

**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: Nov 1, 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: Halmi Briggs Properties

ADDRESS: P.O. Box 8479 Cranston, RI ZIP CODE: 02920

APPLICANT: Mandeville Sign Co

ADDRESS: 676 George Washington Hwy Lincoln, RI ZIP CODE: 02865

LESSEE: Desi Halmi - Primary Flow Signal

ADDRESS: 800 Wellington Ave Cranston, RI ZIP CODE: 02910

1. ADDRESS OF PROPERTY: 800 Wellington Ave

2. ASSESSOR'S PLAT #: 5 BLOCK #: 2 ASSESSOR'S LOT #: 2434 WARD: _____

3. LOT FRONTAGE: 500' LOT DEPTH: 346.88' LOT AREA: 173,440 SF

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M-2
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 26' PROPOSED: same

6. LOT COVERAGE, PRESENT: 39.3% PROPOSED: same

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 17 years

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

9. GIVE SIZE OF EXISTING BUILDING(S): 68,185.8

10. GIVE SIZE OF PROPOSED BUILDING(S): same

11. WHAT IS THE PRESENT USE? manufacturing

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: install new ground sign 21'-8" in height, 192sf area

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

16. WERE YOU REFUSED A PERMIT? yes, #134481 denied on 6.29.23

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
Section 17.72.010 (7)

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

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

DEZI G. HALMI

(OWNER SIGNATURE) MEMBER

RESPECTFULLY SUBMITTED,

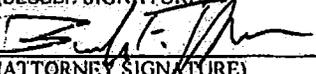
401-461-6366 E111
(PHONE NUMBER)

(OWNER SIGNATURE)
Michelle Regen, MS1
(APPLICANT SIGNATURE)

(PHONE NUMBER)
401-834-9008
(PHONE NUMBER)


(LESSEE SIGNATURE)

401-461-6366 E111
(PHONE NUMBER)


(ATTORNEY SIGNATURE)

401-427-6254
(PHONE NUMBER)

Brendan F. Ryan, Esq.
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: One Citizens Plaza, Providence RI 02903

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

Primary Flow Signal
800 Wellington Avenue
Cranston, RI 02910
October 11, 2023

Subject parcel 5/2/2434/ /
Zone: M2 Industrial

Request to allow sign area in excess of that allowed by Chapter 17.21.Signs, and specifically Table 17.72.010(7) maximum allowed area of 50 square feet.

Subject is zoned M-2 Industrial, as are all abutting parcels along Wellington Avenue. The existing manufacturing use is allowed in the M-2 District.

Primary Flow Signal is an existing business, at the current location since 2006. The property contains just over 4 acres (176,853SF) of land and a 68,185.8SF building. The building length along Wellington Avenue is 363 feet. Wall height average is 14' resulting in a façade area of 5082SF.

The purpose of the ordinance is to control the use of signage while allowing successful development and improvements as appropriate for the zoning district where the property is located.

It is not the intent of the ordinance to address individual parcels, nor could that intent ever be met. Each piece of property carries unique aspects, while being similar to those in the same zoning district. The ordinance is intended to address similarities, while allowing relief to manage individual specifics.

The Code restricts TOTAL site sign area to 30% of the street facing façade area, but caps at 300SSF. The limiting cap of 300SF is significantly less than 30% of the qualifying street facing façade area.

Code further restricts ground signs in the M-2 District to not more than 50SF.

A ground sign of 50SF would appear out of place and inconsistent with the subject parcel as well as the general vicinity.

The subject parcel is one of largest sites located along Wellington Avenue. It also contains the building with the longest Wellington Ave facing wall. This makes the subject parcel unique and deserving of relief from the upper limit imposed by the code.

The proposal respects the intent of controlling signage as a factor of building length and façade area. The size of the proposed ground sign, although significantly more than the code allows, has the proper proportion and scale for the existing building and property lengths. The resulting improvement will complement the existing conditions on site and in the general vicinity.

As stated above, the applicant will demonstrate at hearing that pursuant to section 17.92.010 of the Cranston Zoning Ordinance, the hardship from which the applicant seeks relief is due to the unique characteristics of the subject structure, the hardship is not the result of any prior action of the applicant and does not result primarily from the desire 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, and the relief to be granted is the least relief necessary.

800 WELLINGTON AVENUE

Location 800 WELLINGTON AVENUE

Plat Sec Lot Condo 5/2 / 2434/ /

Acct# 08149810

Owner HALMI BRIGGS PROPERTIES

Assessment \$2,198,300

PID 6800

Building Count 3

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$1,588,100	\$610,200	\$2,198,300

Owner of Record

Owner HALMI BRIGGS PROPERTIES
Co-Owner
Address P.O. BOX 8479
 CRANSTON, RI 02920-8479

Sale Price \$1,500,000
Certificate
Book & Page 3504/0001
Sale Date 10/17/2006
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HALMI BRIGGS PROPERTIES	\$1,500,000		3504/0001		10/17/2006
EIGHT HUNDRED WELLINGTON LLC	\$0		2722/0223		08/04/2004
HAYES C I INC	\$0		/0		

Building Information

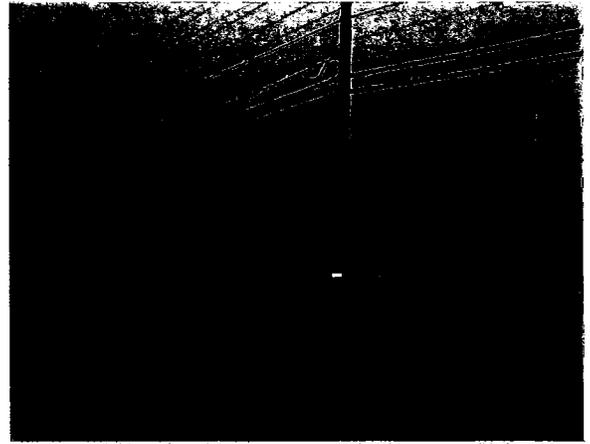
Building 1 : Section 1

Year Built: 1954
Living Area: 27,238
Replacement Cost: \$1,664,783
Building Percent Good: 37
Replacement Cost
Less Depreciation: \$616,000

Building Attributes	
Field	Description

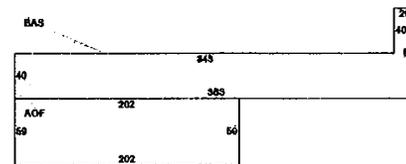
Style:	Industrial
Model	Comm/Ind
Grade	Average
Stories:	1
Occupancy	2.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Carpet
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	INDUSTRIAL MDL96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	4000
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CLNG & WL
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Conn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos2/CranstonRIPhotos/A00\05\64\43.jpg>)

Building Layout



(ParcelSketch.ashx?pid=6800&bid=6800)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	15,320	15,320
AOF	Office, (Average)	11,918	11,918
		27,238	27,238

Building 2 : Section 1

Year Built: 1954
Living Area: 29,726
Replacement Cost: \$1,461,884
Building Percent Good: 30
Replacement Cost
Less Depreciation: \$438,600

Building Attributes : Bldg 2 of 3	
Field	Description
Style:	Industrial
Model	Comm/Ind
Grade	Average

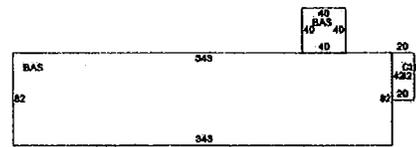
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-cast Concr
Exterior Wall 2	Pre-finish Metl
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	INDUSTRIAL MDL96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	4000
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	NONE
Rooms/Prtns	LIGHT
Wall Height	26.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos2/CranstonRIPhotos/A00\05\64\44.jpg>)

Building Layout



(ParcelSketch.ashx?pid=6800&bid=32353)

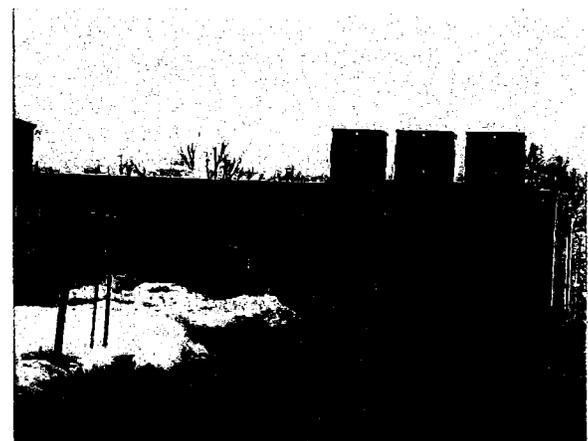
Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	29,726	29,726
CLP	Loading Platform, Enclosed	840	0
		30,566	29,726

Building 3 : Section 1

Year Built: 1964
Living Area: 12,096
Replacement Cost: \$630,538
Building Percent Good: 47
Replacement Cost Less Depreciation: \$296,400

Building Attributes : Bldg 3 of 3	
Field	Description
Style:	Industrial
Model	Comm/Ind
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry

Building Photo



(<https://images.vgsi.com/photos2/CranstonRIPhotos/A00\05\64\45.jpg>)

Building Layout

Category

Outbuildings

Outbuildings				Legend
Code	Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT	75000.00 S.F.	\$112,500	1
FN3	FENCE-6' CHAIN	1600.00 L.F.	\$9,600	1
SHP5	W/IMPROV GOOD	2400.00 S.F.	\$75,600	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,588,100	\$610,200	\$2,198,300
2021	\$1,588,100	\$610,200	\$2,198,300
2020	\$1,508,300	\$512,600	\$2,020,900
2019	\$1,508,300	\$512,600	\$2,020,900
2019	\$1,508,300	\$512,600	\$2,020,900