

**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: September 3, 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: Carter Holdings, LLC

ADDRESS: 481 Atwood Ave., Cranston, RI ZIP CODE: 02920

APPLICANT: PALUMBO LAW

ADDRESS: 481 Atwood Ave., Cranston, RI ZIP CODE: 02920

LESSEE: PALUMBO LAW

ADDRESS: 481 Atwood Ave., Cranston RI ZIP CODE: 02920

1. ADDRESS OF PROPERTY: 481 Atwood Ave., Cranston, RI 02920

2. ASSESSOR'S PLAT #: 12 BLOCK #: 4 ASSESSOR'S LOT #: 3117 WARD: _____

3. LOT FRONTAGE: 150.00' LOT DEPTH: 200.00' LOT AREA: 30,000'

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M1 Minium- 30,000 SF
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: _____

6. LOT COVERAGE, PRESENT: N/A PROPOSED: _____

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 1.5 years

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

9. GIVE SIZE OF EXISTING BUILDING(S): 2025 SF

10. GIVE SIZE OF PROPOSED BUILDING(S): N/A

11. WHAT IS THE PRESENT USE? Law Office

12. WHAT IS THE PROPOSED USE? Law Office

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: Not Applicable

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: To install a new exterior lighted sign; Vantage Flex V Series Outdoor 12mm RGB double-face LED message board; active display area 38"H X 57"W; Sign will consist of 120"H X 120" W X 16 thick steel frame double-sided pylon sign cabinet.

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

16. WERE YOU REFUSED A PERMIT? Yes

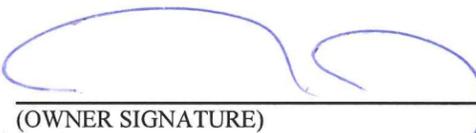
17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

Cranston-Code of Ordinances- 17.92.010

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Petitioner seeks a dimensional variance for the installation of a stand alone sign. The sign dimensional variance is necessary to ensure safe visibility from Atwood Avenue. The proposed sign is consistent with the size and design of other signage present in the immediate area. Applicant would be disadvantaged facing a hardship as they will be unable to make the best use of the property.

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

RESPECTFULLY SUBMITTED,



(OWNER SIGNATURE)

401.490.0994

(PHONE NUMBER)

(OWNER SIGNATURE)

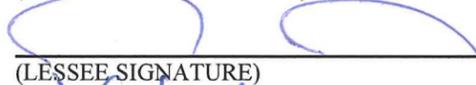
(PHONE NUMBER)



(APPLICANT SIGNATURE)

401.490.0994

(PHONE NUMBER)



(LESSEE SIGNATURE)

401.490.0994

(PHONE NUMBER)



(ATTORNEY SIGNATURE)

401.490.0994

(PHONE NUMBER)

Jeffrey H. Garabedian

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 481 Atwood Ave., Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

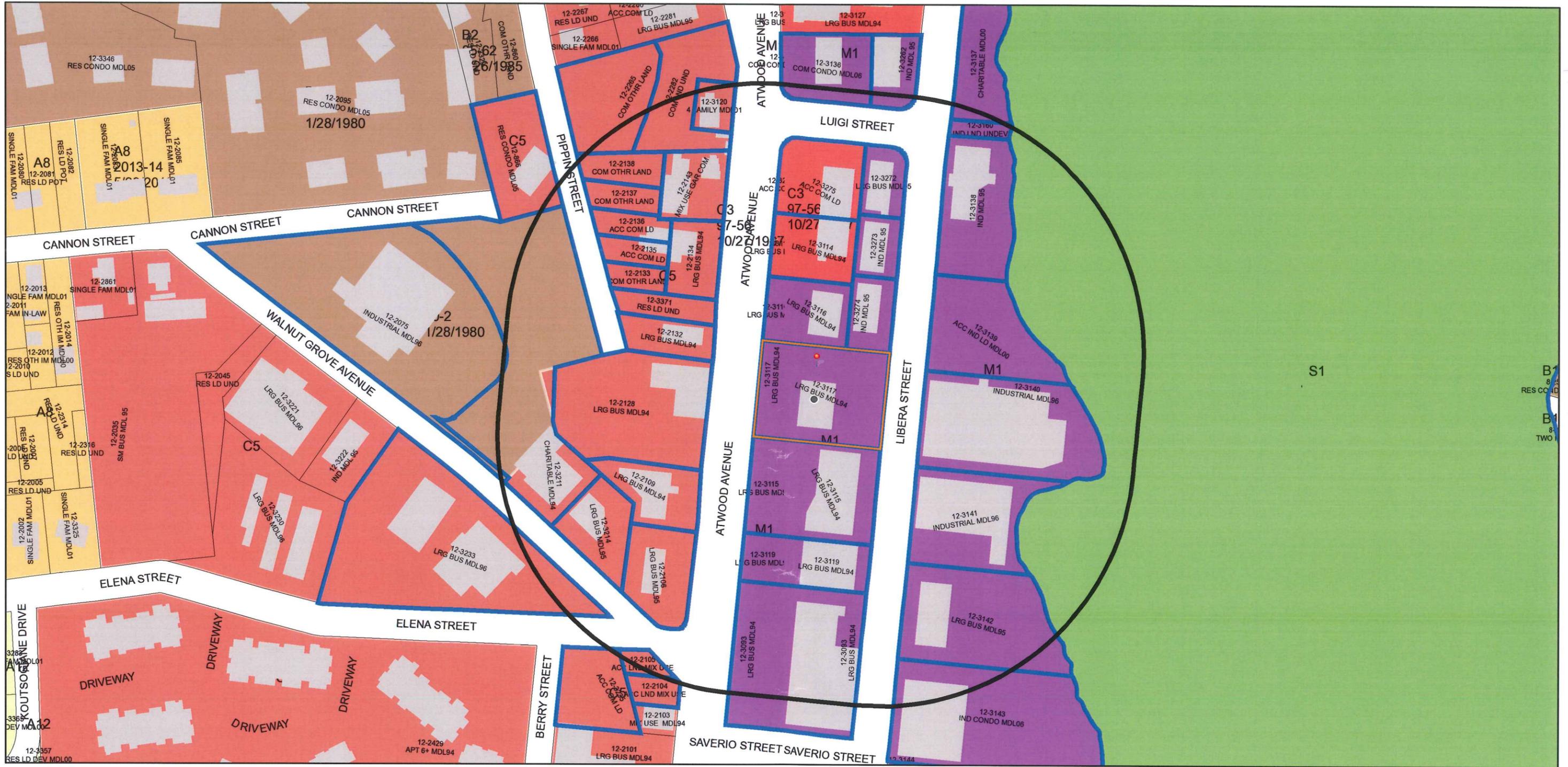


(PLANNING DEPT. SIGNATURE)

9/7/21

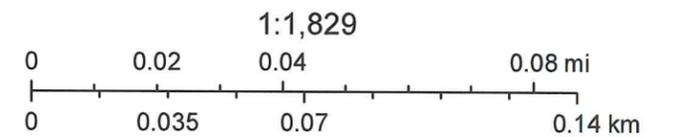
(DATE)

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 ATWOOD AVENUE
 SECOND FLOOR
 PROVIDENCE, RI 02903
 401.404.4930
 www.federalhillgroup.com



Revisions

No.	Description	Date

ISSUED FOR SIGN APPLICATION ONLY

- PRE-DESIGN
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- NOT FOR CONSTRUCTION
- ISSUED FOR CONSTRUCTION (NON-COMPARED)
- ISSUED FOR CONSTRUCTION (COMPARED)
- ISSUED FOR PERMIT ONLY
- AS-BUILT / PROJECT CLOSURE

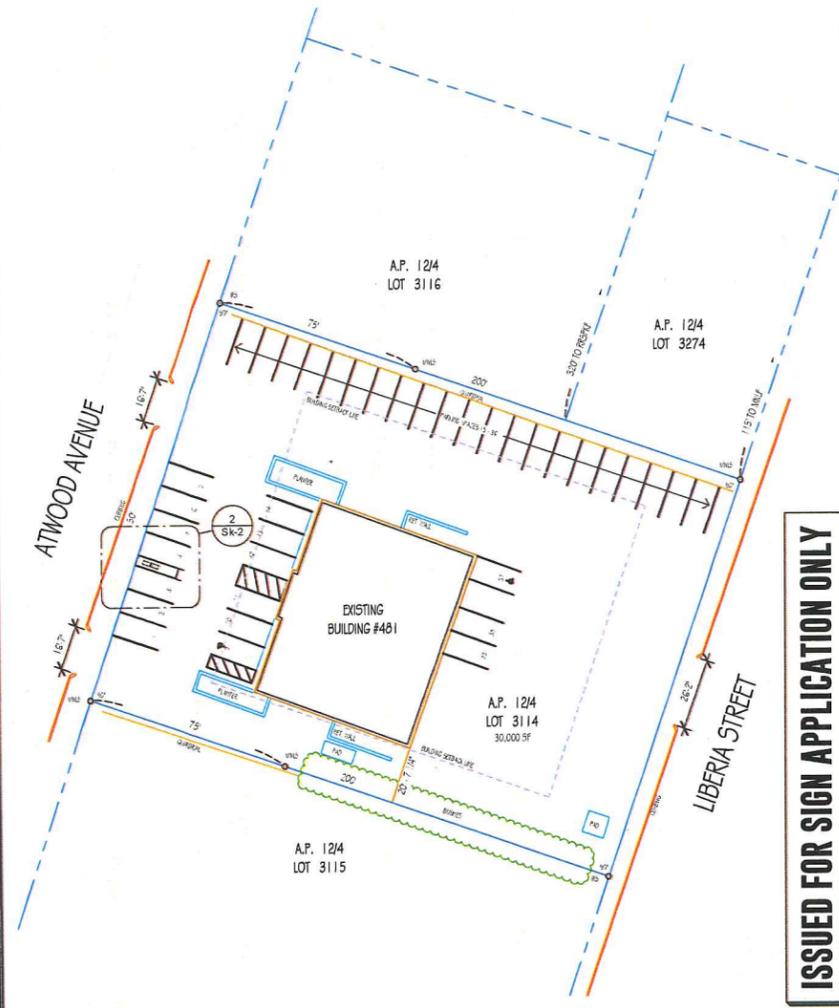
LOCUS PLAN

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

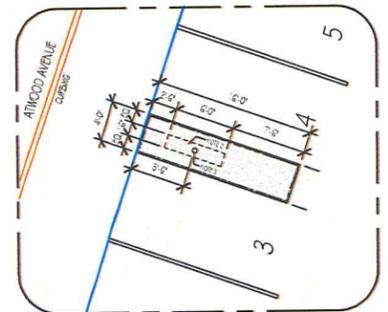
DATE: 05/24/2021 DRAWN BY: CP

SITE PLAN

SK-2

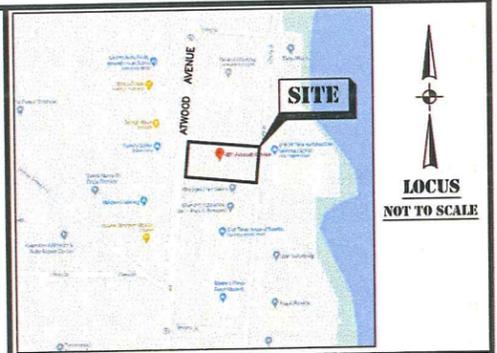
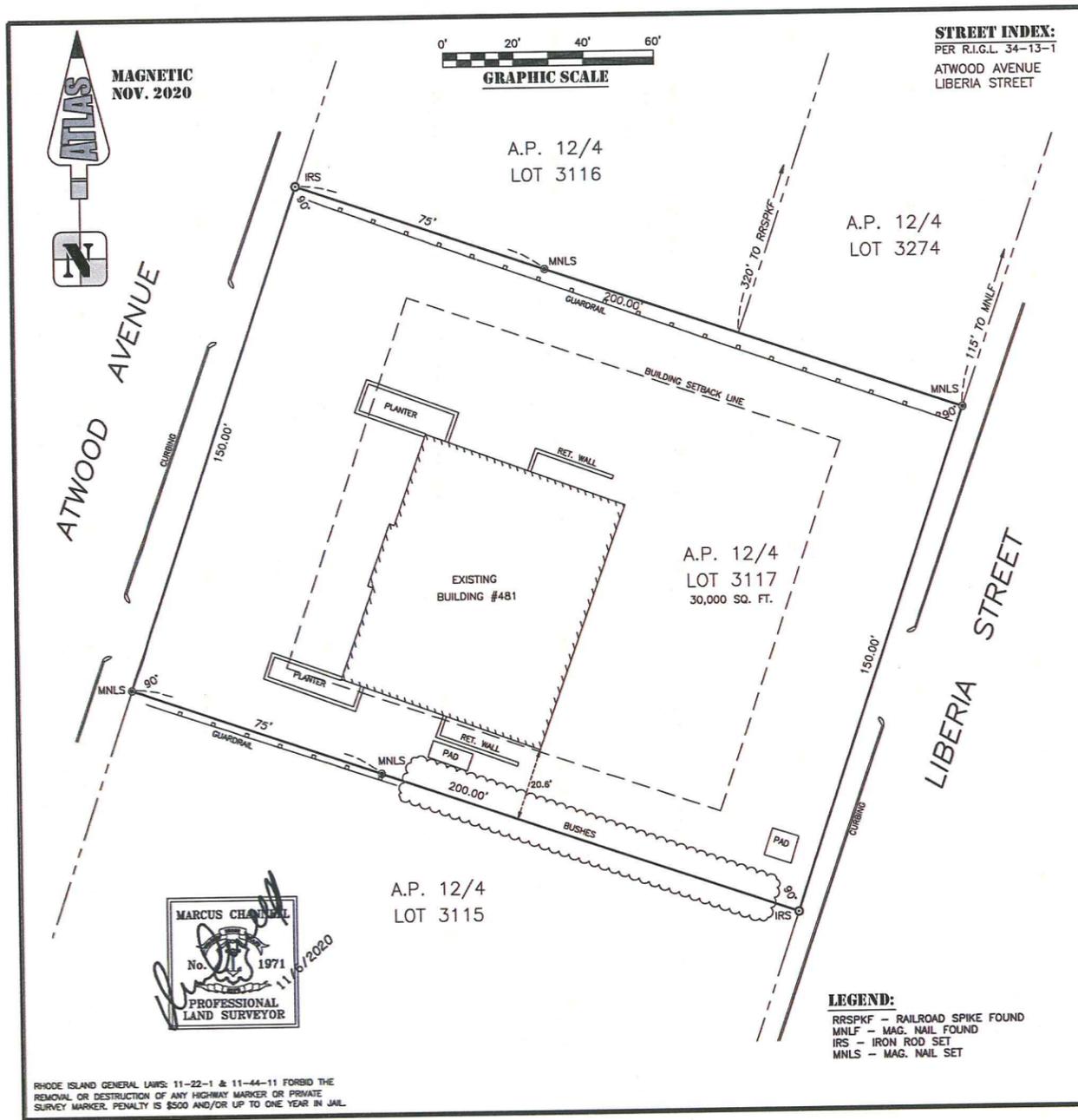


1 SITE
 SK-2 SCALE: 1" = 30'-0"



2 SITE - CALLOUT 1
 SK-2 SCALE: 1/8" = 1'-0"

- NOTES**
- ALL SHEET-PARKING ELEMENTS & STRUCTURES ARE EXISTING UNLESS OTHERWISE NOTED
 - LOCATION OF PROPOSED 16' x 120' x 120' MONOLITHIC BUILDING SIGNAGE (DESIGN BY OTHERS)
 - LOCATION OF EXISTING MASTELECTRICAL POWER SUPPLY FOR EXISTING BUILDING SIGNAGE SHALL BE PROTECTED DURING PARTIAL DEMOLITION IN ORDER FOR REUSE WITH PROPOSED SIGNAGE
 - EXISTING SIGNAGE TO BE REMOVED/DISPOSED OF AS REQUIRED TO PREPARE FOR INSTALLATION OF PROPOSED SIGNAGE



REFERENCES:
 1. DEED BOOK 5863 PAGE 157
 2. "REPLAT VALLONE INDUSTRIAL PLAT" BY C.W. RIVA, 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 CONSENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: 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
 MARCUS CHANELL, P.L.S. #1877 (LS-4479) DATE

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

LEGEND:
 RRSPPK - 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.



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

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- ARCHITECTS -

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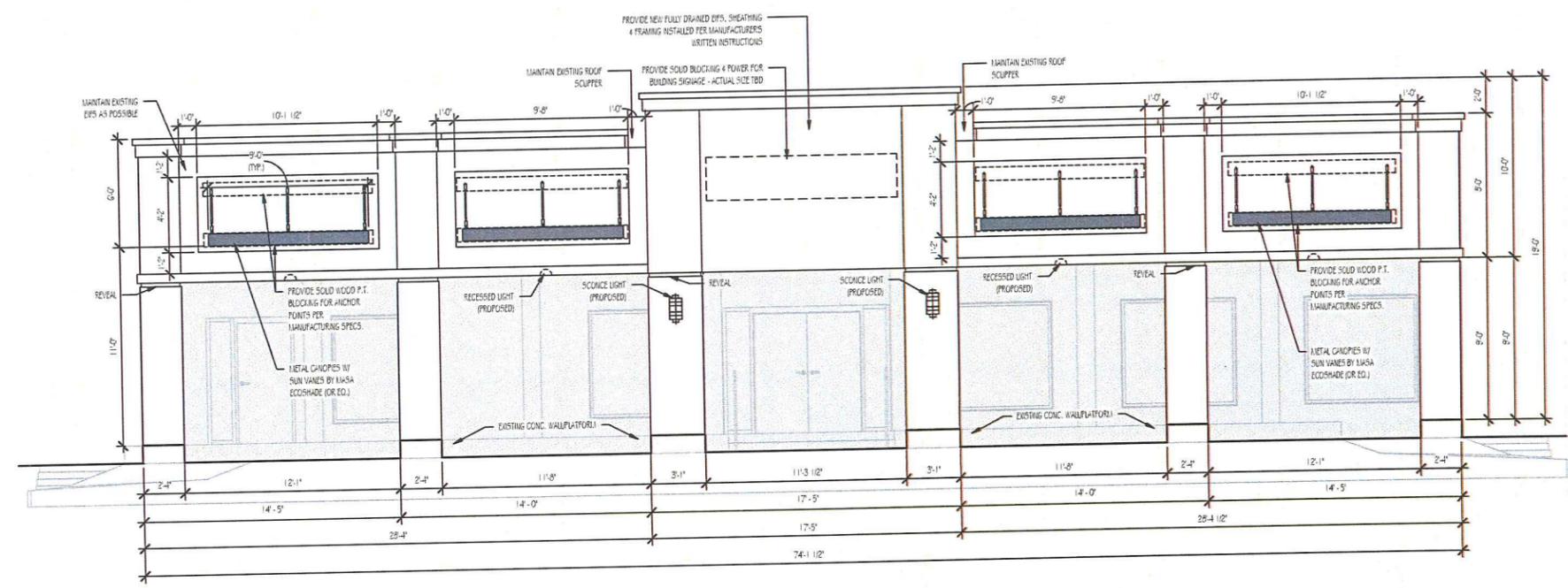


ISSUED FOR SIGN APPLICATION ONLY

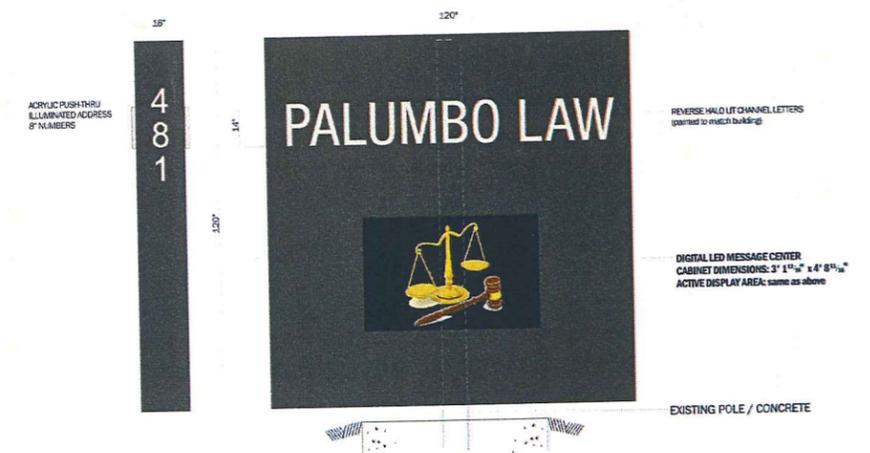
Revisions

No.	Description	Date

PRE-DESIGN ISSUED FOR CONSTRUCTION (HIGH-COORDINATE)
 SCHEMATIC DESIGN ISSUED FOR CONSTRUCTION (CONFORMED)
 DESIGN DEVELOPMENT ISSUED FOR PERMIT ONLY
 NOT FOR CONSTRUCTION AS-BUILT / PROJECT CLOSEOUT



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



JOB: Palumbo Law FILE: PALUMBO_SIGNMENT_8921 PROJECT MANAGER: [blank] CLIENT APPROVAL: [blank]
 DESIGNED BY: [blank] DATE: 8.23.21 DESIGNED BY: [blank] NOTICE TO CLIENT: [blank]
 485 Atwells Avenue, Cranston, RI M.A. Thierley sign & awning 10000 Cranston Rd, Cranston, RI 02903

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

DATE: 05/20/21 DRAWN BY: CJP

SITE PLAN II

SK-3



Ro-ART
UPHOLSTERY & INTERIORS
WINDOW TREATMENTS CARPETING AND MORE
← LOWER LEVEL REAR OF BLDG.

PALUMBO
LAW

481

PALUMBO LAW

J&E Mechanical
401-714-0760

MINI-PLAZA





PALUMBO LAW

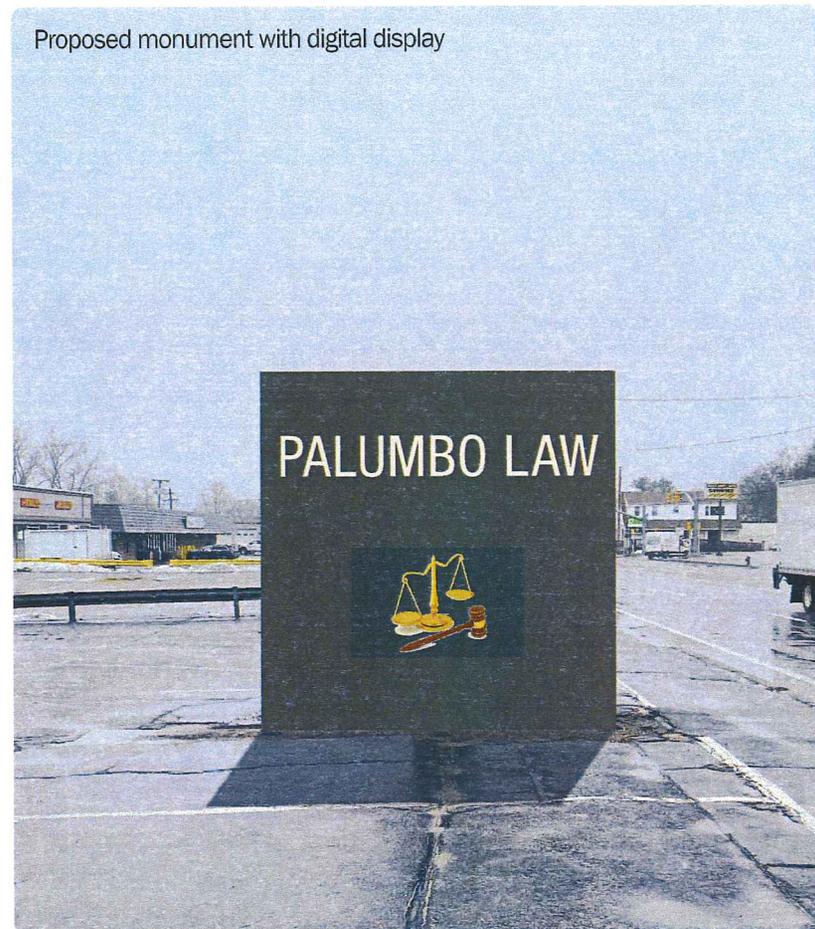
4
8
1
1

J & E Mechanical
1-714-4-0760

Existing pole sign



Proposed monument with digital display



JOB:
Palumbo Law

LOCATION:
481 Atwood Avenue, Cranston, RI

FILE:
PALUMBO_MONUMENT_PIC_7 19 21

DATE:
7.19.21

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

✓ / 401.738.8055 ✉ / 401.738.8244

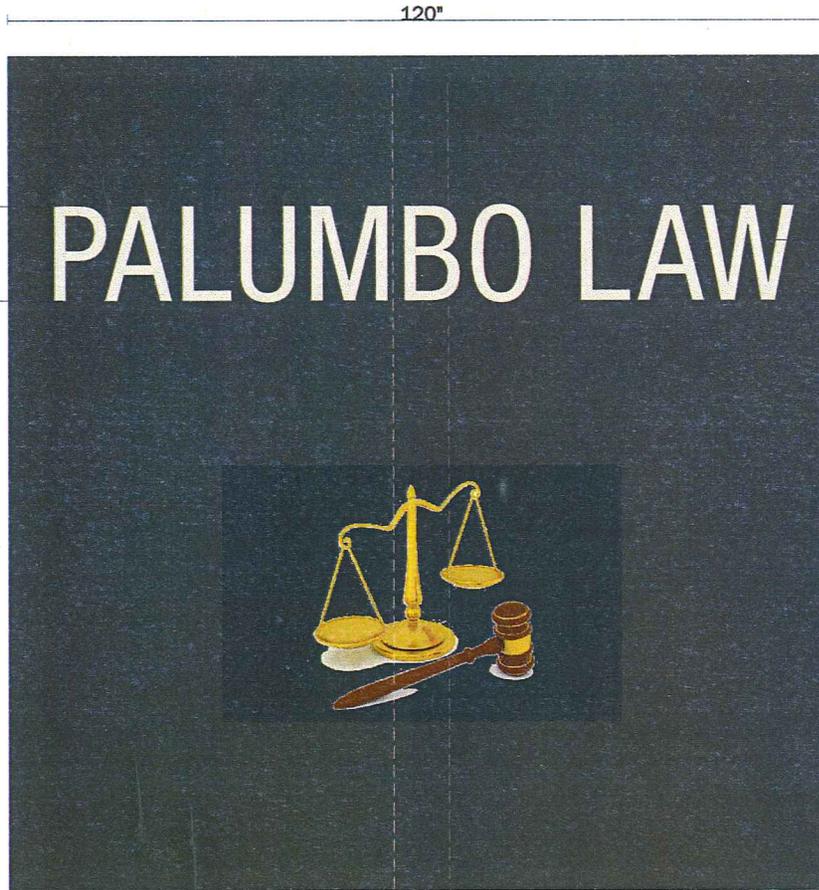
www.aathrifty.com

ACRYLIC PUSH-THRU
ILLUMINATED ADDRESS
8" NUMBERS



14"

120"



REVERSE HALO LIT CHANNEL LETTERS
(painted to match building)

DIGITAL LED MESSAGE CENTER
CABINET DIMENSIONS: 3' 1¹³/₁₆" x 4' 8¹¹/₁₆"
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

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