

**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: October 24, 2022

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: 295 Industrial Park LLC

ADDRESS: c/o 95 Scituate Avenue, Hope, RI ZIP CODE: 02831

APPLICANT: WastExpress LLC

ADDRESS: 780 Reservoir Avenue, Unit 178, Cranston, RI ZIP CODE: 02910

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 60 Amflex Drive

2. ASSESSOR'S PLAT #: 36/2 BLOCK #: _____ ASSESSOR'S LOT #: 114 WARD: 4

3. LOT FRONTAGE: 244' LOT DEPTH: 278' LOT AREA: 60,001 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: same

6. LOT COVERAGE, PRESENT: 20% PROPOSED: 20%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 12/6/2001

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

9. GIVE SIZE OF EXISTING BUILDING(S): 80' x 150'

10. GIVE SIZE OF PROPOSED BUILDING(S): no change

11. WHAT IS THE PRESENT USE? industrial-construction company and building materials

12. WHAT IS THE PROPOSED USE? industrial-container services and truck storage

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Applicant seeks special use permit to relocate an existing container service business to subject lot to include truck storage

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

16. WERE YOU REFUSED A PERMIT? yes need special use permit

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
117.92.020 (Special Use Permit) and all other applicable sections of the zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Intended use container services and truck storage is a permitted use when granted a special use permit. Proposed use is compatible with other industrial uses in area.

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

295 Industrial Park LLC
By: [Signature], Executive **RESPECTFULLY SUBMITTED,**

401-837-9633
(PHONE NUMBER)

(OWNER SIGNATURE)
[Signature]

(PHONE NUMBER)

(OWNER SIGNATURE)
WastExpress LLC

265-3106
(PHONE NUMBER)

By: _____
(APPLICANT SIGNATURE)

(PHONE NUMBER)

(LESSEE SIGNATURE)

946-3800
(PHONE NUMBER)

(ATTORNEY SIGNATURE)
[Signature]

Robert D. Murray, Esq. c/o Taft & McSally LLP
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

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

295 INDUSTRIAL PARK LLC (“OWNER”)

WASTEXPRESS LLC (“Applicant”)

**60 Amflex Drive
Cranston, RI 02921**

PROJECT NARRATIVE

This project narrative is offered in connection with the application of WastExpress LLC for a special use permit to relocate an existing container service business to property at 60 Amflex Drive in Cranston.

Located in the Western Cranston Industrial Area, the property comprises 60,0001 square feet and is zoned M-2. It is on Assessor’s Plat No. 36/4, Lot No. 114.

The applicant operates a container storage business with offices already based in Cranston. A site outside the city is presently used for the storage of empty containers and dumpsters and truck storage. The acquisition and use of the Amflex Drive will allow the applicant to consolidate locations within the city.

No refuse will be stored on the property which is trucked to landfills when picked up at various accounts of the applicant.

The proposed use is compatible with surrounding industrial properties and will not be injurious, obnoxious, or offensive to the neighborhood.

The Development Plan Review Committee on November 2, 2022 voted not to assume jurisdiction of this application.

The relief sought from the Zoning Board of Review includes:

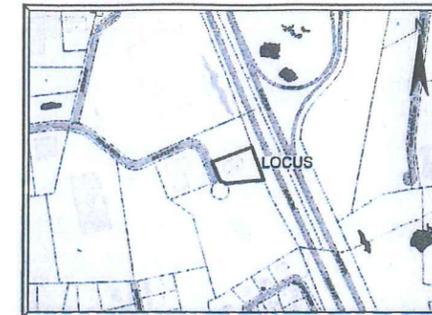
17.92.020 Special Use Permit

The Zoning Board of Review is empowered to allow the Applicant’s use in the M-2 industrial zone.

REFERENCE:

- 1. DEED BK. 1581 PG. 294
- 2. EASEMENT BK. 4165 PG. 194
- 3. RECORD PARCEL BB ON "REPLAT OF WESTERN CRANSTON INDUSTRIAL PARK SUBDIVISION - EAST AMENDED FINAL PLAN PHASE 2 REPLAT OF RECORD LOTS 4, 5, 6, PARCEL 'B' AND PARCEL 'D' (ASSESSOR'S PLAT 36/4, LOTS 110, 111, 112, 113 AND 114) SITUATED IN CRANSTON, RHODE ISLAND PREPARED BY: JOHN P. CAITO CIVIL ENGINEERS LAND PLANNERS FEBRUARY 20, 2007" P.C. 761

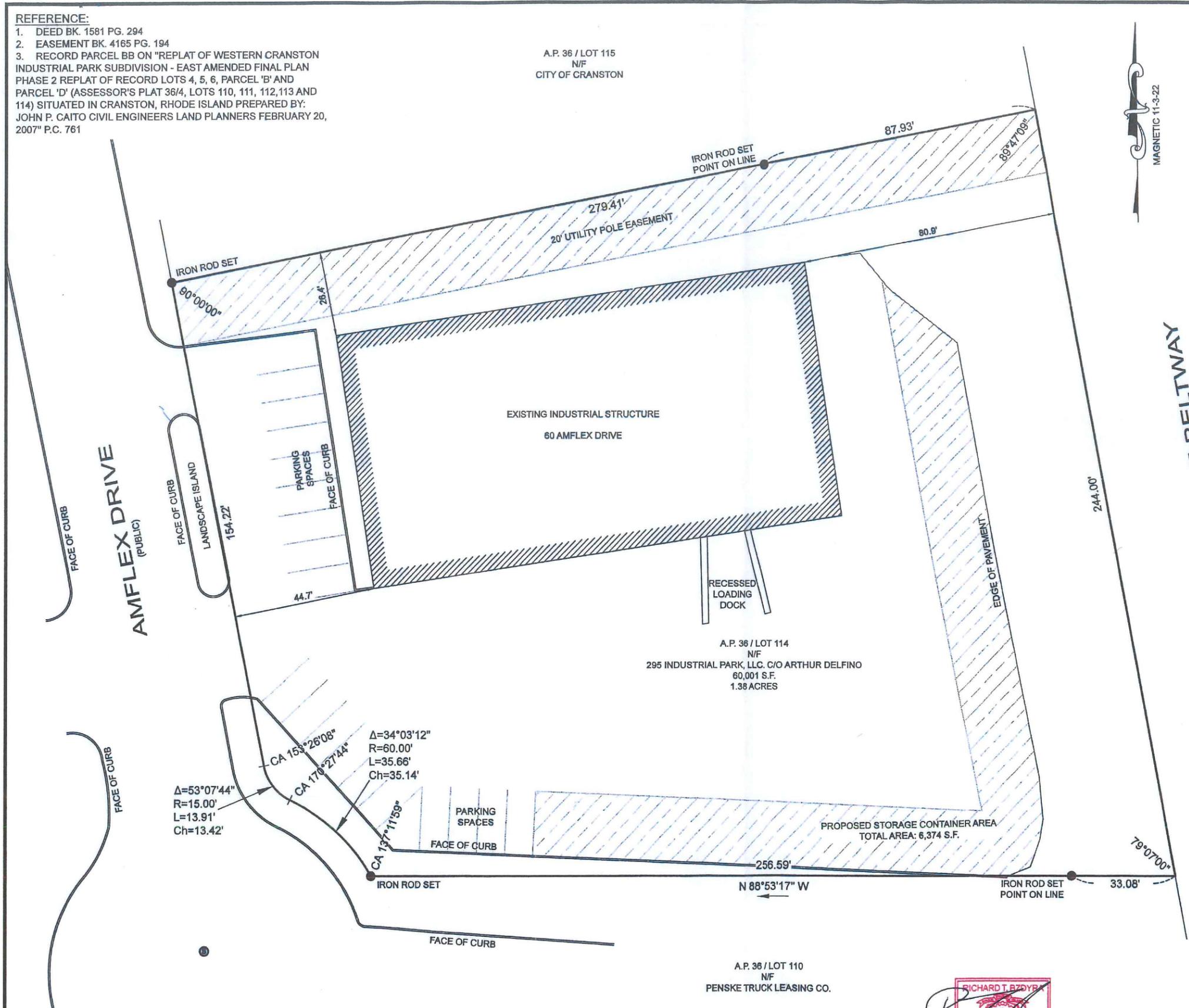
A.P. 36 / LOT 115
N/F
CITY OF CRANSTON



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT M-2

MINIMUM LOT AREA: 60,000 S.F.
 MINIMUM LOT FRONTAGE: 200 FT.
 MINIMUM SETBACKS: FRONT: 40 FT.
 SIDE: 25 FT.
 REAR: 30 FT.
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MAXIMUM LOT COVERAGE: 60%



MAGNETIC 11-3-22

PROVIDENCE BELTWAY
(ROUTE 295 INTERSTATE HIGHWAY)

A.P. 36 / LOT 114
N/F
295 INDUSTRIAL PARK, LLC. C/O ARTHUR DELFINO
60,001 S.F.
1.38 ACRES

A.P. 36 / LOT 110
N/F
PENSKE TRUCK LEASING CO.

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:
CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND MARK RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 11/07/22
RICHARD T. BZDYRA, PLS, LICENSE #1786, COA # LS-A80

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



BOUNDARY STAKE-OUT SURVEY

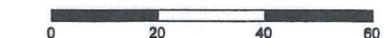
A.P. 36 / LOT 114
60 AMFLEX DRIVE
CRANSTON, R.I. 02920
SCALE: 1"=20' DATE: NOVEMBER 4, 2022

PREPARED FOR:
WASTEXPRESS, LLC.
780 RESERVOIR AVENUE, UNIT #178, CRANSTON, R.I. 02910
PHONE: (401) 464-6400

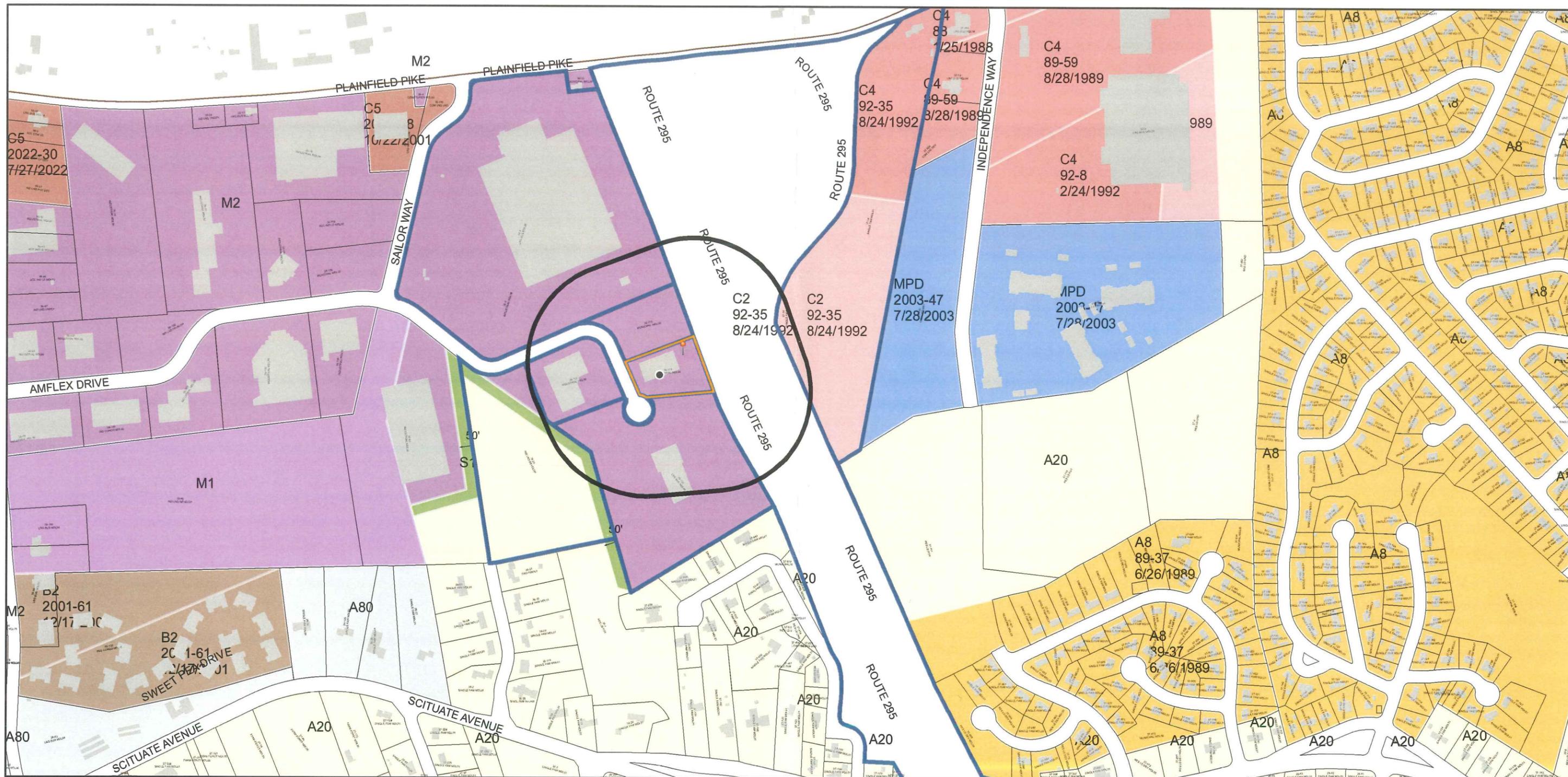
PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10413 / DWG. NO. 10413-C1 - (AJB)

GRAPHIC SCALE: 1" = 20'



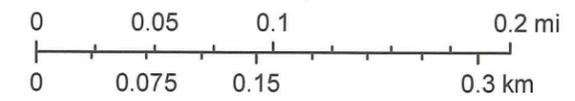
60 Amflex Dr 400' Radius Plat 36 Lot 114



10/20/2022, 11:52:52 AM

1:4,837

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	E1	



City of Cranston