

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: January 4, 2023

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: Christy, LLC and Marley Rose, LLC

ADDRESS: 12 D'Agnillo Dr., East Greenwich, RI ZIP CODE: 02818

APPLICANT: Christy, LLC

ADDRESS: 12 D'Agnillo Dr., East Greenwich, RI ZIP CODE: 02818

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 1350 Oaklawn Avenue

2. ASSESSOR'S PLAT #: 15/1 BLOCK #: ASSESSOR'S LOT #: 47 WARD: 6

3. LOT FRONTAGE: 365' +/- LOT DEPTH: 395' +/- LOT AREA: 124,581 sq ft +/-

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-4 12,000 sq ft 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 1 story PROPOSED: 1 story

6. LOT COVERAGE, PRESENT: 15.9% PROPOSED: 15.9% (not including BankRI)

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 6/5/20

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

9. GIVE SIZE OF EXISTING BUILDING(S): 20,000 sq ft retail

10. GIVE SIZE OF PROPOSED BUILDING(S): 20,000 sq ft retail and 2800 sq ft bank

11. WHAT IS THE PRESENT USE? commercial shopping plaza and bank (under construction)

12. WHAT IS THE PROPOSED USE? commercial shopping plaza and bank

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

(DATE)

CHRISTY, LLC AND MARLEY ROSE, LLC (“OWNER”)
CHRISTY, LLC (“APPLICANT”)

1350 Oaklawn Avenue
Cranston, RI 02920

PROJECT NARRATIVE

This project narrative is offered in connection with application of Christy, LLC and Christy, LLC and Marley Rose, LLC as owners for the necessary sign variances for a new commercial shopping plaza at 1350 Oaklawn Avenue.

The subject property is designated as Lot No. 47 on Assessor’s Plat No. 15/1 and is located in a C-4 commercial zone and contains approximately 124,581 square feet. It is located at the intersection of Oaklawn Avenue (Route 5) and Bateman Avenue.

Formerly, the location of three buildings, including the Mardi Gras nightclub, the proposed signage is for two new buildings under construction that will include a 20,000 square foot building that will include at this time, two tenants. A Bank RI branch will be constructed on a separate pad at the front of the site.

The proposed signage includes a free-standing pylon sign representative of a major shopping plaza. A portion of that sign will include an electronic message board.

The remainder of the signage will include wall signage for Bank RI and the tenants of the 20,000 square foot building. As contemplated, the main building includes wall signage for two (2) tenants. In the event that a third tenant is established, the owner and applicant request the dimensional variance to include a wall sign not to exceed 125 square feet.

The breakdown of signage proposed is as follows:

Sign 1	Freestanding sign (with electronic message board)	198 square feet
Sign 2	Bank RI wall sign (2)	60 square feet
Sign 3	Christy’s Liquors wall sign (front)	115.69 square feet
Sign 4	Christy’s Liquors wall sign (side)	36.61 square feet
Sign 5	Beauty Collective	150.78 square feet

The following dimensional variances are sought from the Zoning Board of Review

17.72.010 (Signage)

- A. The proposed signage exceeds the overall 300 square foot limit in a C-4 zone.
- B. The proposed wall signage exceeds the 30 square foot maximum area in the code.
- C. The proposed pylon sign exceeds the code maximum area of 50 square feet and is 22 feet tall where the code limits the height to 15 feet.
- D. The pylon sign includes an electronic message board.

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based; and

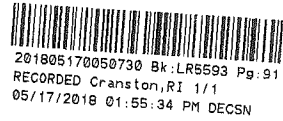
The relief to be granted is the least relief necessary.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience.

SUMMARY

The proposed signage is proportional to the site and buildings. The 20,000 square foot building is set back from the road approximately 220 feet from Route 5 Oaklawn Avenue.

The proposed signage will assist in the identification and promotion of the commercial tenants on the site.



Individuals requesting services for the hearing impaired
must notify the Office of the Inspector of Buildings at least 48 hours
in advance at 401-780-6012

OFFICE OF THE ZONING BOARD OF REVIEW

CITY HALL
869 PARK AVENUE
Cranston Rhode Island 02910

Allan W Fung
Mayor

Stanley Pikul
Secretary

Stanley Pikul
Enforcing Officer

Regular meeting on
second Wednesday

Board Members
Chairperson
Matthew Gendron

Christopher E Buonanno
Joy Montanaro
Paula McFarland
Thomas Barbieri

Alternate Members
1ST Craig Norcliffe
2nd Lori Carlino
3RD Donald Roach Jr.
4TH Josh Catone

NOTICE OF DECISION

HERITAGE RESERVOIR LLC (OWN) & HERITAGE LIQUORS (APP) have filed an application to alter an existing sign and to install a new LED electronic message board with increased size at **529 Reservoir Avenue**. A/P 6, lot 821 42,491 sq.ft. area, zoned C4. Applicant seeks relief per Section 17.92.010 Variance, Section 17.72.010 Signs. Application filed 4/10/18. Robert D. Murray, Esq.

This Application was **approved with conditions** on **Wednesday May 9, 2018**.

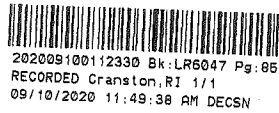
CONDITIONS:

1. The height of the sign be limited to 16 feet.
2. The change rate shall not exceed 2 minutes.
3. No animation or pictures shall appear in the advertisement.
4. The sign shall not be operational between the hours of 12am and 7 am.

A full written decision is on file in the Office of the Inspector of Buildings 1090, Cranston Street, Cranston RI 02920. If you deem the Zoning Board's decision unfavorable, you may appeal it to the Providence County Superior Court within a period of twenty days.

****Building permits are required to complete the above relief if approved by ZBR.**

By Order of the Zoning Board of Review
Stanley F. Pikul Secretary



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Thomas Barbieri

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2nd Vacant
3RD Vacant
4TH Josh Catone

NOTICE OF DECISION

MARCIA B. SMITH and MARVIN M. SMITH (OWN) and WINES AND MORE OF RI,
INC. (APP) have filed an application to install a new digital and animated sign at 125
Sockanosset Crossroad, A.P. 10, Lot 1489; area 2.32 ac ; zoned C3. Applicant seeks relief per
17.92.010; Section 17.72.010 Signs. Application filed 6/10/2020. Louis DeSimone, Esq.

This Application was **Approved with conditions** on September 9, 2020

Conditions:

1. Change rate **NOT** to be less than 20 seconds.
2. Illumination times can only be operational 1 hr before opening, until 1 hour after closing of the store.

A full written copy of the meeting minutes are on file in the Office of the Inspector of Buildings 1090, Cranston Street,
Cranston RI 02920. If you deem the Zoning Board's decision unfavorable, you may appeal it to the Providence County
Superior Court within a period of twenty days.

****Building permits are required to complete the above relief if approved by ZBR.**

By Order of the Zoning Board of Review
Stanley F. Pikul, Secretary

















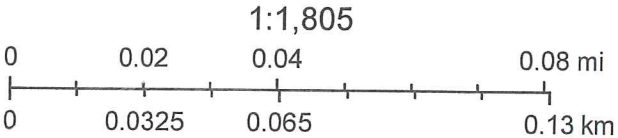


1350 Oaklawn Ave 400' Radius Plat 15 Lot 47



11/30/2022, 8:55:35 AM

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		EI		



City of Cranston

Christy's Liquors 1350 Oaklawn Avenue, Cranston RI 02920 Design Development





A Site Plan - Plan View
Not to Scale

Sign Type Key

1

Pylon Sign - Page 1B
99 Sq Ft

2

Channel Letters **By Others**
Bank RI - 30 Sq Ft per Sign

3

Building Sign - Page 3A
115.69 Sq Ft

4

Building Sign - Page 4A
36.61 Sq Ft

5

Channel Letters - Page 5A
Beauty Collective - 150.78 Sq Ft

Dion
SIGNS
I N C.
A Poyant Company

Christy's Liquors

1458 Oaklawn Avenue
Cranston, RI 02920

Project: 18789
Christy's Liquors

Sales: Jeff Carter
Date: 11.09.20
Designer: LR

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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.

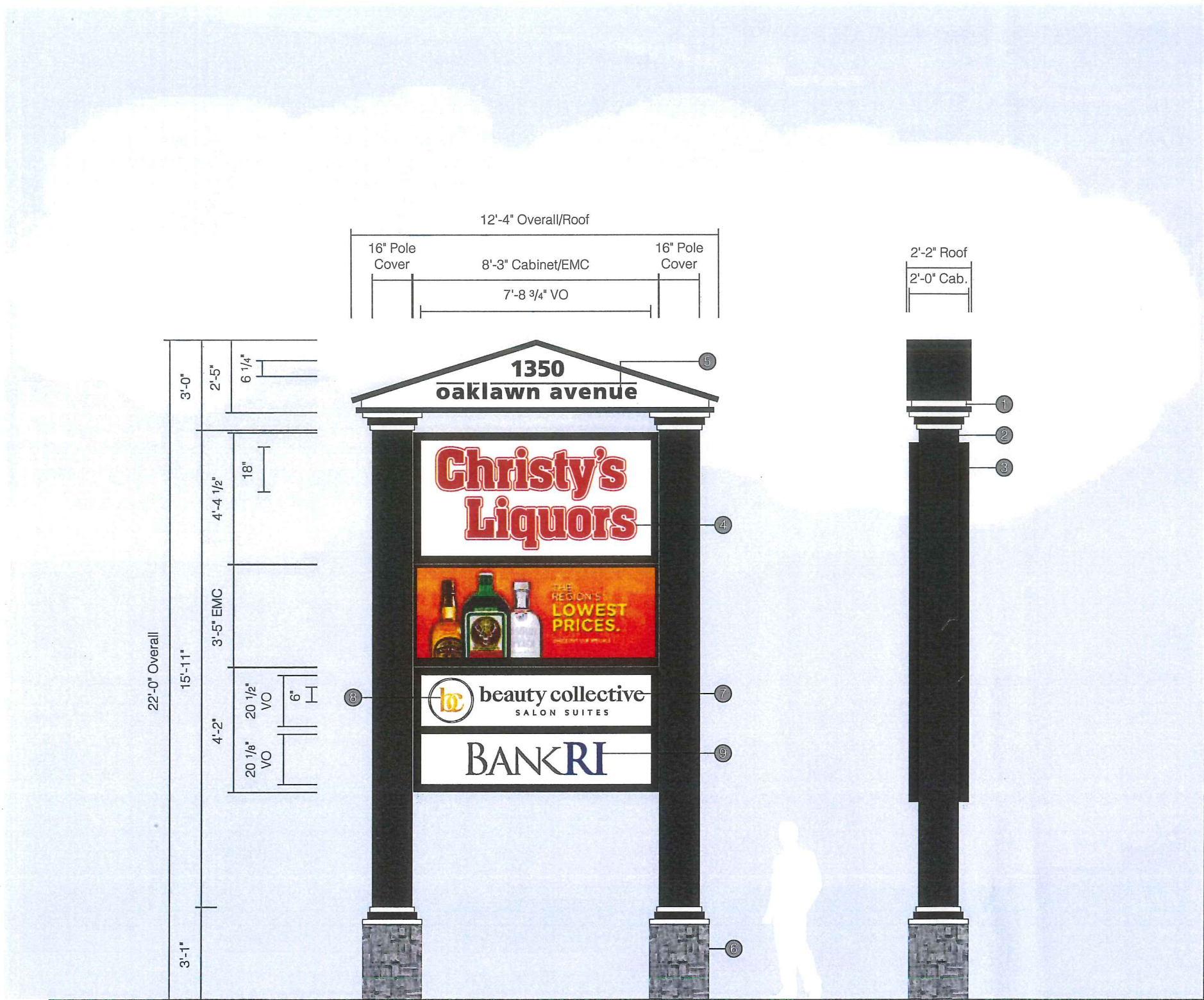
Approved By:

Date:

Site Plan

Site Plan

SP



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

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

Specifications

Qty = 1 99 Sq Ft

Double Sided Internally Illuminated Pylon Sign

- Custom fabricated internally illuminated header
- 1/2" push thru graphics covered with black perf vinyl
- Custom aluminum angle roof top clad with .090 alum
- 24" Deep aluminum sign extrusion cabinets
- 3/16" White lexan face
- White LED illumination
- (Qty:2) 8mm full color EMC's (1 per side)
- .063 Aluminum pole covers with custom brake formed moldings
- Grey faux stone bases
- (Qty:2) 8"x8"x3/8" Steel tubes
- (Qty:2) 4'-0"D x 4'-9"W x 9'-6"WL direct burial foundations
- #4 rebar 12" OC

- * Sign to be staked prior to install
- * Primary electrical connection by Poyant

Provided By Others - All below to be provided by others

- 120V/277V Primary electrical brought to install location
- Sign bases should be in mulch to protect them from landscaping machinery

Customer to:

- Approve Modified Beauty Collective Logo (proportions changed to allow text to be larger and more legible)
- Supply vector art with PMS colors for Bank RI logo
- Verify in Field (VIF)
- Confirm electrical will be street side or building side
- Confirm any overhead wires or obstructions that may be in the way
- Confirm any setback requirements
- Confirm ground material (earth, concrete, pavement, etc.)

Colors & Materials

- 1 Paint
White; Satin Finish; Akzo Nobel
- 2 Paint
Dark Grey; Satin Finish; Akzo Nobel
- 3 Paint
Black; Satin Finish; Akzo Nobel
- 4 Translucent Vinyl
Dark Red 3M 3630-73 **Not Stock**
- 5 Vinyl
Black Dual Color Film 3M 3635-222
- 6 Faux Stone Base
(Qty:5) Panels
- 7 Vinyl
Black, 3M 3630-22
- 8 Digital Print
(Qty:2) 9 5/8" x 9 5/8"
Printed Translucent Vinyl
Clear UV Laminate
Kiss cut around graphics, White
background to be weeded out
1st Surface Application
- 9 Digital Print
(Qty:2) **TBD**
Printed Translucent Vinyl
Clear UV Laminate
Kiss cut around graphics, White
background to be weeded out
1st Surface Application

Dion
SIGNS
I N C.

A Poyant Company

Christy's Liquors

1458 Oaklawn Avenue
Cranston, RI 02920

Project: 18789
Christy's Liquors

Sales: Jeff Carter
Date: 11.09.20
Designer: LR

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Revisions:

2.18.21 LR R1 added to pkg
1.31.22 LR R2 ht increase, EMC size decrease, bottom cabinet increase to 2 tenants
11.14.22 JST R4 shorter sign, changed cabinet size, added tenant graphics, smaller poles & foundations



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.

Approved By:

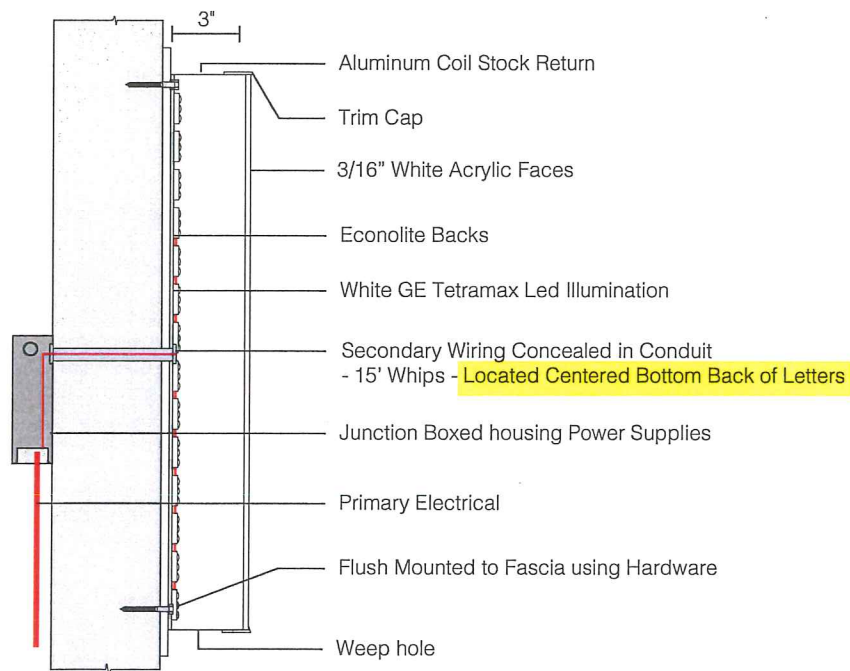
Date:

Internally Illuminated Pylon

Option B

Sign Type 18789.1B-R4

1B.1
1 of 1

3A.1
1 of 2

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Revisions:

1.31.22 LR R2 increased size
4.18.22 LR R3 3" cl's on 6mm backer
11.14.22 JST R4 Removed SUPERSTORE



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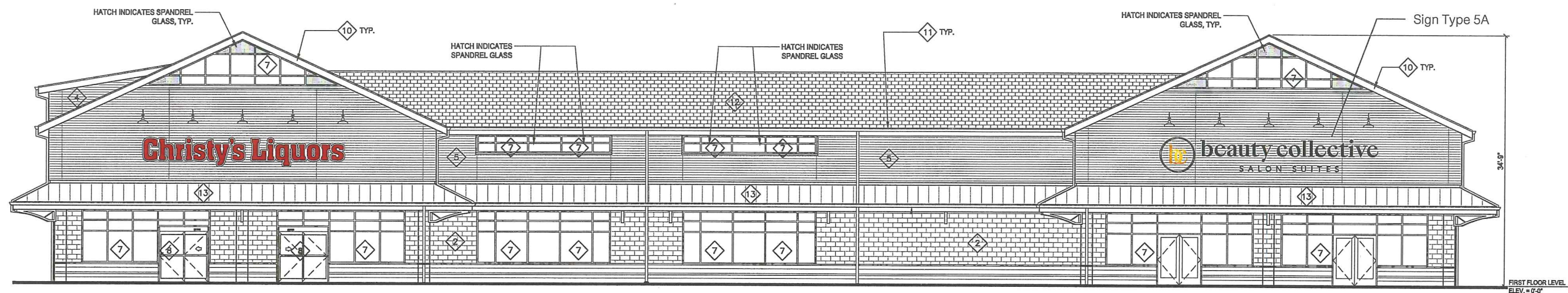
Date:

Face Lit Channel Letters

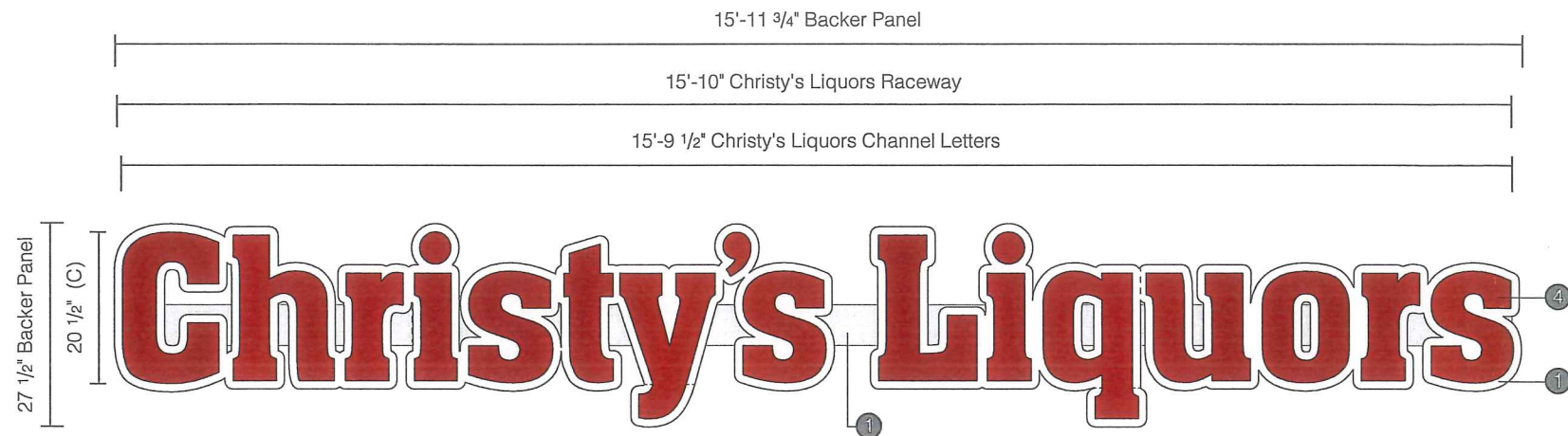
Option A

Sign Type 18789.3A-R4

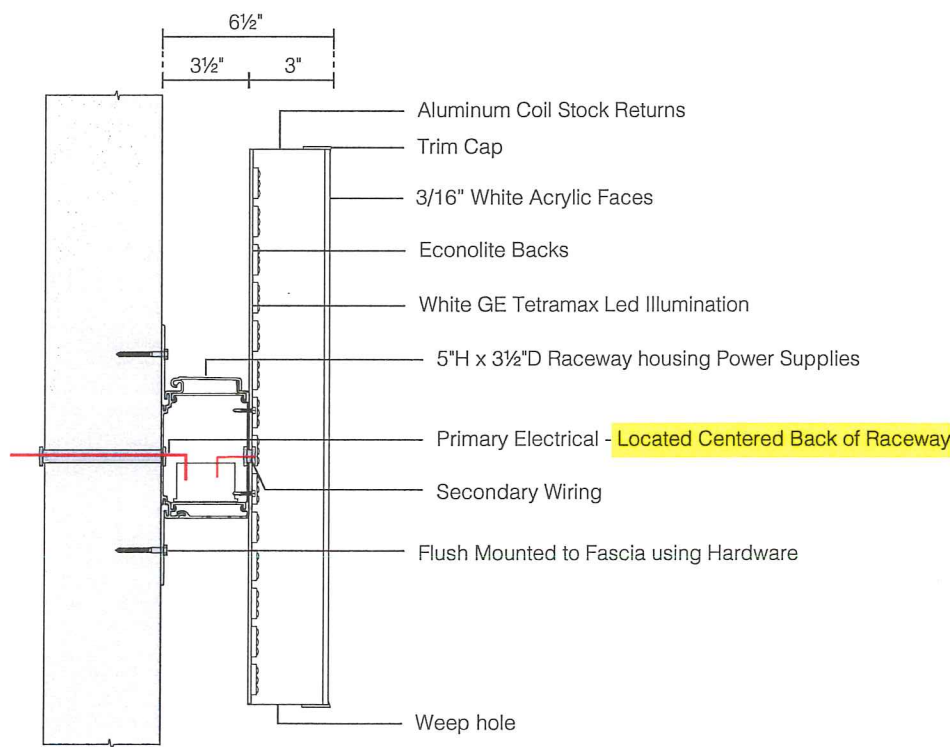
3A.2
2 of 2



A West Elevation
Scale: 1/16" = 1'-0"



(B) Sign Elevation - Side View
Scale: 1/2"=1'-0"



(C) Sign Elevation - Side Section View
Not to Scale

Specifications

Qty = 1 36.61 Sq Ft

Face Lit Channel Letters

- * Remote power supplies, in raceway
- * Channel letters with backer on raceways to be flush mounted to exterior corrugated metal fascia
- * **Hardware TBD pending fascia conditions**

Provided By Others - All below to be provided by others

- 3/4" Thick plywood blocking already in place & confirmed by AE
- Site electrician has stubbed power out of the fascia area early, no access behind this sign area
- 120V Primary electrical
- Primary electrical connection by Poyant

VIF

- **Confirm color of fascia to match paint**
- **Confirm sign will fit in area as shown after completion of building**
- **Confirm fascia material for proper mounting**

Colors & Materials

- | | |
|---|--|
| 1 | Paint
TBD - Satin Finish - PMS to match Fascia
Backer Panel, Raceway |
| 2 | Returns
Black Coil Stock |
| 3 | Trim Cap
Black |
| 4 | Translucent Vinyl
Dark Red 3M 3630-73 Not Stock |



Christy's Liquors

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Revisions:

5.24.21 LR corrected SqFt
4.18.22 LR R3 3" cl's on 6mm backers & raceways
11.14.22 JST R4 Removed SUPERSTORE



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Approved By:

Date:

Face Lit Channel Letters

Option A

Sign Type 18789.4A-R4

4A.1
1 of 2

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4.18.22 LR R3 3" cl's on 6mm backers & raceways
11.14.22 JST R4 Removed SUPERSTORE



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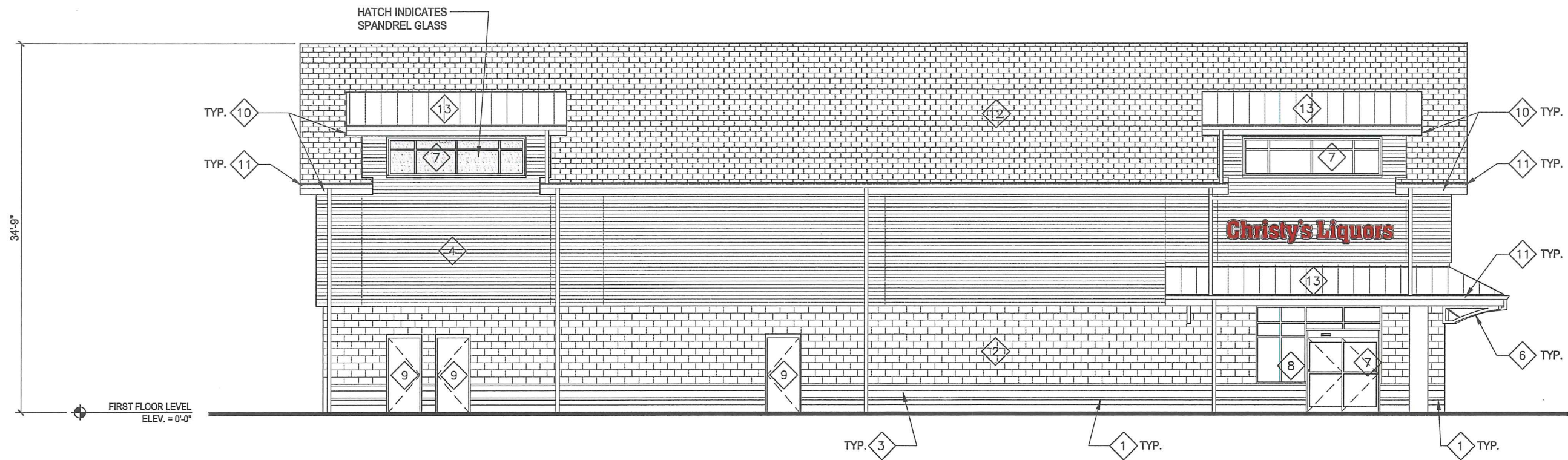
Date:

Face Lit Channel Letters

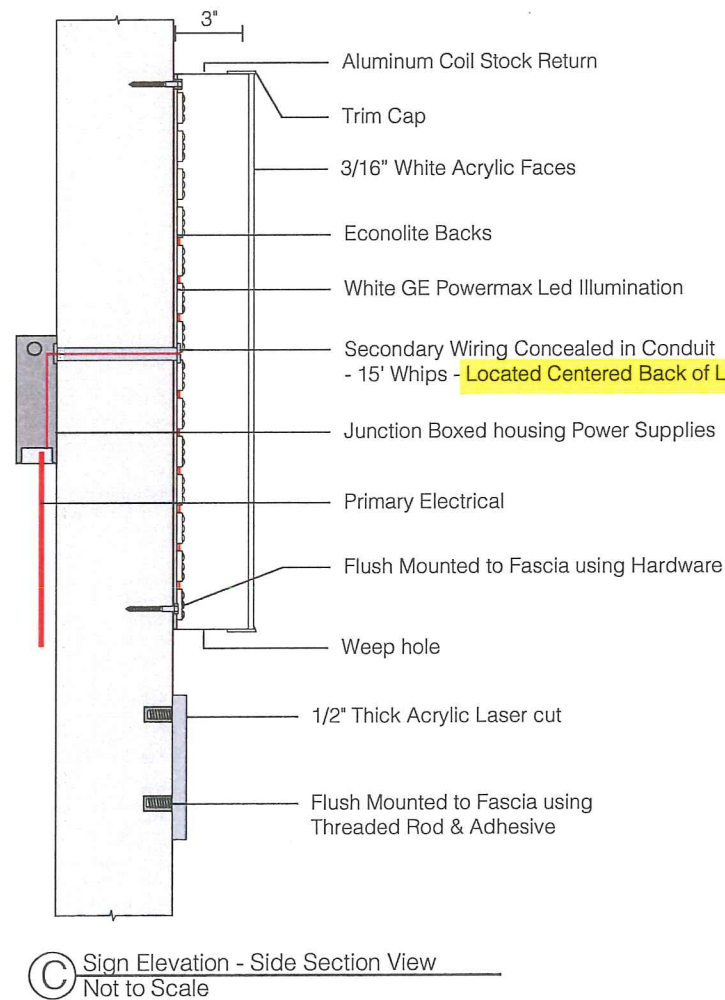
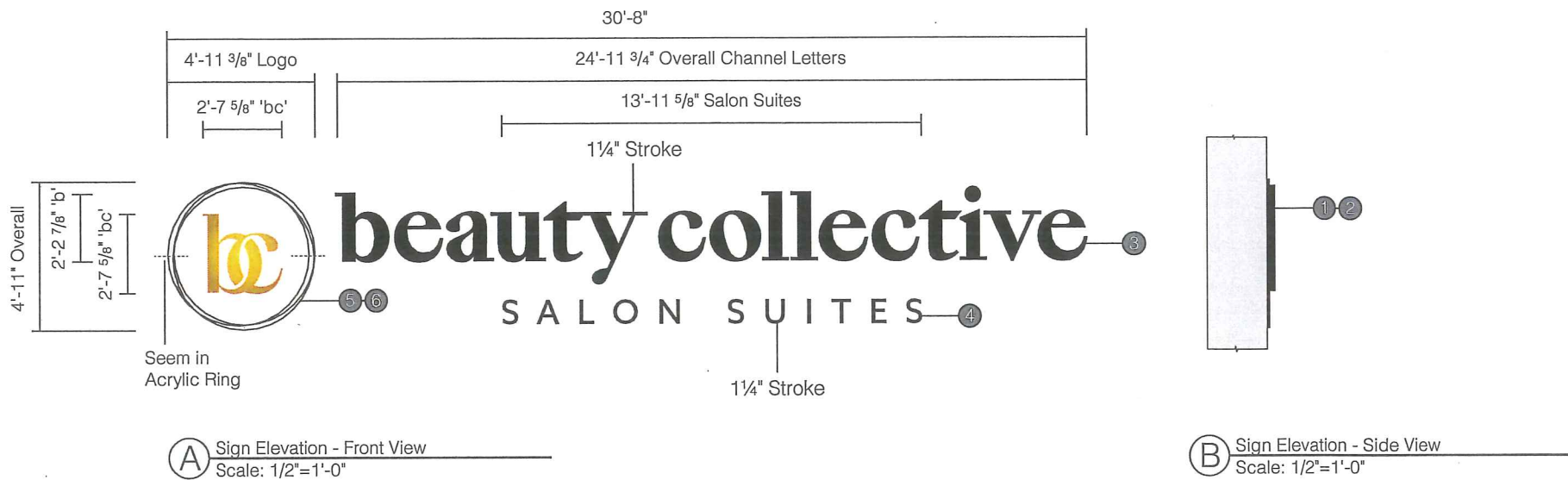
Option A

Sign Type 18789.4A-R4

4A.2
2 of 2



A North Elevation
Scale: 3/32" = 1'-0"



Specifications

Qty = 1

150.78 Sq Ft

Face Lit Channel Letters with Dimensional Graphics

- Flush mount to fascia using hardware

Provided By Others - All below to be provided by others

- 120V Primary electrical brought to sign location

- Primary electrical connection by others

Customer to Approve:

- Approve Modified Beauty Collective Logo

(proportions changed to allow text to be larger & more legible)

Verify in Field (VIF)

- Confirm signage will fit on fascia as shown (Fascia VO if needed)

- Fascia Material, Confirm blocking type if existing

- Confirm Power Supplies can be housed behind wall

- Confirm 15'-0" Long WHIP

- Confirm Electrical Location Center Back of Letters

Colors Specifications

1 Coil Stock
Black; Gloss Finish
Returns

2 Trim Cap
Jewelrite Black

3 Vinyl
Black Dual Color Film 3M 3635-222

4 Paint
Black; Satin Finish
Tag Line Acrylic

5 Paint
TBD; Satin Finish - PMS to match fascia
Logo Circle

6 Vinyl
Black, Arlon 2100-02
Logo Circles

7 Digital Print
(Qty:1) 32" x 32"
Printed Translucent Vinyl
Clear UV Laminate
Kiss cut around graphics, White
background to be weeded out
1st Surface Application



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Revisions:

11.14.22 JST scope



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Approved By:

Date:

Building Sign
Concept

Option A

Sign Type 18789 5A-R4

5A.1
1 of 2

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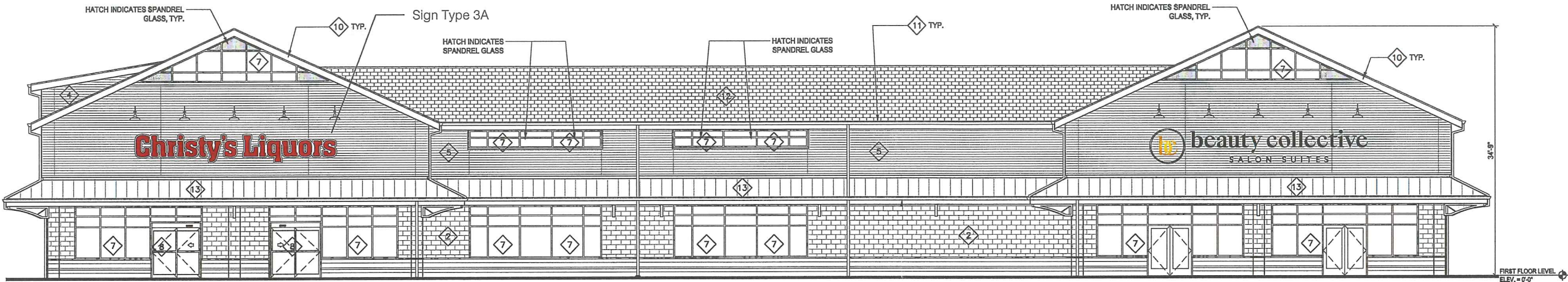
Date:

Building Sign
Concept

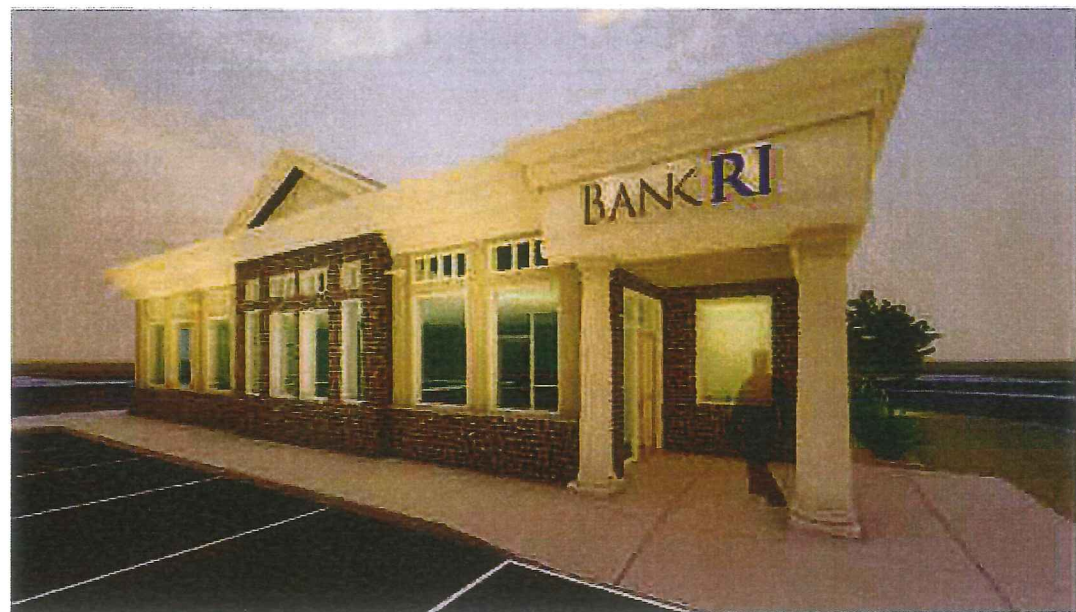
Option A

Sign Type: 18789 5A-R4

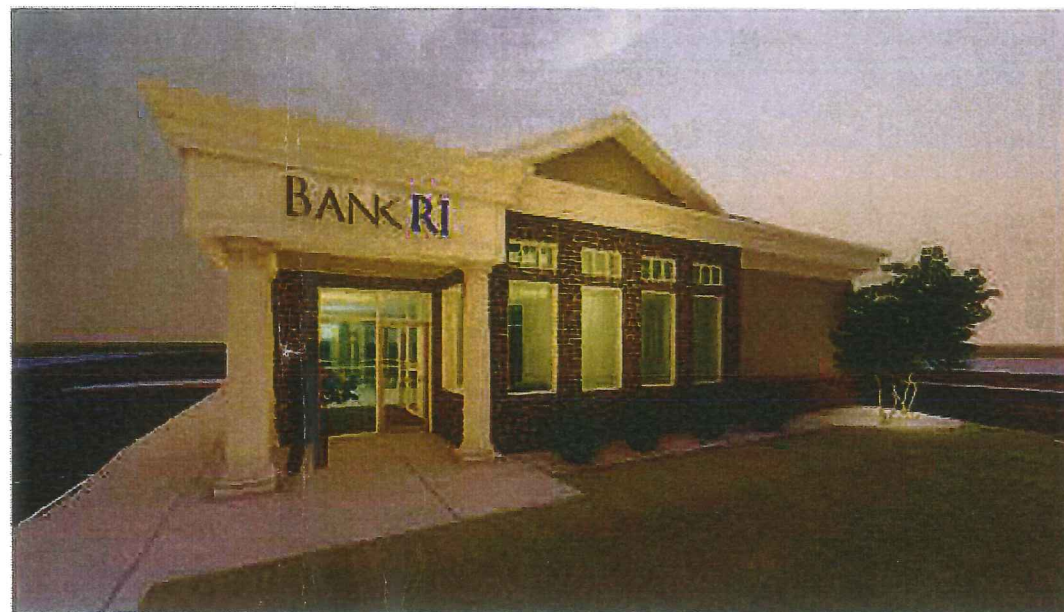
5A.2
2 of 2



A West Elevation
Scale: 1/16" = 1'-0"



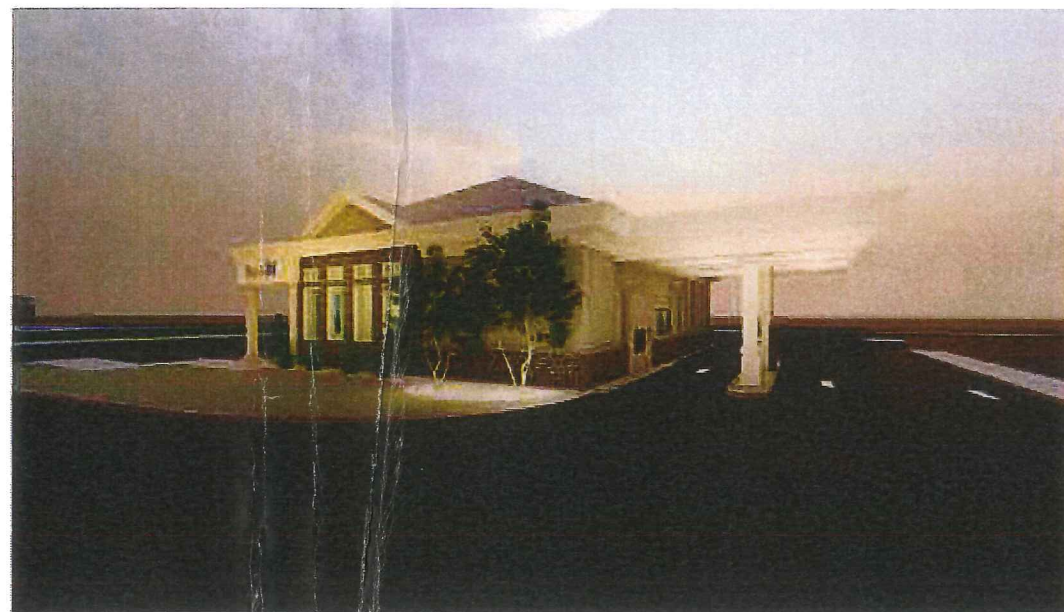
OPTION B EXTERIOR BATEMAN AVE EAST BOUND



OPTION B EXTERIOR OAKLAND AVE SOUTH BOUND



OPTION B EXTERIOR CORNER ENTRANCE



OPTION B EXTERIOR OAKLAND AVE NORTH BOUND



VESTIBULE



FACING TELLER'S DESK



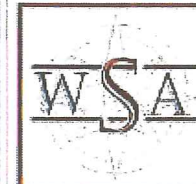
CONFERENCE ROOM



BEHIND TELLER'S DESK FACING VESTIBULE



VIEW FROM OFFICES FACING VESTIBULE



WILLIAM STARCK
ARCHITECTS, INC.
115 COLE STREET
PROVIDENCE, RHODE ISLAND 02902
TEL: 860.421.1111
FAX: 860.421.1111
WWW.WILLIAMSTARCK-ARCH.COM

NEW BANKRI RETAIL BRANCH
BANK
1458-1500 OAKLAWN AVENUE, CRANSTON, RI
02910

BROOKLINE BANCORP, INC.

No. Description Date

SCALE 1/8" = 1'-0"
DATE 03/22/2010
DRAWN BY KAI
PROJECT NUMBER 23-002
DRAWING NAME
OPTION B INTERIOR AND
EXTERIOR RENDERINGS

DRAWING NUMBER

A 0.3

COMMENTS
PROPOSED DRAWINGS

Dion
SIGNS
INC.
A Poyant Company

Christy's Liquors

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Approved By:

Date:

Channel Letters By Others