
Re: Drawings for October 7th Hearing

From Sandeep Jaiswal <sj722@aol.com>

Date Mon 10/5/2026 2:59 PM

To Valcourt,Brianna <bvalcourt@cranstonri.org>

 15 attachments (6 MB)

1.0 COVER PAGE REV1.pdf; 1.1 SITE LAYOUT REV1.pdf; 1.2 SITE LAYOUT ENLARGED REV1.pdf; 1.3 SITE LAYOUT ENLARGED WITH CROSSWALKS REV1.pdf; 2.0 EXISTING FIRST FLOOR PLAN.pdf; 3.0 EXISTING BASEMENT FLOOR PLAN.pdf; 4.0 PROPOSED FIRST FLOOR PLAN.pdf; 5.0 PROPOSED BASEMENT FLOOR PLAN.pdf; 6.0 ELEVATIONS.pdf; 7.0 ELEVATIONS.pdf; Back parking lot.jpeg; Existing curb cut on Reservoir Avenue (not to be used).jpeg; Existing Curb Cut on Reservoir Avenue to remain.jpeg; Parking leading to exit on Lambert Street.jpeg; Ramp to front door.jpeg;

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October 5, 2026

Cranston City Planning Committee
City of Cranston
Cranston, Rhode Island

Re: Request for Waiver from Development Plan Review (DPR) Process
VENU - 599 Reservoir Ave, Cranston, RI 02910

Dear Members of the Cranston City Planning Committee:

I am writing to respectfully request a waiver from the Development Plan Review (DPR) process for the above-referenced property.

I am proposing to operate a rental hall/event space with a kitchen and bar at the existing property. The proposed use will require very minimal renovation to the existing building and site. In particular, I anticipate virtually no changes to the exterior of the property.

The existing parking lot, entrance ramp, curb cuts and general site configuration are already in place and will remain substantially unchanged. I have attached photographs of the existing parking lot, entrance ramp and curb cuts to provide the Committee with a clear understanding of the current site conditions.

My intention is to make the project as straightforward and minimally disruptive as possible. The majority of the work will be limited to preparing the interior of the existing building for the proposed use, with little or no alteration to the exterior appearance or existing site infrastructure. I will be installing parking curbs, striped walking paths. The existing curb cuts on Lambert Street will remain untouched.

RI Department of Transportation – Existing Curb Cut on Reservoir Avenue:

I have also proactively contacted the Rhode Island Department of Transportation (RIDOT) regarding the existing curb cuts. I am currently awaiting their response as to whether RIDOT will require us to close the curb cut closest to Lambert Street or whether they will permit us to retain the curb cut and instead install appropriate parking curbs or other traffic-control measures.

I want to make clear that I will fully comply with whatever RIDOT ultimately requires. I will commit to carrying out any modifications, closure, barriers, curbing or other measures that RIDOT determines are necessary or appropriate.

I believe this demonstrates my intention to address any legitimate traffic or site-access concerns proactively and in accordance with the requirements of the appropriate governmental agencies.

Request for Waiver:

Given the very limited scope of the proposed improvements, the fact that the existing parking and site infrastructure will remain substantially unchanged, and the absence of any significant exterior construction or site redevelopment, I respectfully ask the Planning Committee to grant a waiver from the DPR process.

I believe subjecting this project to a full DPR process would be disproportionate to the limited nature of the proposed work and time is of the essence as I have been paying a substantial amount of rent each month. My goal is simply to adapt an existing property for a new use while preserving the existing site and exterior as much as possible.

I appreciate the Committee's consideration of this request and would be happy to provide any additional information, plans or documentation that may be helpful.

Thank you for your time and consideration. I look forward to working cooperatively with the City of Cranston to bring this property into productive use while making as few changes to the existing site as possible.

Sincerely,

Sandeep Jaiswal
VENU
599 Reservoir Avenue
Cranston, RI 02910
401-688-9473