OWNER SIGNATURE)

Clare Cifrino (Poyant Signs)

(APPLICANT SIGNATURE)

Ann Collins (on behalf of EMPLOYERS MUTUAL CASUALTY COMPANY)

(LESSEE SIGNATURE)

N/A

(ATTORNEY SIGNATURE)

508-995-1777

(PHONE NUMBER)

N/A

(PHONE NUMBER)

339-933-1338

(PHONE NUMBER)

401-244-1800

(PHONE NUMBER)

N/A

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: N/A

Tenessa
Rzgar, Esq.

EMC Insurance | 4000 Chapel View Blvd, Cranston, RI 02920 | Design Development | December 27, 2024

Our company is pleased to provide you with this information. Please note that this information is for informational purposes only and does not constitute an offer of insurance. For more information, please contact your insurance agent.

Poyant
Building Your Brand

11'-0" emc

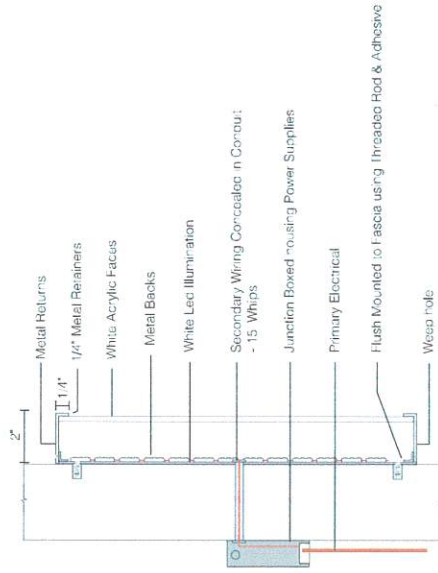
9'-8 3/4" INSURANCE

emc
INSURANCE

4'-7" OA Height
2'-9 3/8" emc
12" H

A Sign Elevation - Front View
Scale: 3/8" = 1'-0"

B Sign Elevation - Side View
Scale: 3/8" = 1'-0"



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

Specifications

Qty = 1 50.4" Sq Ft

Thinrim Face Lit Channel Letters

- Flush mount to fascia using threaded rod & adhesive

Provided By Others: All below to be provided by others
- 20'V Primary electrical brought to sign location
- Primary electrical connection by others

Verify in field (+/-):
- Overall Size of Sign location (Height & Width)
- Is wall uneven or different depth?
- Fascia Material Is there Blocking?
- Existing Electrical Info & Location?
- Confirm Power Supplies can be housed behind wall
- Confirm 15'-0" Long W/JP
- Confirm electrical location center back of letters

Colors Specifications

Part 1
Blue, Solid Finish - Match PMS 2132C
Returns & Retainers

Part 2
Gray, Scan Finish - Match Cool Gray 11C
Returns & Retainers

Part 3
Digital Print
(Qty = 1) 36" x 144"
Printed Translucent Vinyl
Clear UV Laminate (Matte, Luster or Gloss)
Full Coverage, Kiss Cut around
Outside Perimeter
White Graphics to be reverse weeded out
1st Surface Application

Part 4
Digital Print
(Qty = 1) 18" x 20"
Printed Translucent Vinyl
Clear UV Laminate (Luster)
Full Coverage, Contour Cut around
Outside Perimeter
White Graphics to be reverse weeded out
1st Surface Application

Part 5
PMS Cool Gray 11C

Poyant
INCORPORATED

One Samuel Daniel Dr., Suite 100
New Britain, CT 06053
203.334.4400 | 203.334.4401

EMC Insurance

200 West Main Street, Suite 100
New Britain, CT 06053

Project: 25278
EMC Insurance

Sales: Geena Byrne
Date: 12/27/24
Designer: RMA

Note:
This is an original unpolished
drawing created by Poyant Signs,
Inc. It is submitted for your
personal use in connection with
a project being planned for you
by Poyant Signs, Inc. It is not to
be shown to anyone outside your
organization, nor is it to be
reproduced, copied or exhibited
in any fashion until transferred.

Notes:
12/27/24, RMA (R) Sizes
1.1.25 PIA (R2) Graphic Sizes



This sign is intended to be installed on a building
with the company name and address. The sign
design is the property of Poyant Signs, Inc. and
may not be reproduced or used without the
written permission of Poyant Signs, Inc.

Approved By:

Jerry Crawford 1/17/25

Date

Thinrim Face Lit Channel Letters

Option A

Sign Type 25278 1A-2 1A.1
1 of 1



(A) Sign Elevation - Front View
Scale: 1" = 1'-0"

Specifications
Qty - 1
5.43 Sq Ft

Vinyl Graphics

Remove and Dispose of Existing Graphics

Minimum of 50" F to install vinyl in field

Venture Field (VF)

Window Glass VC (H & W)

Colors & Materials

Oblique Vinyl
White, Alter 02

Poyant
Vinyl Graphics

100 Sam Houston Blvd
New Bedford, MA 02745
508-544-1001 | info@poyant.com

EMC Insurance

25278 2A 1B2 Graphics Size
1'-6 25 RMA 1B3 Vinyl Graphics

Product: 25278
EMC Insurance
Sales: Geoeta Byrne
Date: 1/22/24
Designer: RMA

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Revisions:
12/27/24 RMA 1B1 Scope
1/1/25 BMA 1B2 Graphics Size
1/1/25 RMA 1B3 Vinyl Graphics



This sign is intended to be installed in an outdoor
environment. The sign is made of high quality materials.
The sign is made of high quality materials.
The sign is made of high quality materials.

Approved By:
Jerry Crawford 1/17/25
Date

Vinyl Graphics

Option A

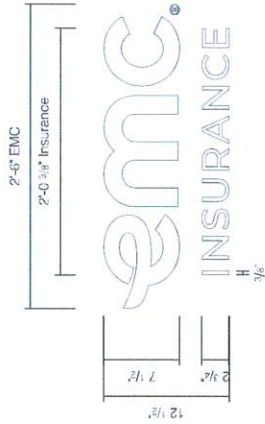
Sign Type 25278 2A 1B3
2A.1
1 of 1



(C) Photo Comp - Proposed
Not to Scale



(B) Photo Comp - Existing
Not to Scale



A Sign Elevation - Front View
Scale: 1" = 1'-0"

Specifications

Qty = 1

2.6 Sq Ft

Vinyl Graphics

*Remove and Dispose of Existing Graphics
 Minimum of 50" F to install vinyl in field

Colors & Materials

1

Opaque Vinyl
 Write: A50N 02

EMC Insurance

4200 Chapel View Blvd
Charlton, RI 02940

Project: 25278
EMC Insurance
Sales: Geena Byrne
Date: 12/27/24
Designer: RMA

Note:
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Revisions:
1. 3.25 RMA (R2) Added to Package
1. 3.25 RMA (R3) Vinyl Graphics Size



This sign is intended to be installed on an exterior wall in the location with a finish R50 or the National Electrical Code and / or other applicable building codes. This includes proper grounding and bonding of the sign.

Approved By:

Jerry Crawford 1/17/25

Date

Vinyl Graphics

Option A



C Photo Comp - Proposed
Not to Scale

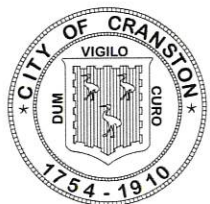


B Photo Comp - Existing
Not to Scale





4000 Chapel View Blvd 400' Radius Plat 14, Lots 21, 1



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

- ParcelsInBuffer
- SelectedParcelsBuffer
- SelectedParcels
- Streets Names
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Parcels
- Cranston Boundary
- Roads
- Historic Overlay District

- Zoning
- A12
 - A20
 - A6
 - A8
 - A80
 - B1

- B2
- C1
- C2
- C3
- C4
- C5

- EI
- M1
- M2
- MPD
- Other
- S1

0 200 400 ft
Map Scale: 1:3,830
*Scale bar formatted at 1:2,400 scale
Map created by Web Application on 3/17/2025 9:31 AM

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