

City of Cranston
Zoning Board of Review
Application

RECEIVED
DEC 18 2020
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: 12/2/20

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: ADJ Realty Co.

ADDRESS: 499 Warren Ave. East Providence RI ZIP CODE: 02914

APPLICANT: F&C Donuts (DBA Dunkin' Donuts)

ADDRESS: 900 Cranston St. Cranston RI ZIP CODE: 02920

LESSEE: Same as Applicant

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 900 Cranston St. Cranston RI 02920
2. ASSESSOR'S PLAT #: 7 BLOCK #: _____ ASSESSOR'S LOT #: 295 WARD: 3
3. LOT FRONTAGE: _____ LOT DEPTH: _____ LOT AREA: _____
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C5
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: 25' PROPOSED: _____
6. LOT COVERAGE, PRESENT: _____ PROPOSED: _____
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 4/24/1986
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes
9. GIVE SIZE OF EXISTING BUILDING(S): approximately 2,750 sqft
10. GIVE SIZE OF PROPOSED BUILDING(S): N/A
11. WHAT IS THE PRESENT USE? Food Service
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: Replace Existing Changeable

Letter Board with Smaller New Digital Message Board.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? No

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.

17.72.010(6) - Signs

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

17.92.010 - Variance

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

RESPECTFULLY SUBMITTED,



(OWNER SIGNATURE)

401-471-4110

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)



(APPLICANT SIGNATURE)

401-487-9495

(PHONE NUMBER)

Same as Applicant

(LESSEE SIGNATURE)

(PHONE NUMBER)



(ATTORNEY SIGNATURE)

401-827-0100

(PHONE NUMBER)

Shek archi Law Offices - Joe Shek archi/ Joe Brennan

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 33 College Hill Rd. #15 E Warwick R 0288 6

PRE-ZONING APPLICATION MEETING:



(PLANNING DEPT. SIGNATURE)

12/3/20

(DATE)



12/4/20

Dear Sir /Madam,

Watchfire, formally Tim-O-Matic has been in business since 1932. Through the years we went from making control systems for chaser lights that went in theatre marquee signs, making the first time and temperature signs to making the first time and temperature signs. Watchfire is now proudly known as the industry leader in LED signage. Watchfire is headquartered in Danville IL where we Design, Engineer, Support & Manufacture our signs with the highest quality sourced raw materials. Watchfire proudly has 60,000 + units throughout the US & abroad and employs approx. 400 employees.

Through the years Watchfire has partnered with many municipalities throughout the US for municipal digital messaging projects, code assistance & LED sign education. Through these partnerships we understand that each community has different guidelines with digital signage such as size, brightness, auto dimming, message hold times and transitional messages.

Included is a copy of our "Zoning Friendly Software" handout which you may find useful. Watchfire manufactures/designs our signage and software to be "zoning friendly". Our signs are generally controlled through our software however the sign controller in the sign also can be set prior to leaving our factory to meet zoning requirements set by a municipality if required.

Poyant signs has been a long time Watchfire partner here in the Northeast. It is important to both Watchfire & Poyant Signs that the overall digital signage installed projects a positive image in the community placed.

Please do not hesitate to reach out to me with any further questions.

Respectfully submitted,

Mike Patenaude
603-260-7654
mikepatenaude@watchfiresigns.com

Ignite® Goes Zoning Friendly

Ignite® Graphics Software is keeping pace with current day municipal codes. Driven by demand from municipalities nationwide, Watchfire® Signs has recognized the need to restrict some graphics features of our LED signs. Ignite Graphics Software now has the ability to limit certain movement effects and animation files for communities that mandate less dynamic displays. Ignite also offers longer hold time settings on digital message centers to comply with local ordinances.

BRIGHTNESS ADJUSTMENT v. BRIGHTNESS RESTRICTION

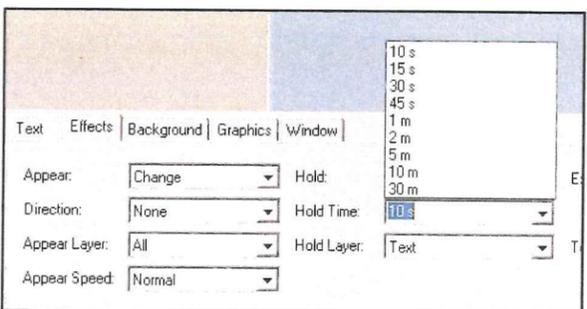
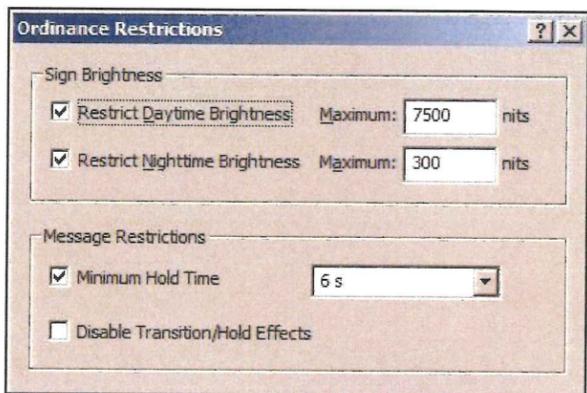
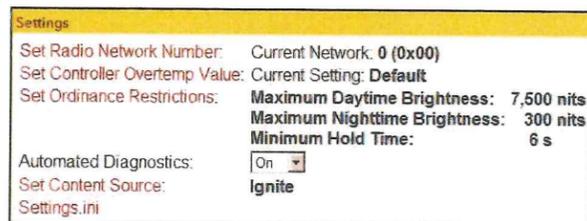
Prior to 2011, the brightness setting of a Watchfire LED sign could be adjusted up or down by the Watchfire service department; but the newest version of Ignite allows a sign's daytime and evening brightness settings to be set individually. This ability provides local zoning and planning authorities with certainty that their day and evening municipal light-restriction codes will be followed, even after an LED sign is installed. For example, if a community requires daytime sign brightness of no more than 7500 NITS and evening brightness of no more than 300 NITS, the Watchfire service department can set the LED sign controller so the brightness does not exceed those limits.

HOLD TIME AND TRANSITION RESTRICTIONS

Ignite version 11.1 (release date: Aug 2011) enables signs to be re-set according to the hold-time and transition regulations in the communities where they will be placed. In a locality that regulates LED sign transitions (sometimes called animations), they can be restricted partially or completely. If a municipal ordinance calls for a longer hold time, the Watchfire sign controller can be re-set to comply. Hold times may be adjusted in one-second intervals, to change the message on the sign as often as every 6 seconds or as rarely as once a day.

Brightness, hold time and transition restrictions can only be set by calling the Watchfire service department. The regional or local sign company that wants to ensure their placement of a Watchfire LED sign complies with local municipal sign codes can also call our service department to request changes to the sign controller.

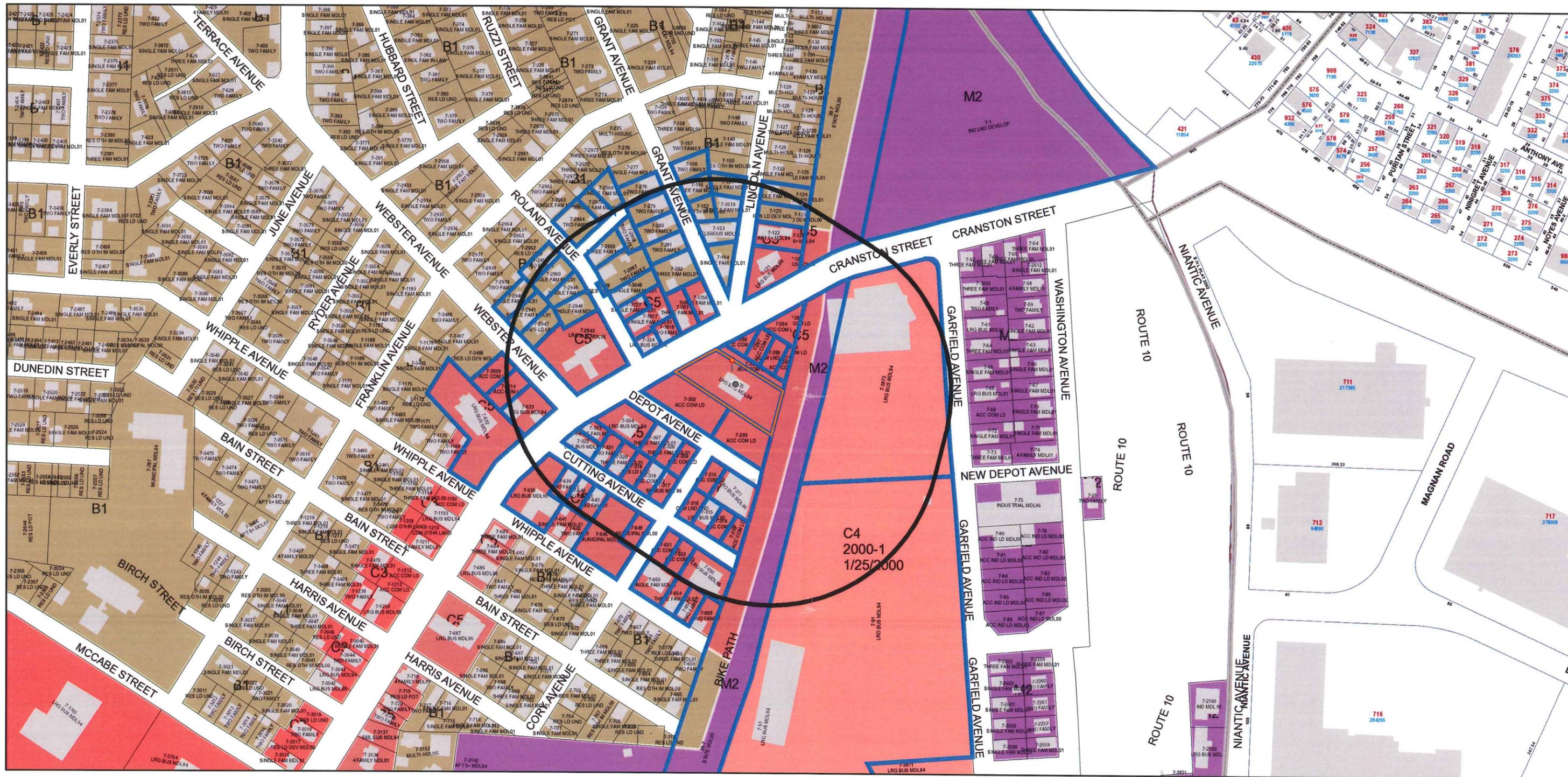
For more information how these features can be used to bring your Watchfire sign into compliance with local zoning ordinances, please call us at: 866-637-2645.





<u>Ruggieri Carpet One-</u>	1191 Pontiac Ave	Cranston	RI	9/25/2019
<u>Chapel View (Domain: Carpionato Group)</u>	Chapel View Blvd	Cranston	RI	12/11/2018
<u>Heritage Liquors Inc.</u>	529 Reservoir Ave	Cranston	RI	6/27/2018
<u>Walgreens 3494</u>	1763 Broad Street	Cranston	RI	10/19/2017
<u>Garden City Center</u>	100 Midway Road	Cranston	RI	10/27/2017
<u>Saltzman's Watches</u>	1024 Reservoir Ave.	Cranston	RI	5/12/2016
<u>Fortini Enterprises- Ocean State Mobil</u>	1282 Elmwood Ave (On Elmwood)	Cranston	RI	12/14/2014
<u>Fortini Enterprises- Ocean State Mobil</u>	1282 Elmwood Ave (Corner)	Cranston	RI	10/3/2014
<u>AAA</u>	1035 Reservoir Ave.	Cranston	RI	5/24/2011
<u>Wines and More - Cranston loc</u>	125 Sockanosset Cross Road	Cranston	RI	11/13/2020

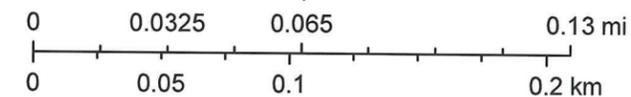
900 Cranston St 400' Radius Plat 7 Lot 295



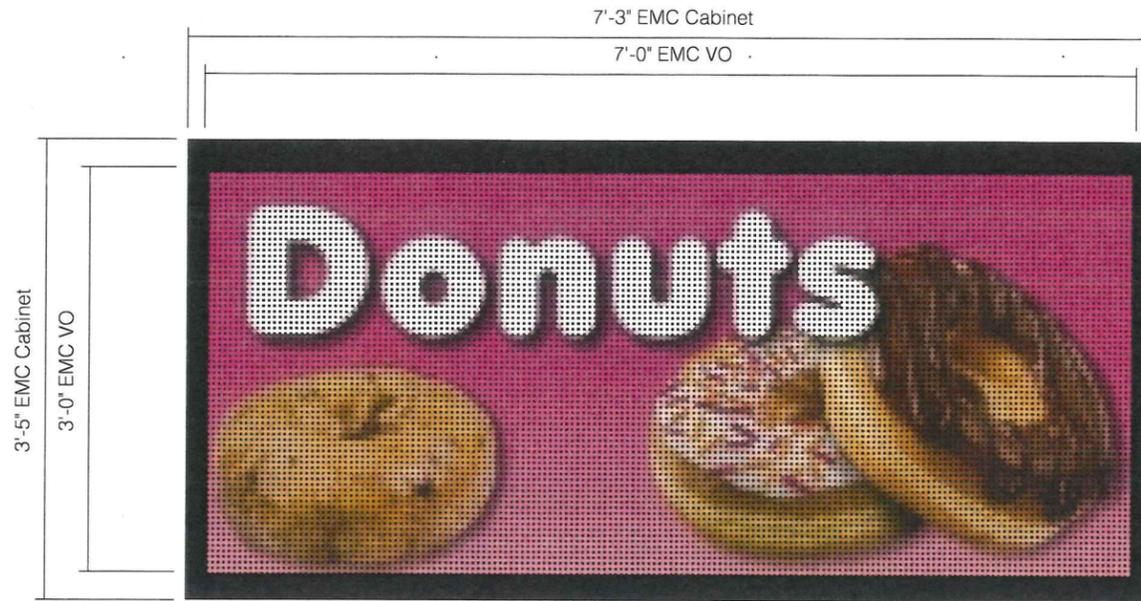
12/7/2020, 2:50:40 PM

- | | | | | | | | | | |
|--|-------------------|--|---------------------------|--|-----|--|----|--|-------|
| | Parcel Outlines | | Buildings | | A20 | | C1 | | M2 |
| | Plat Boundaries | | Zoning Dimensions | | A12 | | C2 | | EI |
| | 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 | | |

1:2,786



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



A Sign Elevation - Front View
Scale: 3/4"=1'-0"



B Sign Elevation - Side View
Scale: 3/4"=1'-0"

Note:
This is an original unpublished 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.

Revisions:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



All Signage Shown is Covered by Poyant's Exclusive DD Franchisee 3 Year Brand Identity Warranty Program

Approved By:

Date:

EMC

Option A

Specifications

Qty = 2

(Qty: 2) New EMC for Existing Double Faced Internally Illuminated Pylon

*Existing Reader Board Cabinet to be Removed and Disposed

- (Qty: 2) 5" deep face vent 10mm full color EMC units
- 3" character height
- EMC to be prewired in shop and mark which one is the primary and which one is the secondary
- Broadband Communication
- EMC required dedicated circuit
- (Qty: 1) grounding rod per each EMC unit
- EMC's to be mounted to front of poles on either side of Pylon using fasteners as required
- Primary electrical connection to existing power by others
- *Confirm is existing electrical is 120V or 277V

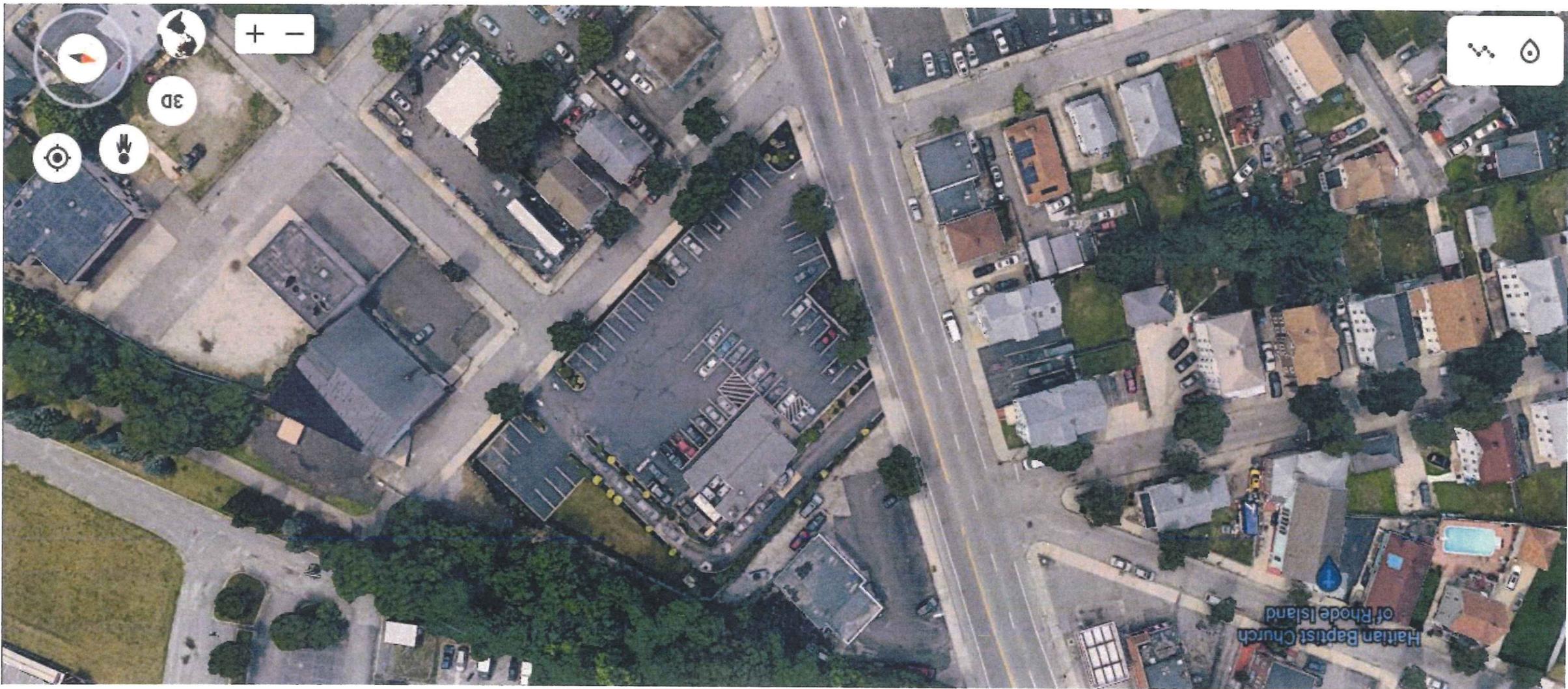


C Photo Comp - Existing
Not to Scale



D Photo Comp - Proposed
Not to Scale







CRANSTON
CLEANERS
IN BY 10 - OUT BY 4

DUNKIN'
DONUTS
COFFEE & MORE
DRIVE THRU

DEPOT AVE

Menu board for Dunkin' Donuts drive-thru.

CHEERS
TO ALL
OF US
ON THIS
HOLIDAY

FIX A
PATCH
\$14.99
OR PLUS
\$9.99

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