

City of Cranston
Zoning Board of Review
Amended Application

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BUILDING INSPECTIONS VERIZON.M

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: June 12, 2023

Amendment Date: 6/29/23

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: Domain Realty LLC

ADDRESS: 800 Oaklawn Avenue, Cranston, RI ZIP CODE: 02920

APPLICANT: Domain Realty LLC

ADDRESS: 800 Oaklawn Avenue, Cranston, RI ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 846 Oaklawn Avenue

2. ASSESSOR'S PLAT #: 15 BLOCK #: 2 ASSESSOR'S LOT #: 361 WARD: _____

3. LOT FRONTAGE: 138 ft. LOT DEPTH: 140 ft. LOT AREA: 15,490 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-3
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

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

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

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Since May 10, 2018

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

9. GIVE SIZE OF EXISTING BUILDING(S): 1,502 sq. ft.

10. GIVE SIZE OF PROPOSED BUILDING(S): No new building being proposed.

11. WHAT IS THE PRESENT USE? Commercial (presently vacant)

12. WHAT IS THE PROPOSED USE? Same

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 0

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Applicant proposed to rebuild interior, previously demo'd in accordance with Building Department demolition permit.

Construct signage at corner of Oaklawn Ave. and Weaver St.

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. 010 - SIGNS
Cranston Ordinance 17.20.100 - Corner Visibility; 17.72.10 - General Relief

Cranston Ordinance 17.84.050 - Plan Review (requesting finding that site plan review is not applicable to to this interior renovation work.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Relief being requested is least relief necessary. 4 inch steel posts will run through the 2.5' to 10' area, but do not materially impede motorists' view. There are hundreds of signs constructed in the City within 30' of roadway corners, most of which have shrubbery in the restricted zone. Building Department is also selective and most often approves the sign permits for others without seeking a variance.

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

RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE)

(401) 741-2100
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)


(APPLICANT SIGNATURE)

(401) 946-1100
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

/s/ Joseph P. Carnevale, Esq.
(ATTORNEY SIGNATURE)

(401) 314-0733
(PHONE NUMBER)

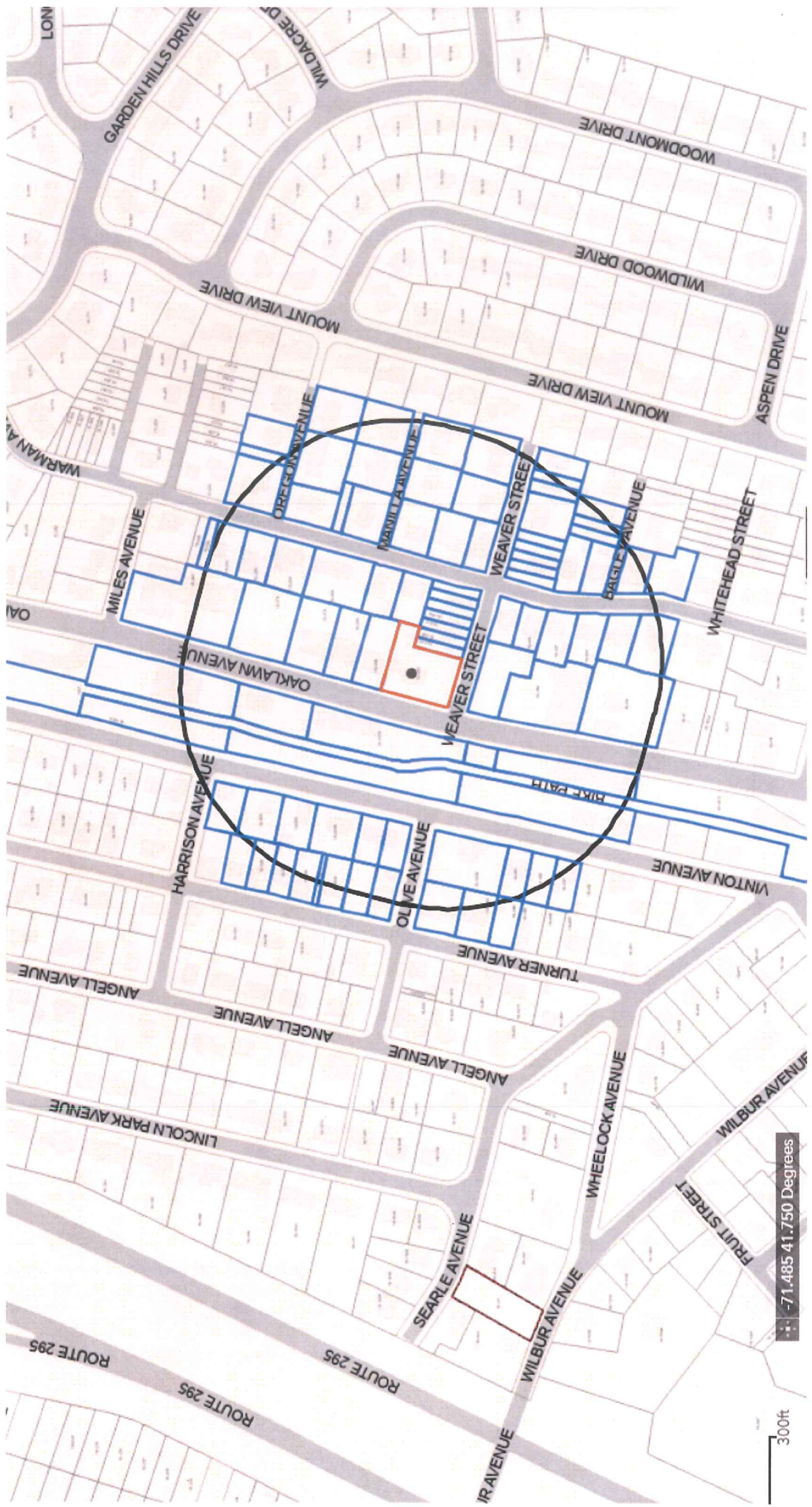
Joseph P. Carnevale, Esq.
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Savage Law Partners, LLP, 564 South Water St., Providence, RI 02903

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)



-71.485 41.750 Degrees

300ft



Parking needed: Mercantile 1 per 300 = 5 (1,320 sq ft Mercantile)

