

# City of Cranston

# Zoning Board of Review

*October 13, 2021*

## **Chairman of the Board**

Christopher E. Buonanno

## **Members**

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norcliffe (1<sup>st</sup> Alternate)

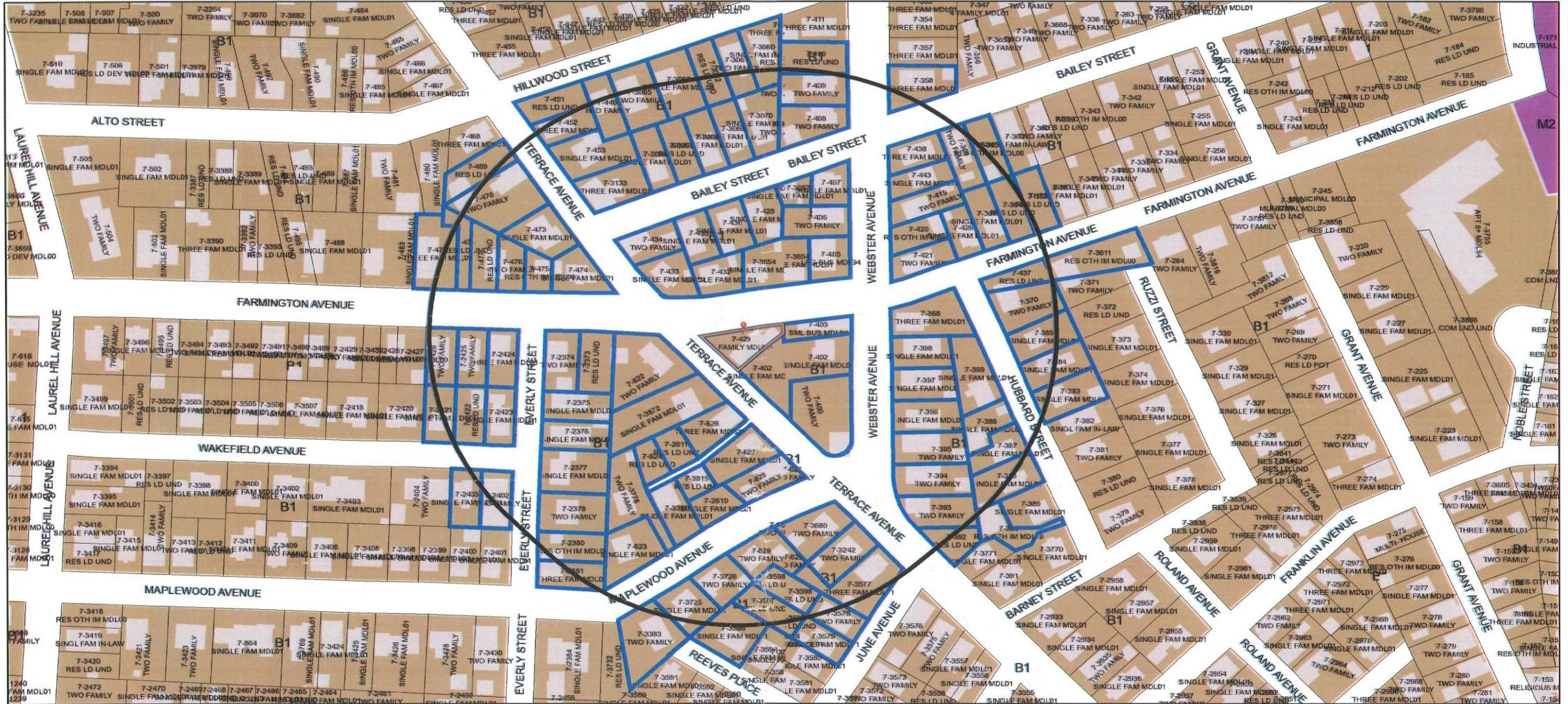
Vacant (2<sup>nd</sup> Alternate)

Vacant (3<sup>rd</sup> Alternate)

Thomas Barbieri (4<sup>th</sup> Alternate)

**MANUEL A. VENTURA (OWN/APP)** has filed an application to enclose a second story exterior porch encroaching into the required front yard setback at **212 Terrace Ave.** A.P. 7, lot 429; area 4,170 s.f.; zoned B1. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations; 17.20.110-Residential yard exceptions;  
Application filed 8/25/2021. No Attorney

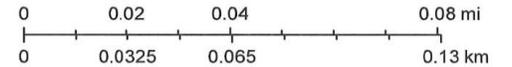
# 212 Terrace Ave 400' Radius Plat 7 Lot 429



6/3/2021, 10:44:15 AM

- |                   |  |                           |  |    |  |    |  |       |
|-------------------|--|---------------------------|--|----|--|----|--|-------|
| Parcel ID Labels  |  | Historic Overlay District |  | A8 |  | C3 |  | MPD   |
| Streets Names     |  | Zoning                    |  | A6 |  | C4 |  | S1    |
| Cranston Boundary |  | none                      |  | B1 |  | C5 |  | Other |
| Parcels           |  | A80                       |  | B2 |  | M1 |  |       |
| Buildings         |  | A20                       |  | C1 |  | M2 |  |       |
| Zoning Dimensions |  | A12                       |  | C2 |  | EI |  |       |

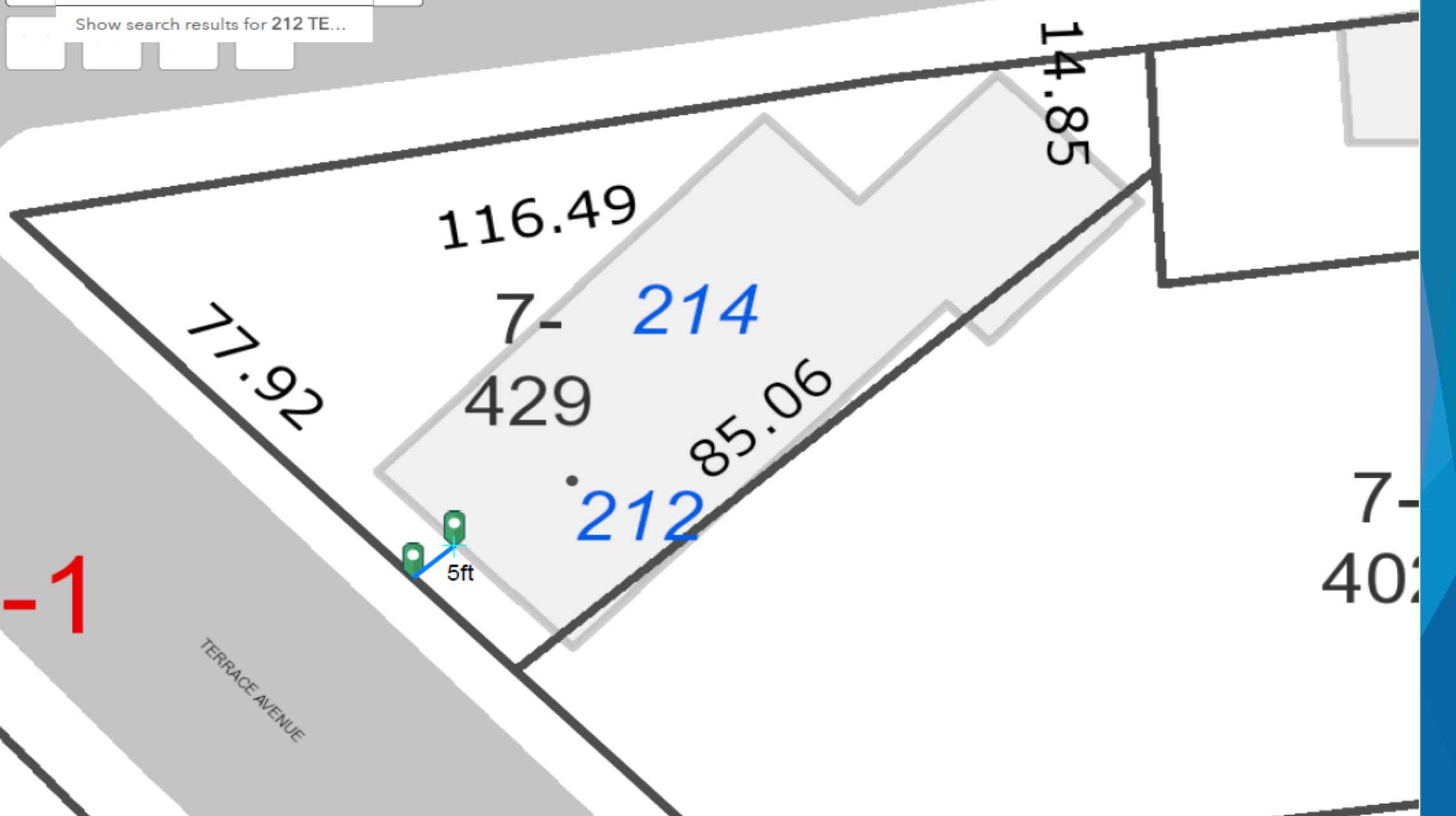
1:1,705



City of Cranston

212 TERRACE AV

Show search results for 212 TE...



7-1

TERRACE AVENUE

60

116.49

77.92

14.85

7- 214

429

85.06

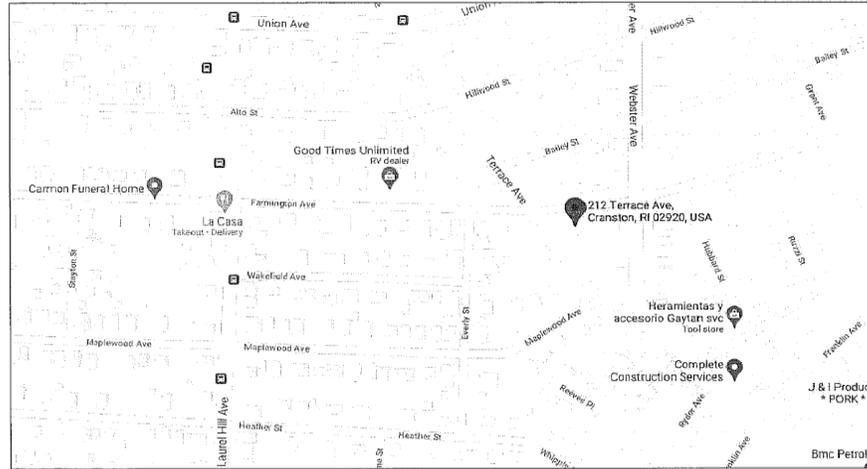
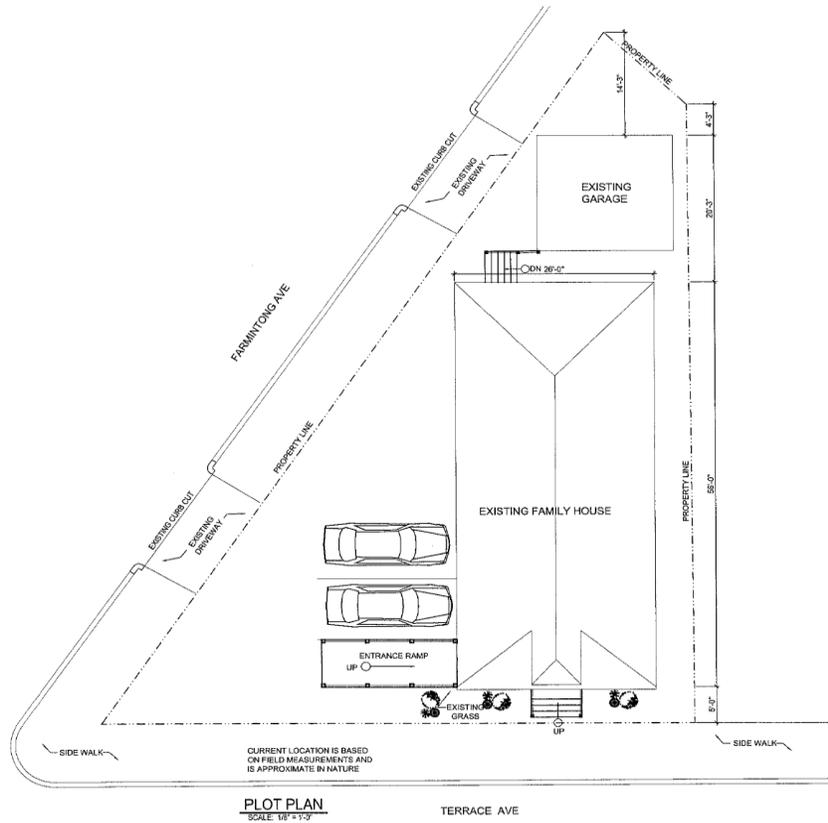
212

5ft

7- 40%

# ENCLOSED BALCONY

## 212 TERRACE AVE. CRANSTON, RI 02920



### ZONING MAP

NOT TO SCALE

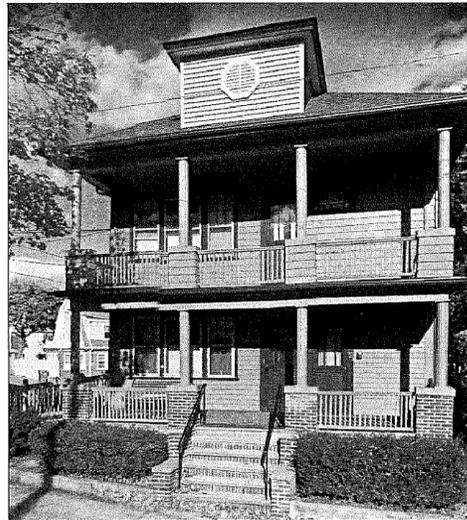
### LIST OF DRAWINGS

- A-1 PLOT PLAN & LOCATION
- A-2 PLAN & FRAME DETAILS

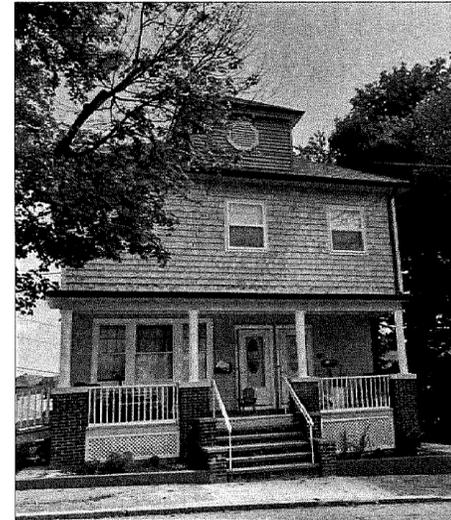
### ZONING INFORMATION

PLAT & LOT : 7/1 /0429  
 LIVING UNITS: RESIDENTIAL  
 HEIGHT: 35'-0\"/>  
 OCCUPANCY: TWO FAMILY  
 No. STORIES: 2

EXISTING



PROPOSED



### NARRATIVE

TOW FAMILY HOUSE TO REPAIR EXISTING DECK. SCOPE OF WORKS CONSIST OF: REPLACE METAL COLUMNS FOR 6\"/>

### CONSTRUCTION NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES AND SHALL CORRECT ALL DAMAGE CAUSED BY HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF THOROUGHLY WITH ALL DRAWINGS, SPECIFICATIONS, FIELD CONDITIONS AND OTHER REQUIREMENTS OF THIS PROJECT AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE DRAWINGS REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS OR FROM DRAWINGS OR INFORMATION FURNISHED BY THE OWNER BUT CANNOT BE GUARANTEED BY THE ARCHITECT. ANY DELETIONS OR ADDITIONS IN THE SCOPE OF WORK MUST BE DONE BY WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND THE OWNER. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

PROPERLY, PROTECT, AND MAKE SAFE, FLOORS, WALLS, AND ADJACENT PROPERTY AS CONDITIONS AND CODE REQUIRE.

### RENOVATION

212 TERRACE AVE.  
 CRANSTON, RI 02920

OWNER / CLIENT  
 VENTURA MANUEL A  
 212 TERRACE AVE.  
 CRANSTON, RI 02920  
 TEL. (401) 649-5967

PLAT & LOT: 7/1 / 429//  
 ZONING: B1  
 LEGAL USE: FOUR FAMILY  
 PROP. USE: FOUR FAMILY

DESIGNER  
 RAFAEL HUNGRIA

38 MOUNT PLEASANT AVE  
 HUNGRIA7@GMAIL.COM  
 TEL. 401 327-4664

GENERAL NOTE:  
 DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.  
 USE ANNOTATED DIMENSIONS ONLY.  
 VERIFY ALL DIMENSIONS IN FIELD (I.F.F.).  
 IN CASE OF VARIANCES OR DISCREPANCIES,  
 NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

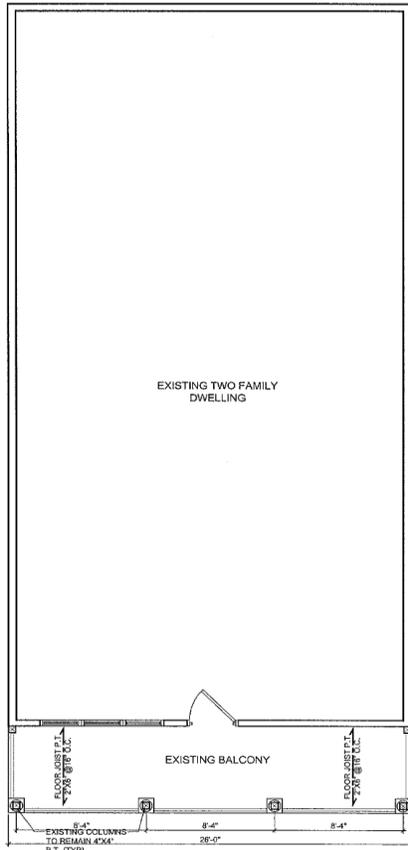
### REVISIONS:

DATE	COMPLETED
ISSUE:	

DRAWN BY:	SCALE: AS NOTED
PROJECT No.:	DATE: 8/2021
SHEET NAME:	

### PLAT & LOCATION PLAN

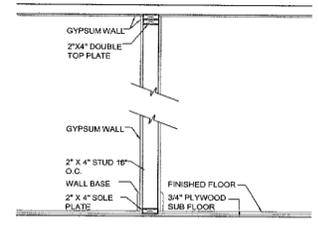
SHEET No.  
**A-1**



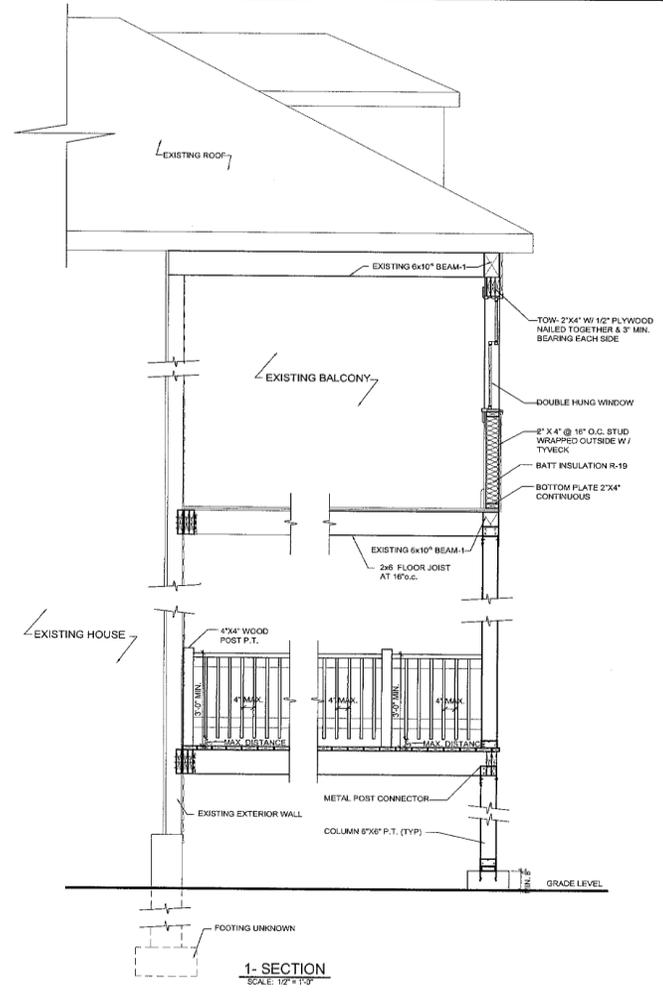
**2nd FLOOR PLAN EXISTING**  
SCALE: 1/8" = 1'-0"



**2nd FLOOR BALCONY PLAN**  
SCALE: 1/4" = 1'-0"



**2- INTERIOR PARTITION WALL**  
SCALE: 1/2" = 1'-0"



**1- SECTION**  
SCALE: 1/2" = 1'-0"

**RENOVATION**

212 TERRACE AVE.  
CRANSTON, RI 02920

OWNER / CLIENT  
VENTURA MANUEL A  
212 TERRACE AVE.  
CRANSTON, RI 02920  
TEL. (401) 649-5987

PLAT & LOT: 7/1 / 429//  
ZONING: B1  
LEGAL USE: FOUR FAMILY  
PROP. USE: FOUR FAMILY

DESIGNER  
RAFAEL HUNGRIA  
38 MOUNT PLEASANT AVE  
HUNGRIA7@GMAIL.COM  
TEL. 401 327-4684

**GENERAL NOTE:**  
DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.  
USE ANNOTATED DIMENSIONS ONLY.  
VERIFY ALL DIMENSIONS IN FIELD (W/F).  
IN CASE OF VARIANCES OR DISCREPANCIES NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

**REVISIONS:**

NO.	DATE	COMPLETED	ISSUE

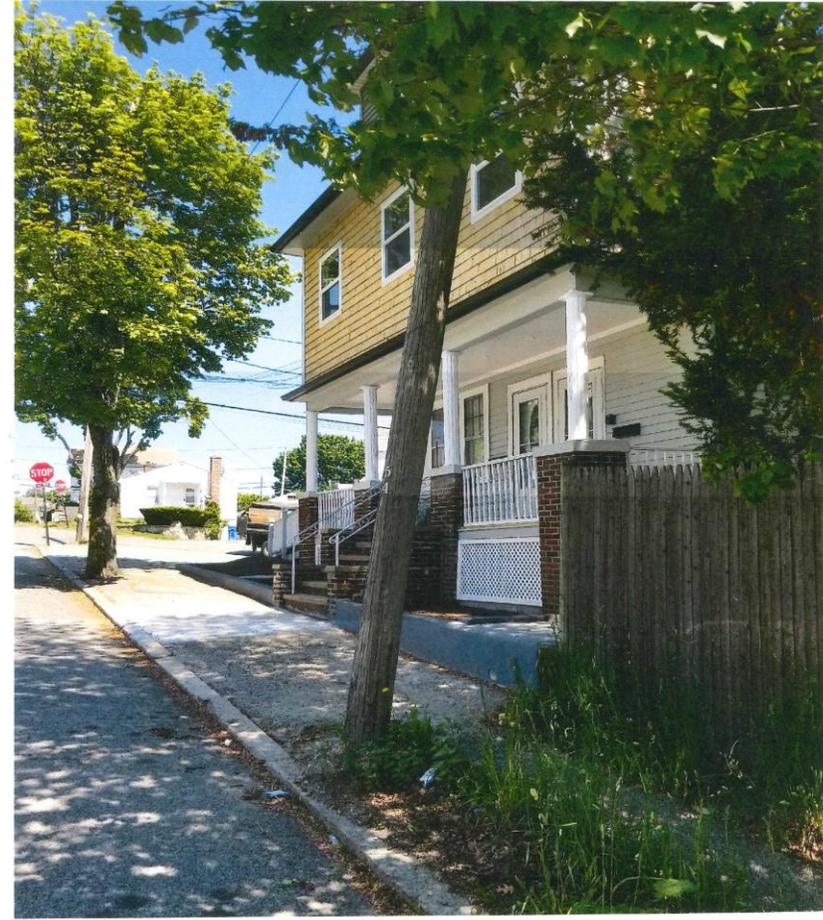
DRAWN BY:	SCALE: AS NOTED
PROJECT No.:	DATE: 02/21

SHEET NAME:

**FLOOR PLAN & DETAILS**

SHEET No.

**A-2**

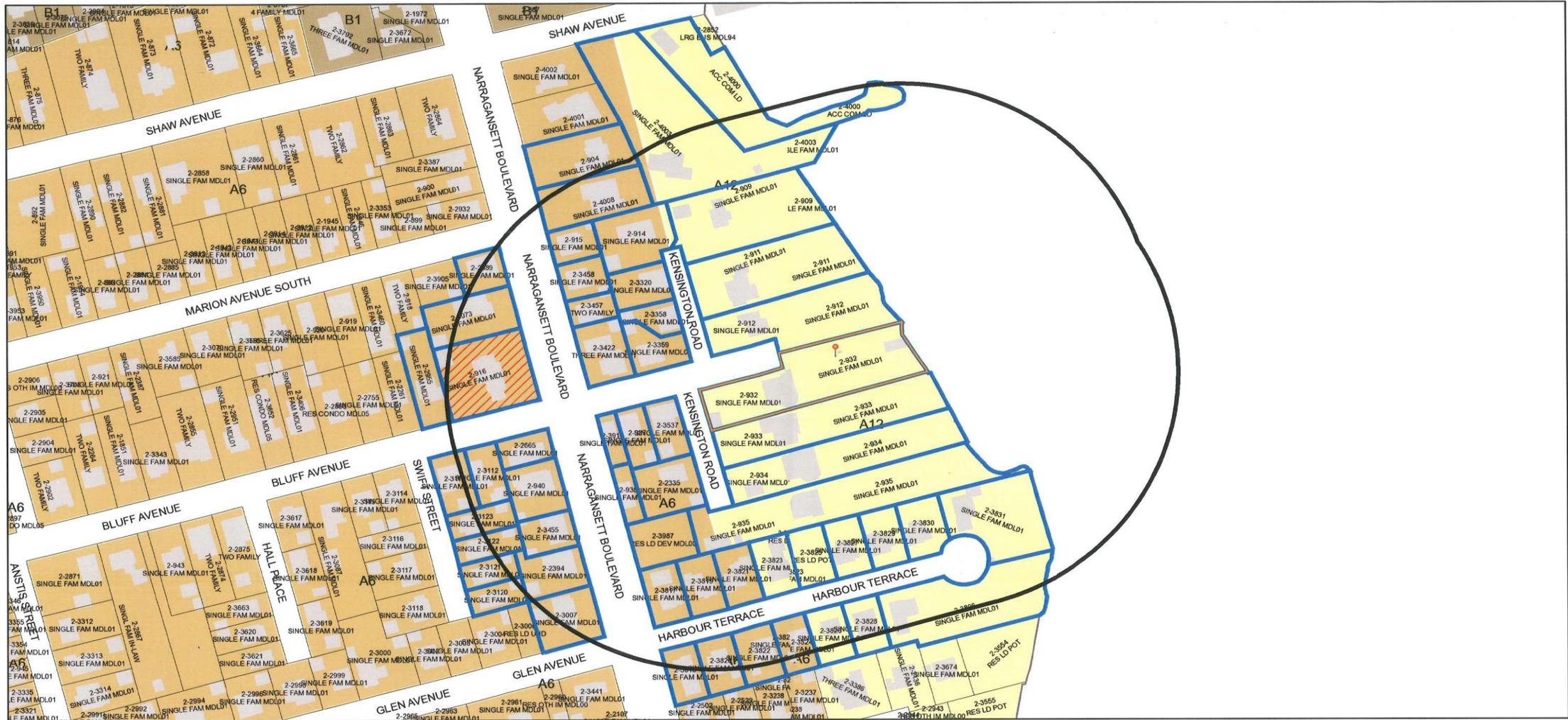


# Plan Commission Recommendation

Due to the finding that the application is generally consistent with the Cranston Comprehensive Plan and finding that relief would not significantly impair the visual character of the area, upon a motion by Mr. Vincent, seconded by Mr. Strom, the Plan Commission voted (8-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.

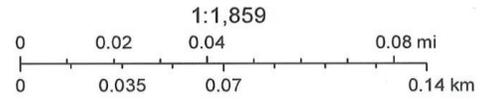
**PATRICIA and KELLEY McLAUGHLIN**  
**(OWN/APP)** have filed an application to raze an existing non-conforming garage and to construct a new garage with reduced front and side setbacks on a corner lot at **42 Bluff Ave**, A.P. 2, lot 932; area 27,209 s.f; zoned A12. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120-Schedule of Intensity Regulations; Application filed 8/31/2021. No Attorney

# 42 Bluff Ave 400' Radius Plat 2 Lot 932

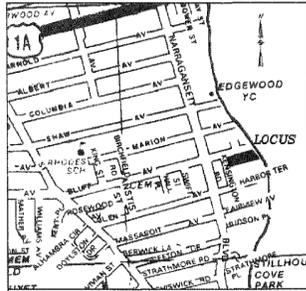


8/30/2021, 10:40:03 AM

Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
Cranston Boundary		none		B1		C5		Other
Parcels		A80		B2		M1		
Buildings		A20		C1		M2		
Zoning Dimensions		A12		C2		EI		



City of Cranston



LOCATION MAP

**LEGEND**

- EDGE OF SHRUBS
- CHAIN LINK FENCE
- STOCKADE FENCE
- W— WATER MAIN
- G— GAS MAIN
- S— SANITARY SEWER LINE
- - - - - EXISTING CONTOUR
- - - - - EDGE OF PAVEMENT
- - - - - OVERHEAD WIRES
- UTILITY POLE
- DRAINAGE MANHOLE
- CATCHBASIN
- SANITARY SEWER MANHOLE
- HYDRANT
- GATE VALVE

**ZONING A-12**

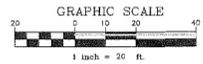
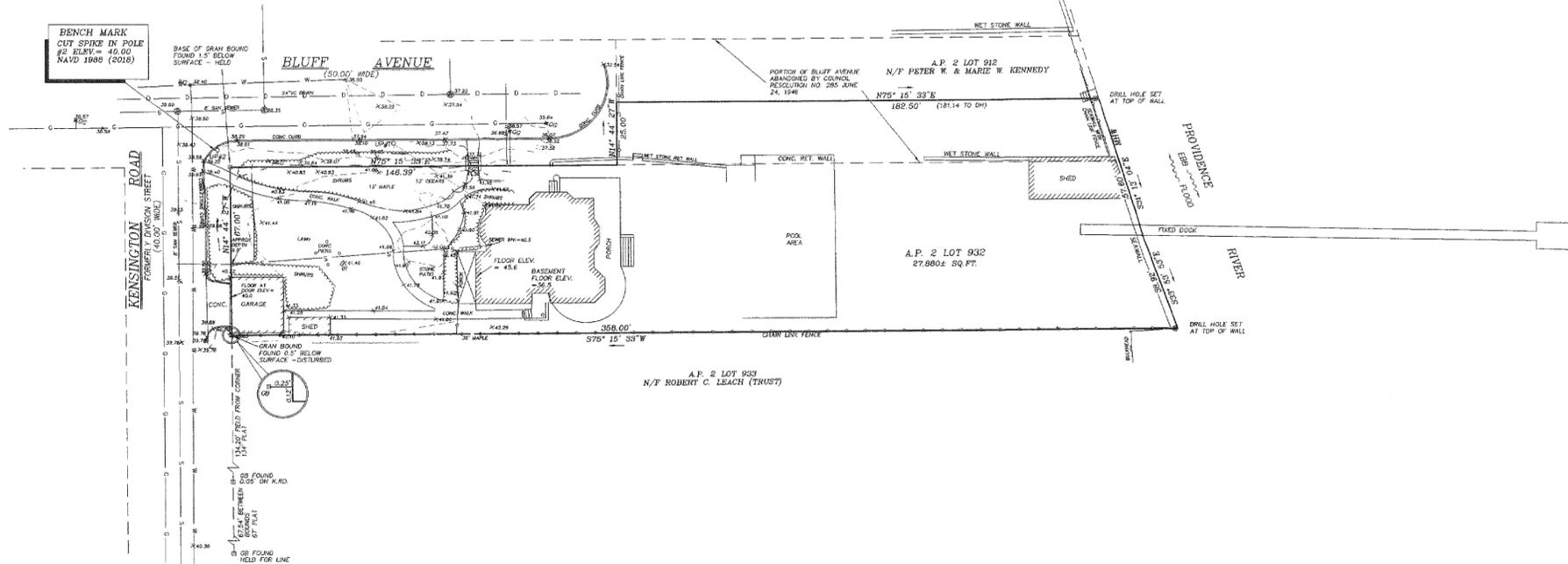
MINIMUM SETBACK REQUIREMENTS  
FRONT 25 FEET  
REAR 20 FEET  
SIDE 8 FEET

**NOTES**

1.) ELEVATION DATUM NAVD 1988 (2018 ADA)  
WAS ESTABLISHED BY LEICA GS 10 RTK  
OBSERVATION



BENCH MARK  
CUT SPIKE IN POLE  
ELEV. = 40.00  
NAVD 1988 (2018)

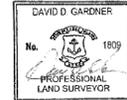


**REFERENCES**

- 1.) PLAT OF LAND SITUATED IN CRANSTON, R.I. BELONGING TO HORATIO N. ANGELL, SEBASTIAN WINDSOR, S.I. SMITH & H.L. HOPKINS SURVEYED & PLATTED APRIL 1873 & A CHASE C.E. RECORDED IN PLAT BOOK NO. 2B PAGE 76 RECEIVED AND RECORDED MAY 22ND 1873 PLAT CARED 73
- 2.) PLAN OF SURVEY MINOR SUBDIVISION CONDONS PLAT ASSESSOR'S PLAT 2/2 LOTS 905, 2334, & 3887 NARRAGANSETT BOULEVARD & KENSINGTON ROAD CRANSTON, RHODE ISLAND SCALE: 1"=30' DATE: AUGUST 11, 2015 REVISION: NOVEMBER 4, 2016 BY SITUATE SURVEYS, INC. PLAT #954
- 3.) COUNCIL RESOLUTION #285 JUNE 24, 1996

**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIC-02-01-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE NOVEMBER 23, 2015 AND AS FOLLOWS:  
COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION I  
DATA ACCUMULATION SURVEY MEASUREMENT SPECIFICATION III  
TOPOGRAPHIC SURVEY T-1  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
EXISTING CONDITIONS PLAN FOR PROPOSED GARAGE



BY *Kelly McLaughlin*  
DAVID D. GARDNER PLS LICENSE NO. 1809  
COA NO. A359

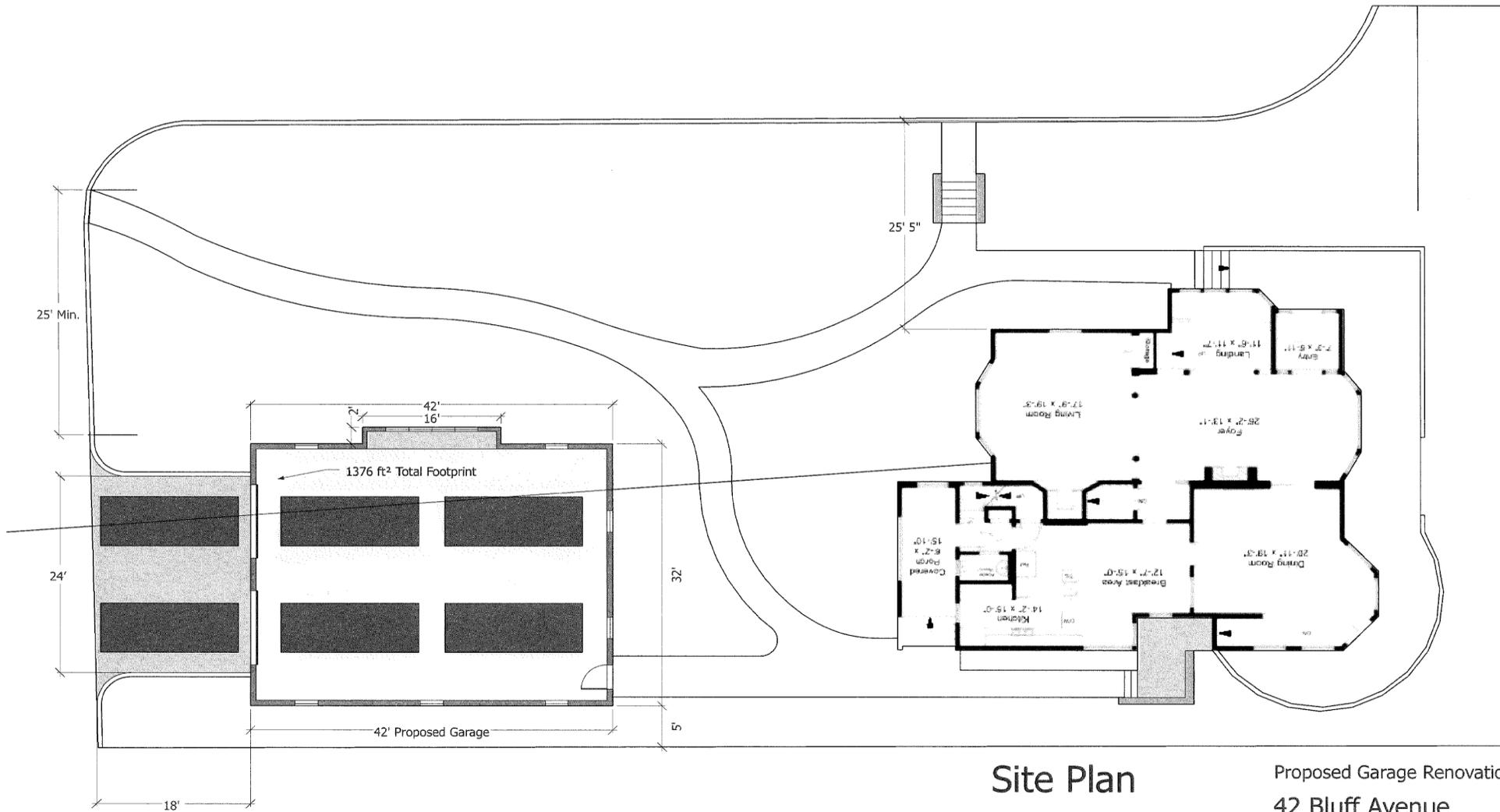
DATE	REVISIONS

DAVID D. GARDNER  
& ASSOCIATES, INC.  
1 HOPE COURT  
BARRINGTON, RHODE ISLAND 02906  
(401) 738-1000  
ENGINEERS • SURVEYORS • PLANNERS

COMPREHENSIVE BOUNDARY SURVEY  
42 BLUFF AVENUE  
CRANSTON, R.I.  
KELLY MCGLAUCHLIN  
A.P. 2 LOT 932

GATE ISSUED: 2/21/21  
SCALE: 1"=20'  
DESIGNED BY: D.D.G.  
DRAWN BY: D.D.G.  
CHECKED BY:  
JOB NO.: 21-005  
DWG NO.:

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## Site Plan

Proposed Garage Renovation R-4  
 42 Bluff Avenue  
 Cranston, RI. August 20, 2021  
 Beilman Architecture



West Elevation

Proposed Garage Renovation  
42 Bluff Avenue  
Cranston, RI. August 20, 2021  
Bellman Architecture



East Elevation

Proposed Garage Renovation  
42 Bluff Avenue  
Cranston, RI. August 20, 2021  
Bellman Architecture



North Elevation

Proposed Garage Renovation  
42 Bluff Avenue  
Cranston, RI. August 20, 2021  
Beilman Architecture



South Elevation

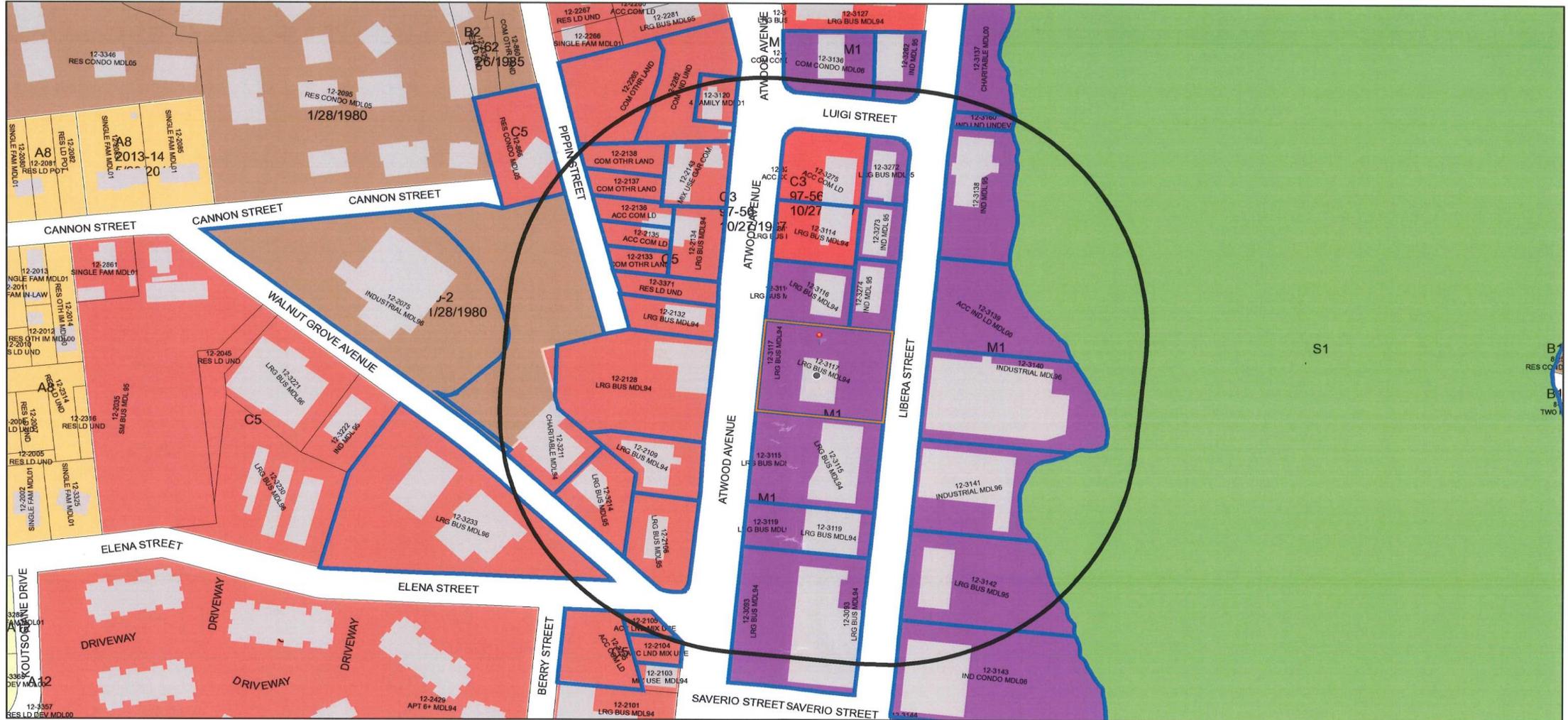
Proposed Garage Renovation  
42 Bluff Avenue  
Cranston, RI. August 20, 2021  
Beilman Architecture

# Plan Commission Recommendation

Due to the finding that relief would reduce existing nonconformities, and finding that the proposal is generally consistent with the Comprehensive Plan, upon a motion by Ms. Lanphear, seconded by Mr. Mason, the Plan Commission voted (8-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

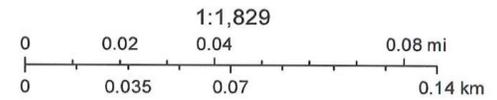
**CARTER HOLDINGS, LLC (OWN) and  
PALUMBO LAW (APP)** have filed an  
application to install signage greater than which  
is allowed and with electronic message center at  
**481 Atwood Ave**, A.P.12, lot 3117, area 30,000  
s.f; zoned M1. Applicant seeks relief per  
Section 17.92.010-Variance; Sections  
17.72.010(7)-Signs;  
Application filed 9/8/2021.  
Jeffrey H. Garabedian, Esq.

# 481 Atwood Ave 400' Radius Plat 12 Lot 3117



9/8/2021, 12:36:04 PM

Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
— Cranston Boundary		none		B1		C5		Other
	Parcels	A80		B2		M1		
	Buildings	A20		C1		M2		
	Zoning Dimensions	A12		C2		EI		



City of Cranston

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**FEDERAL HILL GROUP**  
**ARCHITECTS**  
 222 ATWELLS AVENUE  
 SECOND FLOOR  
 PROVIDENCE, RI 02803  
 401.404.4930  
 www.fhdhgroup.com



Revisions

No.	Description	Date

- PRE DESIGN
- DESIGN CONSTRUCTION

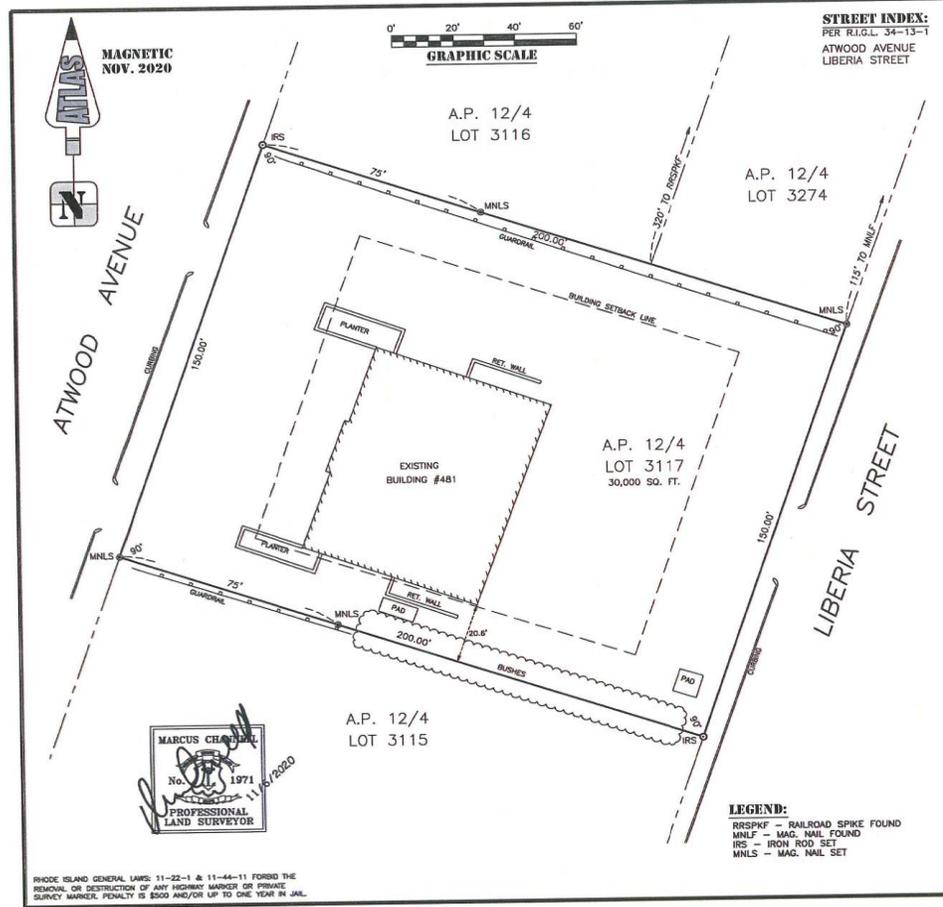
LOCUS PLAN

PROPOSED EXTERIOR STORAGE FOR  
**PALUMBO LAW**  
 LOCATED AT:  
 481 ATWOOD AVE.  
 CRANSTON, RHODE ISLAND

DATE: 09/20/22 DRAWN BY: [Signature]

SITE PLAN

**SK-2**



**REFERENCES:**  
 1. DEED BOOK 5883 PAGE 157  
 2. "REPLAT VALLONE, INDUSTRIAL PLAT" BY C.W. BVAL CO. NOV. 1967 PLAT CARD 483

**ZONING DISTRICT: M1**  
 MINIMUM AREA - 30,000 SF  
 MINIMUM FRONTAGE - 150'  
 MINIMUM SETBACKS:  
 FRONT - 40'  
 SIDE - 20'  
 REAR - 30'

**SURVEY CERTIFICATION:**  
 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 NOV. 25, 2015, AS FOLLOWS:  
 TYPE OF BOUNDARY SURVEY: LIMITED CORNER BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION CLASS: CLASS 1  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 ESTABLISH THE PROPERTY CORNERS AT THE REQUEST OF THE OWNER.

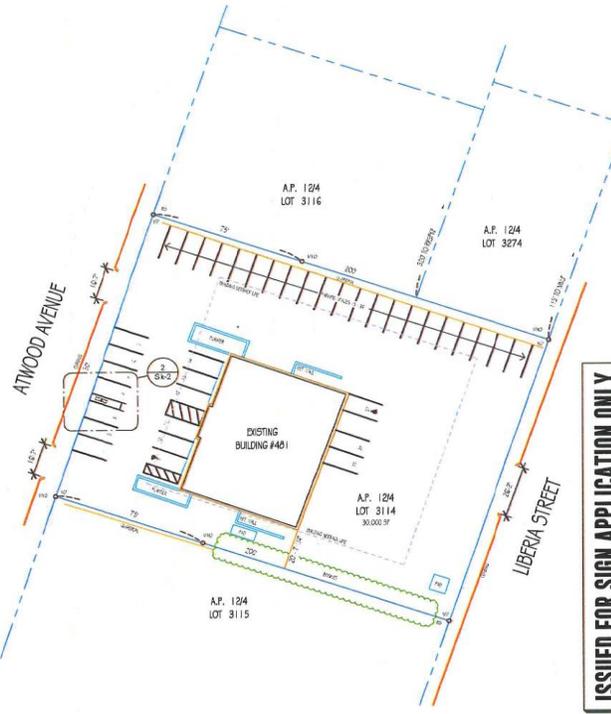
BY: *Marcus Chanell* 11/6/2020 DATE  
 MARCUS CHANELL, P.L.S. #1977 (LS-1475)

DATE:	5 NOV. 2020				
DRAWN BY:	MC				
SCALE:	1" = 20'				
SHEET 1 OF 1 SHEETS					
JOB NO.:	20-1104	1	11/6/20	ADDED BLDG O'S DIM.	MC
DWG.:	20-1104 PLAN	NO.	DATE	REVISION	BY

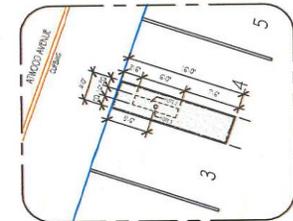
**PLAN OF SURVEY**  
 ASSESSOR'S PLAT 12/4 - LOT 3117  
 481 ATWOOD AVENUE - CRANSTON, RI  
 PREPARED FOR:  
 PALUMBO LAW ASSOCIATES

**ATLAS**  
 LAND SURVEY  
 12 Chapmans Avenue - Warwick, RI 02886  
 www.atlaslandsurveying.com  
 401-737-4407

ATLAS LAND SURVEYING, LLC. COPYRIGHTED MATERIALS 2020



1 SITE SCALE: 1" = 30'-0"



2 SITE - CALLOUT 1 SCALE: 1/4" = 1'-0"

- ALL SURROUNDING EXISTING STRUCTURES AND EXISTING UTILITIES SHOWN AS NOTED.
- LOCATION OF PROPOSED 10'x120'x120' STORAGE BUILDING SHOWN (PROVIDE ADDRESS).
- LOCATION OF EXISTING ELECTRICAL PANELS, SUPPLY FOR EXISTING BUILDING STORAGE SHALL BE PROTECTED DURING ANY VEHICLE STORAGE IN ORDER FOR ACCESS WITH PROPOSED STORAGE.
- EXISTING STORAGE TO BE RELOCATED/REMOVED AS REQUIRED TO PROVIDE FOR INSTALLATION OF PROPOSED STORAGE.



**STREET INDEX:**  
 PER R.I.G.L. 34-13-1  
 ATWOOD AVENUE  
 LIBERIA STREET



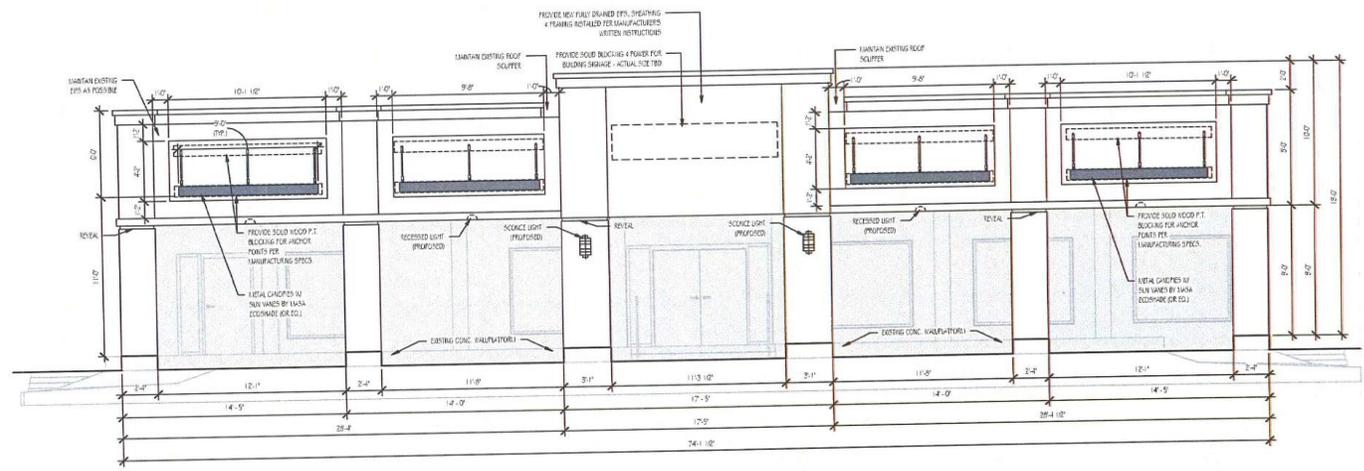
**LEGEND:**  
 RRSPIF - RAILROAD SPIKE FOUND  
 MNLF - MAG. NAIL FOUND  
 IRS - IRON ROD SET  
 MNLS - MAG. NAIL SET

RHODE ISLAND GENERAL LAWS 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE SURVEY MARKER. PENALTY IS \$500 AND/OR UP TO ONE YEAR IN JAIL.

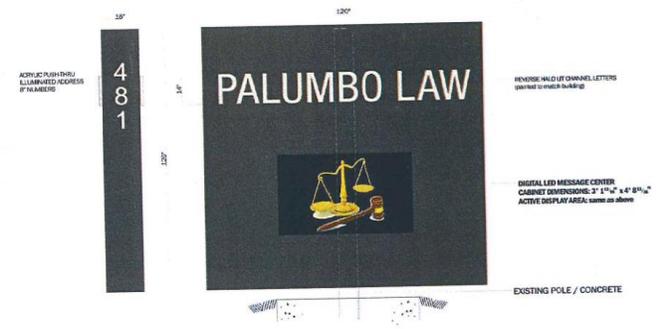
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**FEDERAL HILL GROUP**  
**ARCHITECTS**  
 222 ATWELLS AVENUE  
 SECOND FLOOR  
 PROVIDENCE, RI 02903  
 401.404.4930  
 www.fhgroup.com



**1 PROPOSED WEST ELEVATION**  
 SK-3 SCALE: 1/4" = 1'-0"



DATE: 08/21/21	PROJECT: PALUMBO LAW	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
PROJECT NO: 2021-01	DATE: 08/21/21	DATE: 08/21/21	DATE: 08/21/21

**ISSUED FOR SIGN APPLICATION ONLY**

Revisions

No.	Description	Date

PRE-CONSTRUCTION  
 CONSTRUCTION  
 SIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION  
 AS-BUILT/PROJECT OBSOLETE  
 ISSUED FOR CONSTRUCTION  
 ISSUED FOR PERMITS ONLY  
 AS-BUILT/PROJECT OBSOLETE

LEGEND PLAN

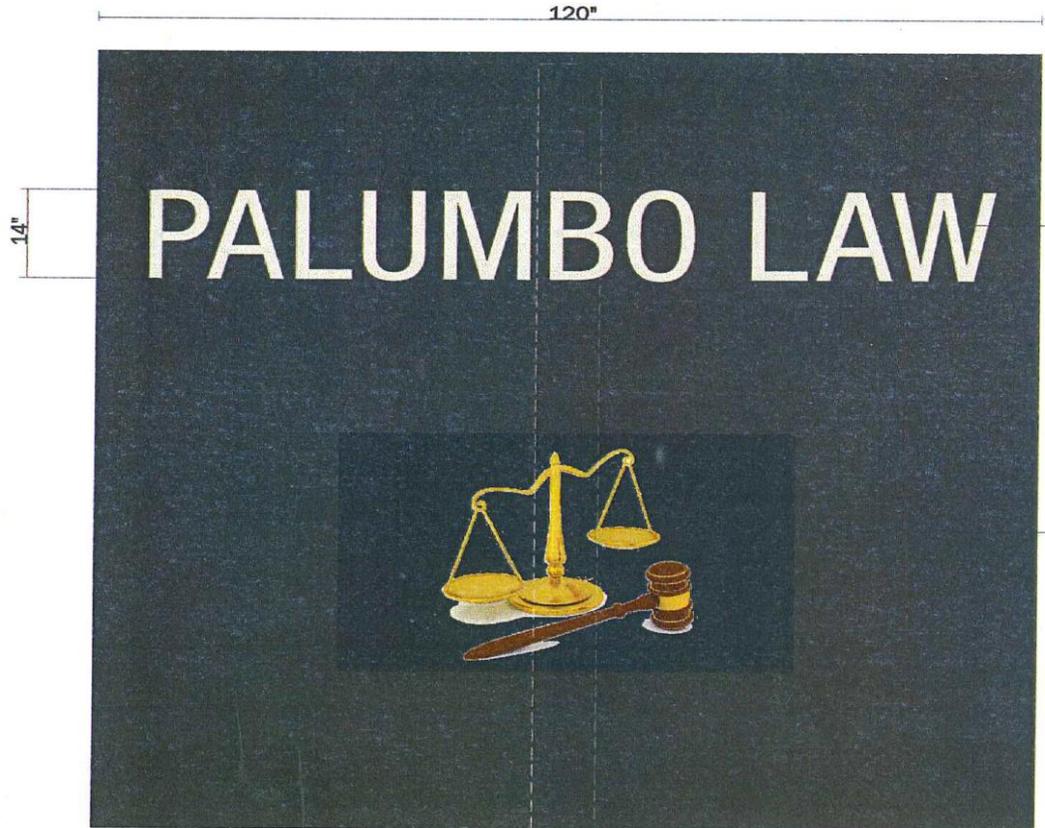
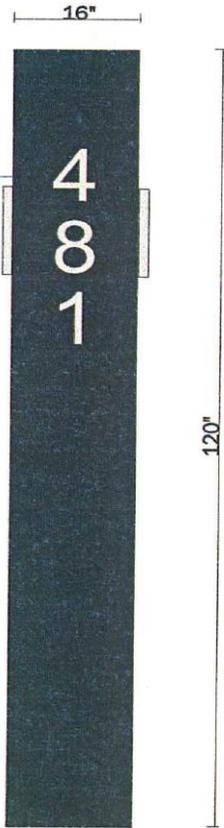
PROPOSED EXTERIOR STORAGE FOR  
**PALUMBO LAW**  
 481 ATWOOD AVE.  
 CRANSTON, RHODE ISLAND

DATE: 08/21/21	SCALE: 1/4"
----------------	-------------

SITE PLAN II

**SK-3**

ACRYLIC PUSH-THRU  
ILLUMINATED ADDRESS  
8" NUMBERS



REVERSE HALO LIT CHANNEL LETTERS  
(painted to match building)

DIGITAL LED MESSAGE CENTER  
CABINET DIMENSIONS: 3' 1<sup>13</sup>/<sub>16</sub>" x 4' 8<sup>11</sup>/<sub>16</sub>"  
ACTIVE DISPLAY AREA: same as above

EXISTING POLE / CONCRETE

JOB:  
Palumbo Law

LOCATION:  
481 Atwood Avenue, Cranston, RI

FILE:  
PALUMBO\_MONUMENT\_3 9 21

DATE:  
4.15.21

PROJECT MANAGER:  
BS

DESIGNED BY:  
RML

CLIENT APPROVAL

Date \_\_\_\_\_

**NOTICE TO CLIENT**

This drawing is a representation of how your signage will appear. By signing this drawing you are accepting the design as it is presented on this page.



221 Jefferson Boulevard ▲ Warwick, RI

v / 401.738.8055 f / 401.738.8244

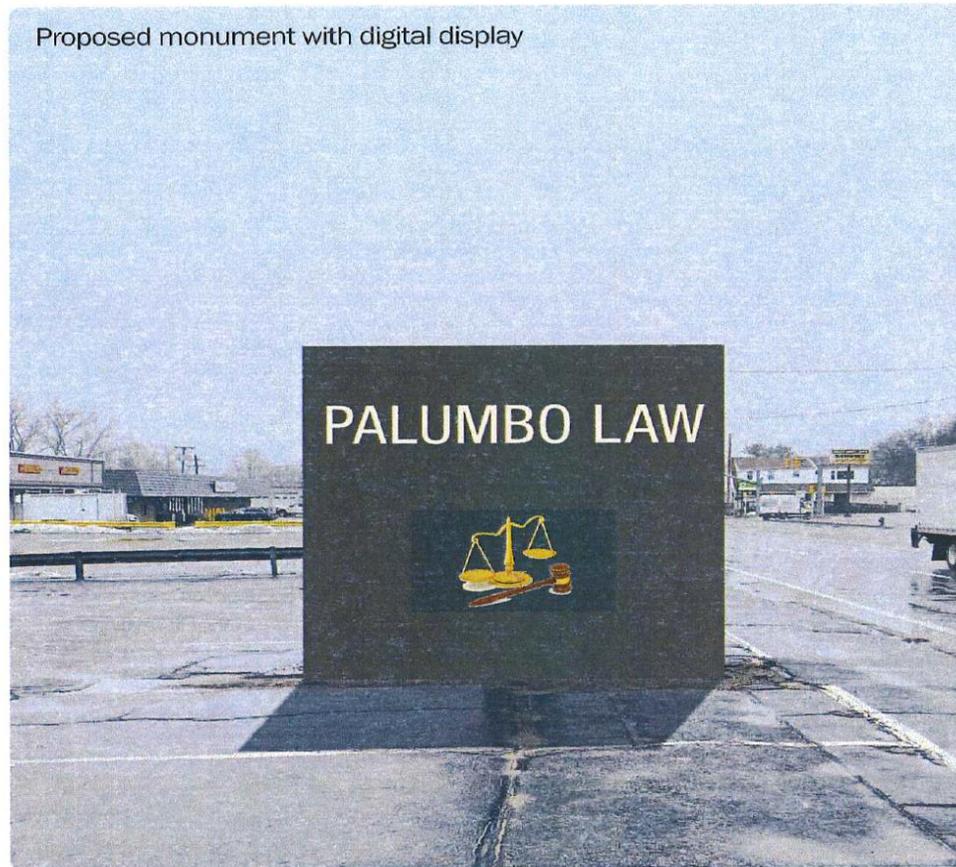
www.aathrifysign.com

This design proposal is the property of AA Thrifty Sign & Awning. It is furnished with the expressed understanding that it will not be copied in any manner without written permission.

Existing pole sign



Proposed monument with digital display



JOB:  
Palumbo Law

FILE:  
PALUMBO\_MONUMENT\_PIC\_7 19 21

PROJECT MANAGER:  
BS

CLIENT APPROVAL

LOCATION:  
481 Atwood Avenue, Cranston, RI

DATE:  
7.19.21

DESIGNED BY:  
RML

\_\_\_\_\_  
Date \_\_\_\_\_  
**NOTICE TO CLIENT**  
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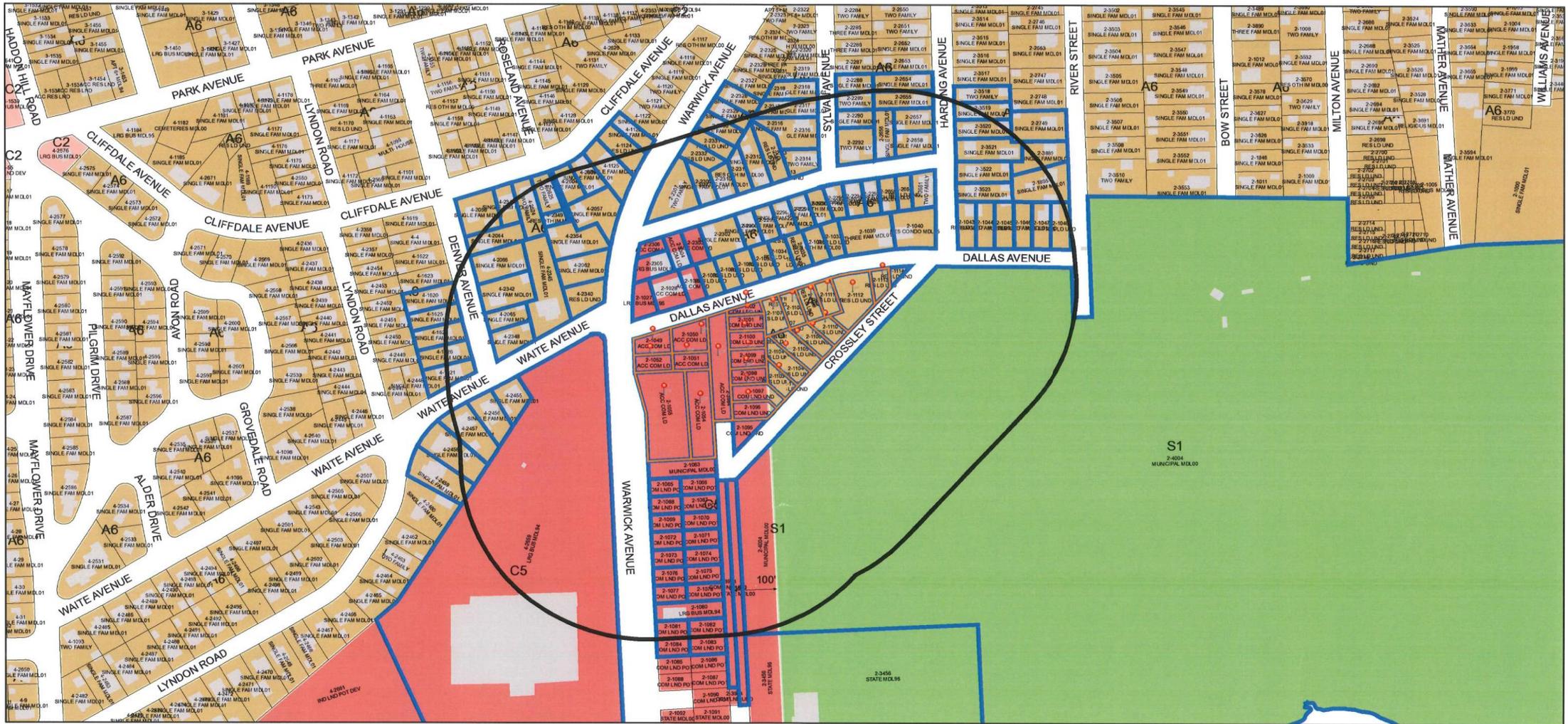


# Plan Commission Recommendation

Due to the findings that the proposed application is generally inconsistent with the Cranston Comprehensive Plan, and that there are safety concerns with the sign's massing and location as it relates to vehicle sightlines, upon a motion by Mr. Vincent, seconded by Mr. Strom, the Plan Commission voted (8-0) to forward a *negative recommendation* on the application to the Zoning Board of Review.

**UNIVERSAL PROPERTY  
MANAGEMENT, LLC (OWN) and FIRST  
HARTFORD REALTY CORP.** have filed an  
application to construct a new drive through car  
wash with a restricted front setback and  
increased allowable signage at **250 Warwick  
Ave**, A.P. 2 lots 1049-1052, 1054-1055, 1096-  
1103, 1105-1113, and 3984; area 115,854+- s.f.;  
zoned C5. Applicant seeks relief per Section  
17.92.010-Variance; Sections 17.20.120-  
Schedule of Intensity; 17.72.010(6)-signs.  
Application filed 9/8/2021.  
K. Joseph Shekarchi, Esq.

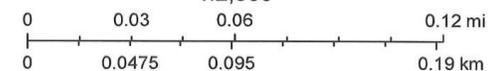
# 250 Warwick Ave 400' Radius Plat 2 Lot 1054, etc



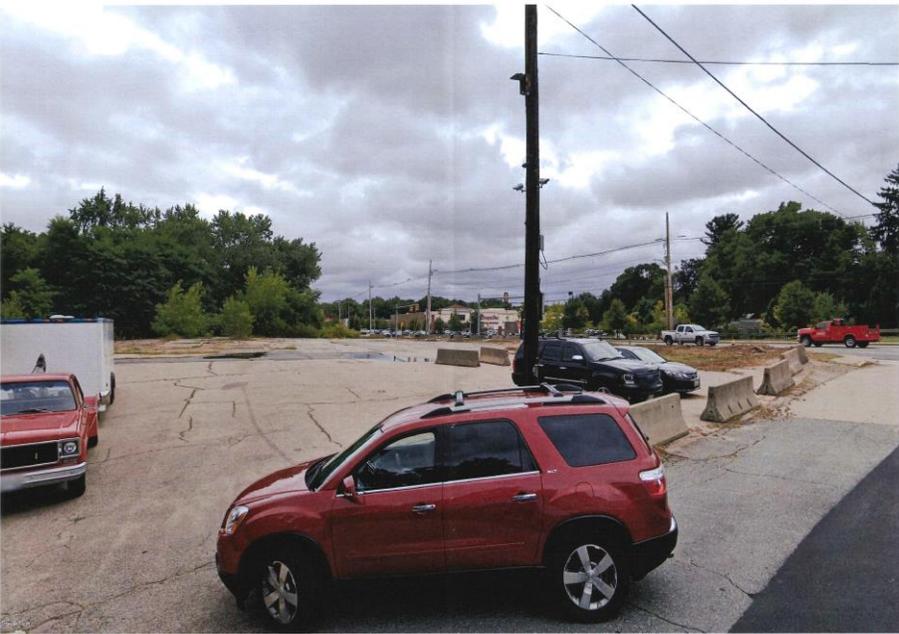
9/3/2021, 1:11:24 PM

Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
— Cranston Boundary		none		B1		C5		Other
□ Parcels		A80		B2		M1		
■ Buildings		A20		C1		M2		
Zoning Dimensions		A12		C2		EI		

1:2,500



City of Cranston



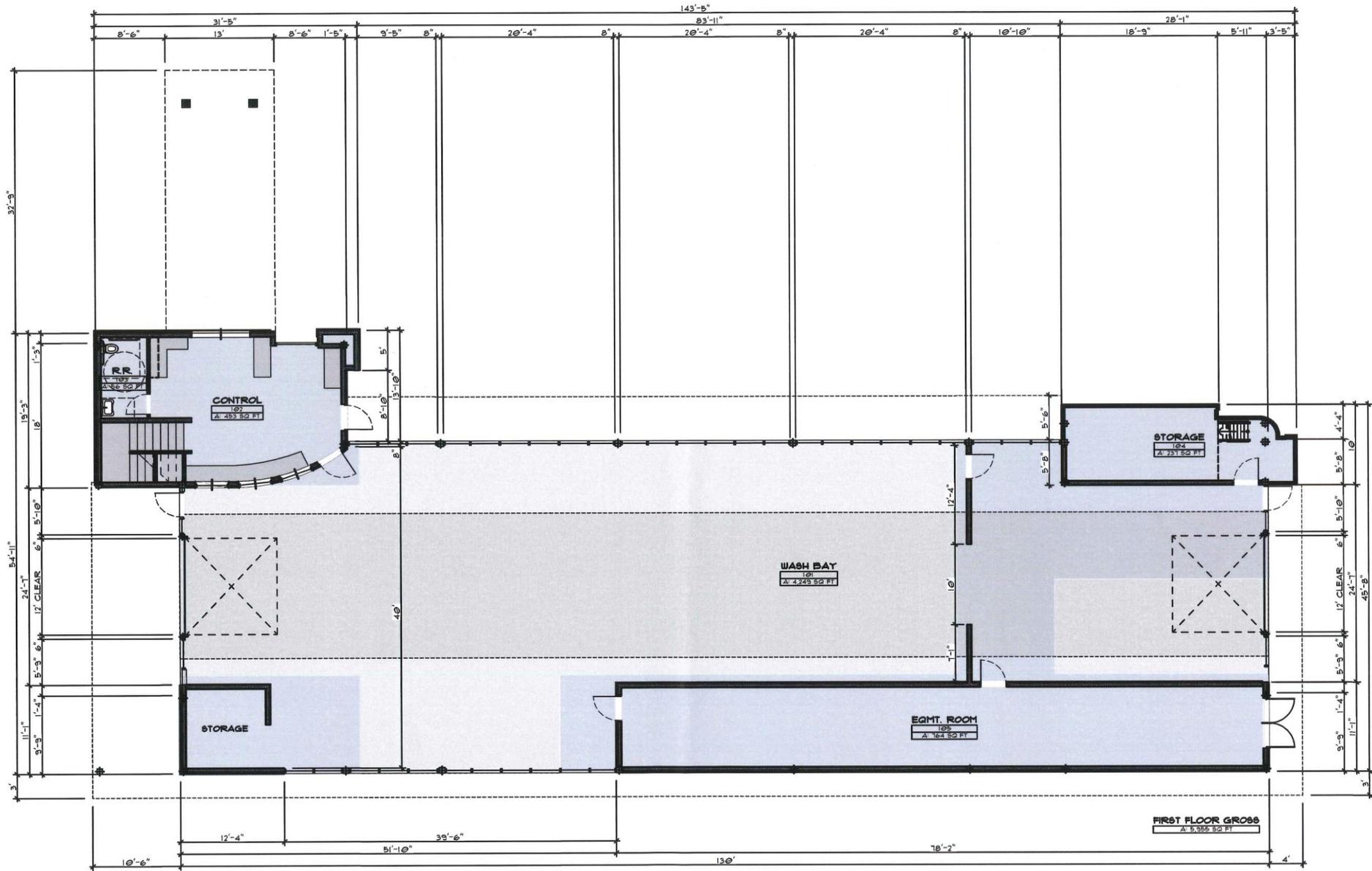


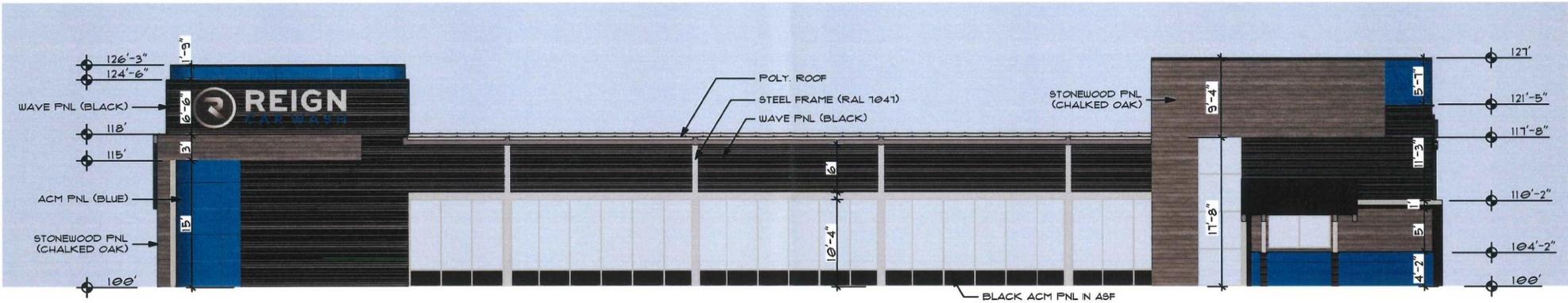
1/20/21

modernwash COPYRIGHT 2020

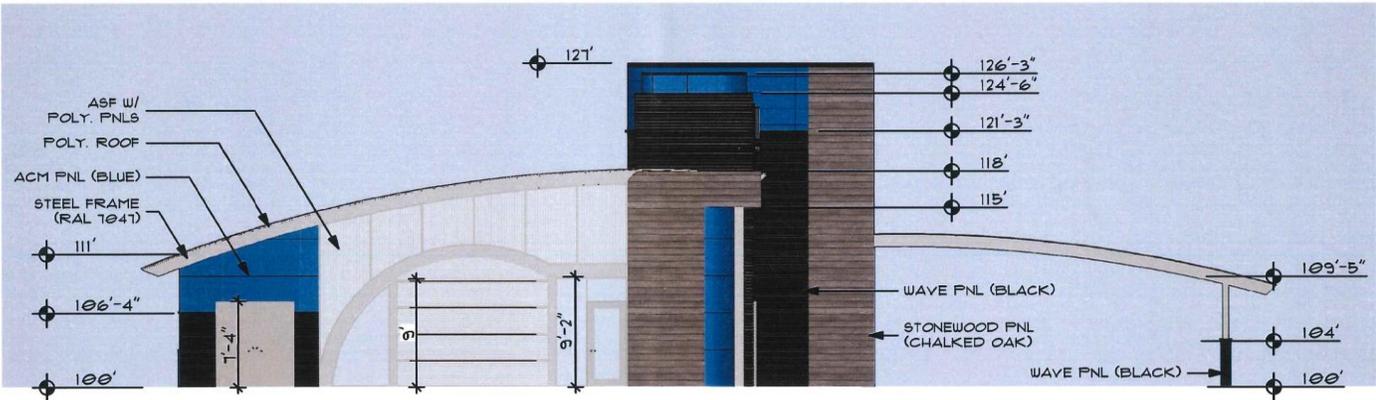
5220 SCOTTSVILLE RD.  
BOWLING GREEN, KY 42104  
800.511.7208  
info@modernwash.net

**REIGN CAR WASH**  
250 Warwick Avenue  
Cranston, RI

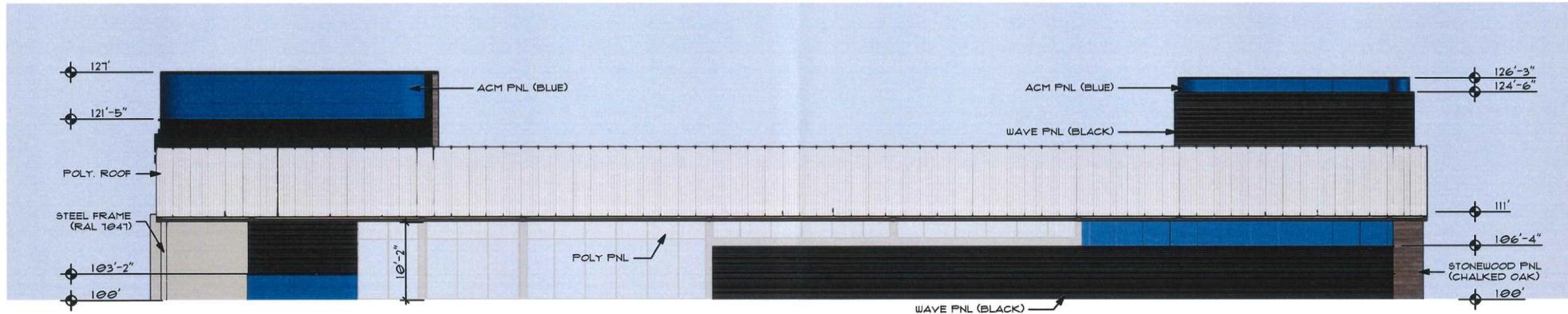




**1** NORTH ELEVATION  
NOT TO SCALE



**2** EAST ELEVATION  
NOT TO SCALE



1 SOUTH ELEVATION  
NOT TO SCALE



2 WEST ELEVATION  
NOT TO SCALE



Now or Formerly  
**WDP WARWICK LLC**  
 BOOK 287, PAGE 58  
 PARCEL ID:  
 2-1084-0 THROUGH 2-1085-0  
 2-1084-1 THROUGH 2-1085-1  
 2-1086-0 THROUGH 2-1103-0  
 2-1104-0 THROUGH 2-1113-0  
 2-3984-0  
**LOT AREA =**  
**115,854 SQ. FT.**  
**2.660 ACRES**

Now or Formerly  
**BENNET BILLINGCOFF ESTATE**  
 BOOK 407, PAGE 503  
 PARCEL ID 2-1495-0

Now or Formerly  
**CITY OF CRANSTON**  
 BOOK 229, PAGE 173  
 PARCEL ID 2-1663-4

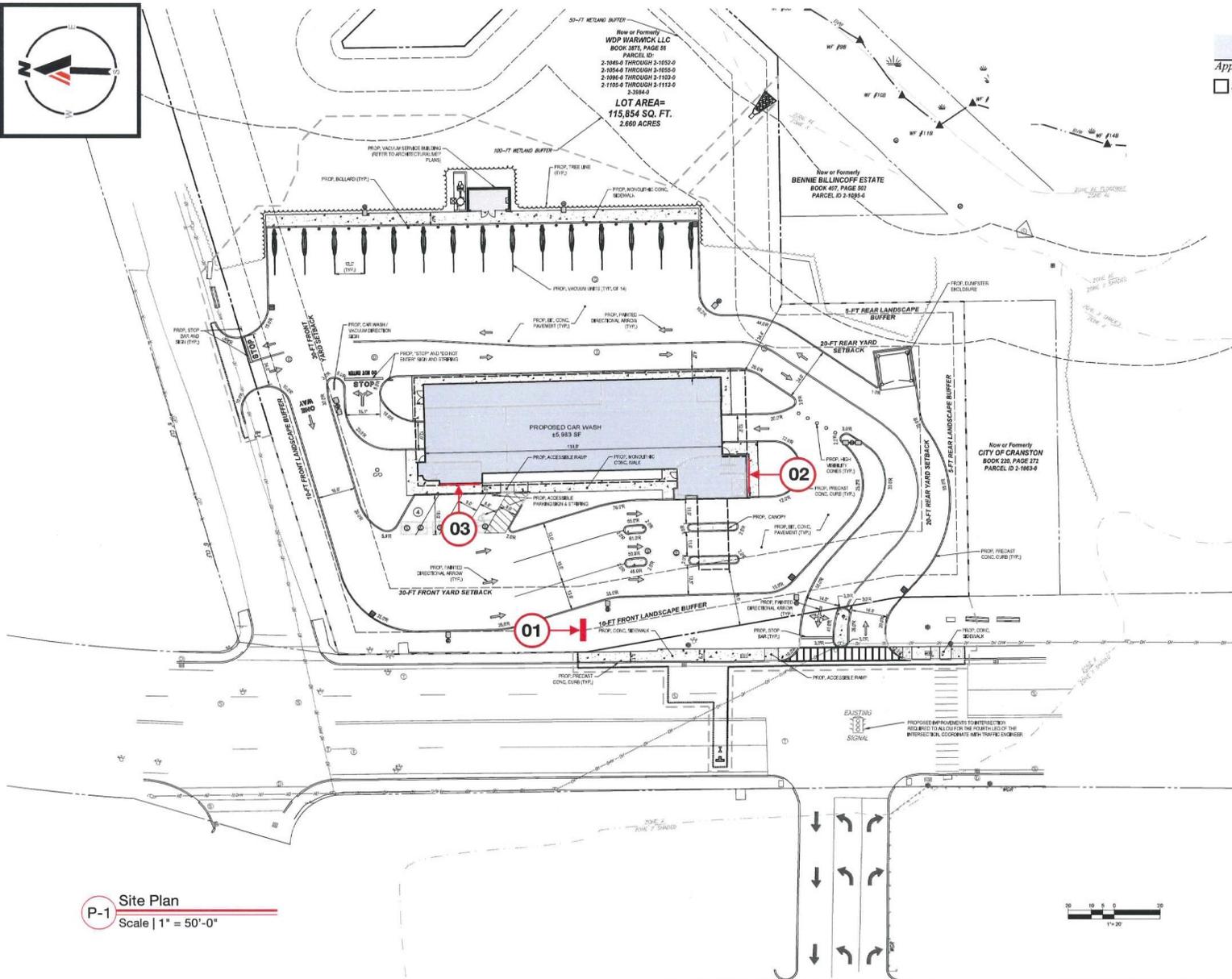
Approved by \_\_\_\_\_ Date \_\_\_\_\_  
 APPROVED AS SHOWN  APPROVED AS NOTED  CORRECT & RESUBMIT

**REIGN**  
 CAR WASH

250 Warwick Ave  
 Cranston RI 02095  
**ACCT #: 14770**  
**DWG #1**

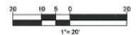
**PERMIT**

Note: This photo reimage is intended for visual communication of signage intent depicted in it's completed/installed setting. This is not intended to be an accurate scaled drawing. Although the proper scale is attempted- we are not responsible for conflicts in final visual results.



- 01 MAIN ID SIGN**  
 See Pg 2 for Details  
 5FT Setback
- 02 SMALL CHANNEL LETTERS SET**  
 See Pg 3 for Details
- 03 LARGE CHANNEL LETTERS SET**  
 See Pg 4 for Details

**P-1** Site Plan  
 Scale | 1" = 50'-0"



**pro signs** Your Brand Realized™

251 Boot Road  
 Middletown, PA 19335

610.518.5881  
 610.518.5244  
 info@prosign.net

**SITE | PLAN VIEW**

**REVISIONS:**

**PM: JD**  
**DESIGNER: DK**  
**DATE: 8/5/2021**

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Job File Locations  
 DWG: Y:\RI\REIGN Car Wash\SITES\RI\Cranston\14770\DESIGN\14770-1\_PRIM-REIGN CAR WASH\_CRANSTON, RI.cdr

Page  
**1**

**SIGN 1 -MAIN ID SIGN**

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
 APPROVED AS SHOWN  APPROVED AS NOTED  CORRECT & RESUBMIT

**REIGN**  
CAR WASH

250 Warwick Ave  
Cranston RI 02095  
ACCT #: 14770  
DWG #1

**PERMIT**

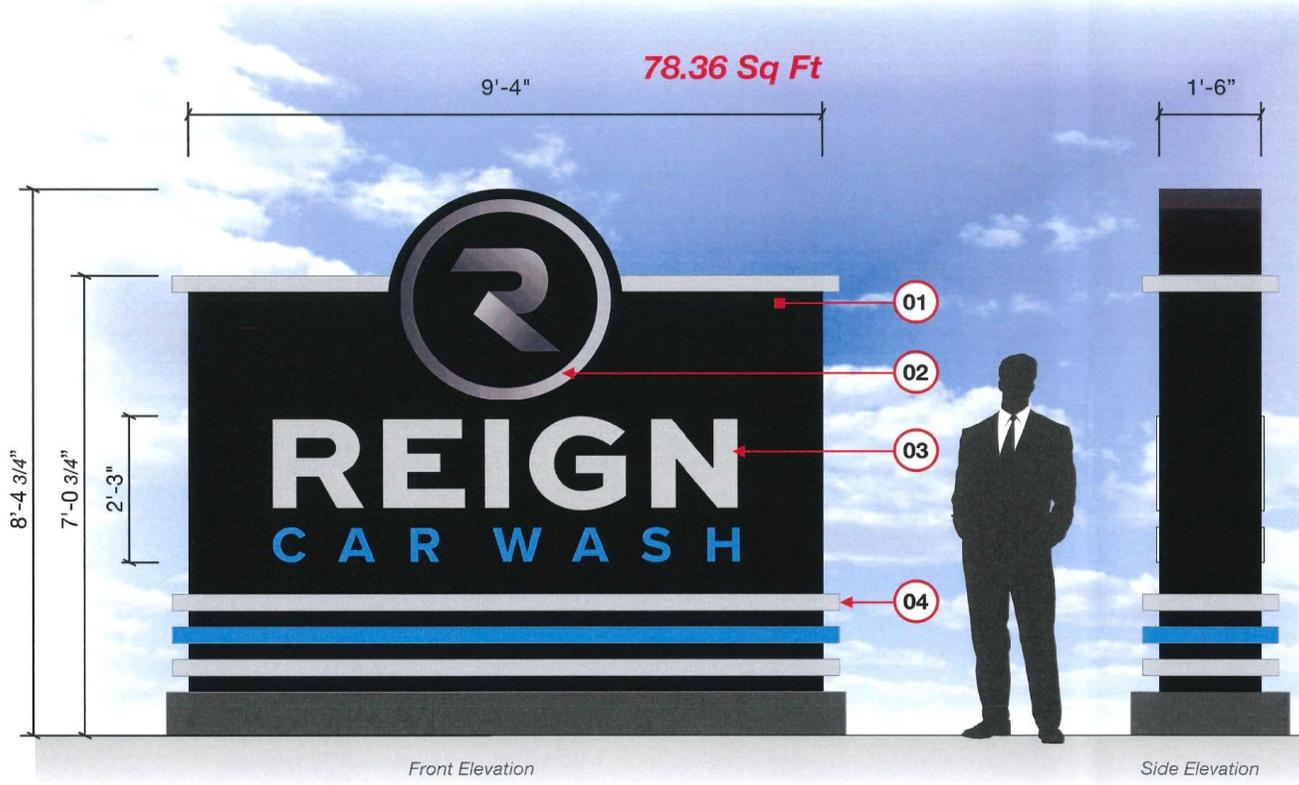
Note: This photo reimage is intended for visual communication of signage intent depicted in its completed/installed setting. This is not intended to be an accurate scaled drawing. Although the proper scale is attempted-we are not responsible for conflicts in final visual results.

Color Palette | Pantone • Paint • Vinyl

■ HEX #: 59595b  
 ■ HEX #: bcbec0  
 ■ HEX #: 49a5dc

Typography

Sweet Sans Pro  
 Heavy | 0 Kerning | 0 Spacing  
 ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 0123456789#!@



O-3 Section Detail  
Scale | 1/2"=1'-0"

- 01** -D/F Illuminated Monument Sign With Push Thru Graphics & Backed Up Logo  
78.36 Sq Ft
- 02** -Illuminated Backed Up Logo graphic
- 03** -Push Thru Copy-  
3/4" clear acrylic push thru w/ 3/16" routed flange at 2nd surface, 1/2"± visible returns 1st surface.  
3M™ translucent vinyl applied to 1st surface
- 04** -Decorative Aluminum Accents

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Downingtown, PA 19335  
610.518.5881  
610.518.5244  
info@prosign.net

MAIN ID | SPECIFICATIONS

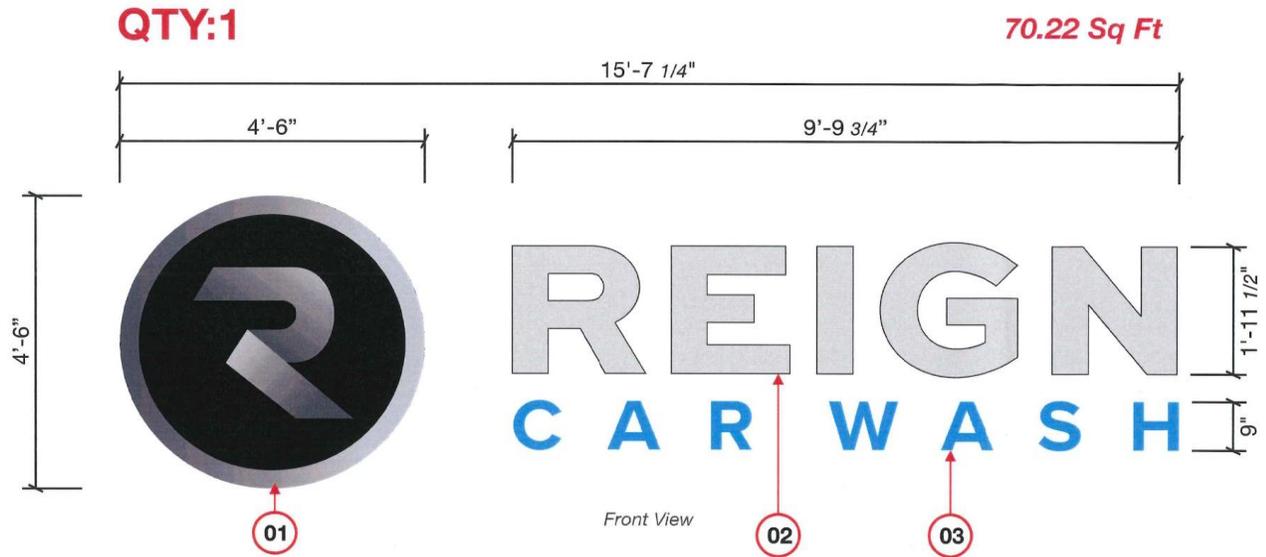
REVISIONS:

PM: JD  
DESIGNER: DK  
DATE: 8/5/2021

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Job File Locations  
 DWG: Y:\REIGN Car Wash\SITES\RI\Cranston\14770\DESIGN\14770-1\_PRIM-REIGN CAR WASH\_CRANSTON, RI.cdr

# SIGN 2 - SMALL CHANNEL LETTERS



Approved by \_\_\_\_\_ Date \_\_\_\_\_  
 APPROVED AS SHOWN  APPROVED AS NOTED  CORRECT & RESUBMIT



250 Warwick Ave  
Cranston RI 02095  
ACCT #: 14770  
DWG #1

PERMIT

Note: This photo reimage is intended for visual communication of signage intent depicted in it's completed/installed setting. This is not intended to be an accurate scaled drawing. Although the proper scale is attempted we are not responsible for conflicts in final visual results.

Color Palette | Pantone • Paint • Vinyl

- HEX #: 59595b
- HEX #: bcbec0
- HEX #: 49a5dc

Typography

**Sweet Sans Pro**  
Heavy | 0 Kerning | 0 Spacing

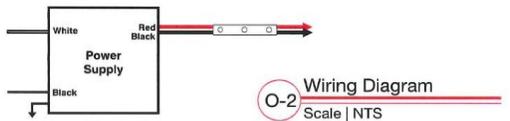
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
0123456789#\*!@

**O-1** Channel Letters  
Scale | 1/2" = 1'-0"

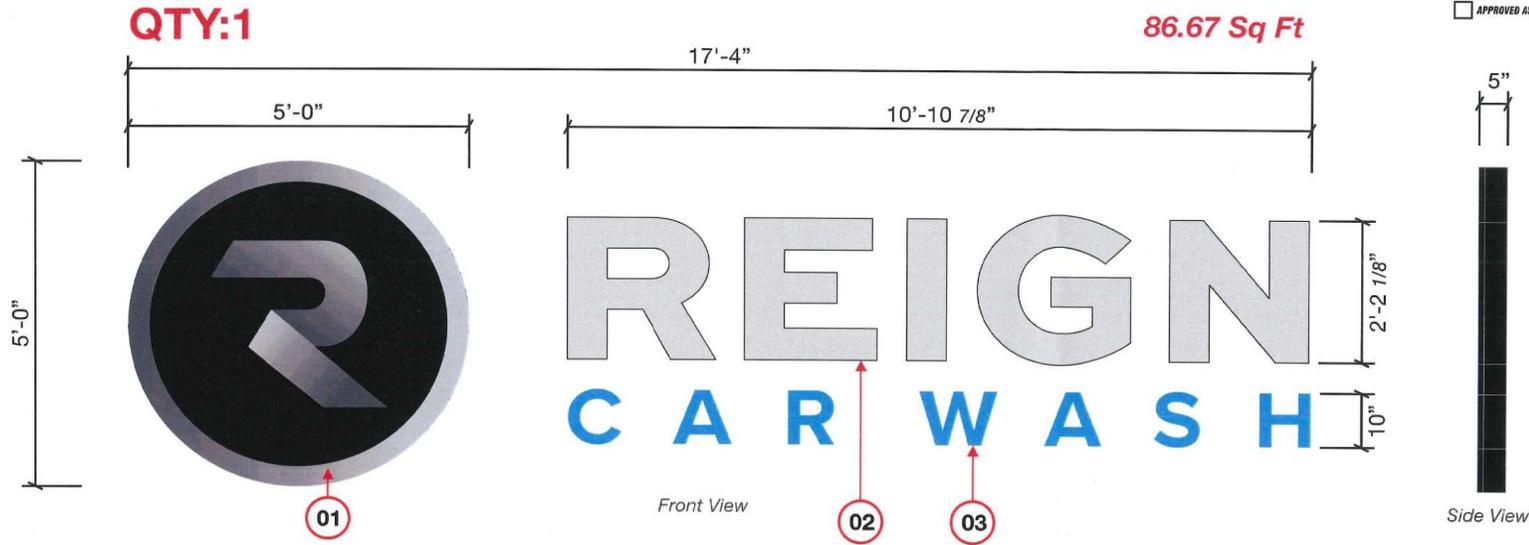
- 01 Face Lit Icon Cabinet**
- Digitally Printed 3/16" white Polycarbonate faces
  - 1" Black Jewelite trimcap
  - 5" Deep white .040 aluminum coil side returns Painted Black
  - Internally illuminated with white LED's
  - Low voltage power supply located behind wall.

- 02 "REIGN" - Face Lit Remote Channel Letters**
- 3M™ Silver 3630-121 Translucent Film applied to 1st surface of cut out 3/16" white acrylic faces (#2447)
  - NOTE: FACES WILL APPEAR AS SILVER DURING DAY, AT NIGHT "REIGN" WILL ILLUMINATE WHITE*
  - 1" Black Jewelite trimcap
  - 5" Deep white .040 aluminum coil side returns Painted to match Black
  - Internally illuminated with white LED's
  - Low voltage power supply located behind wall.

- 03 "CAR WASH" - Face Lit Remote Channel Letters**
- Digitally Printed & Laminated 3M Clear Vinyl applied to 1st surface of cut out 3/16" white acrylic faces (#2447)
  - 1" Black Jewelite trimcap
  - 5" Deep white .040 aluminum coil side returns Painted Black
  - Internally illuminated with white LED's
  - Low voltage power supply located behind wall.



# SIGN 3 - LARGE CHANNEL LETTERS



Approved by \_\_\_\_\_ Date \_\_\_\_\_  
 APPROVED AS SHOWN  APPROVED AS NOTED  CORRECT & RESUBMIT



250 Warwick Ave  
Cranston RI 02095  
ACCT #: 14770  
DWG #1

PERMIT

Note: This photo mirage is intended for visual communication of signage intent depicted in it's completed/installed setting. This is not intended to be an accurate scaled drawing. Although the proper scale is attempted we are not responsible for conflicts in final visual results.

Color Palette | Pantone • Paint • Vinyl

- HEX #: 59595b
- HEX #: bcbec0
- HEX #: 49a5dc

Typography

**Sweet Sans Pro**  
 Heavy | 0 Kerning | 0 Spacing

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 0123456789#1&

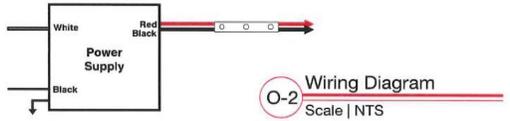


**O-1** Channel Letters  
 Scale | 1/2" = 1'-0"

- 01 Face Lit Icon Cabinet**
- Digitally Printed 3/16" white Polycarbonate faces
  - 1" Black Jewelite trimcap
  - 5" Deep white .040 aluminum coil side returns Painted Black
  - Internally illuminated with white LED's
  - Low voltage power supply located behind wall.

- 02 "REIGN" - Face Lit Remote Channel Letters**
- 3M™ Silver 3630-121 Translucent Film applied to 1st surface of cut out 3/16" white acrylic faces (#2447)
  - NOTE: FACES WILL APPEAR AS SILVER DURING DAY, AT NIGHT "REIGN" WILL ILLUMINATE WHITE*
  - 1" Black Jewelite trimcap
  - 5" Deep white .040 aluminum coil side returns Painted to match Black
  - Internally illuminated with white LED's
  - Low voltage power supply located behind wall.

- 03 "CAR WASH" - Face Lit Remote Channel Letters**
- Digitally Printed & Laminated 3M Clear Vinyl applied to 1st surface of cut out 3/16" white acrylic faces (#2447)
  - 1" Black Jewelite trimcap
  - 5" Deep white .040 aluminum coil side returns Painted Black
  - Internally illuminated with white LED's
  - Low voltage power supply located behind wall.



**O-2** Wiring Diagram  
 Scale | NTS

 <p>Your Brand Realized™</p>	251 Boot Road Downtown, PA 19335 610.518.5881 610.518.5244 info@prosign.net	<b>FACE LIT CHANNEL LETTERS   SPECIFICATIONS</b>  QTY : ONE (1) SET CHANNEL LETTERS	REVISIONS:	PM: JD DESIGNER: DK  DATE: 8/5/2021	Copyright, Pro Sign Company, 2021 THIS DRAWING INCLUDES DATA THAT IS PROPRIETARY INFORMATION OF PRO SIGN COMPANY. IT SHALL NOT BE USED, DUPLICATED OR DISCLOSED IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN TO QUALIFY THIS PROPOSAL. IF A CONTRACT IS AWARDED TO THIS PROPRIETOR AS A RESULT OF OR IN CONNECTION WITH THE SUBMISSION OF THIS DATA, THE DEFEREE SHALL HAVE THE RIGHT TO USE OR DISCLOSE THE DATA TO THE EXTENT PROVIDED IN THE RESULTING CONTRACT.	Job File Locations DWG: Y:\RI\REIGN Car Wash\SITES\RI\Cranston\14770\DESIGN\14770-1_Prim-REIGN CAR WASH_CRANSTON, RI.cdr	Page 4
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O-1 Proposed North View  
Scale | NTS



O-2 Proposed West View  
Scale | NTS



250 Warwick Ave  
Cranston RI 02095  
ACCT #: 14770  
DWG #1

**PERMIT**

Note: This photo rendering is intended for visual communication of signage intent depicted in its computer-generated setting. This is not intended to be an accurate scaled drawing. Although the proper scale is attempted, we are not responsible for conflicts in final visual results.



Your Brand Realized™

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Downingtown, PA 19335

610.518.5881  
610.518.5244  
info@prosign.net

NORTH & WEST VIEW | PROPOSED ELEVATION

REVISIONS:

PM: JD  
DESIGNER: DK  
DATE: 8/5/2021

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Job File Locations  
DWG: Y:\R\REIGN Car Wash\SITES\RI\Cranston\14770\DESIGN\14770-1\_PRM-REIGN CAR WASH\_CRANSTON, RI.cdr

Page  
6

# Plan Commission Recommendation

Due to the findings that the proposed variance requests are generally consistent with the Cranston Comprehensive Plan, and that relief would not detract from the character of the surrounding area or create potential safety concerns, upon a motion by Mr. Mason, seconded by Mr. Vincent, the Plan Commission voted (8-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.