

**Record No: ZBR-26-38**

Zoning Board of Review Application

Status: Active

Submitted On: 7/30/2026

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*

Steven Gilbert

Who is Submitting this Application?*

Architect

Owners Name*

John Leon

Owner Authorization Affidavit* ?OWNER AFFIDAVIT 357 DYER
AVE.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*

Both

Address*

357 Dyer Ave

City/Town*

Cranston

Plat*

8

Lot(s)* ?

2798

Type of Application

Application Type*

Dimensional Variance

Proposed*

Other (Lot coverage, Parking, etc.)

Propose Other Detail*

Signage. off-street parking

Total Square Footage*

3160.6

Width in Feet*

44.6

Length in Feet*

91.6

Height Above Grade*

15

Number of Stories*

1

Setbacks:

Indicate the amount of Dimensional Relief being sought from the property boundaries (if none please indicate 0)

Front Yard in Feet*

0

Rear Yard in Feet*

0

Side Yard in Feet*

0

Corner Side Yard in Feet*

0

Height in Feet*

0

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

17.72.010 Signs

17.64.010 Off Street Parking

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

Requesting to be able to put in the name of the business "Pate Lakay" and "Coffee& Bakery" into the mural being painted on the side of the building. Zoning allows for a wall sign of 30 square feet with a max hieght of 10 feet and a max total area of combined signage of 300sf. The proposed area lettering on the mural is 6.7sf and .3sf for a total area of 10 sf. The overall total signage square footage is 17.1sf. The approved mural the lettering would be on is on is approx. 10'-3 tall with an area of 87.4sf.

Existing building occupies the entire site and as a result off street parking cannot be provided.

Existing Lot Specifications

Current Use of Premises*

Commercial

Lot Area*

3545

Lot Frontage*

46.6

Lot Depth*

44.58

Existing Buildings & Structures

Type of Building or Structure	Square Footage
Other	3160.6
Building /Structure Detail if Other	
Existing wood framed restaurant	

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*

 Steven Gilbert
Jul 29, 2026

A

B

C

D

ZONING TABLE

PARCEL ID = 8-2798-0 OWNER = PATE LAKAY ENTERPRISE LLC JOHN LEON (401)-580-4629
ZONE = C4 5 OLD POUND HILL ROAD
NORTH SMITHFIELD, RI 02896-9590

BUILDING COVERAGE ALLOWED
UNDERSIZED LOT OF RECORD: 3,535 / 12,000 = 0.295 (29.5%)
LOT IS 29.5% OF REQUIRED
INCREASE BY PROPORTION UNDERSIZED = 70.5% INCREASE
ALLOWED AT 50% = 1,767.5 SF
170.5% OF ALLOWED = 1,767.5 x 1.705 = 3,013.6 SF ALLOWED (85.3%)

ITEM	REQUIRED	REQUIRED W/ 29.5% RELIEF	PROVIDED	RELIEF REQUESTED?
LOT SIZE	12,000 SF	-	3,545 SF	NO - EXISTING NON-CONFORMING
MINIMUM LOT WIDTH	120'	-	82'-1" EXISTING	NO - EXISTING NON-CONFORMING
MAXIMUM LOT COVERAGE	50% (6,000 SF)	85.3% (3,013.6 SF)	89.4% (3,160.6 SF) EXISTING	NO - EXISTING NON-CONFORMING
FRONT SETBACK	40'	11.8'	0' - 0" EXISTING	NO - EXISTING NON-CONFORMING
			1' - 10" EXISTING	NO - EXISTING NON-CONFORMING
REAR SETBACK	20'	5.9'	0' - 0" EXISTING	NO - EXISTING NON-CONFORMING
			0' - 0" EXISTING	NO - EXISTING NON-CONFORMING
SIDE SETBACK	8'	2.36'	0' - 0" EXISTING	NO - EXISTING NON-CONFORMING
			3' - 10" EXISTING	NO - EXISTING NON-CONFORMING
HEIGHT	35' - 0"	-	15' - 4" EXISTING	NO

PARKING REQUIREMENTS: ONE PARKING SPOT FOR EACH THREE SEATS PROVIDED FOR PATRON USE

62 PATRON SEATS PROVIDED
21 PARKING SPOTS REQUIRED

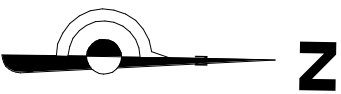
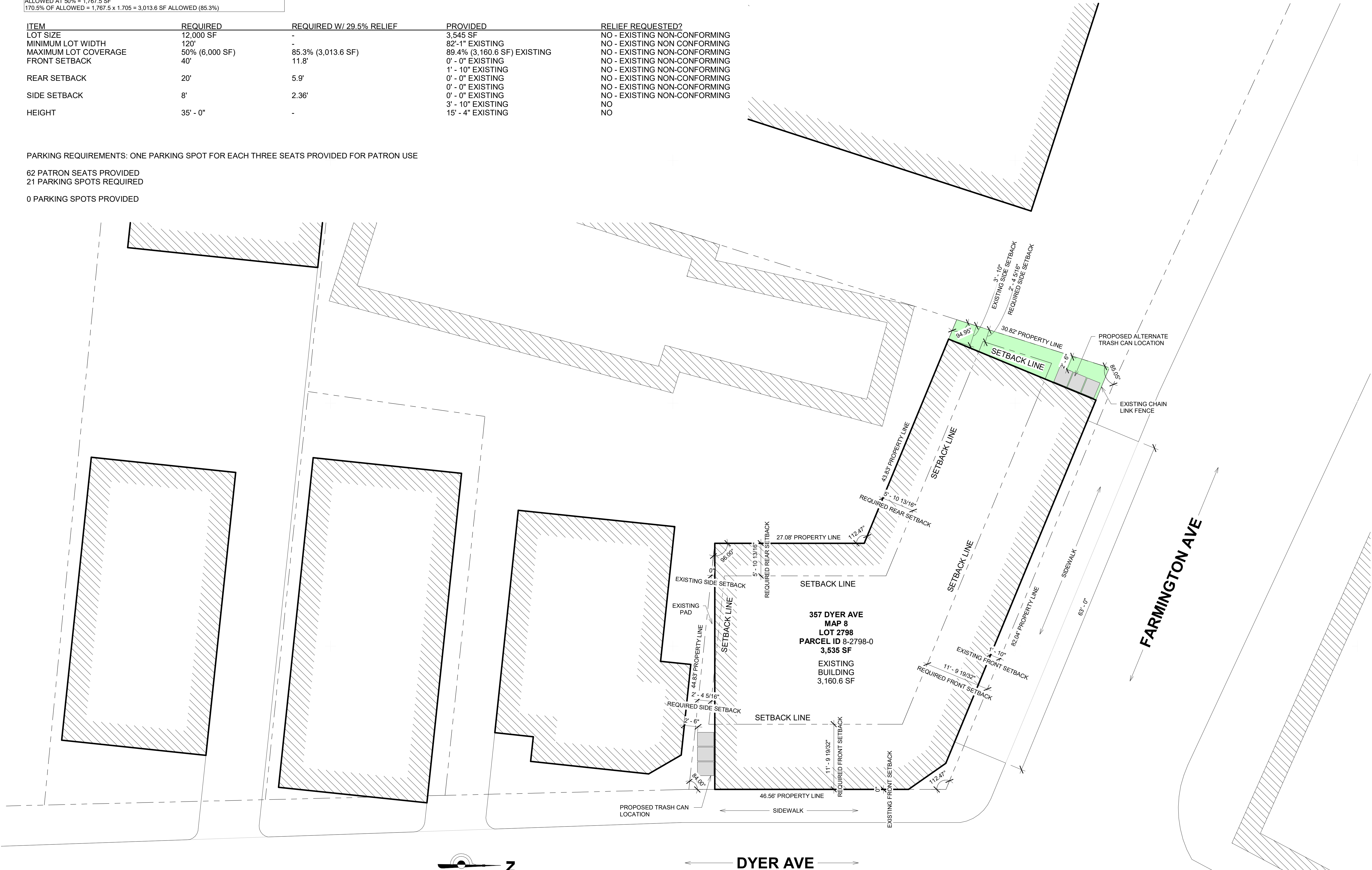
0 PARKING SPOTS PROVIDED

1

2

3

4

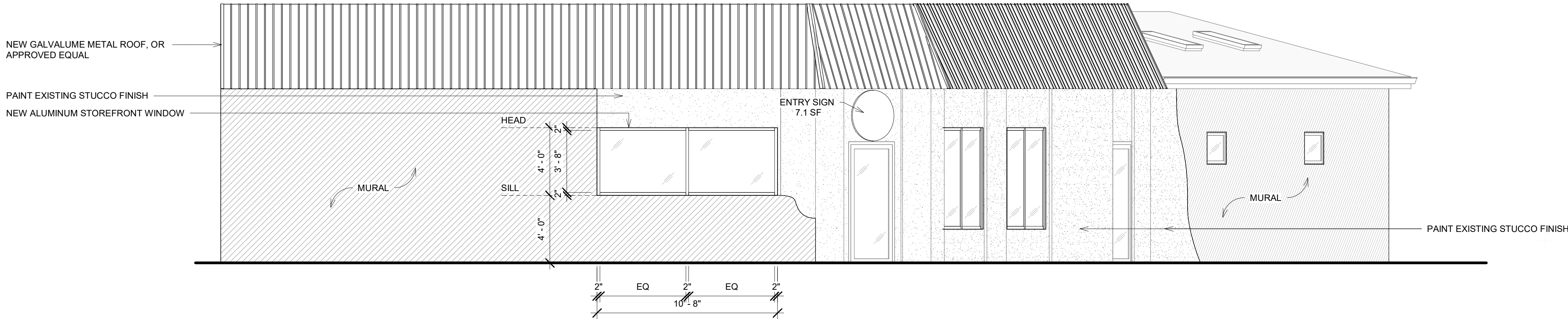


DYER AVE

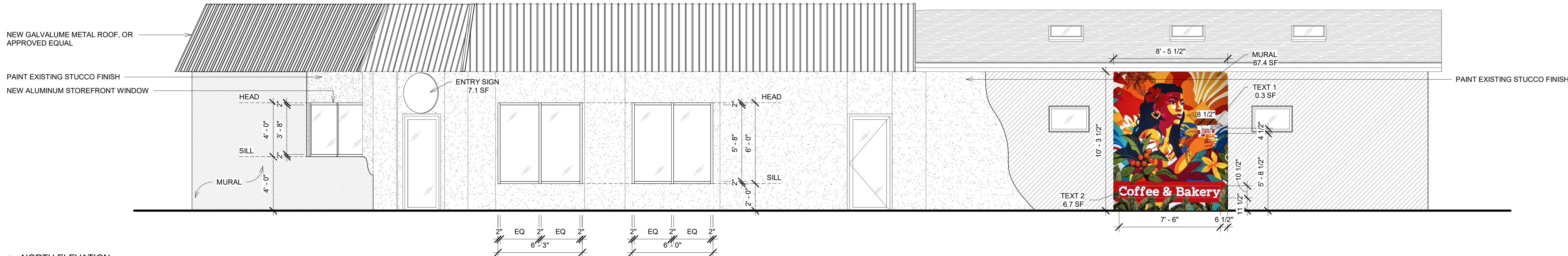
FARMINGTON AVE

B4 SITE - PROPOSED
1/8" = 1'-0"

1



2



3



4

KEYED NOTES

A

B

C

D

1

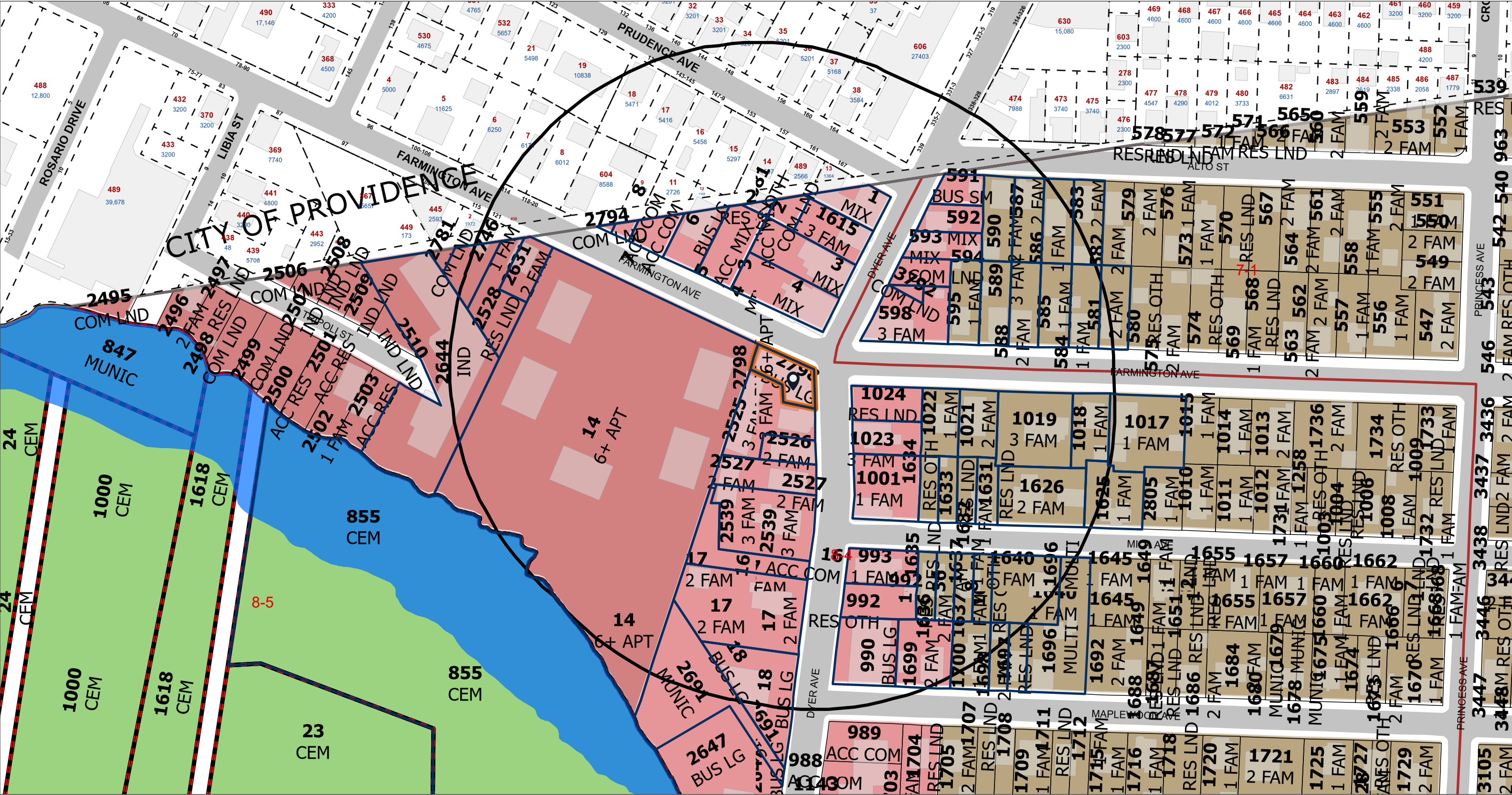
2

3

4



357 Dyer Ave 400' Radius Plat 8 Lot 2798





<https://geohub-cranston.hub.arcgis.com/>

Legend

- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Labels_Radius Maps_Lot and LU v2
- Streets Names
- Prov_Parcels

Hydro Poly 2001

- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Plat Bounds
- Easements partial

Parcels

- Cemeteries
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning
- none

Zoning

- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other

Map Scale: 1:1,964

Map created by Web Application on 7/28/2026 12:56 PM

Disclaimer: This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warrantee, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.