

**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: August 30, 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: 101 Comstock 24 LLC

ADDRESS: 101 Comstock Parkway, Suite 24, Cranston, RI ZIP CODE: 02921

APPLICANT: John B. Canning III

ADDRESS: 140 Hillcrest Drive North, Cranston, RI ZIP CODE: 02921

LESSEE: Accel Auto LLC

ADDRESS: 101 Comstock Parkway, Cranston, RI ZIP CODE: 02921

1. ADDRESS OF PROPERTY: 101 Comstock Parkway, Suite 24

2. ASSESSOR'S PLAT #: 36/1 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 61/24 WARD: 4

3. LOT FRONTAGE: 192' +/- LOT DEPTH: 397' +/- LOT AREA: 1.827 acres

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M-2 60,000 sq ft 35 ft  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: one story PROPOSED: no change

6. LOT COVERAGE, PRESENT: 41% PROPOSED: no change

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 4/4/2022

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

9. GIVE SIZE OF EXISTING BUILDING(S): 325' x 100' each unit is 25' x 50'

10. GIVE SIZE OF PROPOSED BUILDING(S): no change

11. WHAT IS THE PRESENT USE? motor vehicle repair and service establishment (light)

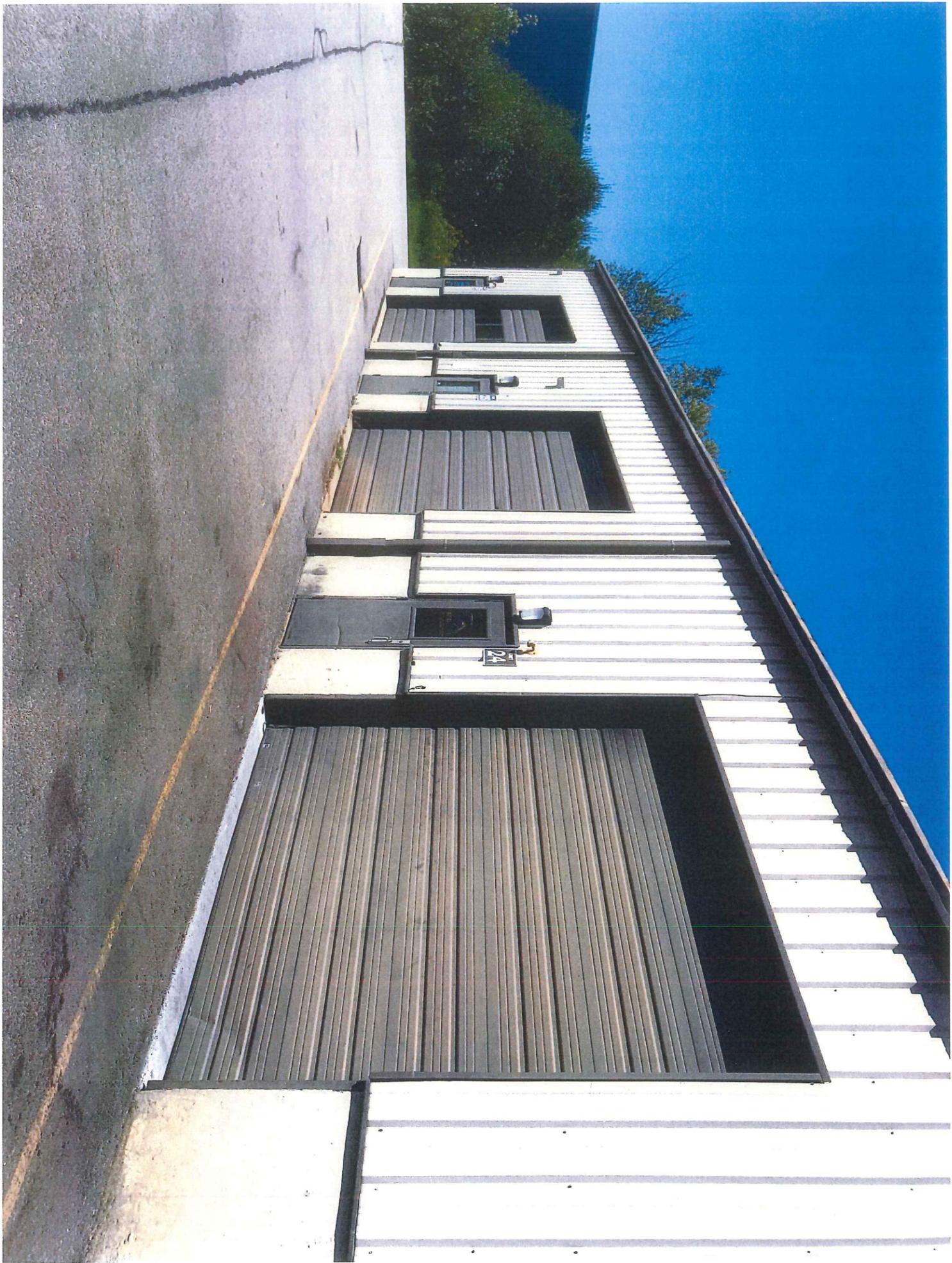
12. WHAT IS THE PROPOSED USE? same

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















**REFERENCES:**

CITY CLERKS OFFICE  
CONDO BOOK 3, PAGES 32 - 34 ENTITLED  
"ONE HUNDRED ONE COMSTOCK  
COMMERCIAL CONDOMINIUMS"  
DEED BOOK 624, PAGE 422  
DEED BOOK 6465, PAGE 93  
R.I. DEPT. OF TRANSPORTATION  
HIGHWAY PLAT 1269

ALL LOTS SHOWN ARE LOCATED  
IN A M-2 ZONED AREA

AP 36, Lot 77  
N/F SF Sixty, LLC

**PARKING NOTES:**

ALL PARKING SHOWN AS OBSERVED 8/02/23  
TOTAL # OF TYPICAL SPACES = 78  
TOTAL # OF HANDICAP SPACES = 4  
TOTAL # OF SPACES = 82  
ALL PARKING SPACES ARE 9'X18'  
ALL PARKING SPACES ARE DEFINED AS  
COMMON ELEMENTS AND AVAILABLE TO ALL  
OWNERS AS NEEDED PER CONDOMINIUM DOCUMENTS.

AP 36, Lot 87  
N/F 66 Stamp  
Farm Road, LLC

**CERTIFICATION:**

This Survey has been conducted and the Plan prepared  
pursuant to Section 9 of the Rules and Regulations  
adopted by the Rhode Island Board of Registration  
for Professional Land Surveyors.

LIMITED CONTENT BOUNDARY SURVEY - CLASS III

The Purpose and the Conduct of the Survey and for the  
Preparation of the Plan is as Follows:

To Demonstrate the Location and Dimensions of Existing,  
Commercial Condos, Parking & Property Lines for  
101 Comstock Pkwy, City of Cranston, Assessor Plat 36, Lot 61.

By: Walter P. Skorupski

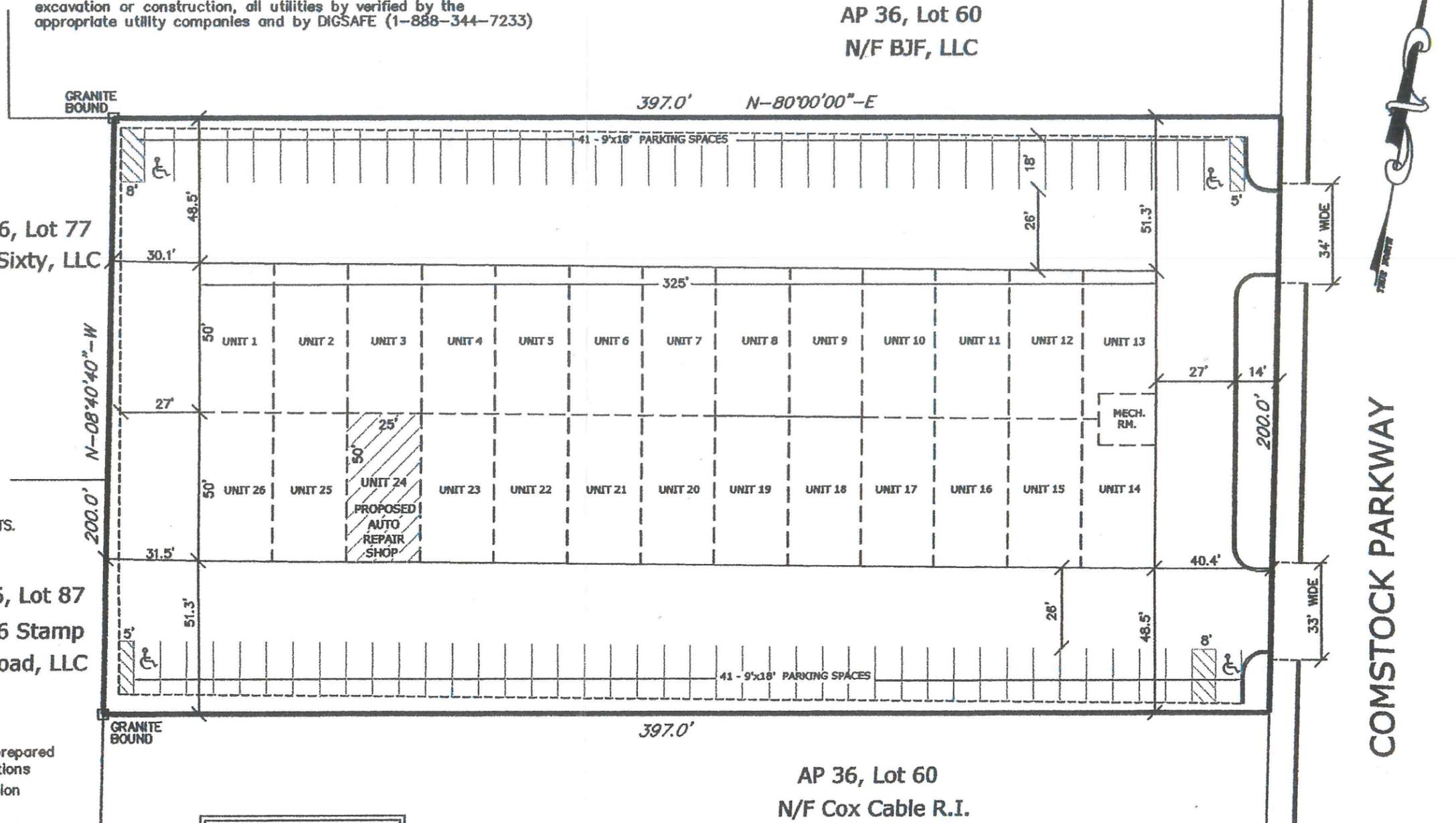
9/5/2023

Walter P. Skorupski  
Registered Professional Land Surveyor  
LS A378-COA

Date:

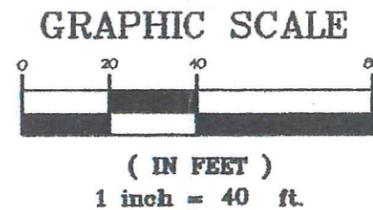
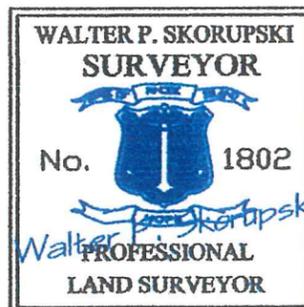
**DIGSAFE:**

It is advised that prior to any  
excavation or construction, all utilities be verified by the  
appropriate utility companies and by DIGSAFE (1-888-344-7233)



AP 36, Lot 60  
N/F BJJ, LLC

AP 36, Lot 60  
N/F Cox Cable R.I.



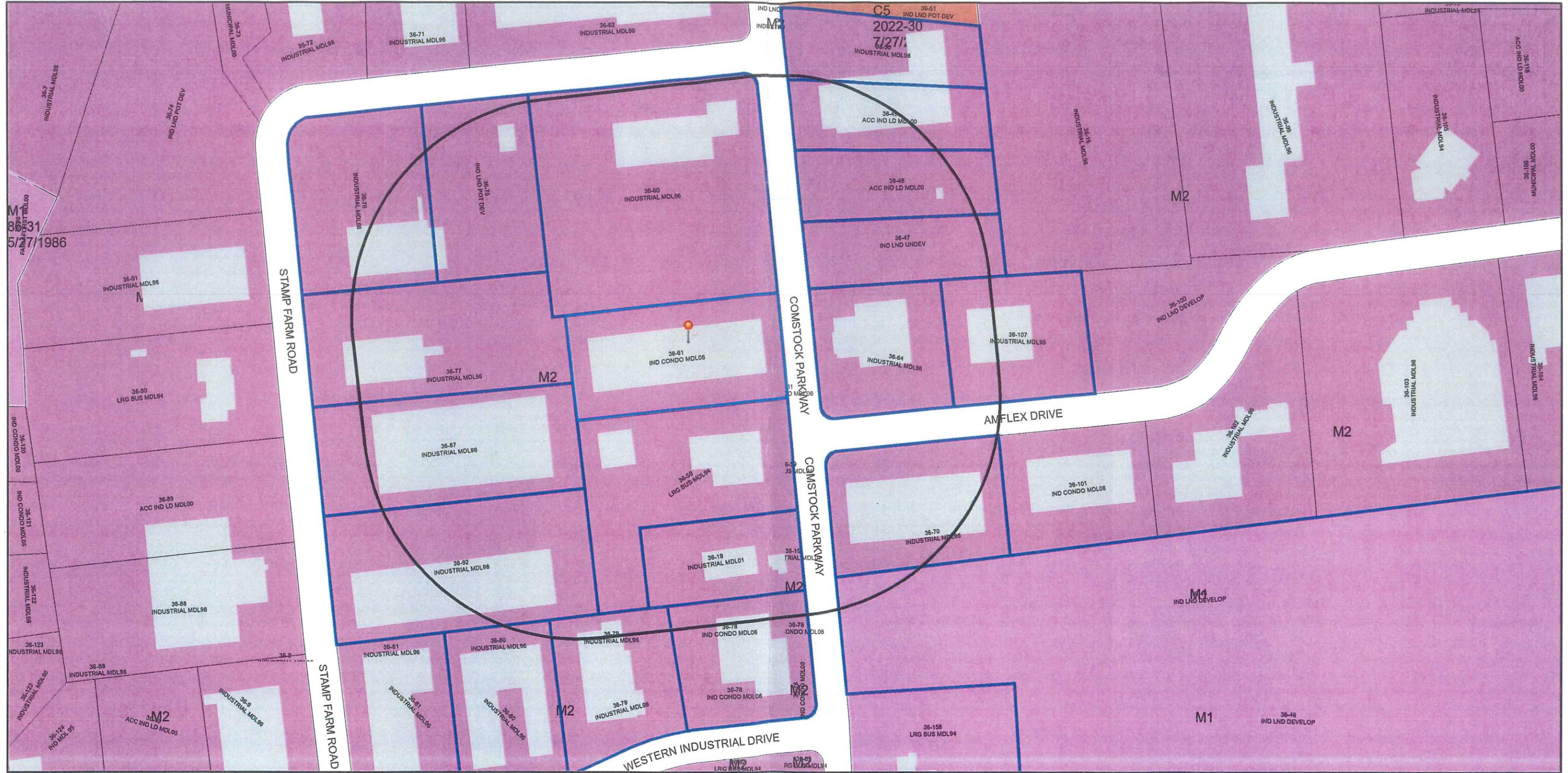
Unit 24 Owner:  
101 Comstock 24 LLC  
140 Hillcrest Drive North  
Cranston, R.I. 02921  
Date: August, 2023

**EXISTING SITE PLAN**  
"ONE HUNDRED ONE COMSTOCK  
COMMERCIAL CONDOMINIUMS"  
CITY OF CRANSTON  
101 COMSTOCK PARKWAY  
ASSESSOR'S PLAT 36, LOT 61



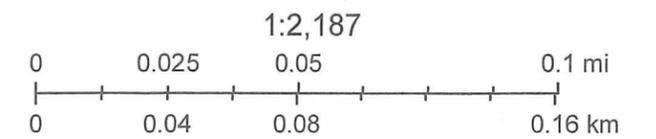
COMSTOCK PARKWAY

# 101 Comstock Pkwy 400' Radius Plat 36 Lot 61



8/17/2023, 8:11:25 AM

- |                            |               |                           |     |  |    |  |       |
|----------------------------|---------------|---------------------------|-----|--|----|--|-------|
| Selected Parcels in Buffer |               | Parcels                   | A80 |  | B2 |  | M1    |
| Selected Parcels           |               | Buildings                 | A20 |  | C1 |  | M2    |
| Parcels In Buffer          |               | Zoning Dimensions         | A12 |  | C2 |  | EI    |
| Parcel ID Labels           |               | Historic Overlay District | A8  |  | C3 |  | MPD   |
| Streets Names              | <b>Zoning</b> |                           | A6  |  | C4 |  | S1    |
| — Cranston Boundary        | none          |                           | B1  |  | C5 |  | Other |



City of Cranston