

**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: December 23, 2024

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: Storage Five Cranston LLC

ADDRESS: PO Box 1042, Seabrook, TX ZIP CODE: 77586

APPLICANT: G3 40 Sharpe Drive LLC (owns AP 13 Lot 45)

ADDRESS: 33 Sharpe Drive, Cranston, RI 02920 ZIP CODE: 02920

LESSEE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 0 Sharpe Drive and 40 Sharpe Drive  
Lot 45 & Lot 50 (portion)
2. ASSESSOR'S PLAT #: 13 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 5 & 67 WARD: 6
3. LOT FRONTAGE: 257 ft +/- LOT DEPTH: irreegular LOT AREA: 9.277 acres (subject parcel)
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M-2 60,000 sq. ft. 35 ft.  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: Existing building  
2 stories PROPOSED: same
6. LOT COVERAGE, PRESENT: 21% PROPOSED: 21%
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 4/5/24
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes on AP 13 Lot 50 (1 Kenney Drive)
9. GIVE SIZE OF EXISTING BUILDING(S): 146,000 +/- sq. ft. (not directly involved in application)
10. GIVE SIZE OF PROPOSED BUILDING(S): N/A
11. WHAT IS THE PRESENT USE? Industrial building - self storage (permitted use)
12. WHAT IS THE PROPOSED USE? Self storage (portion) and motor vehilcle sale and storage  
(more than 30 days)
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: None

(DATE)

**STORAGE FIVE CRANSTON LLC ("OWNER")**  
**G3 40 SHARPE DRIVE LLC ("OWNER/APPLICANT")**

0 Sharpe Drive  
Cranston, RI 02920

**PROJECT NARRATIVE**

This project narrative is offered in connection with the application of G3 40 Sharpe Drive LLC ("Owner/Applicant") for variance relief for property at 0 Sharpe Drive adjacent to property owned at 40 Sharpe Drive in the Howard Industrial Park. The 40 Sharpe Drive property is designated as Lot No. 45 on Assessor's Plat No. 13.

G3 40 Sharpe Drive LLC is an entity related to Tasca Automotive Group ("Tasca"). In addition to the property at 40 Sharpe Drive, Tasca owns other property in the Howard Industrial Park including its main dealership property at 1300 Pontiac Avenue and 33 Sharpe Drive (Tasca Collision Center), 25 Slater Road (Parts/Warehouse) and 26 Slater Road (Tasca Truck Center).

Storage Five Cranston LLC ("Owner" and referred to as "Storage Five") owns the property at 1 Kenney Drive comprised of multiple lots. Storage Five acquired the property in April, 2024 from the Swarovski jewelry manufacturing companies. The Storage Five property is comprised of three lots on Assessor's Plat No. 13 being Lot Nos. 5, 50 and 67 (the Storage Five lots). The property has frontage on Kenney Drive and Sharpe Drive

Storage Five Cranston LLC is converting the existing building at 1 Kenney Drive into self-storage along with building some additional self-storage units on a portion of the Storage Five lots. Storage Five has received approval of the Development Plan Review Committee for its self-storage plans. An administrative subdivision will realign the Storage Five lots from three lots to two lots. The plans for the Storage Five self-storage uses are not part of this application.

Storage Five will retain Parcel A containing 6.67 +/- acres and sell Parcel B containing 9.277 +/- acres to G3 40 Sharpe Drive LLC subject to obtaining the necessary zoning relief to use Parcel B for uses related to motor vehicle sales and motor vehicle storage for a period of longer than thirty (30) days. The Cranston zoning code defines motor vehicle storage as a "use of land for the storage of motor vehicles awaiting transport to a wholesale, retail or recycling site. Said storage shall not exceed thirty (30) days". The Applicant seeks relief from the thirty (30) day limitation.

The existing building at 40 Sharpe Drive is used for industrial/commercial office space (including Tasca) and may be used for the subject motor vehicle sales and storage uses.

All of the property involved is zoned Industrial M-2 for general industry uses.

The following zoning relief is sought from the zoning board.

**17.20.030 Schedule of Uses**

Motor Vehicle sales and storage are not permitted in the M-2 industrial zone.

Chapter 17.92.010 – Variances and Special Use Permits – B. In granting a dimensional variance, the Planning Commission shall find:

1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant.

**The hardship from which the Applicant seeks relief is due to the unique characteristics of the subject land or structure and not the general characteristics of the surrounding area; nor is it due to the physical or economic disability of the applicant. Tasca already has a prominent foothold in the Howard Industrial Park. If acquired from Storage Five, Parcel B will be used to support other Tasca uses and properties. The subject land has been approved for a subdivision. The project will help Tasca with additional storage of vehicles available for the general public area.**

2. That the hardship is not the result of any prior action of the applicant.

**The hardship for which relief is sought is not the result of any prior action of the Applicant. The Applicant has made no changes or modifications to its property at 40 Sharpe Drive.**

3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based.

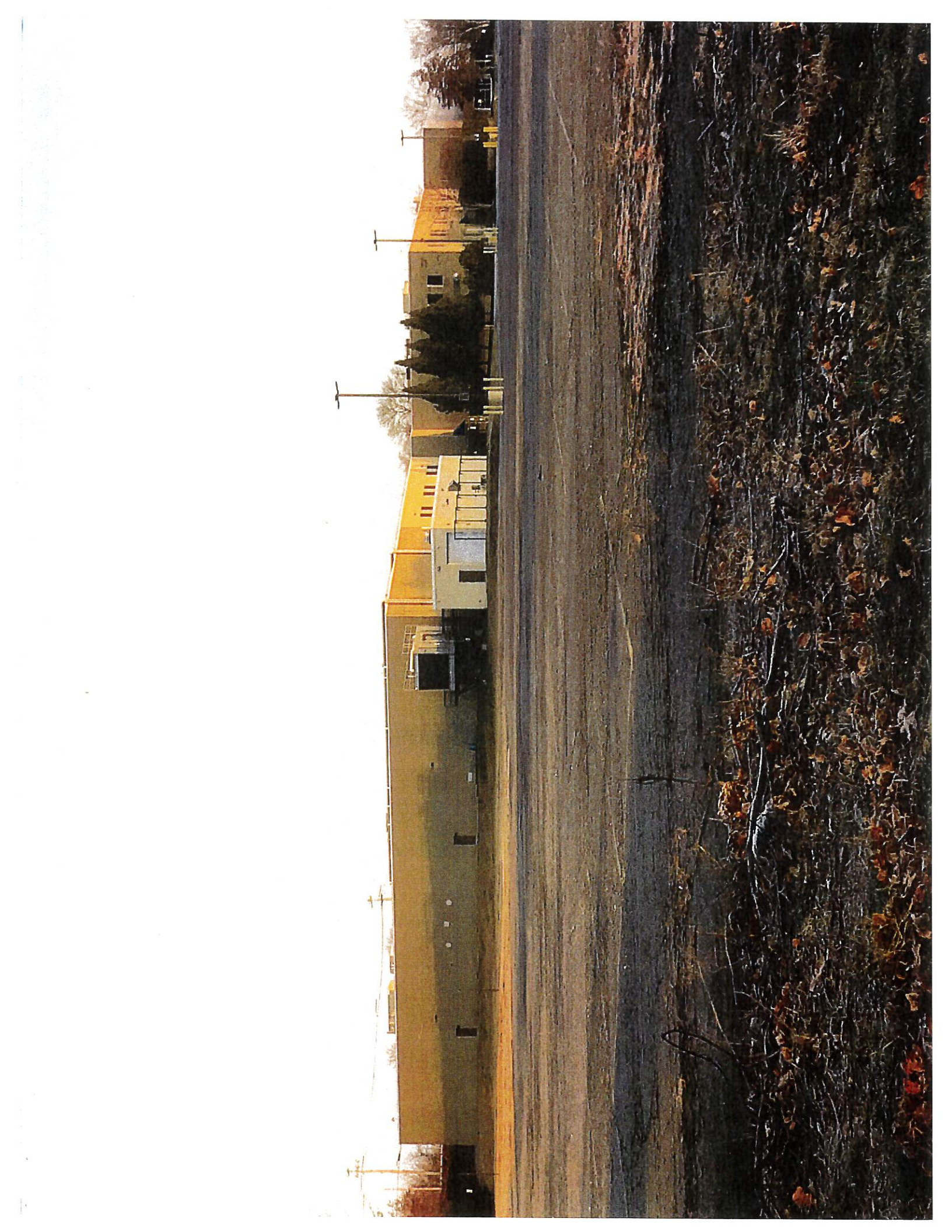
**The granting of the requested variance will not alter the general character of the surrounding area as both the existing use and the proposed use of the site are in the immediate area. The subject parcel is isolated to the rear of 40 Sharpe Drive and 1 Kenney Drive.**

In addition to the above standards, a determination must be made that:

1. In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance.

**The proposed use can be accommodated on the Parcel B and will compliment Tasca's other uses.**





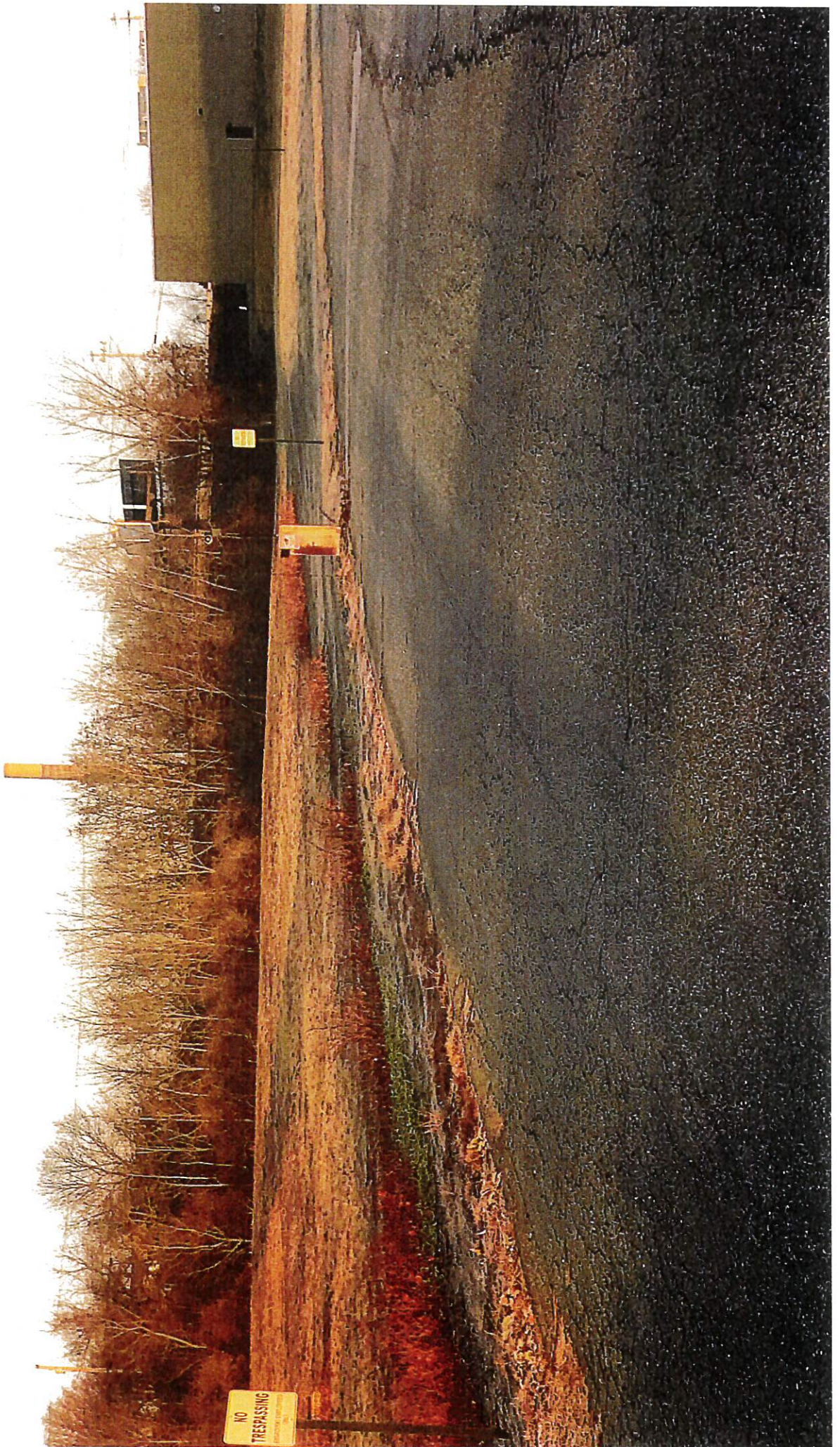












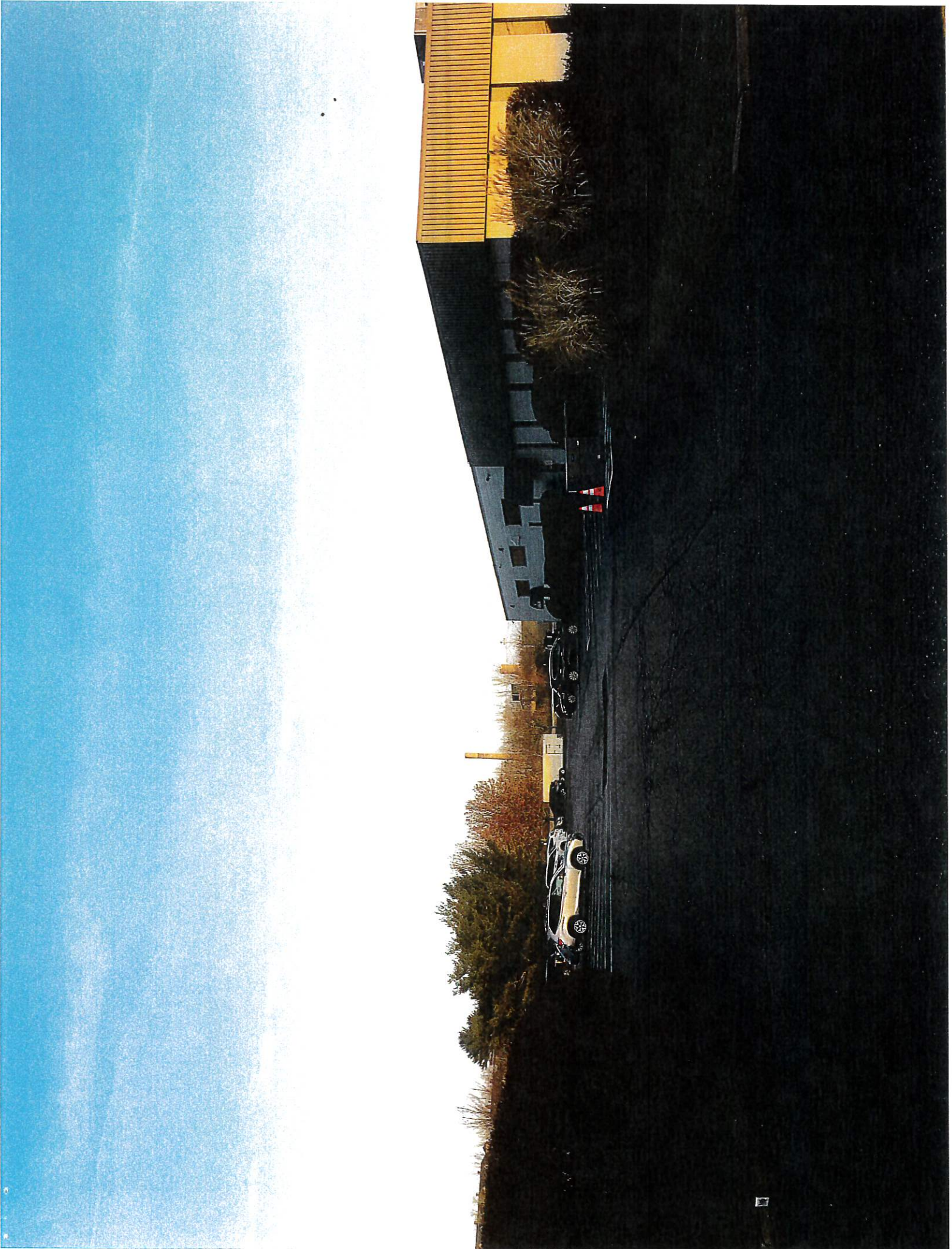






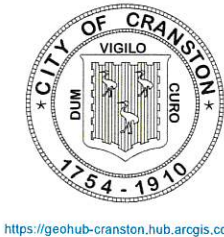








40 Sharpe Dr/1 Kenney Dr 400' Plat 13 Lots 45, 5, 50, 67



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

- ParcelsInBuffer
- SelectedParcelsBuffer
- SelectedParcels
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings

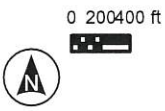
- Cranston Boundary
- Cranston Boundary
- Road Centerlines
- City
- State
- Pastore Complex
- Private

- Paper
- Driveway
- OutsideCity
- Railroad
- Historic Overlay District
- Zoning
- A12

- A20
- A6
- A8
- A80
- B1
- B2

- C1
- C2
- C3
- C4
- C5
- EI

- M1
- M2
- MPD
- Other
- S1



Map Scale: 1:15,723  
\*Scale bar formatted at 1:2400 scale

Map created by Web Application on 12/17/2024 2:25 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.



## REFERENCES:

1. THE TAX ASSESSOR'S MAP OF CITY OF CRANSTON, PROVIDENCE COUNTY, MAP 13.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 427 OF 451, MAP NUMBER 44007C427H, MAP REVISED: OCTOBER 2, 2015.
3. MAP ENTITLED "HOWARD INDUSTRIAL PARK, SUBDIVISION No. 3, CRANSTON, R.I., BELONGING TO HOWARD DEVELOPMENT CORPORATION," PREPARED BY FRANK N. ZAINO & ASSOCIATES AND JOHN L. FLOCK, R.L.S., DATED MAY 8, 1979, RECORDED WITH PROVIDENCE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 18, PAGE 58.
4. MAP ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN, REPLAT OF HOWARD INDUSTRIAL PARK, SUBDIVISION No. 3 & 6, A.P. 13, LOT No. 5, A.P. 38, LOT No. 11, SHARPOVSKI AMERICA LIMITED," PREPARED BY FUSS & O'NEILL, INC., DATED NOVEMBER 6, 2001, LAST REVISED SEPTEMBER 25, 2002, RECORDED WITH PROVIDENCE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 680, PAGE 403.
5. MAP ENTITLED "PLAT SHOWING LAND SITUATED IN CRANSTON, RHODE ISLAND, CONVEYED BY THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS," PREPARED BY RHODE ISLAND DEPARTMENT OF TRANSPORTATION, DATED 2002, RECORDED WITH PROVIDENCE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1658, PAGE 275.
6. MAP ENTITLED "ALTANSIPS LAND TITLE SURVEY, 1 KENNEY DRIVE AND 0 SHARPE DRIVE, PROVIDENCE COUNTY, CRANSTON, RHODE ISLAND," PREPARED BY BLEW & ASSOCIATES, P.A., DATED SEPTEMBER 9, 2023, LAST REVISED DECEMBER 20, 2023, PROVIDED BY THE CLIENT.
7. ELECTRONIC CAD DESIGN FILE, PROVIDED BY THE CLIENT.

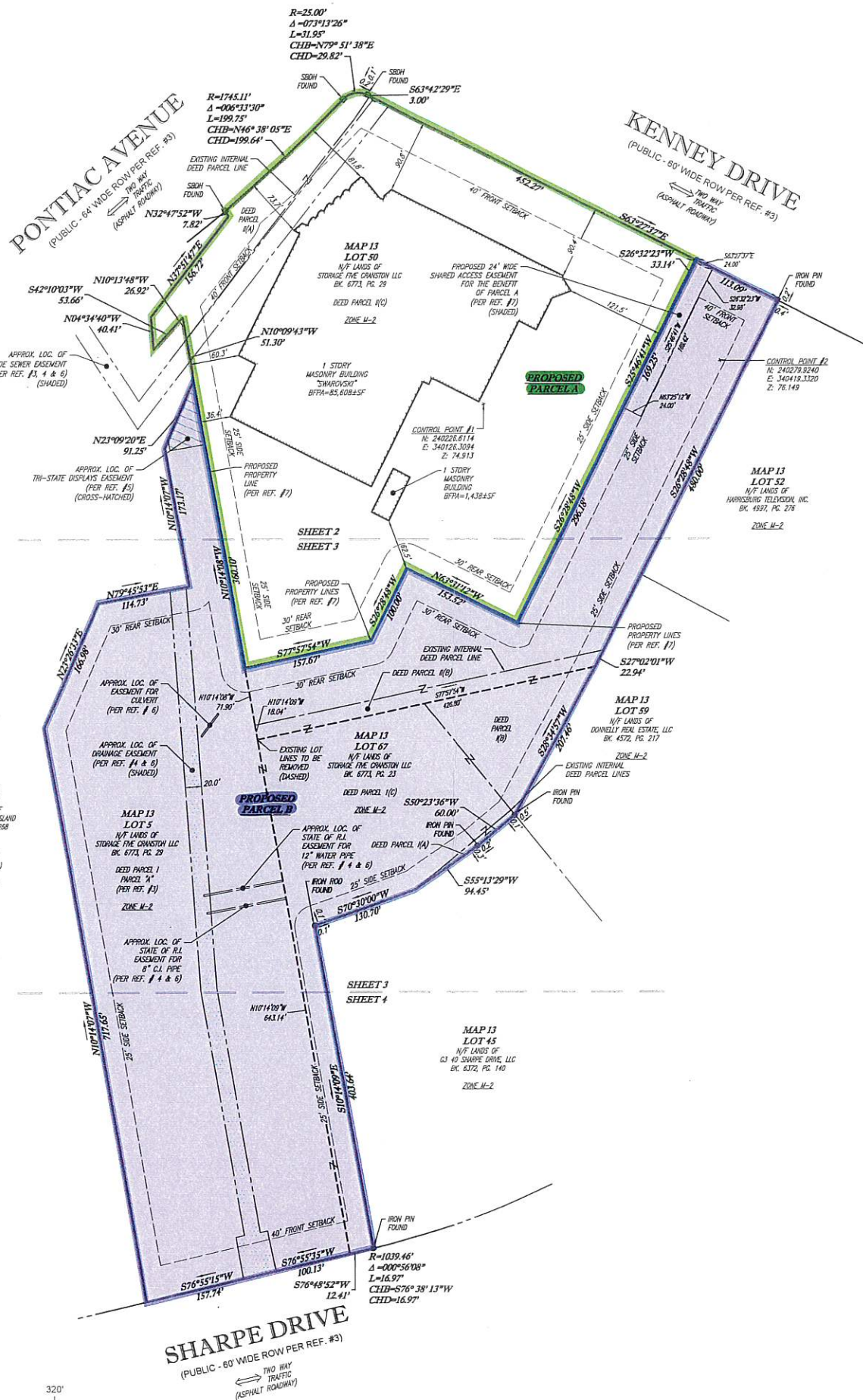
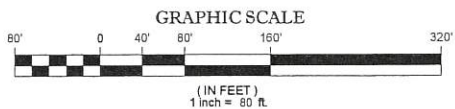
ZONING INFORMATION  
M2 DISTRICT  
SOURCE: CRANSTON, RI PLANNING  
DEPARTMENT ONLINE GIS DATABASE

ITEMS	REQUIRED
MIN LOT AREA	80,000 SF
MIN FRONTAGE	200'
MIN FRONT YARD	40'
MIN SIDE YARD	35'
MIN REAR YARD	35'
MAX BUILDING HEIGHT	35'
MAX LOT COVERAGE	60%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.



THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



## NOTES:

1. PROPERTY KNOWN AS LOTS 5, 50 & 67 AS SHOWN ON THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, MAP NO. 13.
2. EXISTING LOT 5 AREA = 223,147 SQUARE FEET OR 5.123 ACRES.  
EXISTING LOT 50 AREA = 386,238 SQUARE FEET OR 8.867 ACRES.  
EXISTING LOT 67 AREA = 85,280 SQUARE FEET OR 1.958 ACRES.  
TOTAL AREA = 694,665 SQUARE FEET OR 15.947 ACRES.  
  
PROPOSED PARCEL A AREA = 290,557 SQUARE FEET OR 6.670 ACRES.  
PROPOSED PARCEL B AREA = 404,108 SQUARE FEET OR 9.277 ACRES.  
TOTAL AREA = 694,665 SQUARE FEET OR 15.947 ACRES.  
  
PROPOSED SHARED ACCESS EASEMENT AREA = 4,873 SQUARE FEET OR 0.112 ACRES.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGUN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X. UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. THERE WERE NO DELINEATED WETLAND FLAGS OBSERVED ON THE SUBJECT PREMISES AT THE TIME OF SURVEY.
10. PROPOSED PARCEL A PRIMARY FRONTAGE: KENNEY DRIVE.  
PROPOSED PARCEL B PRIMARY FRONTAGE: KENNEY DRIVE.
11. ADJUTING RECORD PLANS: SEE REFERENCE #3 & #4.

SEE SHEETS 2-4 OF 4 FOR SITE FEATURES

FIELD DATE	05-23-2024	ADMINISTRATIVE SUBDIVISION RECORD PLAN REPLAT OF HOWARD INDUSTRIAL PARK SUBDIVISION NO. 3									
FIELD BOOK NO.	24-06-MA	1 KENNEY DRIVE & 0 SHARPE DRIVE MAP 13, LOTS 5, 50 & 67 CITY OF CRANSTON, PROVIDENCE COUNTY STATE OF RHODE ISLAND									
FIELD BOOK PG.	30-33	CONTROL POINT ASSOCIATES, INC.									
FIELD CREW	B.S.B.	ALBANY, NY 518-217-5910 CHALFONTE, PA 215-712-9500 HAUPPAUGE, NY 631-589-2445 MANHATTAN, NY 646-710-0411 MT LAUREL, NJ 609-577-3899 WARREN, NJ 908-663-0999									
DRAWN	R.A.B.	303 TURNPIKE ROAD SOUTH BOROUGHL, MA 01772 508.948.3000 - 508.948.3003 FAX									
E.G.F.											
REVIEWED	R.J.K.	APPROVED	C.E.L.	DATE	9-25-2024	SCALE	1"=80'	FILE NO.	03-240140-00	DWG NO.	1 OF 4

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 JANUARY 4, 2022 AS FOLLOWS:

- A. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION: I
- B. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY) MEASUREMENT SPECIFICATION: III  
VERTICAL CONTROL STANDARD: V-3  
TOPOGRAPHIC SURVEY ACCURACY: T-1
- C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:  
PREPARE ADMINISTRATIVE SUBDIVISION RECORD PLAN AS A BACKGROUND DOCUMENT FOR CONVEYANCE.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED  
WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

CHARLES E. LENT  
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947  
RHODE ISLAND CERTIFICATE OF AUTHORIZATION #A350

