

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 15, 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: Blue Moon Properties LLC and Steven E. Pratt & Pamela Avarista Pratt

ADDRESS: 42 Phenix Avenue, Cranston, RI ZIP CODE: 02920

APPLICANT: CINETS, Inc. dba Blue Moon Pub

ADDRESS: 98 Harper Avenue, Cranston, RI ZIP CODE: 02910

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 42 Phenix Avenue

2. ASSESSOR'S PLAT #: 11/2 BLOCK #: _____ ASSESSOR'S LOT #: 2839 WARD: 5

3. LOT FRONTAGE: 100' LOT DEPTH: 100' LOT AREA: 2839=5251 sq.ft.
3557=5000 sq.ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-5 10,000 sq.ft. 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: one story PROPOSED: same

6. LOT COVERAGE, PRESENT: 8.3% PROPOSED: 21.5%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Lot 2839 11/20/23
Lot 3557 3/2/22

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes

9. GIVE SIZE OF EXISTING BUILDING(S): 20' x 31'

10. GIVE SIZE OF PROPOSED BUILDING(S): same with 40.5'x46' pavilion

11. WHAT IS THE PRESENT USE? Restaurant/Tavern/Pub

12. WHAT IS THE PROPOSED USE? Restaurant/Tavern/Pub

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: None

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Remove existing pavilion
and construct new porched roof addition, deck and ramp, and construct
addition on to existing building for storage area and restrooms
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? No
16. WERE YOU REFUSED A PERMIT? No
17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
17.20.120 (Schedule of intensity regulations); 17.64.010 (Off Street
Parking); 17.92.010 (Variances) and all other applicable sections of
the zoning code.
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks dimensional
variance for setback and parking relief for existing business. Proposal
is compatible with existing condition.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND **MUST BE LEGIBLE.**

RESPECTFULLY SUBMITTED,

Blue Moon Properties LLC

By

(OWNER SIGNATURE)

413-8654

(PHONE NUMBER)

(OWNER SIGNATURE) Steven Pratt/Pamela Avarista Pratt
CINETS, Inc dba Blue Moon Pub

By

(APPLICANT SIGNATURE)

(PHONE NUMBER)

413-8654

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

946-3800

(PHONE NUMBER)

Robert D. Murray, Esq.

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

BLUE MOON PROPERTIES LLC ("OWNER")
STEVEN PRATT AND PAMELA AVARISRTA PRATT ("OWNER")
CINETS, INC. DBA BLUE MOON PUB (APPLICANT")
42 Phenix Avenue
Cranston, RI 02920

PROJECT NARRATIVE

This project narrative is offered in connection with the application of Cinets, Inc. dba Blue Moon Pub for dimensional variances to replace an existing pavilion structure with a new pavilion and build an addition on to existing pub building at 42 Phenix Avenue.

The subject property is designated as Lot Nos. 2839 and 3557 on Assessor's Plat No. 11/2 and is located in a C-5 commercial zone and contains approximately 10,251 square feet.

The owner/applicant operates a restaurant/tavern/pub on the property. Plans call for the construction of a new pavilion structure in the southeast corner of the property. The applicant will also be constructing a ramp and addition to the existing building for new restrooms and storage

An existing stage/storage area will be removed as part of the project. In addition, a cooler will be removed.

The existing Blue Moon Pub encroaches on the side setback which in the C-5 zone is eight (8) feet. The applicant proposes to build the connecting addition and match the setback off the easterly property line with only a two (2) foot setback. The applicant seeks dimensional variance from rear setback of twenty (20) feet. As propose the rear setback

The existing use does not conform to the off-street parking requirements. Based on seventy-two (72) seats, the parking formula would require twenty-four (24) parking spaces. The site plan accommodates eleven (11) off street parking spaces

The following dimensional variances are sought from the Zoning Board of Review

17.20.120 Schedule of intensity regulations)

- A. Construct the new addition area with a two (2) foot side setback instead of required eight (8) feet and a rear setback of four feet eight inches (4'8") instead of the required twenty (20) feet

17.64.010 (Off Street Parking)

- A. Applicant seeks relief from parking requirements of 24 spaces. The proposed site plan accommodates eleven (11) parking spaces.

17.92.010 Variance for dimensional relief

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 is not the result of any prior action of the applicant;

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; and

That the hardship that will be suffered by the owner of the subject property if the dimensional variances are not granted shall amount to more than a mere inconvenience.

SUMMARY

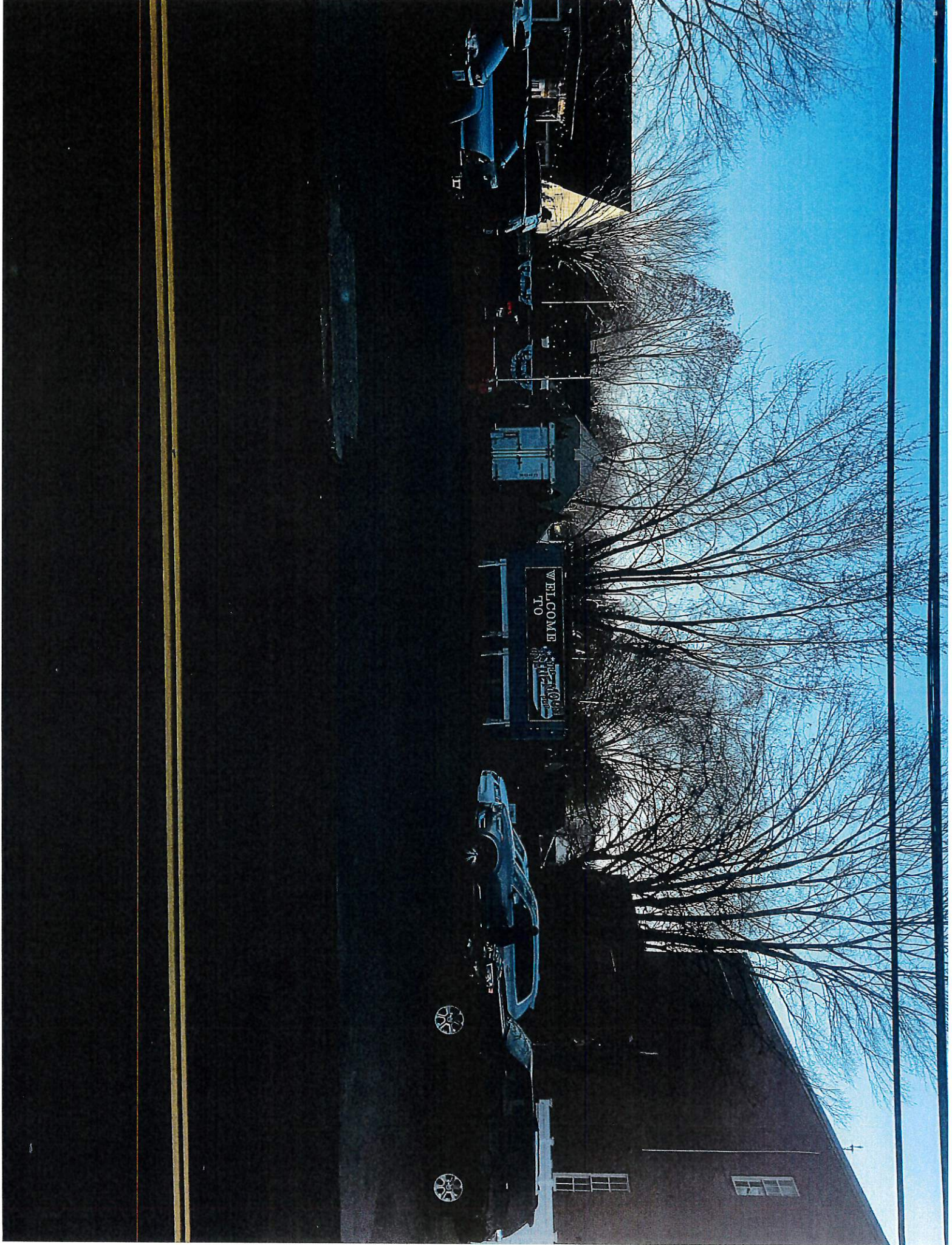
The proposed addition is compatible to the existing condition and allow the applicant to provide new restrooms and additional storage area.

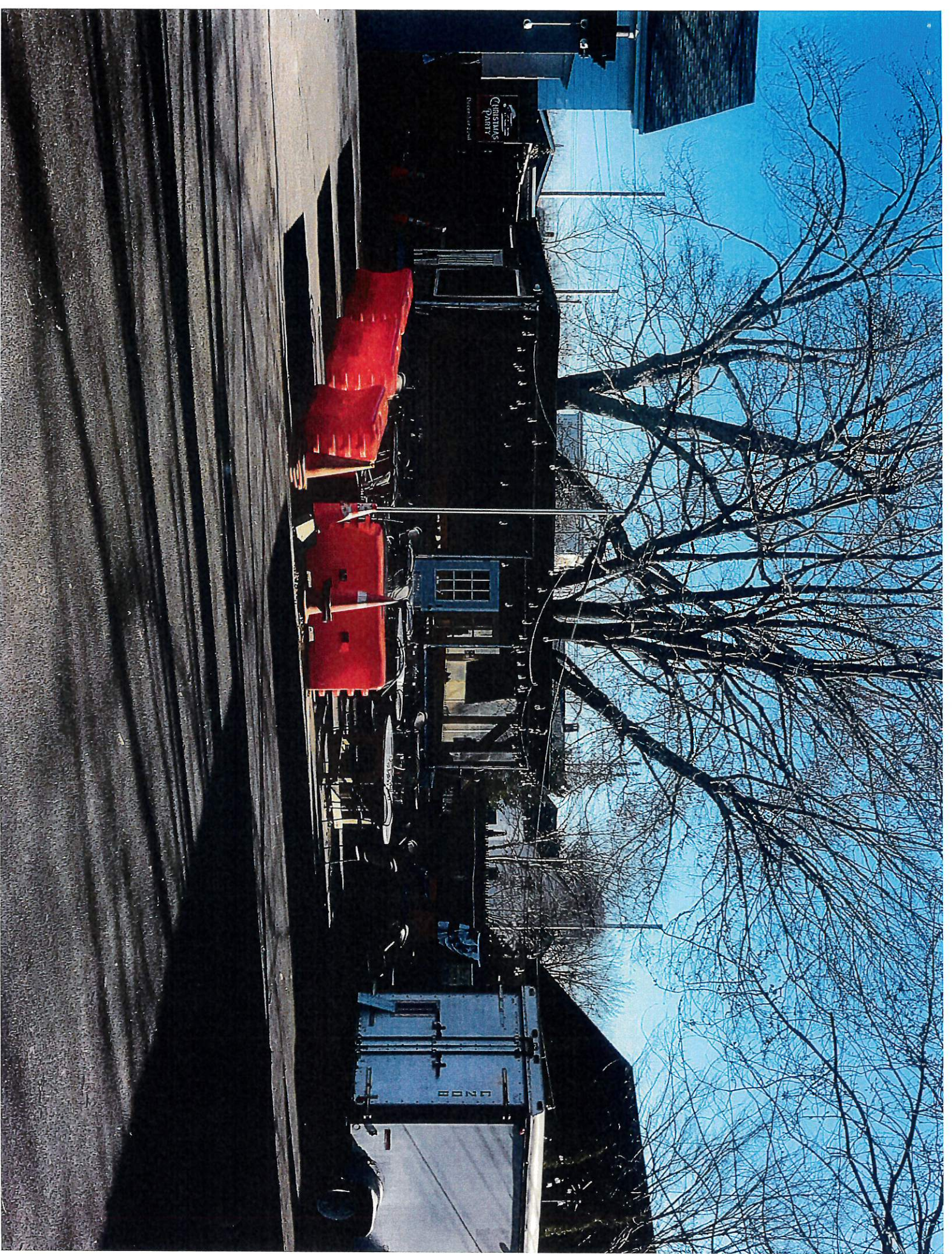
The existing business has been long standing and like many establishments in Knightsville it has limited off street parking.

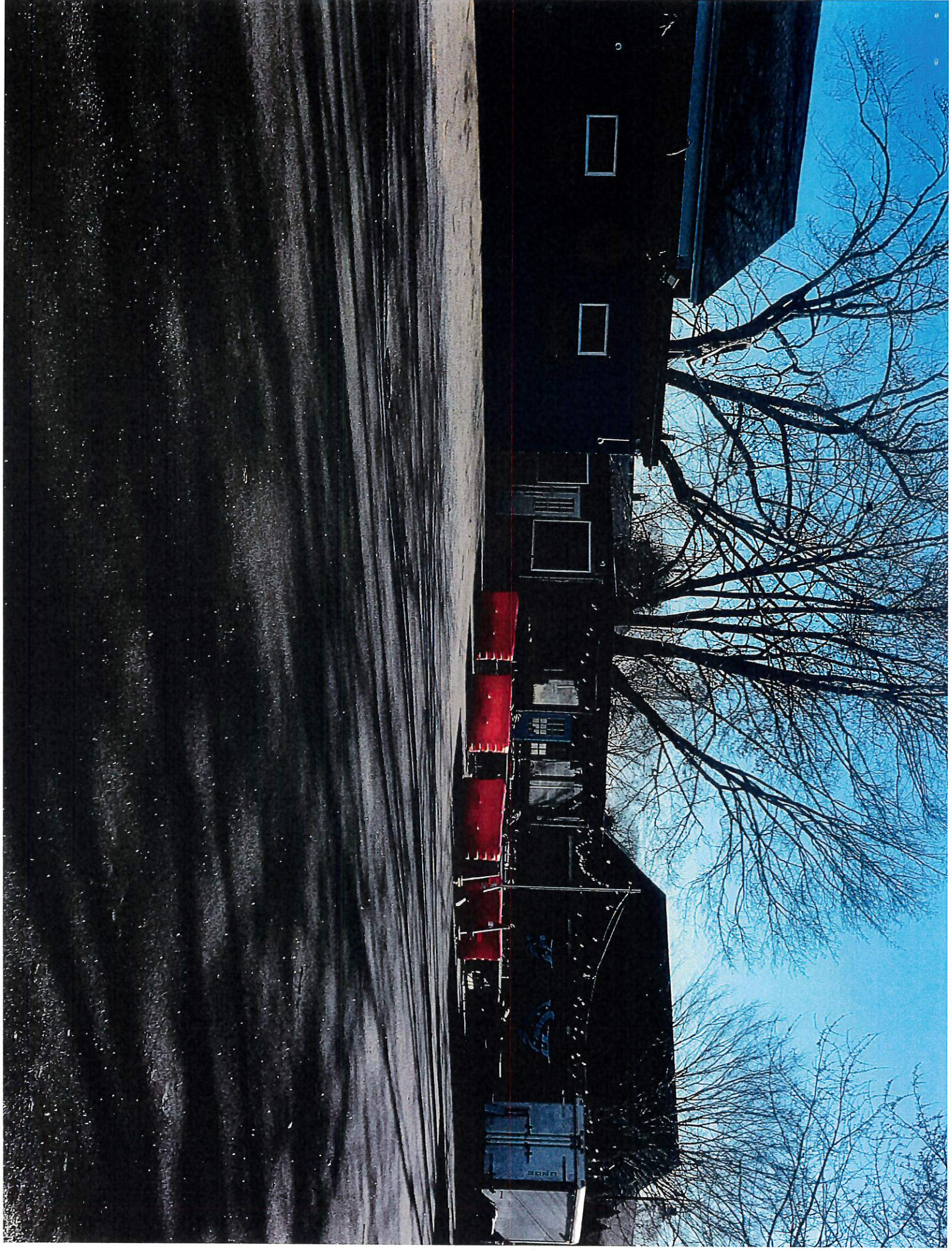
The plans by the applicant will upgrade the property and is consistent with the revitalization of the Knightsville area.













ZONING:

LOTS 2839 & 3557 ARE
LOCATED IN A C-5 ZONE.
FRONTAGE = 80' MIN.
AREA = 10,000 S.F. MIN.
BLDG. HEIGHT = 35' MAX.
LOT COVERAGE = 60% MAX.

SETBACKS:
FRONT = 30' MIN.
REAR = 20' MIN.
SIDE = 8' MIN.

LOT COVERAGE CALCS:

TOTAL LOT AREA = 10,250 S.F.

EXISTING BUILDING	660 S.F.
EXISTING STAGE	200 S.F.
PROPOSED PAVILION	1,044 S.F.
PROPOSED DECK	300 S.F.
TOTAL AREA 2,204 S.F.	
2,204 S.F./10,250 S.F. = 21.5%	

REFERENCES:

Dd. Bk. 6446, Pg. 232
Dd. Bk. 6603, Pg. 244

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.

COMPREHENSIVE BOUNDARY SURVEY - CLASS I

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, Property Lines and prepare Proposed Site Plan for the Blue Moon Lots 2839 & 3557, Assessor Plat 11/2 in the City of Cranston.

By: Robert Maio

Robert Maio
Registered Professional Land Surveyor
LS A527-COA

PARKING NOTES:

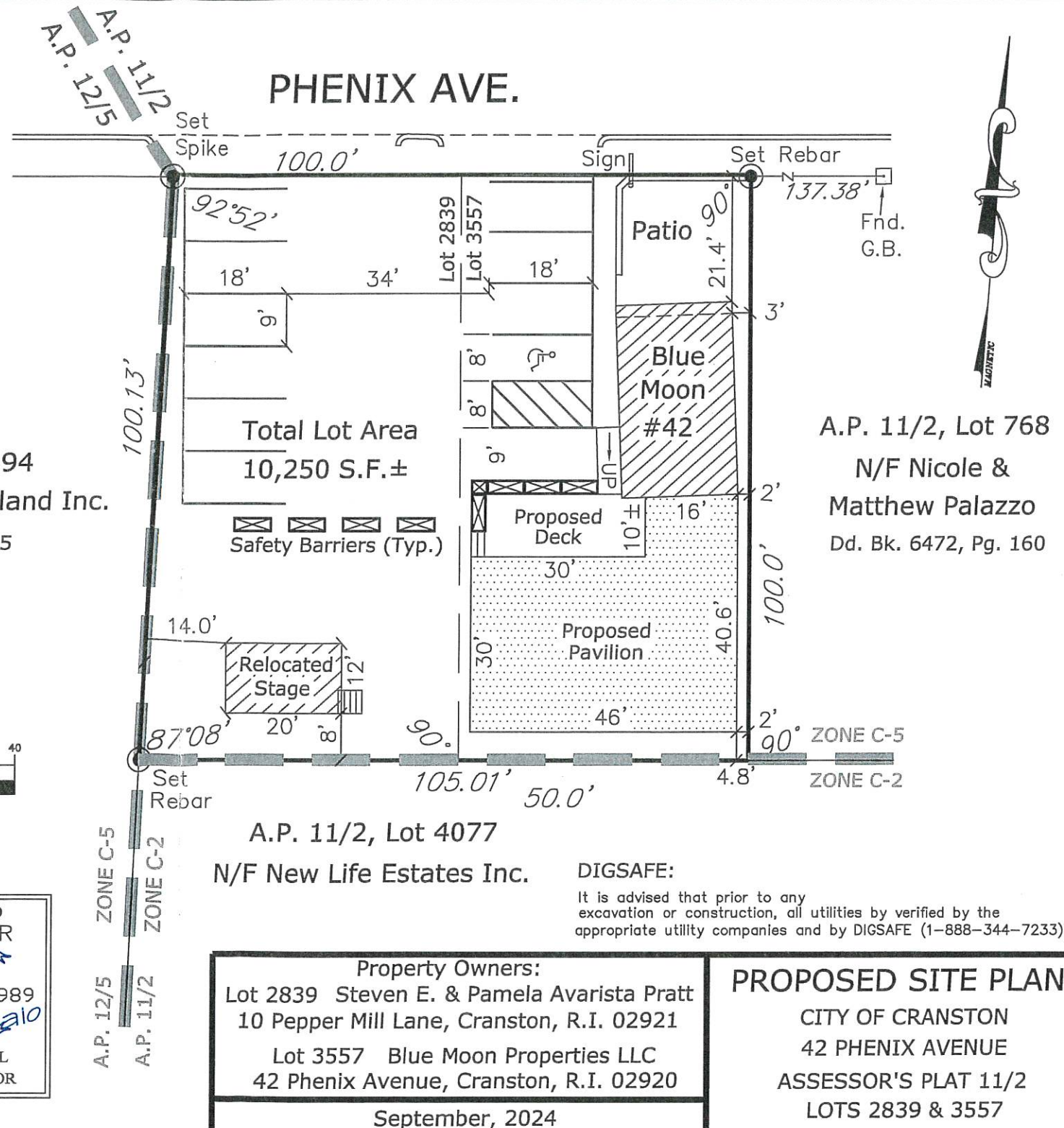
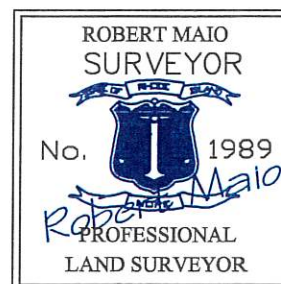
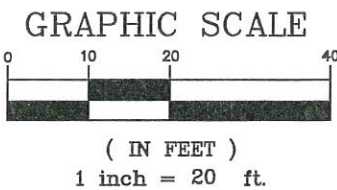
PARKING REQUIRED:

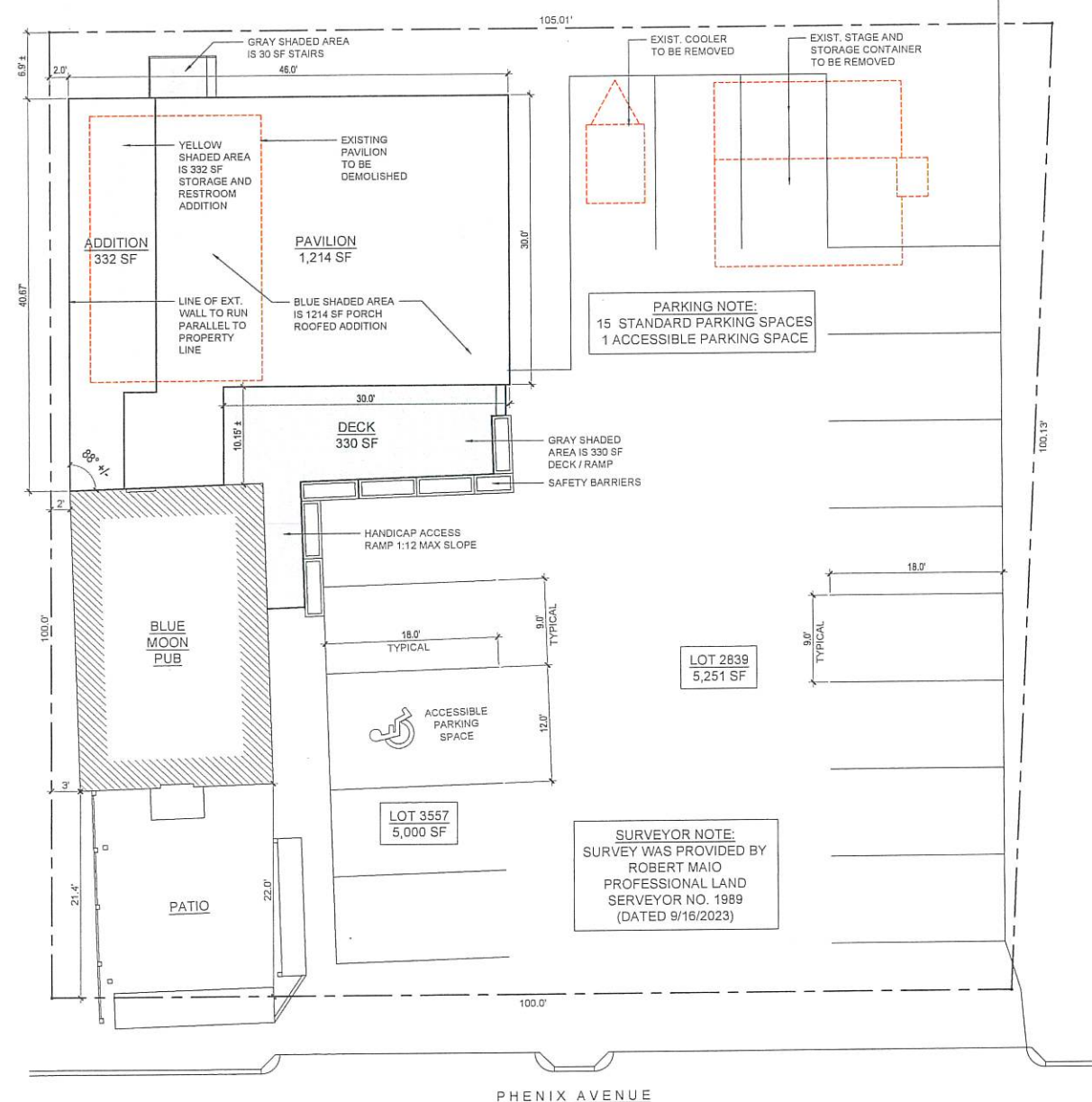
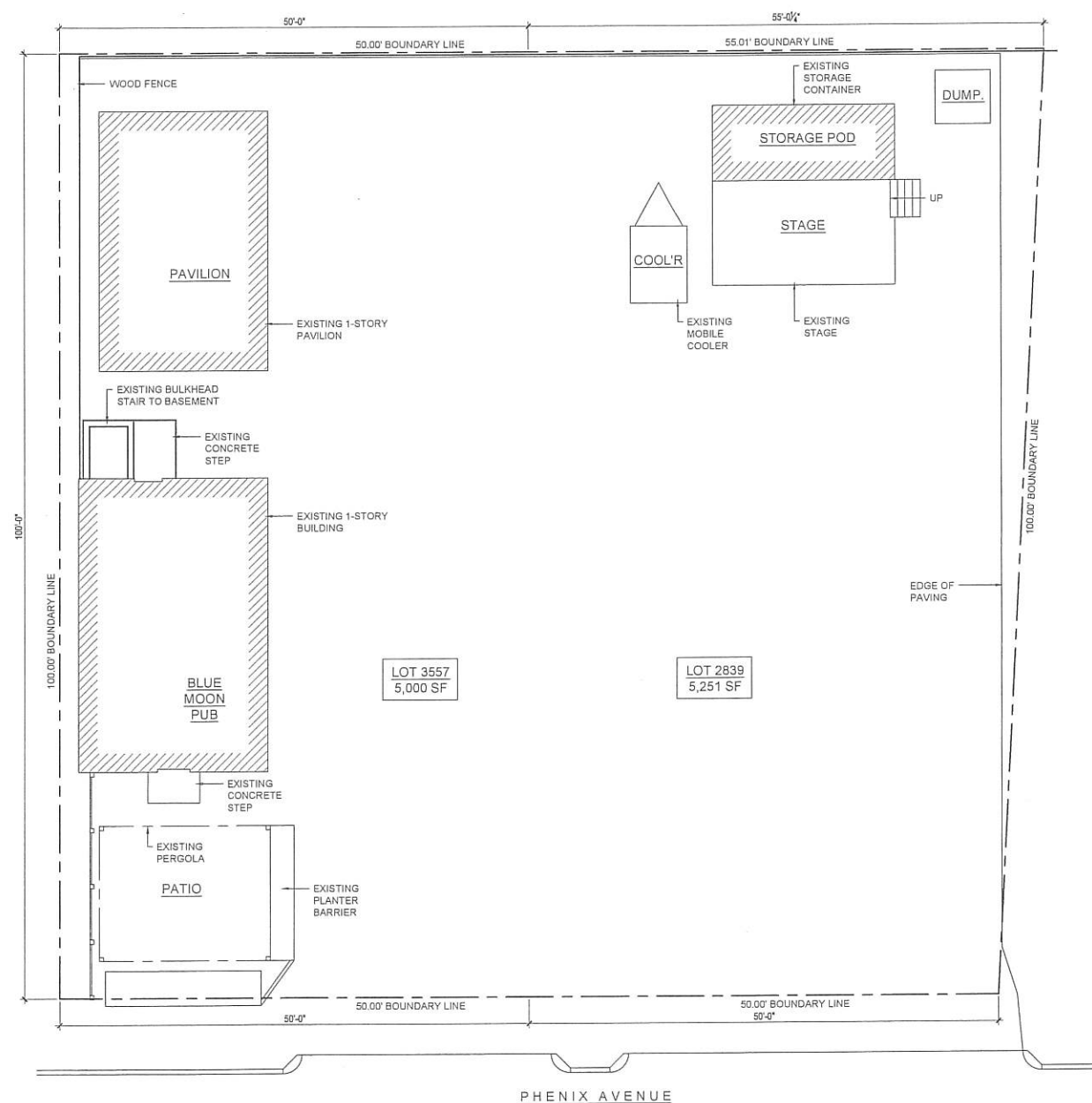
1 SPACE/3 SEATS
PROPOSED # OF SEATS = 72
PARKING REQUIRED = 24 SPACES

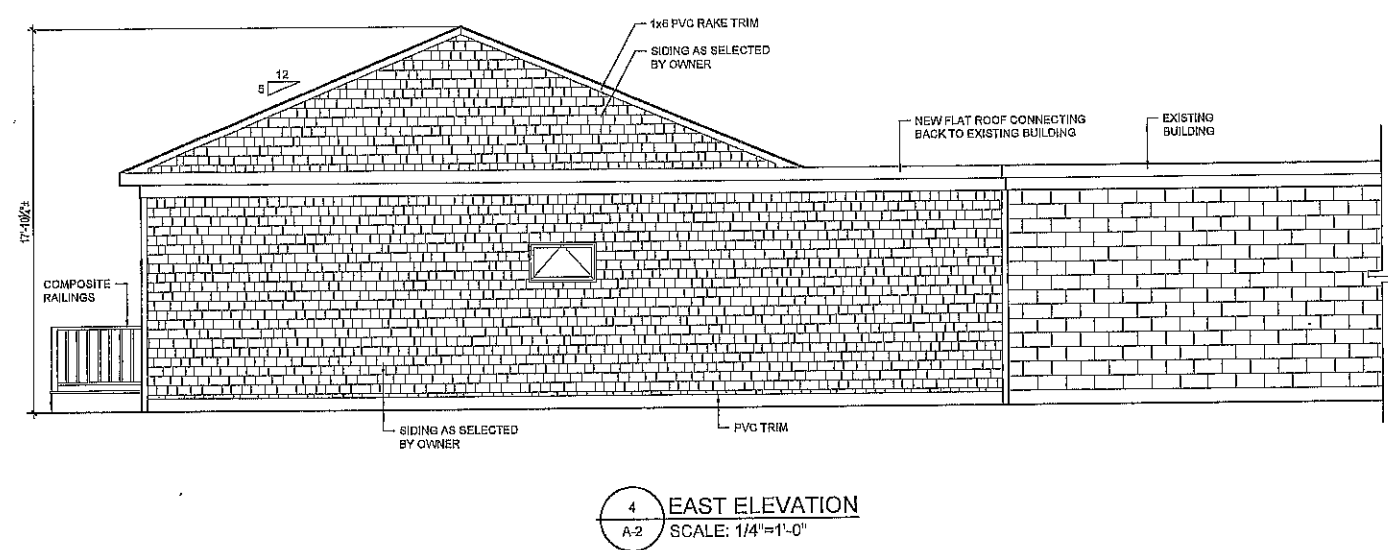
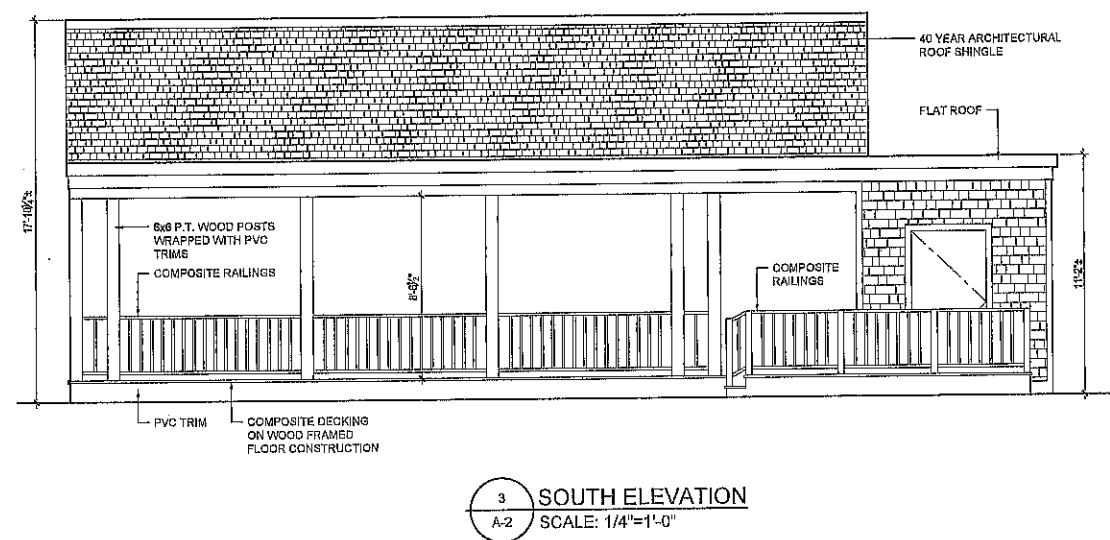
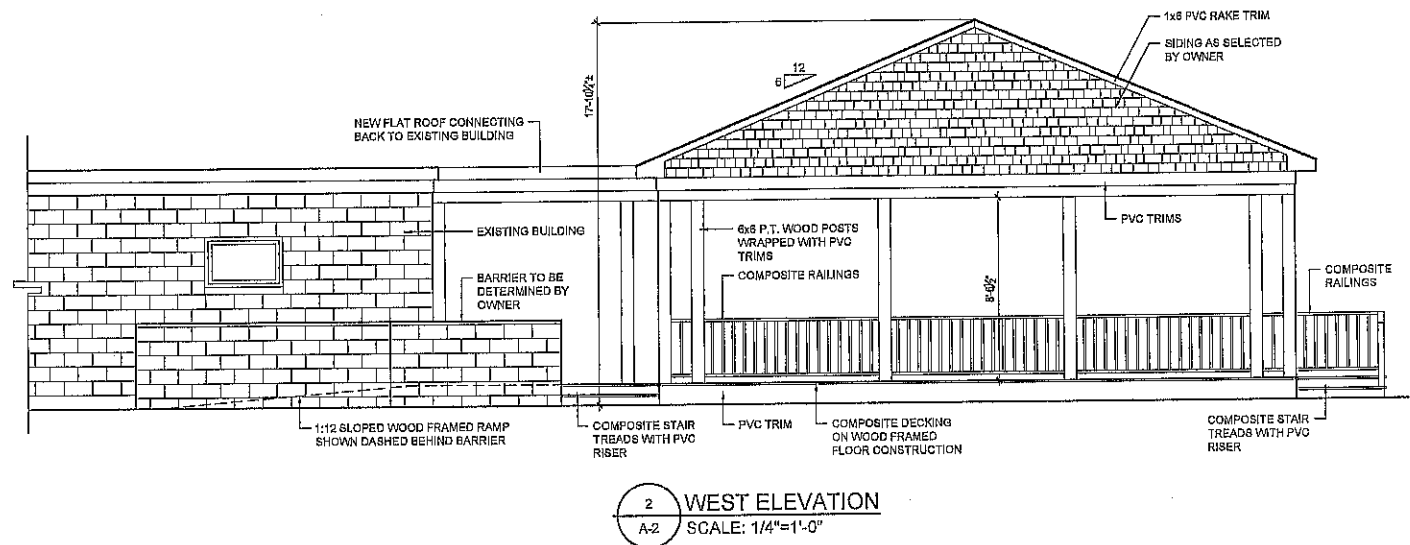
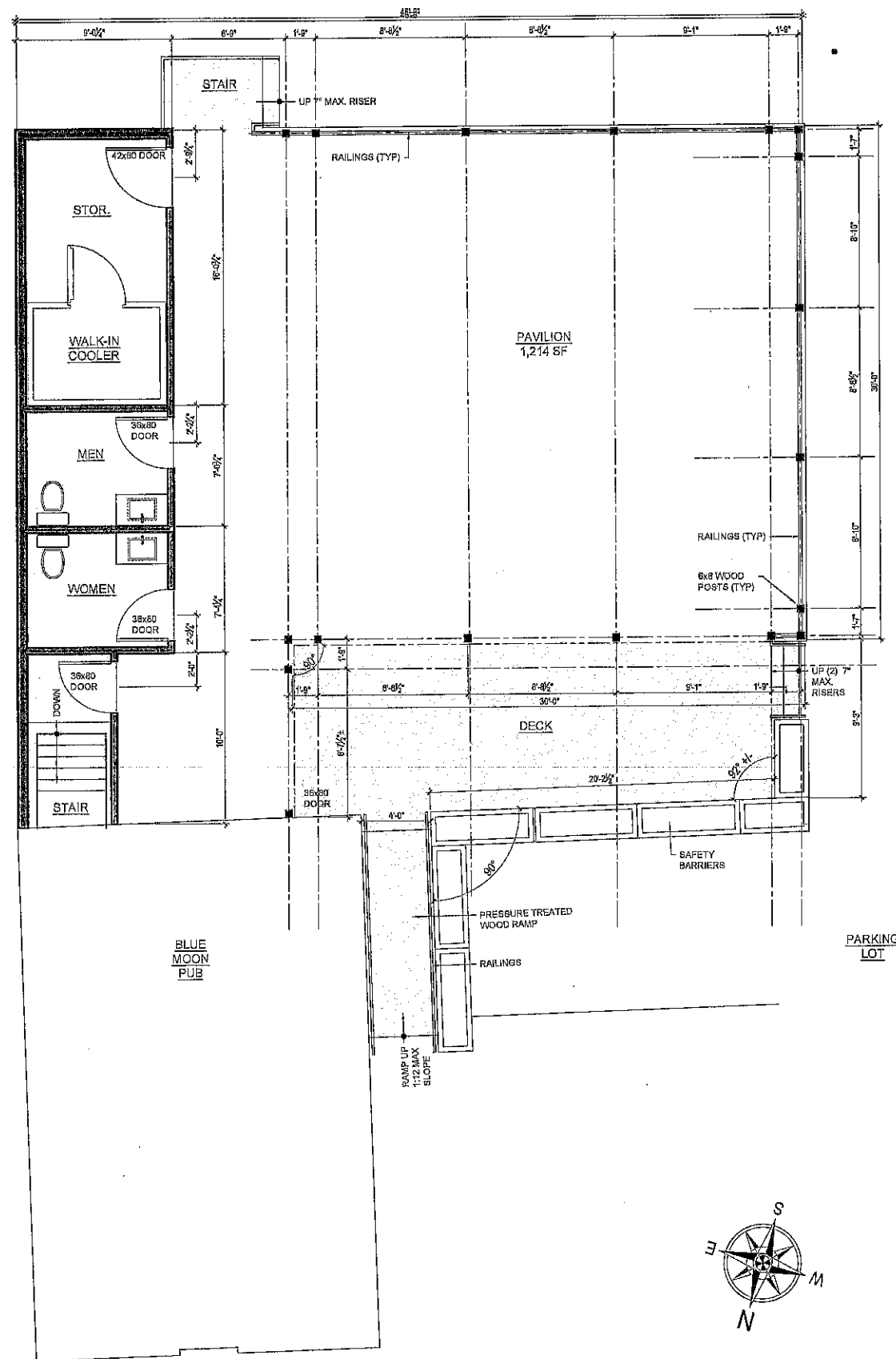
PARKING PROVIDED:

OF TYPICAL SPACES = 10
TYPICAL SPACE SIZE = 9'X18'
OF HANDICAP SPACES = 1
HANDICAP SPACE = 8'X18' w/8' ACCESS ISLE
TOTAL # OF ALL SPACES = 11

A.P. 12/5, Lot 3094
N/F Verizon New England Inc.
Dd. Bk. 326, Pg. 145



[illegible]



CERTIFICATION:

THIS DRAWING IS PART OF AN INTEGRATED SET OF CONSTRUCTION CONTRACT DOCUMENTS.

REFER TO ALL DRAWINGS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO "GENERAL CONDITIONS," "SUMMARY OF WORK" AND ANY APPLICABLE MANUFACTURERS TECHNICAL SPECIFICATIONS.

REFER TO ALL OF THE DRAWINGS FOR THE COMPLETE SET OF WORK. THIS DRAWING IS NOT TO BE SCALED AND/OR USED AS AN AS-BUILT.

[illegible]

PROJECT NAME: BLUE MOON PUB
42 PHENIX AVE
CRANSTON, RI

SHEET TITLE

PROPOSED FLOOR PLAN
PROPOSED ELEVATIONS

JOB NUMBER:
DRAWN BY:
CHECKED BY:
DATE ISSUED: SEPT 26, 2024
SCALE:
SHEET NUMBER:

A-2