



# Ursillo, Teitz & Ritch, Ltd.

*Counsellors At Law*

2 Williams Street  
(at South Main Street)  
Providence, Rhode Island 02903-2918

Michael A. Ursillo \*  
Andrew M. Teitz, AICP \* †  
Scott A. Ritch \* †

Tel (401) 331-2222  
Fax (401) 751-5257  
[amygoins@utrlaw.com](mailto:amygoins@utrlaw.com)

---

Troy L. Costa †  
Amy H. Goins \* †  
Peter F. Skwirz \* †  
David Marks \* †  
Admitted in RI\*, MA †

May 20, 2026

Via OpenGov

Development Plan Review Committee  
c/o Beth E. Ashman, Planning Director  
City of Cranston  
869 Park Ave.  
Cranston, RI 02910

**Re: Dream Big, Inc. d/b/a Dream Big Gymnastics (“Applicant”)  
Request for Waiver of Development Plan Review – Proposed Change of Use  
41 Western Industrial Drive (AP 36-3, Lot 9) / 0 Western Industrial Drive (AP 36-3,  
Lot 95) [ZBR-26-21]**

Dear Ms. Ashman:

Thank you for taking the time to discuss the above-referenced matter on May 18. As discussed, please accept this correspondence as a request for a waiver of Development Plan Review (DPR) for the above-referenced matter.

As you know, the proposed change of use requires relief from the Zoning Board. The application has been docketed as ZBR-26-21 and is scheduled for a public hearing on June 10, 2026. The sale of the subject property to the Applicant is pending and is contingent on zoning relief. It is our understanding that the City did not require DPR when Dream Big Gymnastics moved to its current location at 41 Comstock Parkway in 2009, which also required relief from the Zoning Board. The proposed change of use involves no change to the footprint of the building. Further, as you know, the Applicant is working on a revised parking plan for the subject property, which is currently pending review by the City Traffic Engineer. The Applicant is not proposing any changes to the existing limits of the paved parking area, only a reconfiguration of the parking spaces and internal site circulation to ensure safe and convenient ingress and egress.

Also, as discussed, it would be greatly appreciated if the DPRC could convene a meeting on this matter on Wednesday, May 27, in advance of the City Plan Commission meeting scheduled for June 2.

Thank you for your attention to this matter and please let me know if you need further information in connection with this request.

Sincerely,

**URSILLO, TEITZ & RITCH, LTD.**

/s/ Amy H. Goins  
Attorney for Applicant, Dream Big, Inc.

cc: Client



### Record No: ZBR-26-21

Zoning Board of Review Application

Status: Active

Submitted On: 5/11/2026

### Primary Location

41 WESTERN INDUSTRIAL DRIVE  
Cranston, RI 02921

### Owner

B&E REALTY LLC  
41 WESTERN INDUSTRIAL DR CRANSTON, RI  
02921

## Applicant

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

Name of Applicant\*

Dream Big, Inc.

Who is Submitting this Application?\*

Attorney

Owners Name\*

B&E REALTY, LLC

Owner Authorization Affidavit\* 



Owner Affidavit - Signed.pdf

**PLEASE NOTE THAT IF THE OWNER OF SUBJECT PROPERTY IS AN LLC OR CORPORATION YOU WILL BE REQUIRED TO HAVE ATTORNEY REPRESENTATION.**

## Location for Application

**Please Note - The Address and/or Plat/ lot is required to continue with this application**

**Property Location Type\***

**Address\***

Physical Address

41 Western Industrial Drive

**City/Town\***

Cranston

---

## Type of Application

**Application Type\***

Use Variance

**Provision(s) of the Zoning Ordinance (if known)**

17.20.030 (Schedule of Uses); 17.64.010 (Off-Street Parking Requirements)

**Describe the extent of the proposed alterations and the reasons for the requesting relief\***

This application requires a use variance and a dimensional variance. Please see narrative attached.

---

## Existing Lot Specifications

<b>Current Use of Premises*</b>	<b>Lot Area*</b>
Industrial	120000
<b>Lot Frontage*</b>	<b>Lot Depth*</b>
376	300

---

## Existing Buildings & Structures


<b>Type of Building or Structure</b>	<b>Square Footage</b>
Other	21445
<b>Building /Structure Detail if Other</b>	
Industrial	

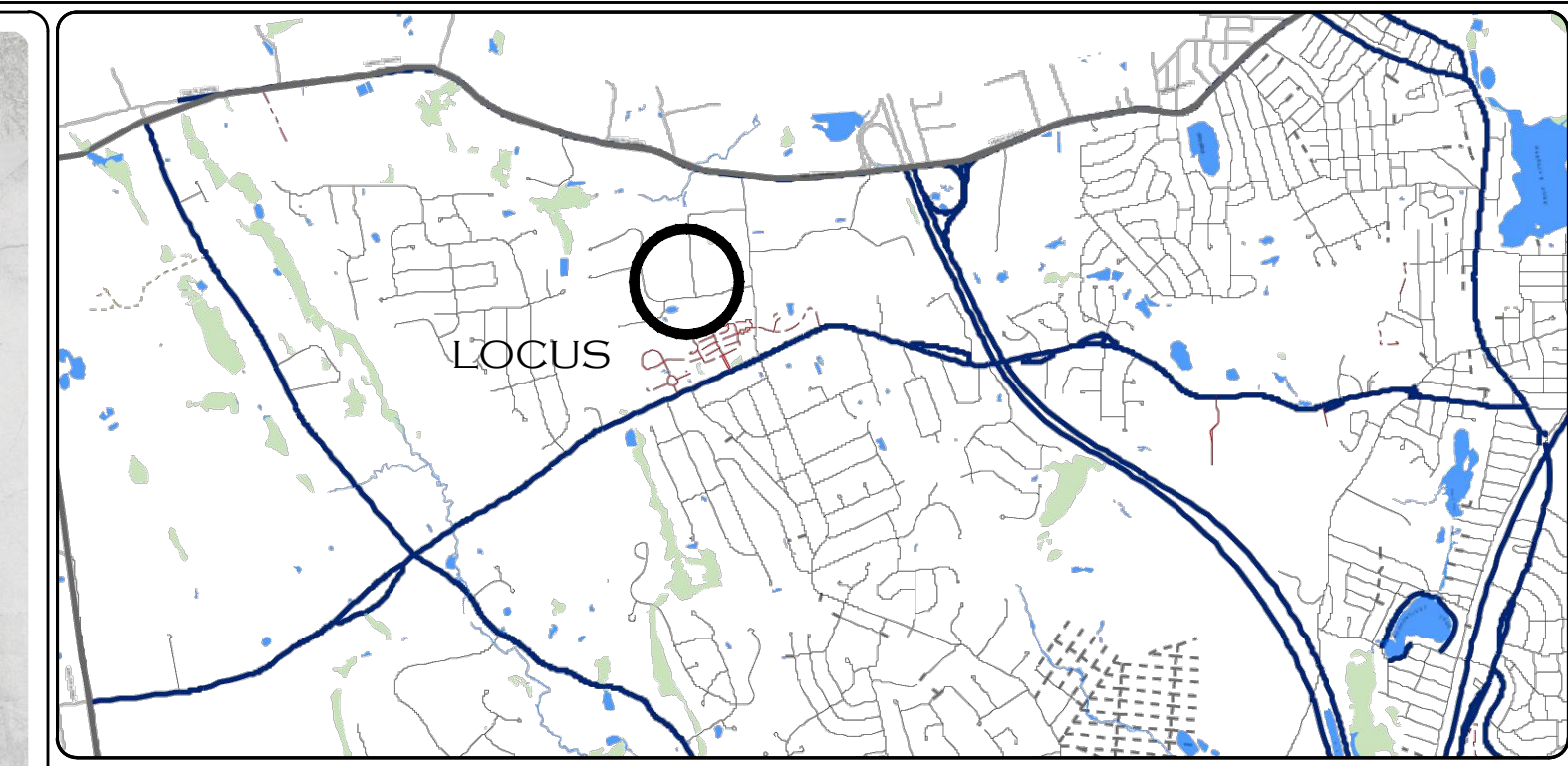
---

## Applicant Sign off

I , the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

### Digital Signature\*

 Amy H. Goins, Attorney for Applicant  
Feb 24, 2026



- GENERAL NOTES:**
- LOT SHOWN IS DESIGNATED AS LOTS 9 & 95 ON ASSESSORS MAP 36. DEED BK. / PG. - 4148 / 35 & 4707 / 30
  - OWNER OF RECORD: B&E REALTY, LLC  
41 WESTERN INDUSTRIAL DRIVE  
CRANSTON, RHODE ISLAND
  - SITE IS NOT LOCATED IN FEMA FLOOD ZONE AS SHOWN ON FIRM PANEL 44007C0292H EFFECTIVE ON OCTOBER 2, 2015.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAN REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION, ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

- REFERENCES:**
- "SECTION I, WETERN INDUSTRIAL COMPLEX, CRANSTON, RI BY GUILLEMEITE CORPORATION" AND RECORDED IN LAND EVIDENCE RECORDS BOOK

**ZONING DISTRICT: M2**

MANUFACTURING ZONING	= 200'
MINIMUM FRONTAGE	= 60,000 Sq Ft.
MINIMUM AREA	= 40'
MINIMUM SETBACKS	FRONT = 25'
	SIDE = 30'
	REAR = 30'
MAXIMUM LOT COVERAGE	= 60%
MAXIMUM BUILDING HEIGHT	= 35'

**PARKING REQUIREMENTS**

RETAIL BUSINESS AND SERVICE ESTABLISHMENTS EXCEPT EATING AND DRINKING ESTABLISHMENTS:  
ONE SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA OF BUILDINGS OR GROUPS OF BUILDINGS HAVING A GROSS FLOOR AREA GREATER THAN 5,000 SQUARE FEET, EXCLUDING BASEMENT STORAGE.

**OVERALL PARKING REQUIREMENTS:**

1 SPACE	108 SPACES REQUIRED
200 S.F. GFA * 21,445 S.F. GFA =	65 SPACING EXISTING
	54 SPACES PROPOSED
	<u>A VARIANCE FOR 54 SPACES IS REQUESTED</u>

**ADA PARKING REQUIREMENTS:**

1 ADA SPACE * 108 SPACES =	4.32 ADA SPACES REQUIRED
25 SPACES	4 ADA SPACES PROVIDED

**LEGEND**

BOUND	□	BOLLARD	●
IRON ROD	○	MONITORING WELL	⊙
DRILL HOLE	●	LIGHT POLE	☆
RR SPIKE	●	EXISTING CONTOURS	---
DRAIN MANHOLE	⊙	WATER LINE	---
CATCH BASIN	⊙	GAS LINE	---
SEWER MANHOLE	⊙	OVERHEAD WIRES	---
GAS VALVE	⊙	UNDERGROUND UTILITIES	---
UTILITY POLE	⊙	SEWER MAIN	---
HYDRANT	⊙	STONE WALL	---
WATER VALVE	⊙	WETLANDS	---
WATER SHUTOFF	⊙		

**DIG SAFE NOTE:**

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7253 ((888)DIG-SAFE).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

**PARKING & SITE PLAN**

41 WESTERN INDUSTRIAL DRIVE  
CRANSTON, RHODE ISLAND  
ASSESSORS MAP 36 LOTS 9 & 95

PREPARED FOR: B&E REALTY, LLC  
41 WESTERN INDUSTRIAL DRIVE, CRANSTON RI

JOB # 26-014 SCALE: 1" = 20' DRAWN BY: PDC DATE: MAY 18, 2026

REVISED:

**PAUL D. CARLSON**  
No. 7142  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
PROFESSIONAL SEAL

**INSITE** Engineering Services, LLC  
PROFESSIONAL ENGINEERS | LAND SURVEYORS  
Precision. Clarity. Certainty.  
Web Address: InsiteEngineers.com

InSite Professional Complex, Suite 1  
1539 Fall River Avenue, Seekonk, MA 02771  
Phone: (508) 336-4500

501 Great Road, North Smithfield, RI 02896  
Phone: (401) 762-2870

**SHEET 1 OF 1**

S:\2026\26-014\_McGehee - Western Industrial Dr (41) Cranston Ap 36, Lot 9\DWG\26-014\_Survey Worksheet after drone image.dwg, 5/20/2026 3:05:51 PM