

**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 7, 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: Force Realty LLC

ADDRESS: 419 Albion Road, Unit 19, Lincoln, RI ZIP CODE: 02865-4277

APPLICANT: AL Events LLC

ADDRESS: 885 Dyer Avenue, Cranston, RI ZIP CODE: 02920

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 56 Rolfe Square

2. ASSESSOR'S PLAT #: 5/1 BLOCK #: _____ ASSESSOR'S LOT #: See attached WARD: 2

3. LOT FRONTAGE: 490 ft. +/- LOT DEPTH: 240 ft. +/- LOT AREA: 85,101 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-3 6,000 sq. ft. 35 ft.
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

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

6. LOT COVERAGE, PRESENT: 17.6% PROPOSED: no change

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 6/22/20

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

9. GIVE SIZE OF EXISTING BUILDING(S): 147' x 112' +/-

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

11. WHAT IS THE PRESENT USE? mixed use commercial/retail office

12. WHAT IS THE PROPOSED USE? same

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: No structural alterations planned for exterior of building. Use existing suite for events like birthday parties, showers and small gatherings.

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.

17.92.010 (variances) and all other applicable sections of the Cranston Zoning Code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Proposed use is compatible with existing uses in commercial building. Adequate off street parking is available for events.

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

RESPECTFULLY SUBMITTED,

Force Realty, LLC

By: [Signature]
(OWNER SIGNATURE)

401-954-1880
(PHONE NUMBER)

(OWNER SIGNATURE)

AL Events LLC

By: [Signature]
(APPLICANT SIGNATURE)

(PHONE NUMBER)

939-775-5300
(PHONE NUMBER)

(LESSEE SIGNATURE)

[Signature]
(ATTORNEY SIGNATURE)

(PHONE NUMBER)

401-946-3800

(PHONE NUMBER)

Robert D. Murray, Esq.

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

Force Realty LLC

Page 2

2. AP: 5/1; Assessor's Lots: 591, 594, 595, 597-599, 601-604, 609, 1835, 1836, 1838







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EXCHANGE

CLASSES







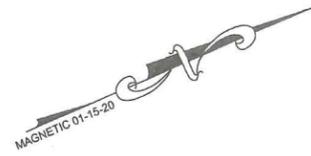




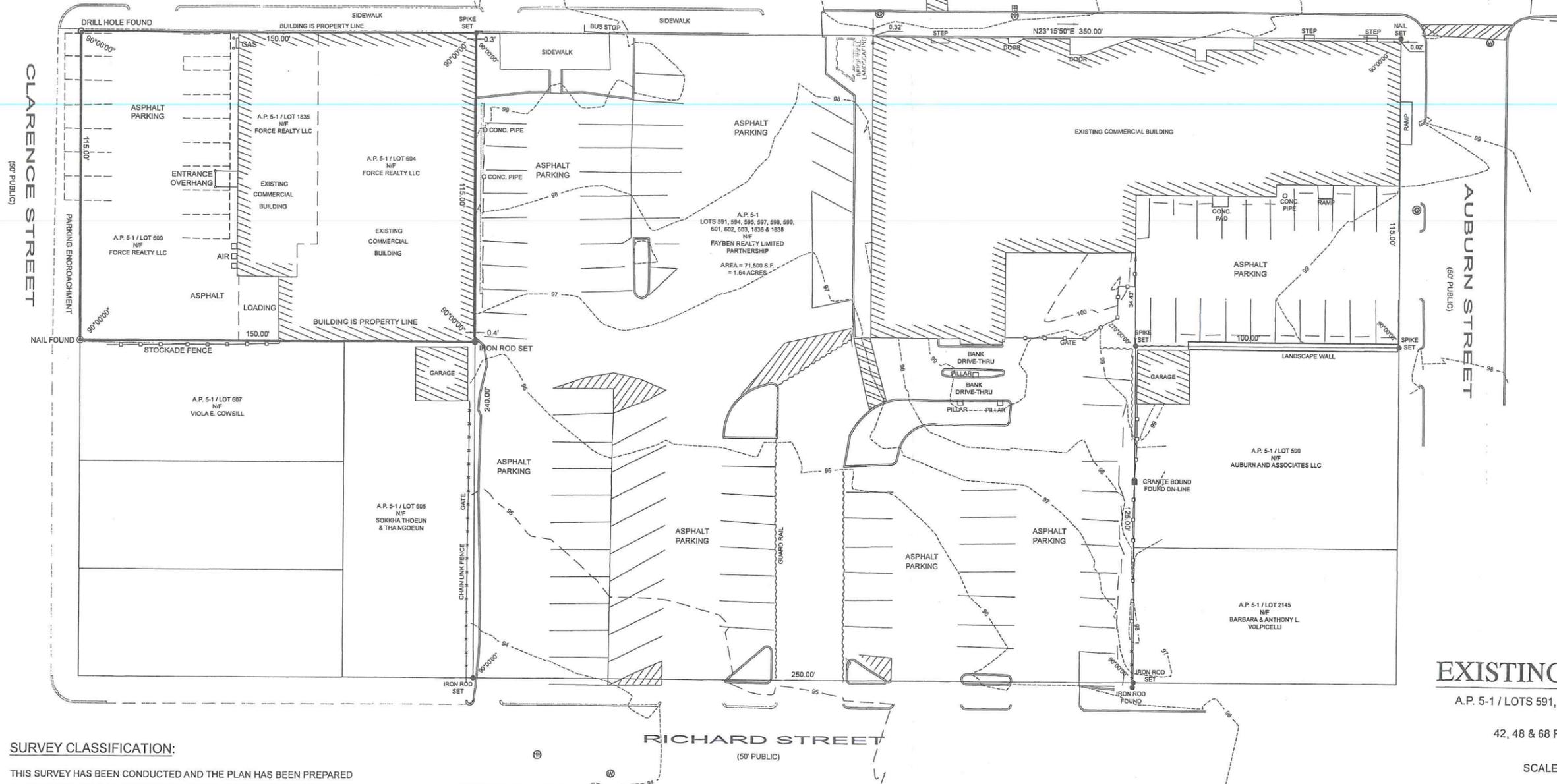


ROLFE SQUARE
AUBURN STREET
RICHARD STREET
CLARENCE STREET

STREET INDEX



LOCUS MAP



REFERENCES:

- DEED BOOK 656, PAGE 188 (AP 5-1 LOTS 591, 594, 595, 597 & 1836)
DEED BOOK 2645, PAGE 1 (AP 5-1 LOTS 601 & 1838)
DEED BOOK 2645, PAGE 3 (AP 5-1 LOTS 602 & 603)
DEED BOOK 2645, PAGE 6 (AP 5-1 LOTS 598 & 599)

ZONING DISTRICT C-3

MINIMUM LOT AREA:	6,000 S.F.
MINIMUM LOT WIDTH:	60 FT.
MINIMUM LOT FRONTAGE:	60 FT.
MINIMUM SETBACKS	
FRONT:	0 FT.
SIDE:	0 FT.
REAR:	20 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
MAXIMUM LOT COVERAGE:	100%

EXISTING CONDITIONS PLAN

A.P. 5-1 / LOTS 591, 594, 595, 597, 598, 599, 601, 602, 603, 1836 & 1838
FAYBEN REALTY LIMITED
42, 48 & 68 ROLFE SQUARE AND 51 RICHARD STREET
CRANSTON, R.I. 02910

SCALE: 1"= 20' DATE: JANUARY 28, 2020

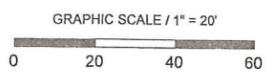
PREPARED FOR:

CHARLES CHIN
622 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865

PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 FAX: (401) 463-9039

JOB NO. 9204 / DWG. NO. 9204 - (CJB)



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES AND SITE TOPOGRAPHY.

BY: *Richard T. Bzdryra* DATE: Feb 5, 2020
BY: RICHARD T. BZDYRA, PLS.; LICENSE #1786; COA # LS-A60

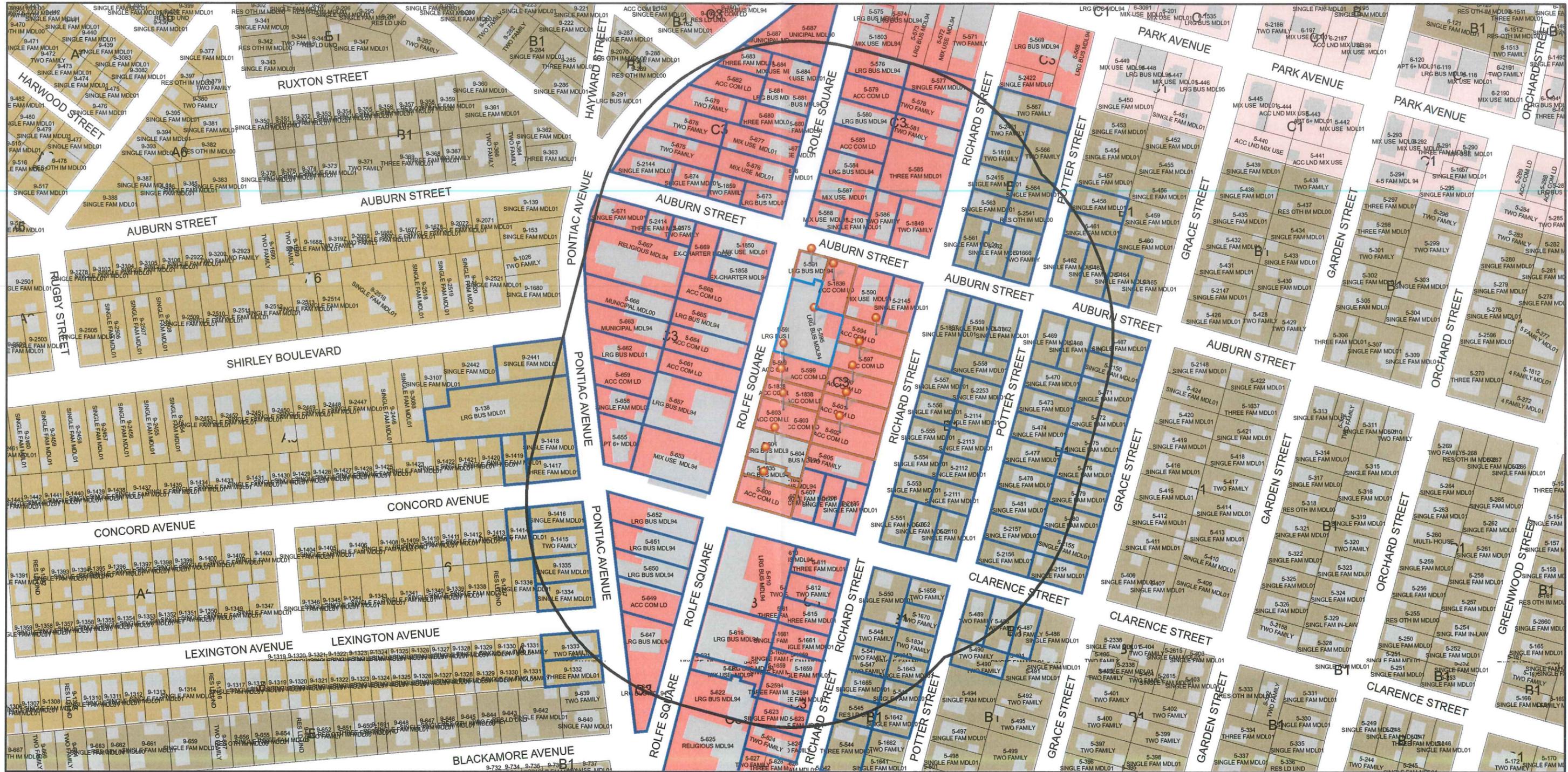
NOTES:

- THE SUBJECT PARCELS LIE WITHIN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CRANSTON, MAP NUMBER 44007C0318H, EFFECTIVE DATE OCTOBER 2, 2015.
- THE ELEVATIONS SHOWN ON THIS PLAN REFERENCE AN ASSUMED DATUM.

LEGEND

- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- ⊕ MANHOLE
- ⊞ CATCH BASIN
- ⊙ GAS GATE
- ⊙ WATER GATE
- ⊙ HYDRANT
- ⊙ SEWER MANHOLE

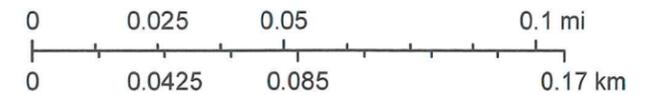
56 Rolfe Sq 400' Radius Plat 5 Lot 595, etc



8/7/2023, 2:50:10 PM

1:2,270

- | | | | | |
|----------------------------|---------------------------|-----|----|-------|
| 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 | Zoning | A6 | C4 | S1 |
| Cranston Boundary | none | B1 | C5 | Other |



City of Cranston