

City of Cranston

Zoning Board of Review

April 8, 2020

Chairman of the Board

Matthew Gendron

Members

Chris Buonanno

Paula McFarland

Tom Barbeiri

Joy Montenaro

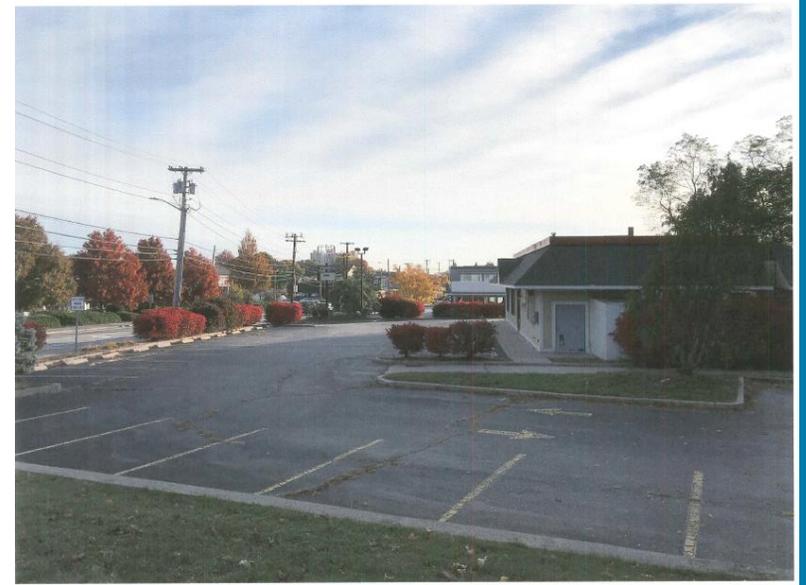
Craig Norclife (1st Alternate)

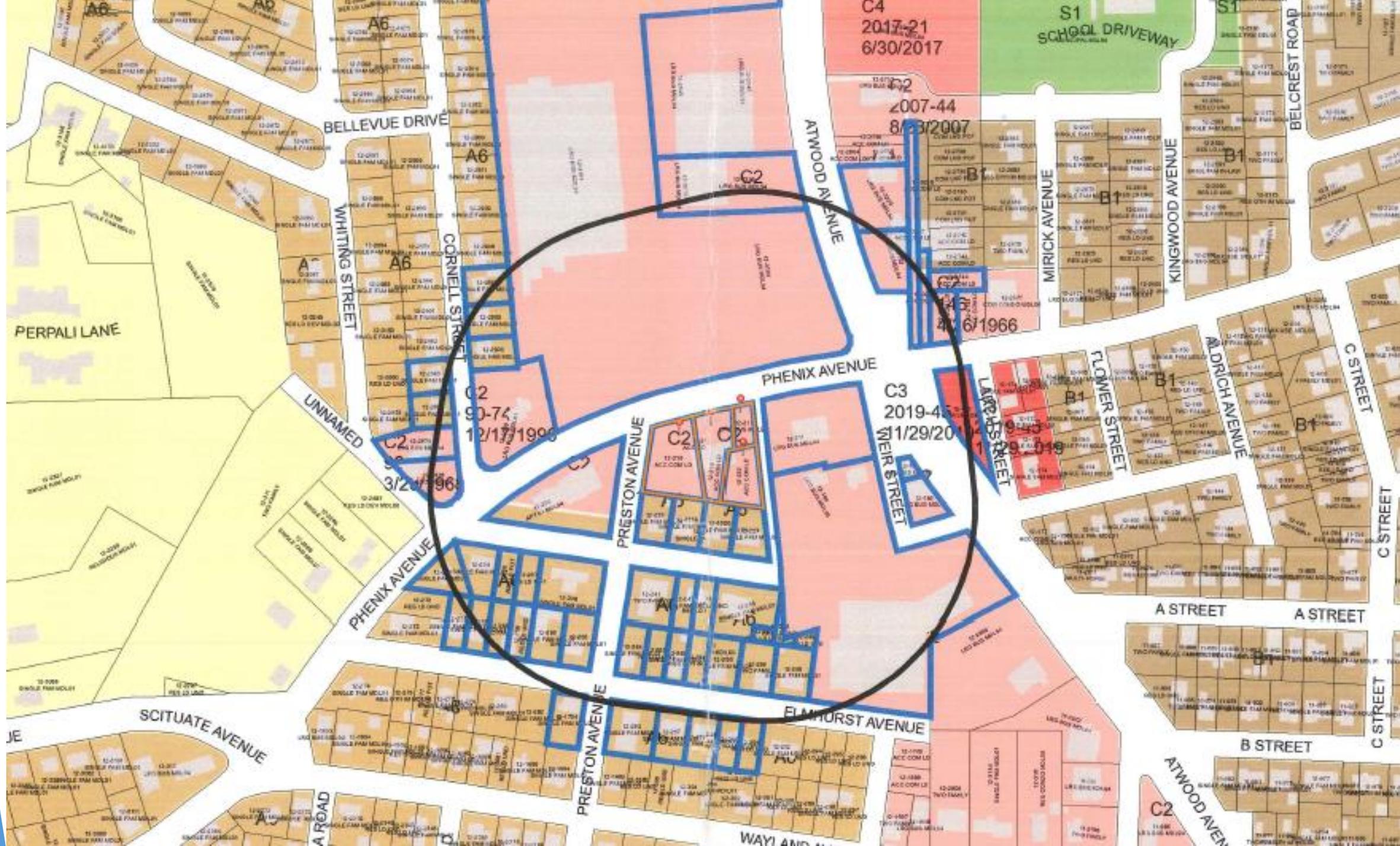
Vacant (2nd Alternate)

Vacant (3rd Alternate)

Joshua Catone (4th Alternate)

Renaissance Development Corporation (own) and Navigant Credit Union (app)
have filed an applicant to establish a bank, financial institution with drive through facility at **200 Phenix Avenue A.P. 12, Lots 217, 218, 219, and 322** area 34,586 sqft zoned C2. Applicant seeks relief per Sections 17.92.010 Variance; Sections 17.28.010 b (8), (10) Drive in uses; 17.84.140 Development and landscape Standards; 17.72.010 (3) Signage. Applicant filed 1/22/2020. Robert D. Murray Esq.





Zoning Summary Chart

Zoning District(S)	C-2 Commercial		
Overlay District(S)	N/A		
Zoning Regulation Requirements	Existing	Required*	Provided
MINIMUM LOT AREA	84,000 SF	20,000 SF	84,000 SF
PERCENTAGE	196 Feet	190 Feet	196 Feet
FRONT YARD SETBACK**	87 Feet	40 Feet	87 Feet
REAR YARD SETBACK**	65 Feet	20 Feet	65 Feet
REAR YARD SETBACK**	N/A	20 Feet	N/A
CORNER LOT SETBACK TO HORIZONTAL	46 Feet	25 Feet	66 Feet
MINIMUM LOT WIDTH	203 Feet	40 Feet	203 Feet
MAXIMUM FLOOR AREA RATIO	-	N/A	-
MAXIMUM BUILDING HEIGHT	17 Feet	30 Feet	17 Feet
MAXIMUM BUILDING LOT COVERAGE	6.2 %	40.0 %	7.8 %
SPRINKER SETBACK FROM RESIDENTIAL***	N/A	100 Feet	63 Feet
MIN. DRIVE-IN/THRU STAKING SPACES**	N/A	8 CARS	8 CARS
BURPER TO USE EXTENSIVE USE**	14 Feet	25 Feet	14 Feet
LANDSCAPE STOP BETWEEN PARKING AND DRIVEWAY**	6 Feet	10 Feet	6 Feet

* Zoning regulation requirements as specified in Chapter 10 Code of Ordinances as amended through March 30, 2019.

** LOT IS BEING CONSIDERED A CORNER LOT WITH TWO FRONT YARDS AND TWO REAR YARDS.

*** THE CLIENT WILL BE SEEKING VARIANCES FROM THE FOLLOWING SECTIONS OF THE ORDINANCE CODE OF ORDINANCES:

- NO LOUIS SPRINKLER OR ALCOHOL DRINKS SHALL BE PERMITTED WITHIN ONE HUNDRED (100) FEET OF A RESIDENTIAL USE PER 17.06.010.
- ALL DRIVE-IN USES SHALL PROVIDE STAKING SPACES FOR A MINIMUM OF SIX AUTOMOBILES FOR EACH DRIVE-IN WINDOW PER 17.06.010.
- WHEN A MORE EXTENSIVE USE ABUETS A LESS EXTENSIVE USE, A 25-FOOT WIDE BURPER STOP MAY BE REQUIRED PER 17.06.140.
- A MINIMUM TEN (10) FOOT WIDE LANDSCAPE STOP SHALL BE PROVIDED ALONG PROPERTY LINES PARALLEL TO A STREET WHERE PARKING OR CIRCULATION AREAS ABUETS AND STREET. A MINIMUM FIVE FOOT LANDSCAPE STOP SHALL BE PROVIDED ALONG REAR AND REAR PROPERTY LINES WHERE PARKING AND CIRCULATION AREAS ARE ADJACENT TO ADJUTING PROPERTIES PER 17.06.140.

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	8 x 18	8 x 18	7	30
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	1	1
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	1
TOTAL SPACES			9	32
LOADING BAYS			N/A	N/A

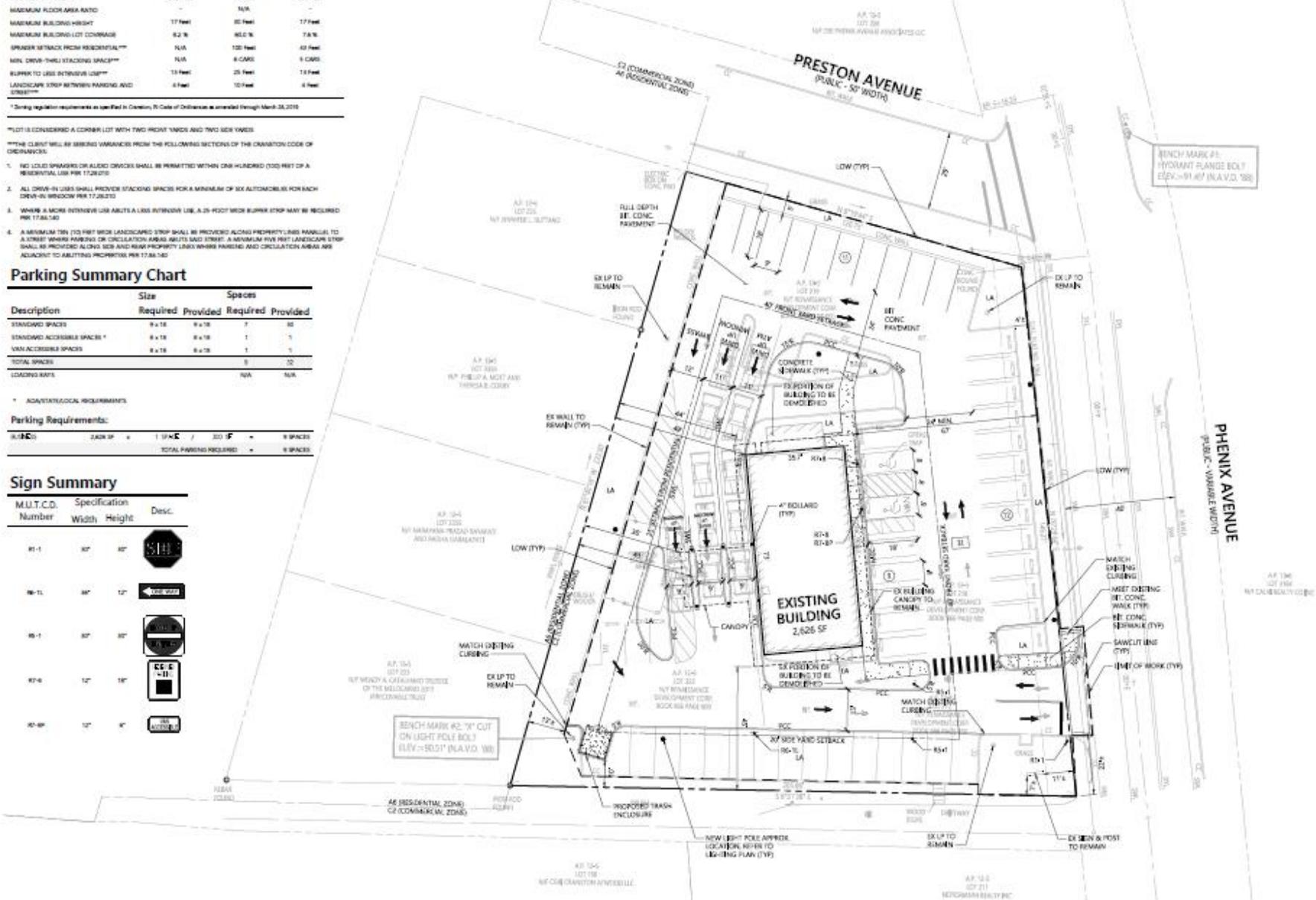
* ADA COMPLIANCE REQUIREMENTS.

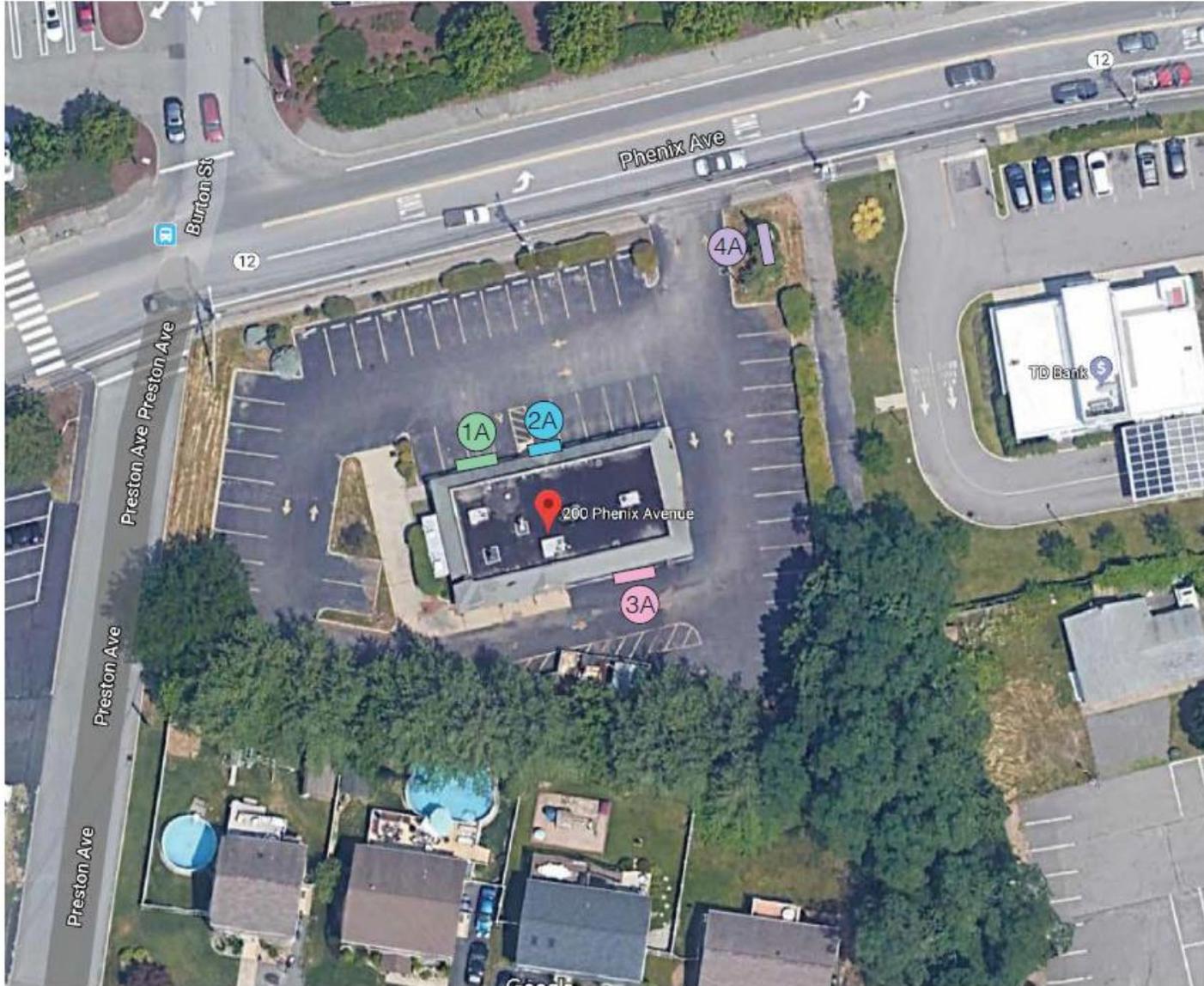
Parking Requirements:

MINIMUM	2 CAR SP	4	1 SPACE	7	200 SF	8 SPACES
TOTAL PARKING REQUIRED						8 SPACES

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
RS-1	30"	30"	
RS-1L	36"	12"	
RS-1	30"	30"	
RS-4	12"	18"	
RS-4P	12"	8"	





A Site Plan - Plan View
Not to Scale

Sign Key	
1A	Building Sign
2A	Door Vinyl
3A	Drive Up Window Vinyl
4A	Pylon Sign



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800,544,0861 | poyantsigns.com



200 Phenix Ave
Oranston, RI

Project: 17346
Navigant

Sales: Ray Dion
Date: 01.08.20
Designer: NLM

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

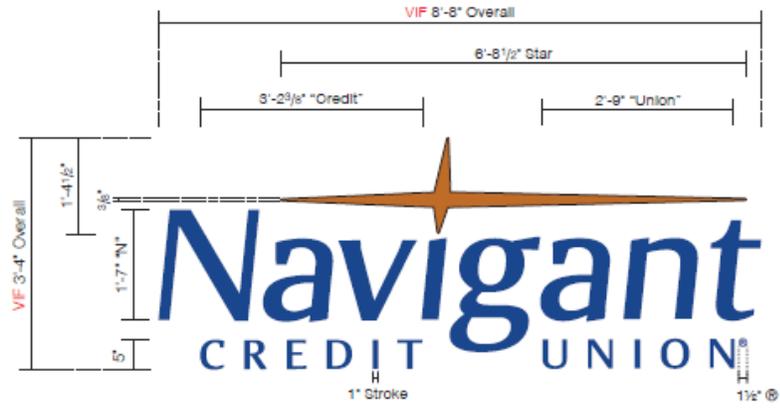
Revisions:

 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

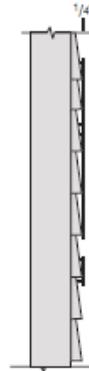
Approved By:

Date:

Site Plan



A Sign Elevation - Front View
Scale: 3/8"=1'-0"



B Sign Elevation - Side View
Scale: 3/8"=1'-0"

Specifications

Qty = 1 28.8 Sq Ft

Single Face Non Illuminated Building Sign

- 1/4" Waterjet cut aluminum graphics
- Backs to be drilled & tapped to accept threaded rod
- Faces and returns to be painted blue or gold accordingly
- @ to be routed in shape of circle, painted blue with white opaque vinyl applied 1st surface
- Graphics to be flush mounted to clap board fascia using threaded rod, adhesive & spacers as needed
- Spacers to remain unfinished (if needed)

- See Page SP for Site Plan

Verify in Field (VIF)

- H & W of fascia to be needed to confirm graphics will fit
- Color of fascia needed to confirm colors shown will have enough contrast

Colors & Materials

Paint

Blue; Satin Finish
Match PMS 286C

Gold; Satin Finish
Match PMS 153C
Closest match to R171, G110, B42

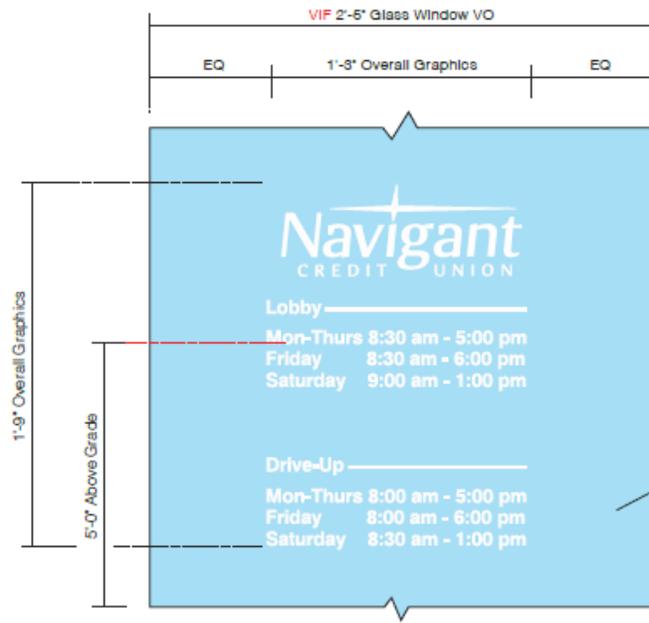
Vinyl (For @)

White; 3M 7725-10

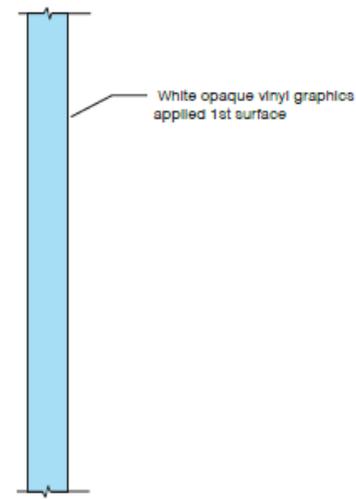


C Install Elevation - Proposed
Scale: 3/16" = 1'-0"

See Page 2A for Door Graphics



A Sign Elevation - Front View
Scale: 1 1/2" = 1'-0"



B Sign Elevation - Side View
Scale: 1 1/2" = 1'-0"

Blue represents glass window

Specifications

Qty = 1 13.8 Sq Ft

Single Face Non Illuminated Entrance Door Vinyl Graphics

- White opaque vinyl graphics applied 1st surface to exterior glass door in field
- See Page SP for Site Plan

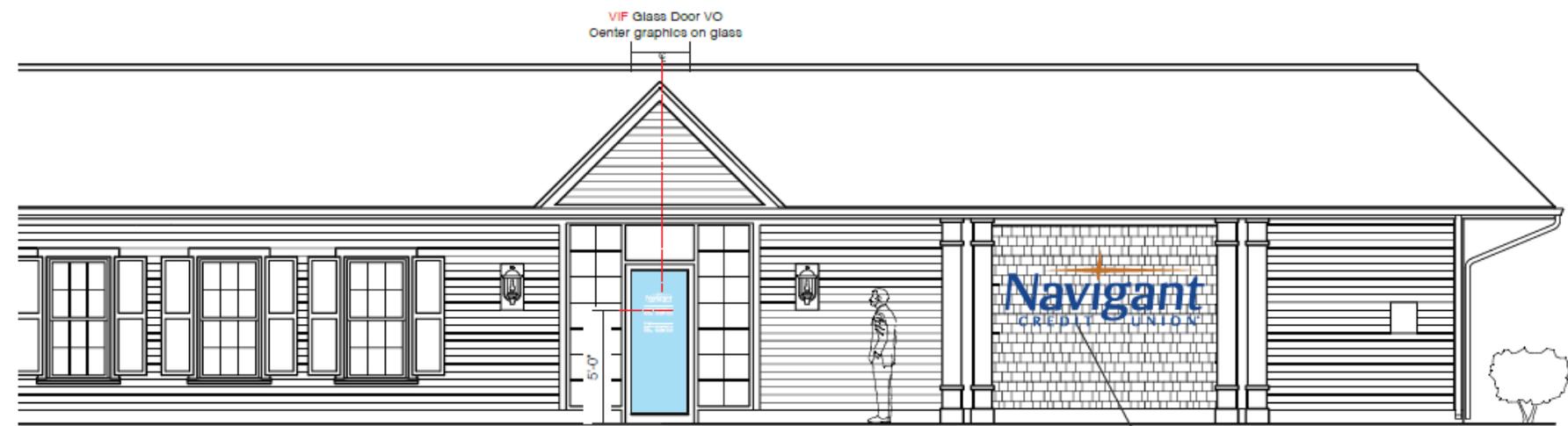
Verify in Field (VIF)

- H & W of glass door & glass vo
- Client to confirm hours are correct or provide new hours
- Is there a walk up ATM & if so should the hours be included on the door?

*Minimum of 50° F to install vinyl in field

Colors & Materials

Vinyl
 Arlon; 2100-02



C Install Elevation - Proposed
Scale: 3/16" = 1'-0"



A Sign Elevation - Front View
Scale: 1 1/2" = 1'-0"

Specifications

Qty = 1 3.76 Sq Ft

Single Face Non Illuminated Drive Up Window Vinyl Graphics

- Digitally Printed Opaque vinyl graphics to be applied 1st surface exterior glass window in field

- See Page 3P for Site Plan

Verify in Field (VIF)

- H & W of glass door & glass vo
- Client to confirm hours are correct or provide new hours
- Is there a walk up ATM & if so are the hours correct?

*Minimum of 50° F to install vinyl in field

Colors & Materials

Digital Print

Lobby	Drive-Up	Walk-Up
Monday 8:30 am - 5:00 pm	Mon-Wed 8:00 am - 5:00 pm	Mon-Fri 8:00 am - 9:00 pm
Tuesday 8:30 am - 6:00 pm	Thursday 8:00 am - 6:00 pm	Saturday 8:30 am - 9:00 pm
Friday 8:30 am - 6:00 pm	Friday 8:00 am - 6:00 pm	
Saturday 9:00 am - 1:00 pm	Saturday 8:30 am - 1:00 pm	

NCUA
NATIONAL CREDIT UNION ADMINISTRATION, L.P.A. NATIONAL OFFICE

(Qty: 1) 70 3/8 W x 7 3/4"

- Digitally printed white opaque 3M control tao vinyl
- Clear UV Over Laminate
- Kiss Cut, No Weeding No Masking
- Use CMYK Values



C Install Elevation - Proposed
Scale: 3/16" = 1'-0"

3A



(A) Sign Elevation - Front View
Scale: 1/4"=1'-0"

(B) Sign Elevation - Side View
Scale: 1/4"=1'-0"



A Photo Comp - Existing
Not to Scale



B Photo Comp - Proposed
Not to Scale

RECOMMENDATION

[Stacking] Due to the fact that the reduced drive-in vehicle stacking is viewed as appropriate given the site circulation pattern and the frequency of use for a banking operation;

[Audio Devices] Due to fact that there are a number of mitigating factors, such as grade and existing vegetation, that will reduce noise from the drive-in lanes to the abutting properties, and due to the fact that the applicant has addressed the primary concerns of the abutting residential property owners with a commitment to improve the fence on the abutter's property;

[Landscape buffer] Due to the fact that the 4 foot landscaping buffer is an existing condition;

[Signage] Due to the fact that the signage improvements will be to reface an existing sign without increasing its size or height; and

Due to the fact that the proposal is consistent with the character of the neighborhood which has a number of banks with drive-in facilities in the vicinity;

THEREFORE, upon motion made by Mr. Coupe and seconded by Mr. DiStefano, the City Plan Commission unanimously voted (7/0) to forward a *positive recommendation* on all requested variances for this application to the Zoning Board of Review.

Charlotte Lawson (own) and Cranston Bible Chapel, INC. (own) and Keith L'Heureux (app) have filed an application to reconfigure an existing lot to create a new lot to construct a new single family dwelling at:

0 Harmon Avenue AP 7 Lot 1774 and a portion of 1773 (Parcel 1)

0 Harmon Avenue Ap 7 Lot 1772 and a portion of 1773 (Parcel 2)

Area 4800 sqft zone A6. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity Regulations. Application filed 3/11/20. Robert D. Murray, Esq.

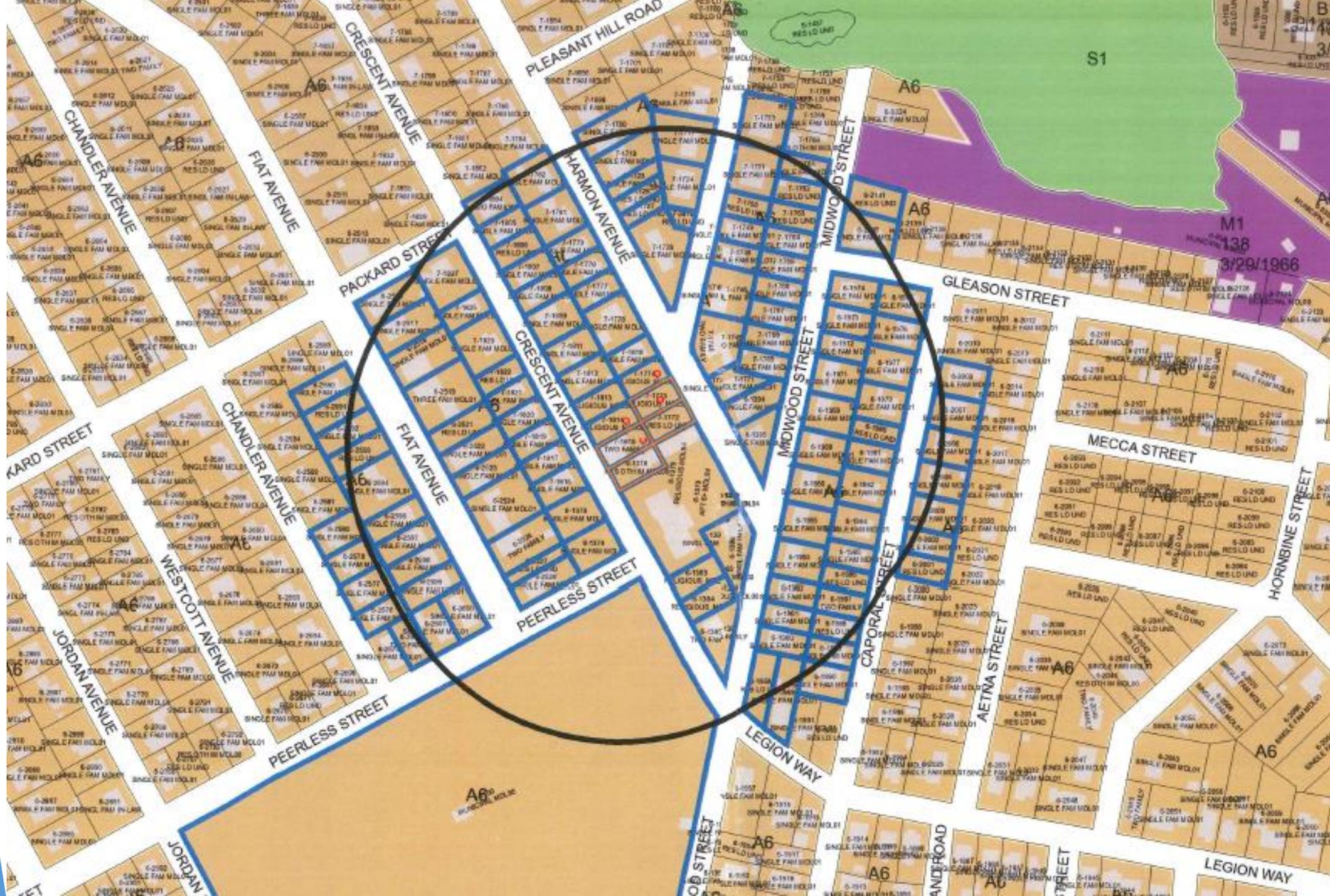
Cranston Bible Chapel, INC. (own) and Charlotte Lawson (own) and Keith L'Heureux (app) have filed an application to reconfigure an existing lot to create a new lot to construct a new single family dwelling at **0 Crescent Avenue AP 7 Lot 1813 and a portion of 1814 (Parcel 3)** Area 4800 sqft zone A6. The existing two family dwelling at 212 Crescent Avenue will remain on a reconfigured lot of 8000 sqft on Lots 1815, 1378 and a portion of 1814. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity Regulations. Application filed 3/11/2020. Robert D. Murray, Esq.

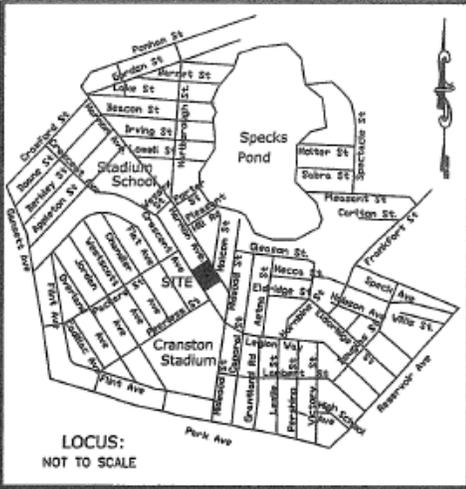
0 Harmon Avenue Parcels 1 & 2



0 Crescent Avenue







LOCUS:
NOT TO SCALE

GENERAL NOTES:

ALL PARCELS LOCATED ON ASSESSOR'S PLAT 7/5
TOTAL AREA OF SUBDIVISION - 19,200 S.F.
NUMBER OF LOTS PRIOR TO SUBDIVISION - 6
NUMBER OF LOTS AFTER SUBDIVISION - 4

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE
FOUR (4) BUILDABLE RESIDENTIAL LOTS OF RECORD FROM
6 LOTS OF RECORD ALSO KNOWN AS 6 ASSESSOR LOTS.
BY SUBDIVISION AND ZONING BOARD OF REVIEW APPROVAL.

FEMA:

ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION
"X" (AREAS OF MINIMAL FLOODING) ZONE
PER F.R.M. 44067C0318H, Effective 10/02/2015.

ZONING:

ALL LOTS SHOWN ARE LOCATED IN AN A-6 ZONED AREA

A-6 ZONING REQUIREMENTS:
AREA 6,000 S.F. MIN.
FRONTAGE 60' MIN.
FRONT SETBACK 25' MIN.
REAR SETBACK 20' MIN.
SIDE SETBACK 8' MIN.
BLDG. HEIGHT 35' MAX.
LOT COVERAGE 35% MAX.

REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE
PLAT CARD 25 ENTITLED
"WEST ARLINGTON"
DEED BOOK 5081, PAGE 71
SEWER AS-BUILT
WELLINGTON PART 2, SHT. 44
POCASSETT PART 4, SHT. 46

CERTIFICATION:

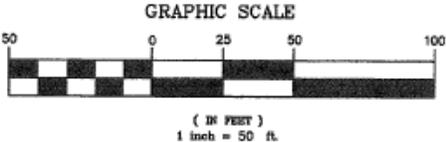
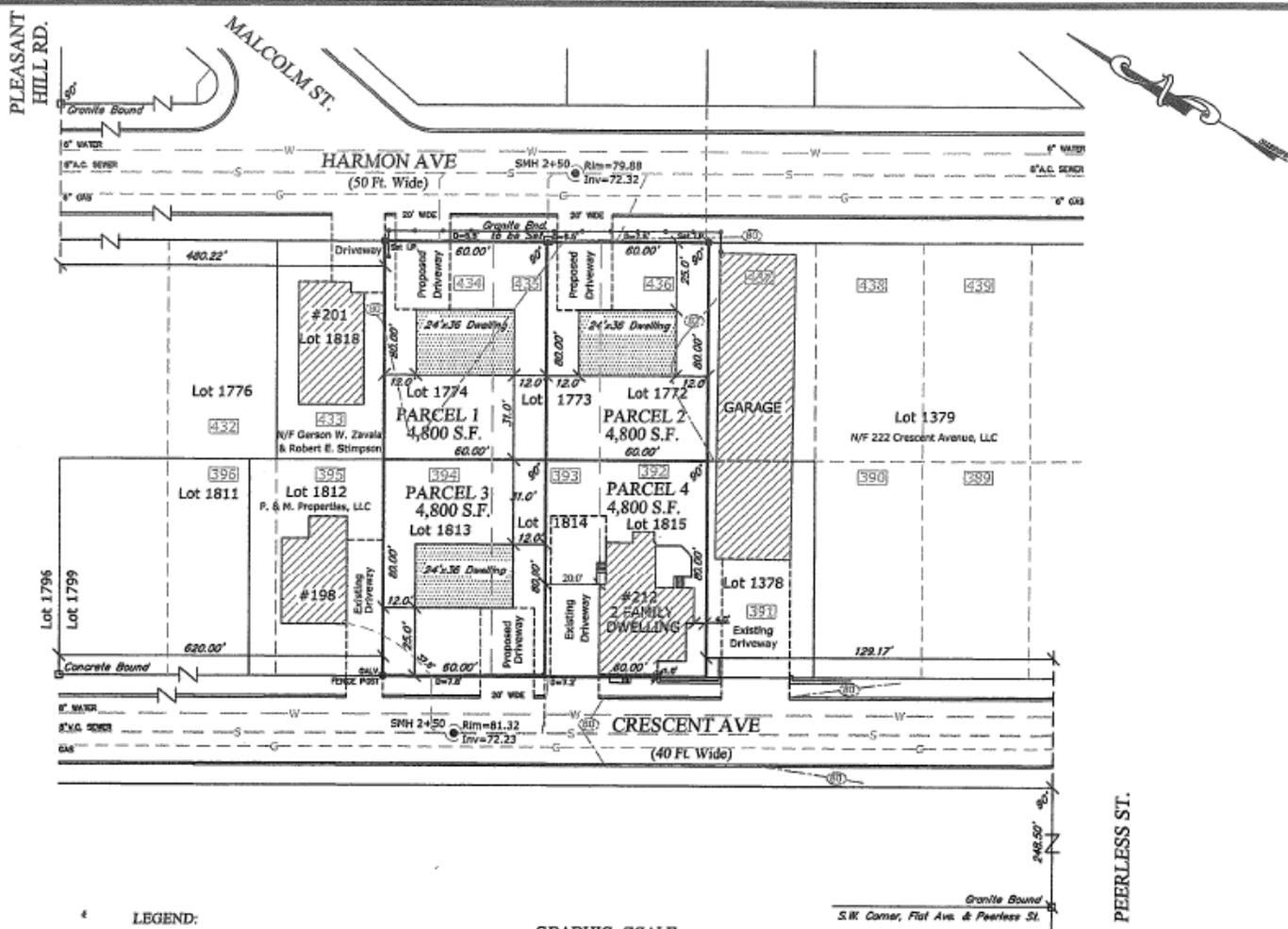
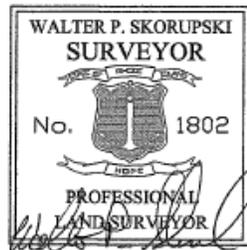
This Survey has been conducted and the Plan prepared
pursuant to Section 9 of the Rules and Regulations
adopted by the Rhode Island Board of Registration
for Professional Land Surveyors.

BOUNDARY SURVEY - CLASS I
SITE FEATURE SURVEY - CLASS II
TOPOGRAPHIC SURVEY - CLASS II

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 Site Features,
Locate Particular Property Lines and prepare a Four Lot Minor Subdivision
From Six Lots of Record, Located on Assessor Plat 7/5, Lots 1772,
1773, 1774, 1775, 1813, 1814 and 1815, Cranston, R.I., 02910

By: *Walter P. Skorupski* 3/1/2020
Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-COA Date:



STREET INDEX
CRESCENT AVE
HARMON AVE

ZBR SUBMISSION

OWNERS:
LOTS 1773, 1774, 1813 & 1814
CRANSTON BIBLE CHAPLE INC.
226 CRESCENT AVENUE
CRANSTON, R.I. 02910

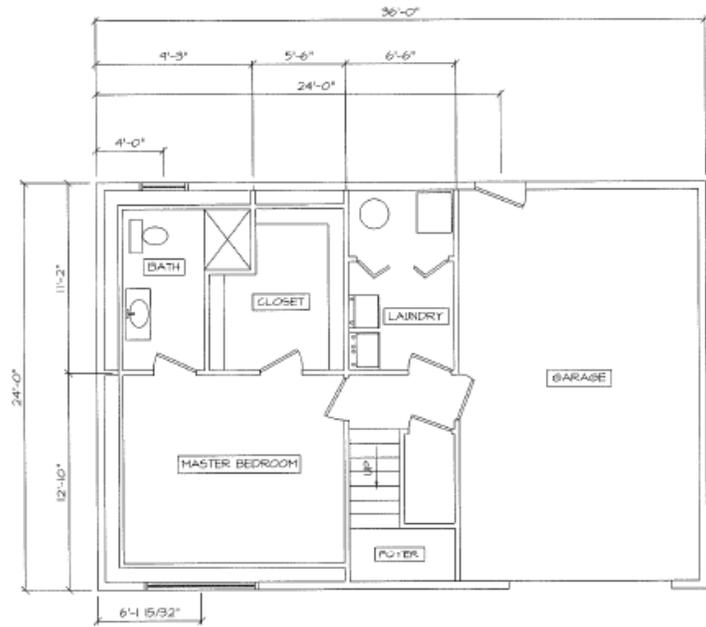
LOTS 1772 & 1815
CHARLOTTE A. LAWSON
212 CRESCENT AVENUE
CRANSTON, R.I. 02910

SURVEYOR:
WALTER P. SKORUPSKI
7 WESSEX STREET
CRANSTON, R.I. 02910

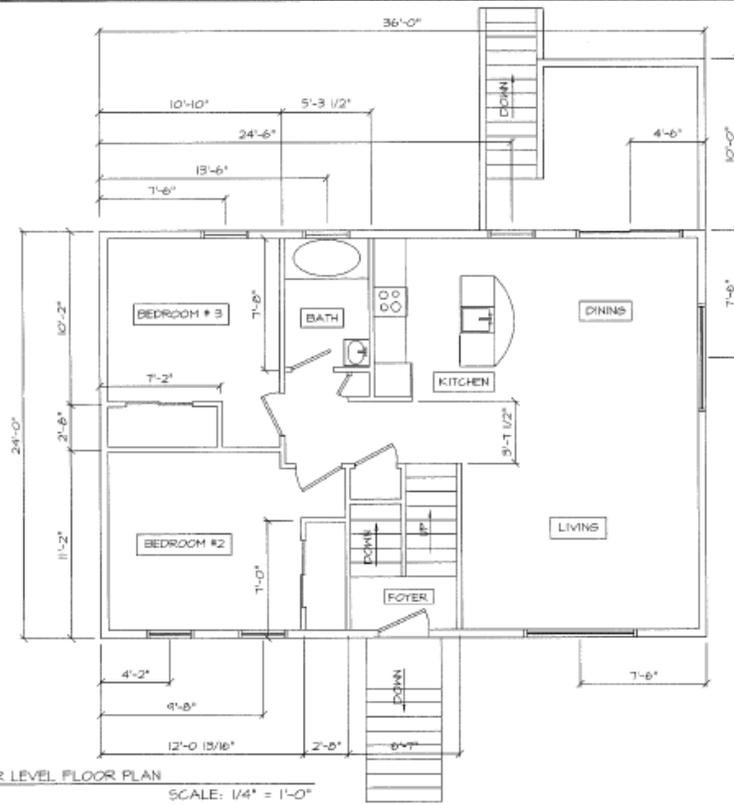
REVISIONS:

#	DATE	COMMENT
0	2/22/2020	1 st. Submission

WEST ARLINGTON - REPLAT OF LOTS
LOTS 392, 393, 394, 434, 435 & 436
A MINOR SUBDIVISION
BY W. P. SKORUPSKI
LOCATED IN
CITY OF CRANSTON
ASSESSORS PLAT 7/5,
LOTS 1772, 1773, 1774, 1813, 1814 & 1815
FEBRUARY, 2020



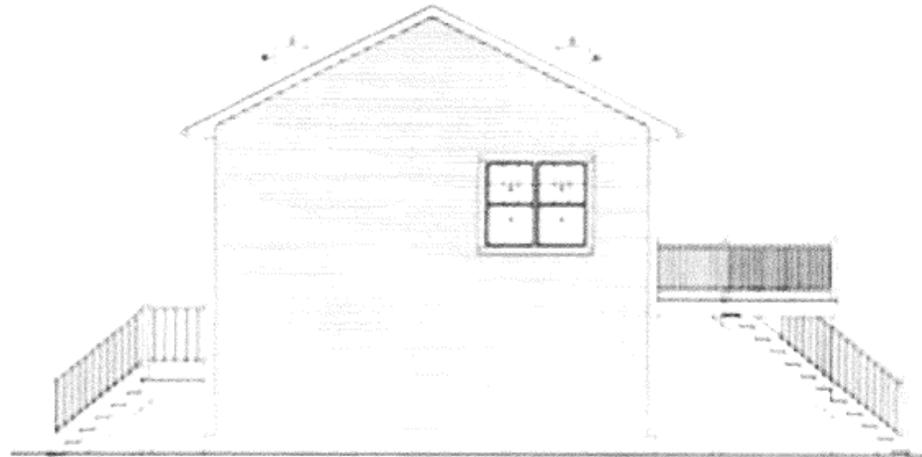
LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: N.T.S.



RIGHT SIDE ELEVATION
SCALE: N.T.S.

PROJECT:
PROPOSED HOUSE
AT
CRESCENT / HARMON LOTS
CRANSTON, RI

DRAWING PREPARED
FOR:
KEITH L'HEUREUX

BY
COASTAL DRAFTING
SERVICES
401-318-4561

REVISION	DATE

ZONING DRAWING

DATE: 01-11-20
SCALE: AS NOTED
DRAWN BY: AB
PROJECT NO.:
A1.0

Staff Analysis

The applicant proposes to subdivide/merge a total of 7 existing lots into 4 proposed new lots that will be larger in size. The project proposes 3 lots that will each be 4,800 sq. ft. for future single-family houses (requires ZBR approval), and 1 lot that will be 8,000 sq. ft. with a pre-existing, nonconforming two-family dwelling (no ZBR approval needed).

- The average size of residential lots within 400 feet of the subject parcels is 4,225 sq. ft., which is less than the proposed 3 substandard parcels (4,800 sq. ft.).
- The Comprehensive Plan supports the development of undersized lots. Furthermore, the proposal is consistent with the Comprehensive Plan Housing Element in that development of infill lots is encouraged in Eastern Cranston.
- Staff finds that 8,000 sq. ft. is a sufficient size to accommodate a two-family dwelling based on comparable zoning standards from the B-1 zone and the specific conditions of the subject property. Furthermore, staff finds that a two-family dwelling is not inconsistent the character of the surrounding neighborhood.

Planning Recommendation

NOTE: The overall application to the Zoning Board of Review has been broken into 3 separate applications, representing 1 application for each of the proposed 3 substandard lots. *As such, this recommendation is intended to be replicated for each of the 3 separate applications.*

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the proposed lot size is consistent with the character of the surrounding neighborhood, staff recommends the Plan Commission forward a positive recommendation on this application to the Zoning Board of Review.