

**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: October 11, 2021

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: F9 Properties, LLC

ADDRESS: 844 Alton Road, Suite 3, Miami Beach, FL ZIP CODE: 33139

APPLICANT: F9 Properties, LLC

ADDRESS: 844 Alton Road, Suite 3, Miami Beach, FL ZIP CODE: 33139

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

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

1. ADDRESS OF PROPERTY: 115 Niantic Avenue

2. ASSESSOR'S PLAT #: 7/2 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 2190 WARD: 3

3. LOT FRONTAGE: 109' +/- LOT DEPTH: 100' +/- LOT AREA: 8,917 sq ft

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: one story PROPOSED: no change

6. LOT COVERAGE, PRESENT: 37.6% PROPOSED: no change

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 5/19/21

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

9. GIVE SIZE OF EXISTING BUILDING(S): 50' x 75' +/-

10. GIVE SIZE OF PROPOSED BUILDING(S): no change

11. WHAT IS THE PRESENT USE? vacant commercial building (former security company)

12. WHAT IS THE PROPOSED USE? retail sales and showroom

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: No exterior changes planned.  
Convert existing building that housed a security company for retail sales and  
showroom.

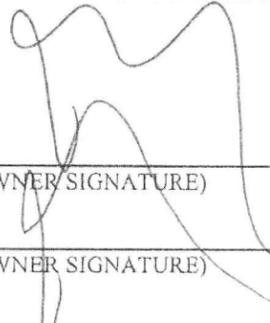
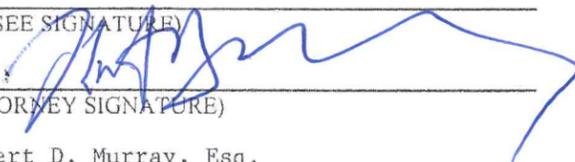
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? yes

16. WERE YOU REFUSED A PERMIT? yes

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.  
17.20.030 (Schedule of uses); 17.20.120 (Schedule of intensity regulations);  
17.64.010 (Off street parking); 17.72.010 (Signs); 17.88.040 (Change of use);  
17.92.010 (Variance) and all other applicable sections of the Cranston Zoning Code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Owner/ applicant seeks use and  
dimensional variance to convert existing structure for retail sales and showroom. Lot  
is in an M-2 industrial zone and is undersized and does not meet intensity regulations.  
Proposed use is compatible with existing area that borders Route 10 and across the street  
from the City of Providence businesses.

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

 RESPECTFULLY SUBMITTED,  
786-216-7300  
(OWNER SIGNATURE) (PHONE NUMBER)  
786- 216-7300  
(OWNER SIGNATURE) (PHONE NUMBER)  
786- 216-7300  
(APPLICANT SIGNATURE) (PHONE NUMBER)  
401-946-3800  
(LESSEE SIGNATURE) (PHONE NUMBER)  
  
(ATTORNEY SIGNATURE) (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)

**F9 PROPERTIES, LLC (“OWNER/APPLICANT”)**

**115 Niantic Avenue  
Cranston, RI 02907  
AP No. 7/2 Lot No. 2190**

**PROJECT NARRATIVE**

This project narrative is offered in connection with the application of F9 Properties, LLC for relief to utilize an existing building at 115 Niantic Avenue for retail sales and showroom. The building constructed in 1975, last was used for a headquarters for a security company.

The property is designated as Lot No. 2190 on Assessor’s Plat 7/2 and is in the Industrial M-2 general industry zone.

The subject lot is along the Niantic Avenue business corridor and is located at the off ramp of Route 10 for Niantic Avenue. It is directly across the street from the City of Providence and the varied business uses in the area.

The subject lot is undersized with restricted street frontage for the M-2 zone. The industrial zone requires 60,000 square feet and the lot has 8,917 square feet. The lot is required to have 200 feet of frontage and the lot has 109 feet +/-.

The existing building encroaches on the setback requirements for the front, rear and on the south side yard.

Use and dimensional relief is needed from the Zoning Board of Review to convert the building for the intended use.

Based on the size of the building the proposed uses require a total of ten (10) off street parking spaces. As designed and existing, a dimensional variance is required for the proposed seven (7) spaces or the shortage of three (3) spaces.

Because of its location on three frontages, dimensional relief is sought for signage. Four (4) wall signs are proposed for the front, side (exit ramp) and Route 10 rear side. Three wall signs of 36 square feet are proposed and an additional wall sign of 18 square feet. Total signage proposed is 126 square feet.

The following variances are sought from the Zoning Board of Review

**17.20.020 (Schedule of uses)**

To allow retail sales and showroom in industrially zoned property

**17.20.120 (Schedule of intensity regulations) \*\*\* Existing conditions**

**Lot size \*\*\***

Property has 8,917 square feet and in the M-2 zone the minimum lot size is 60,000 square feet,

**Minimum width and street frontage \*\*\***

Property has 109 +/- linear feet of frontage. In a M-2 zone 200 feet is required.

**Front, rear and side yard setback \*\*\***

Existing building encroaches on the required front, rear and side setback on southerly side.

**17.64.010 Off Street Parking**

Proposed uses require ten (10) off street parking spaces. As existing and designed, dimensional variance is required for the proposed seven (7) parking spaces

**17.72.010 Variance for signage**

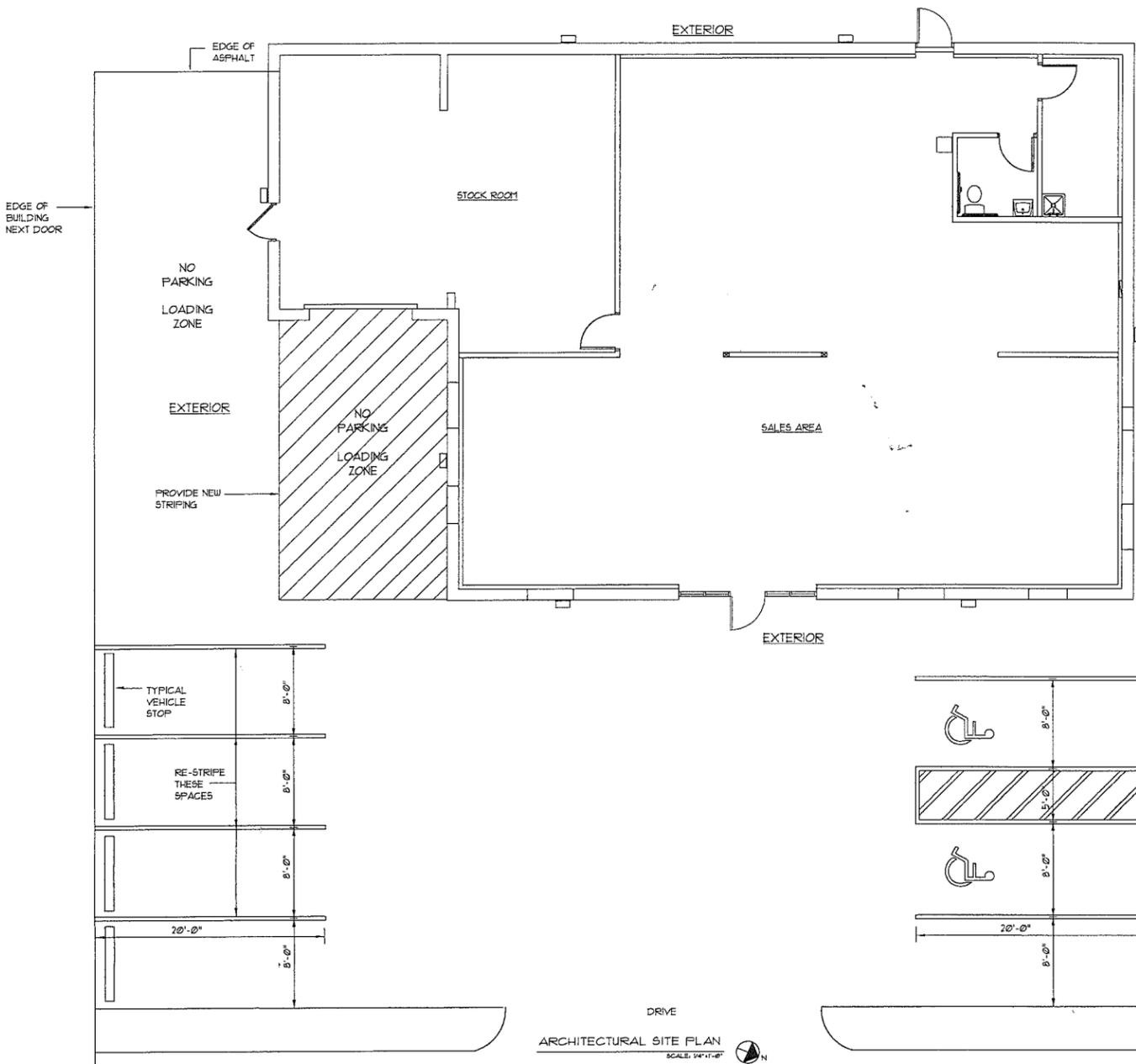
As proposed, owner/applicant seeks four (4) wall signs. Building faces Niantic Avenue, the exit ramp off Route 10 and Route 10. While the area of proposed wall signage is less than the maximum allowed in the M-2 zone, only wall signage of forty-five (45) square feet is permitted. As submitted, the total proposed signage is 126 square feet.

**17.88.040 Change of Use**

The prior use of the property and proposed use are non-conforming in the M-2 zone.

**17.92.010 Variances**

Use and dimensional variances are sought for the requested use and existing building.



ARCHITECTURAL SITE PLAN  
SCALE: 1/4" = 1'-0"

**NEW WORK NOTES:**

- TOUCH UP AND REPAIR EXTERIOR WALLS AT BACK LEFT AND FRONT RIGHT OF THE BUILDING.
- PAINT EXTERIOR
- ADD (7) EXTERIOR LIGHTS
- (2) SIGN LOCATIONS
- SEAL COAT PARKING LOT
- NEW PARKING LANDSCAPE
- NEW A/C SPLIT SYSTEM
- NEW 30 YEAR DIMENSIONAL SHINGLE ROOF
- SLAB HAS TRACK SYSTEM THAT NEEDS TO BE CUT OUT AND REPAIRED

**PARKING NOTES:**

SECTION 17.64.010 - OFF STREET PARKING REQUIREMENTS

RETAIL BUSINESS SHALL HAVE ONE PARKING SPACE FOR EACH 300 SQUARE FOOT OF GROSS AREA OF THE BUILDING.

2,925 SQ. FT. / 300 = 10 SPACES REQUIRED 7 SPACES ARE PROPOSED

**SIGN:**

SECTION 17.72 - SIGN REQUIREMENTS

Sign Type	Max. Area (sq ft)	Max. Height (ft)	Min. Setback (ft)	Min. Vertical Clearance From Sidewalk (ft)	Min. Vertical Clearance from Public Street (ft)
Monument	50	4	2	N/A	N/A
Building Mounted	45	12	N/A	N/A	N/A
Canopy	40	3	N/A	5	12
Identification	10	6	5	N/A	N/A
Wall	45	20	N/A	N/A	N/A
Window	N/A	N/A	N/A	N/A	N/A
Projecting?	20	18	N/A	5	16
Freestanding	4	6	5	N/A	N/A
Billboard (A-1)	250	12	N/A	N/A	N/A
Freestanding <sup>1</sup>	15	15	5	N/A	N/A

1 One freestanding sign shall be permitted per street frontage.  
2 The height of a sign shall be measured as the distance from the base of the sign at a normal grade to the highest finished component of the sign.  
3 Projecting sign area remaining to projecting signs shall not exceed ten (10) square feet per side.  
4 Billboards in an M-1 zone shall not be within five hundred (500) feet of an existing residential zoning district boundary, nor shall they be within five hundred (500) feet of an existing billboard.  
(See section 17.24.010)

DATE: 7/28/21  
JOB NO: 21-455  
DRAWN: STAFF  
CHECKED: CM



711 N. FREDERICK RD.  
ARLINGTON, TX 76012  
PH: (817) 435-0885  
FAX: (817) 435-5889

CABINETS TO GO  
115 NANTIC AVE.  
CRANSTON, RHODE ISLAND 02907

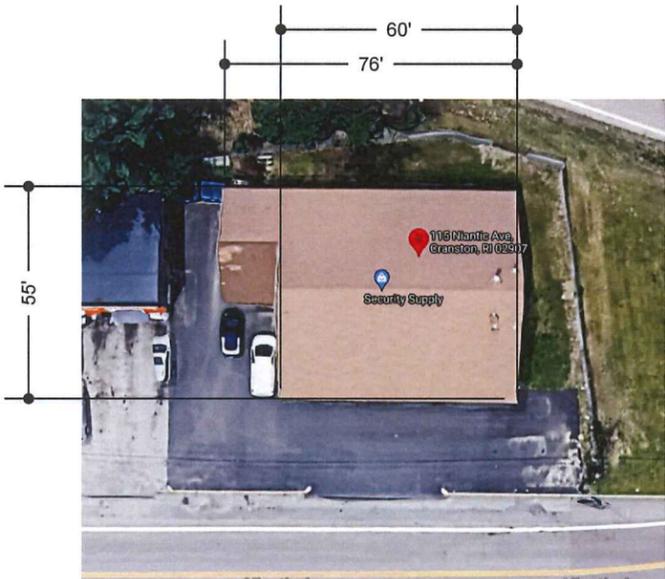


REVISIONS

TITLE  
ARCHITECTURAL SITE PLAN

SHEET NUMBER  
ASITE

Cabinets To Go  
 115 Niantic Avenue  
 Cranston, RI, 02907



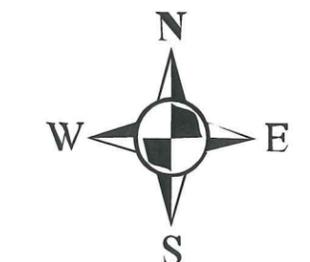
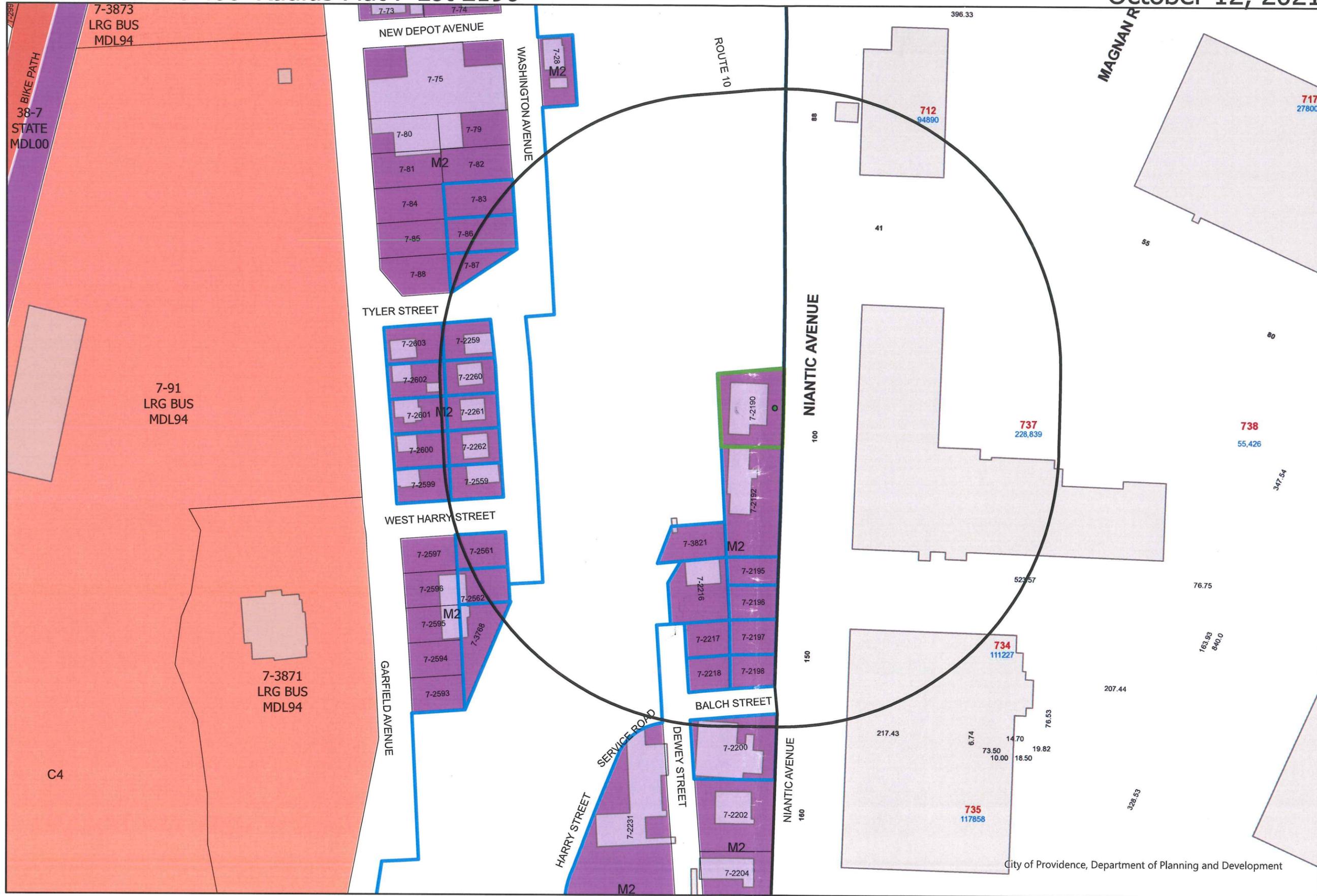
Cabinets To Go  
 115 Niantic Avenue  
 Cranston, RI, 02907

DRAWN BY: RMS  
 Date: 05/2021

A

# 115 Niantic Ave 400' Radius Plat 7 Lot 2190

October 12, 2021



- Buildings
- Cranston Boundary
- Cranston Parcels
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- EI
- MPD
- S1
- Other
- Historic Overlay District
- Parcel Set Point
- Cranston Parcels in Radius
- Lot 2190
- 400' Radius

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 warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.



City of Providence, Department of Planning and Development