

City of Cranston  
Zoning Board of Review  
Application

RECEIVED

MAR 22 2021

BUILDING INSPECTIONS

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: March 22, 2021

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: 370 Realty LLC

ADDRESS: 29 Interlocker Road, East Providence, RI ZIP CODE: 02914

APPLICANT: 370 Realty LLC

ADDRESS: 29 Interlocker Road, East Providence, RI ZIP CODE: 02914

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 370 Wellington Avenue

2. ASSESSOR'S PLAT #: 3 BLOCK #: ASSESSOR'S LOT #: 154 & 1224 WARD: 1

3. LOT FRONTAGE: 50' LOT DEPTH: 100' +/- LOT AREA: 5000 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M-2 60,000 sq ft 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: one story PROPOSED: one story

6. LOT COVERAGE, PRESENT: 52% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 3/20/09

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

9. GIVE SIZE OF EXISTING BUILDING(S): 40' x 60'

10. GIVE SIZE OF PROPOSED BUILDING(S): same

11. WHAT IS THE PRESENT USE? vacant industrial building

12. WHAT IS THE PROPOSED USE? motor vehicle repair and service establishment

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Owner/Applicant desires  
to lease subject industrial property for a motor vehicle repair and service  
establishment use. No exterior renovations planned.

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

16. WERE YOU REFUSED A PERMIT? yes

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

17.92.020 (Special use permit) and all other applicable sections of the zoning code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Proposed use is allowed by special use  
permit in the M-2 zone. Use will be compatible with other auto repair uses in area.  
Pre-existing lot of record that does not conform with the intensity regulations of  
M-2 zone. No changes to exterior of structure.

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

RESPECTFULLY SUBMITTED,

370 Realty LLC  
By: [Signature]  
(OWNER SIGNATURE)

780-0708  
(PHONE NUMBER)

[Signature]  
(OWNER SIGNATURE)  
370 Realty LLC

(PHONE NUMBER)

By: [Signature]  
(APPLICANT SIGNATURE)

780-0708  
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

[Signature]  
(ATTORNEY SIGNATURE)

946-3800  
(PHONE NUMBER)

Robert D. Murray, Esq.  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

[Signature]  
(PLANNING DEPT. SIGNATURE)

3/23/21  
(DATE)



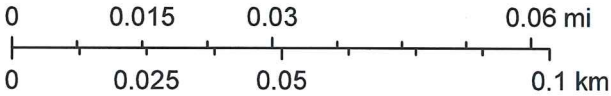
370 Wellington Ave 400' Radius Plat 3 Lot 154



3/16/2021, 11:10:52 AM

- |  |                   |  |     |  |    |  |       |
|--|-------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |  | A20 |  | C1 |  | M2    |
|  | Plat Boundaries   |  | A12 |  | C2 |  | EI    |
|  | Parcel ID Labels  |  | A8  |  | C3 |  | MPD   |
|  | Streets Names     |  | A6  |  | C4 |  | S1    |
|  | Cranston Boundary |  | B1  |  | C5 |  | Other |
|  | Parcels           |  | B2  |  | M1 |  |       |
- Zoning**
- none
- A80

1:1,397



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



CITY OF CRANSTON BUREAU OF TRAFFIC SAFETY		DATE: 3-25-21 BY: S. Mulska
<input checked="" type="checkbox"/>	APPROVED	
<input type="checkbox"/>	APPROVED AS CORRECTED	
<input type="checkbox"/>	DISAPPROVED - RESUBMIT	
REMARKS: Existing non-conforming --- Best possible layout		
* APPROVAL IS GIVEN RELATIVE TO PROPER DESIGN OF OFF-STREET PARKING FACILITIES AND PROPER INGRESS/EGRESS TRAFFIC FLOW PATTERNS IN YR		
BUILDING INSPECTOR MUST CERTIFY THAT PROPOSAL SATISFIES CITY ZONING CODE RELATIVE TO REQUIRED NUMBER OF OFF-STREET PARKING SPACES		

# REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE  
PLAT CARD 59 ENTITLED  
"LYMAN ARNOLD PLAT"  
DEED. BOOK. 6094, PAGE 212

ALL LOTS SHOWN ARE LOCATED IN A M-2 ZONE  
M-2 ZONING REQUIREMENTS:

AREA	60,000 S.F. MIN.
FRONTAGE	200' MIN.
FRONT SETBACK	40' MIN.
REAR SETBACK	30' MIN.
SIDE SETBACK	25' MIN.
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	60% MAX.

## PARKING NOTES

PARKING PROVIDED  
9'x18' SPACES = 2  
16'x18' VAN ACCESSABLE HANDICAP SPACE = 1  
TOTAL SPACES PROVIDED = 3

## LEGEND:

U.P.7  
UTILITY POLE  
FIRE HYDRANT

## CERTIFICATION:

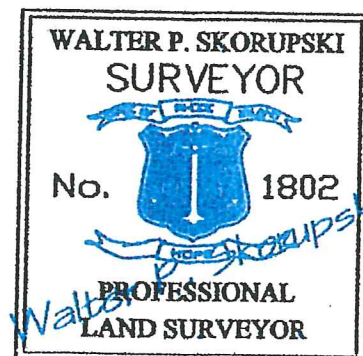
This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

## LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES - CLASS III

This Site Plan has been Prepared for the Purpose of Obtaining required Permits and or Licenses as Required by the Local Municipality to Operate a Business nor should it be used to determine exact Property Line Locations.

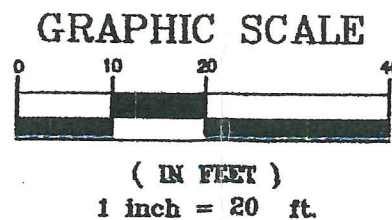
Site Location:  
370 Wellington Avenue, Cranston, R.I. 02910  
Assessor Plat 3/3, Lot 154

By: Walter P. Skorupski 3/18/2021  
Walter P. Skorupski  
Registered Professional Land Surveyor  
LS A378-COA



INTERSTATE RT. 95

WELLINGTON AVE.



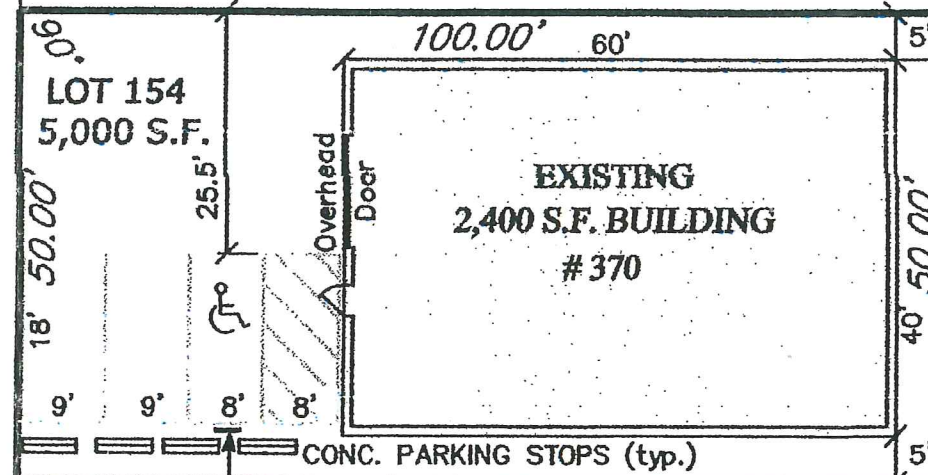
A.P. 3/3, Lot 153  
N/F Scurry Enterprises LLC  
Dd. Bk. 5983, Pg 132  
#364

A.P. 3/3, Lot 68  
N/F Thim Mit  
Dd. Bk. 4350, Pg 11

A.P. 3/3, Lot 69  
N/F Thim Mit  
Dd. Bk. 4350, Pg 11

A.P. 3/3, Lot 70  
N/F Thim Mit  
Dd. Bk. 4350, Pg 11

#372  
A.P. 3/3, Lot 155  
N/F Arthur & Sherry Bouchard  
Dd. Bk. 3857, Pg 21



## DIGSAFE:

It is advised that prior to any excavation or construction, all utilities be verified by the appropriate utility companies and by DIGSAFE (1-888-344-7233)

Owner:  
370 Realty LLC  
c/o Catherine Kwan  
29 Interlocker Rd.  
East Providence, R.I. 02914

March, 2021

## SURVEY & EXISTING SITE PLAN

CITY OF CRANSTON  
370 WELLINGTON AVENUE  
ASSESSOR'S PLAT 3/3  
LOT 154