

**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: 11/5/2024

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: RGD Realty LLC

ADDRESS: 660 School St Pawtucket, RI ZIP CODE: 02860

APPLICANT: RGD Realty LLC

ADDRESS: 660 School St Pawtucket, RI ZIP CODE: 02860

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 801 Oaklawn Avenue
2. ASSESSOR'S PLAT #: 18 BLOCK #: 4 ASSESSOR'S LOT #: 1603 WARD: _____
3. LOT FRONTAGE: 287.77 LOT DEPTH: 83.77 LOT AREA: 23,652
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C2 60'0 30'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: 25' PROPOSED: 23' 4"
6. LOT COVERAGE, PRESENT: 1490 PROPOSED: 2390
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? one month
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes
9. GIVE SIZE OF EXISTING BUILDING(S): 3325 sq ft
10. GIVE SIZE OF PROPOSED BUILDING(S): 5669 sq ft
11. WHAT IS THE PRESENT USE? Car Wash
12. WHAT IS THE PROPOSED USE? Car Wash
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: _____

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: _____

See additional sheet

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

16. WERE YOU REFUSED A PERMIT? No

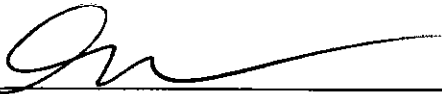
17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

Schedule of intensity regulations 17.20.120 front & rear setbacks
Signs 17.72.010 Max square footage and height

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Same as above

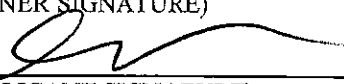
SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,



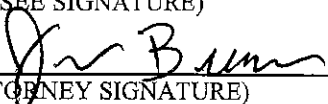
(OWNER SIGNATURE)

401-639-9599
(PHONE NUMBER)

(OWNER SIGNATURE)


(APPLICANT SIGNATURE)

(PHONE NUMBER)
401-639-9599
(PHONE NUMBER)

(LESSEE SIGNATURE)


(ATTORNEY SIGNATURE)

(PHONE NUMBER)
401-225-0164
(PHONE NUMBER)

Joseph Brennan

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: _____

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

Freeway Realty LLC

801 Oaklawn Ave

Cranston, RI 02920

Number 14: Describe in detail the extent of the proposed alterations

We are submitting a zoning application to modify the existing footprint of the existing Oaklawn Car Wash at 801 Oaklawn Ave. The existing building currently does not meet the front and rear setbacks as it sits (13.84' front and 24.79' rear). We are looking to modify the building at both the entrance and exit of the building.

At the entrance we are looking to extend the building to stay directly in line with the current building. The building will have a front setback of 17'11" with a required setback of 25'. We are asking for a relief of 7'1".

Currently the customers park under the awning and leave their car there for the attendants to vacuum it and pull the car on the track. We are looking to extend the building further so the customer can pull into the building and the vehicle be vacuumed inside the building and loaded directly on the track instead of having someone drive it up approximately 50 feet into the building after it is vacuumed. This will streamline the process of prepping the vehicle to go through the tunnel. As of now the tunnel is not big so automated equipment cannot be put into the car wash to help clean the vehicle. Extending the building will help us get a cleaner car and not have to spend additional time prepping the car before it enters the tunnel. This will speed up the washing process and cause less traffic at the entrance of the car wash.

At the exit of the car wash we are looking to widen the existing building to accommodate fitting vehicles inside the building after they are washed to perform a la carte services. The current front setback is 13.84' and the newly proposed setback is 5'. The existing rear setback 24.79' and the new proposed setback is 16'5". We are asking for a front relief of 20' and a rear relief of 3'7".

Right now, everything is done outside the building and come wintertime half of the services cannot be performed due to the weather. Adding this extension will allow us to fit vehicles inside the building as well as having our staff in a climate-controlled area as they are working on the vehicles. This will allow a quicker turnaround and be more manageable for the employees to work in the winter. Currently they have a makeshift hut behind the building to stay warm in the winter. We would like to remove all of this and update the property to better suit the area.

We are looking to remove both existing pylon signs and install a new pylon sign on the property. Doing this will clean the property up with signage and make it look more presentable. We would like to add an electronic message center to the new sign. This will help us communicate with customers and help promote our business practices. The new total square footage would be 158 sq ft and the existing pylon signage is 132 sq ft. We would also like to add wall signage totaling 116 sq ft.

The current hardships we face is that the current building does not sit within the setbacks and due to the depth of the existing lot, modifying this building to meet those requirements is not feasible.

This extension is the least amount needed to properly run our business and provide customers with an accommodating and safe experience.

Number 17: State Grounds for Variance:

17.92.010 - Variances.

A.

An application for relief from the literal requirements of a zoning ordinance because of hardship may be made by any person, group, agency or corporation by filing with the zoning enforcement officer or agency an application describing the request and supported by such data and evidence as may be required by the zoning board of review or by the terms of the ordinance. The zoning enforcement officer or agency shall immediately transmit each application received to the zoning board of review and shall transmit a copy of each application to the planning commission for their review and recommendation.

B.

In granting a variance, the zoning board of review shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

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 is due to the unique characteristics of the subject lot as it is a long skinny lot and it would be impractical to build any functioning building within the setbacks of the ordinance.

2.

That the hardship is not the result of any prior action of the applicant; and

The applicant did not divide the lot in this way.

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 variance will not alter the general character of the surrounding area as this is an existing car wash and existing building that we are just appropriately expanding to allow our proposal to provide better function and better traffic flow.

C.

The zoning board of review shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:

2.

In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted. The fact that a use may be more valuable after the relief is granted shall not be grounds for relief. The zoning board of review, or the city plan commission under unified development review pursuant to RIGL §§ 45-24-46.4 and 45-23-50.1, shall have the power to grant dimensional variances where the use is permitted by special-use permit.

Denial would amount to more than a mere inconvenience because the relief being sought is minimal to the reasonable enjoyment of the use as a true functioning car wash that is better for traffic flow and noise.

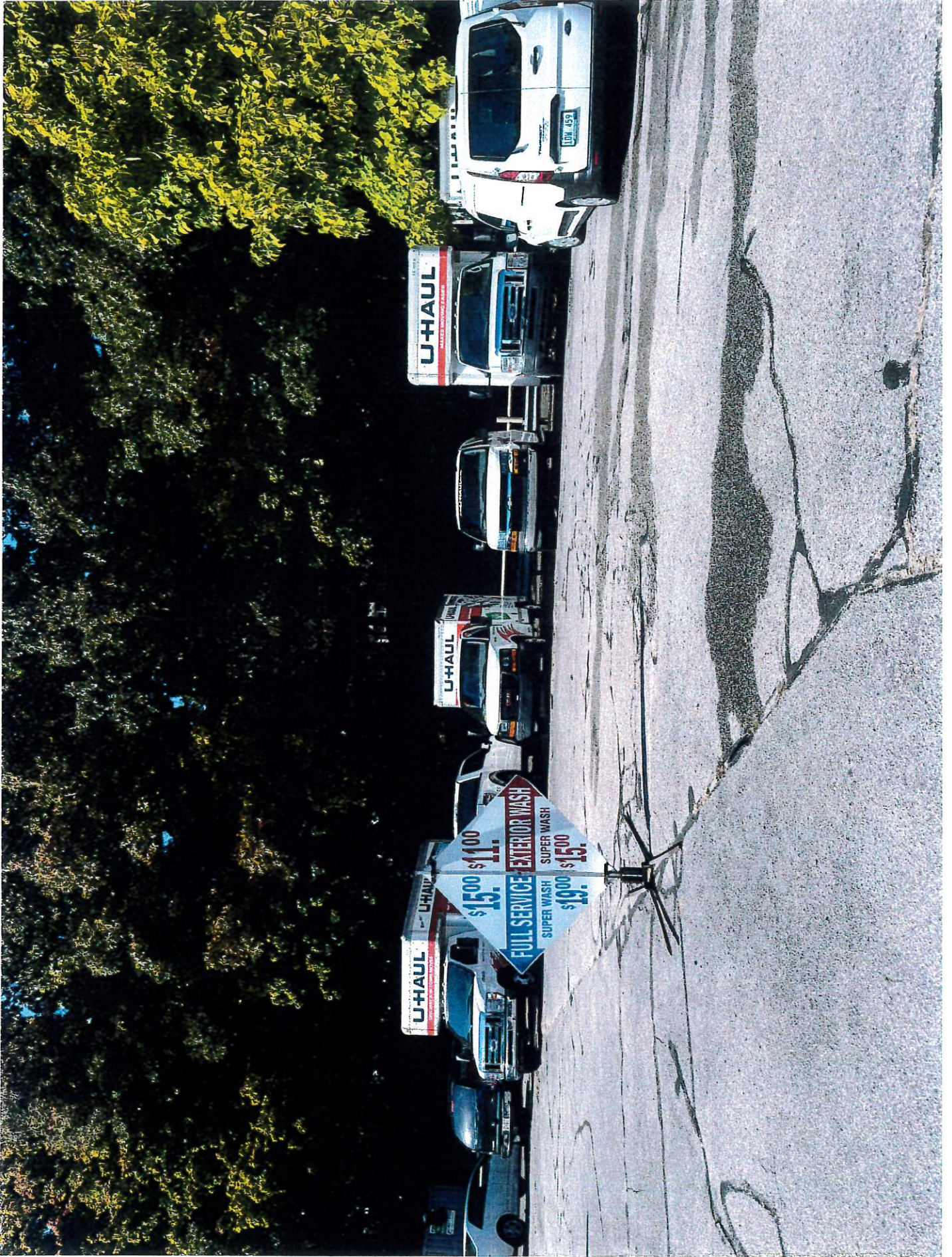


CAR WASHES
Full Service
THE MONTHLY *
\$39.99
PER MONTH
RWASH.COM

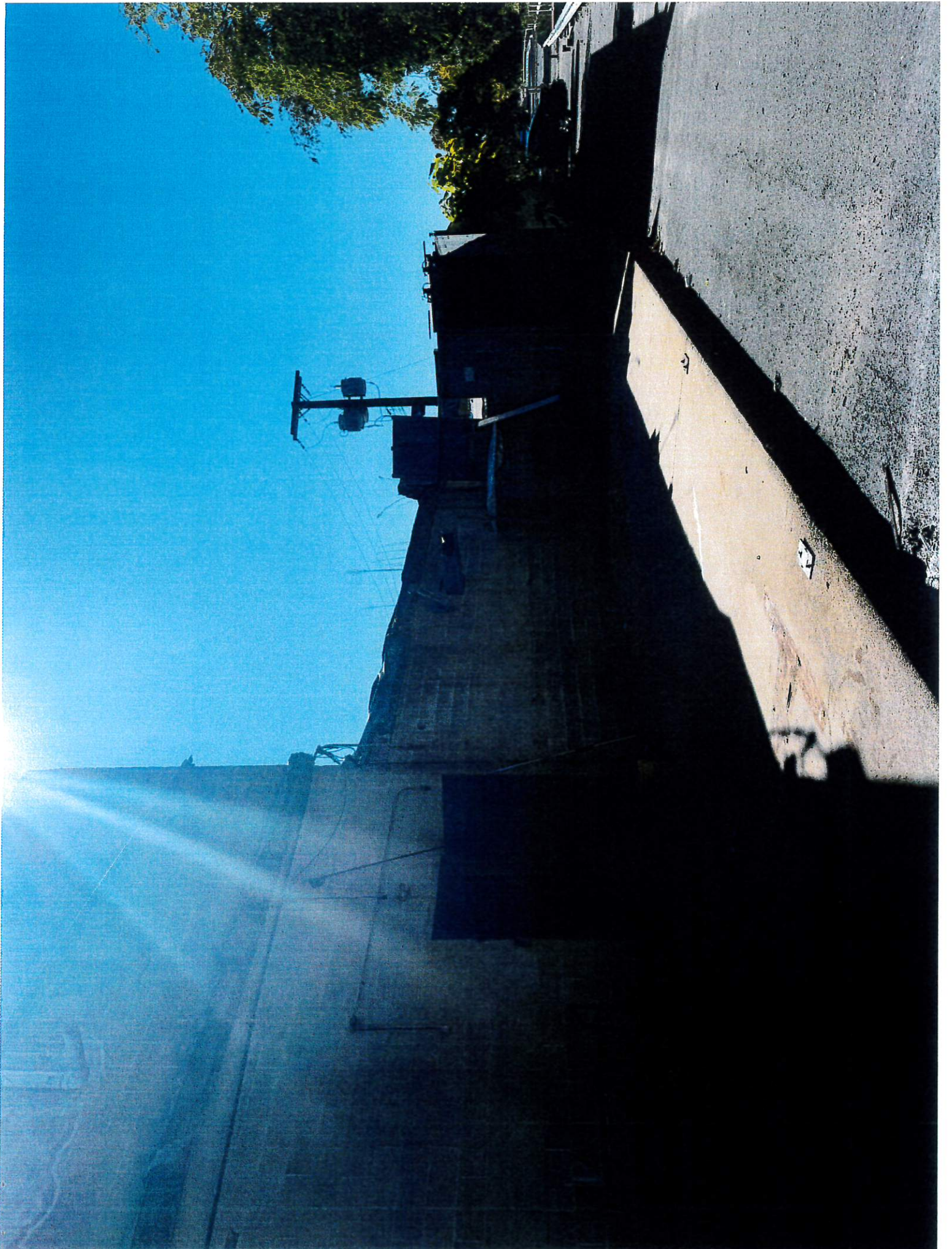
**OAK LAWN
CAR WASH**

WELCOME
FULL SERVICE

U-Haul



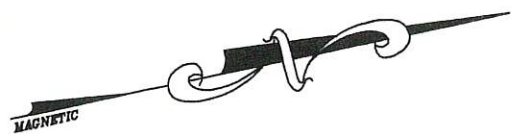




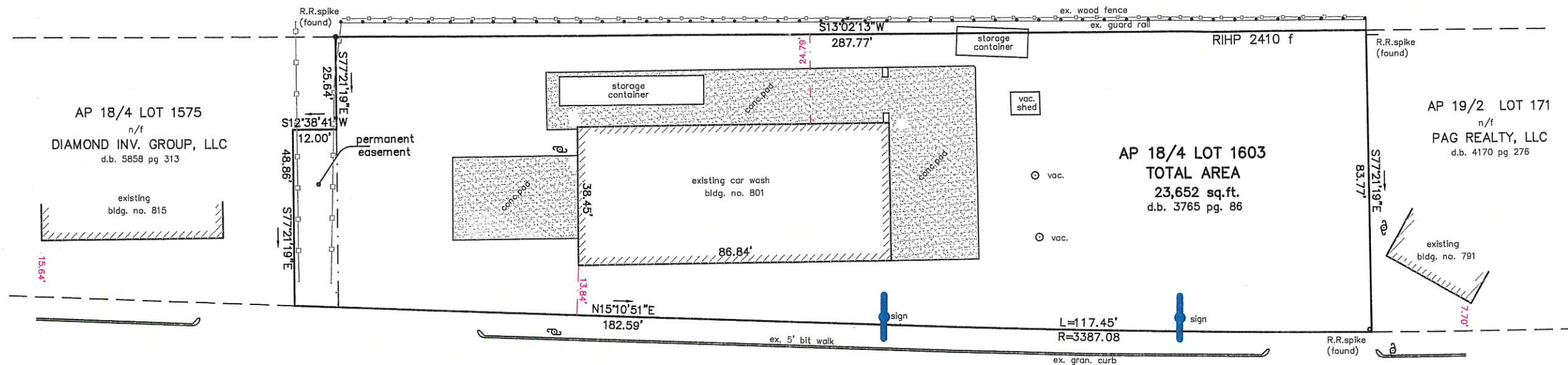








AP 38 LOT 7
n/f
STATE OF R.I.



OAKLAWN AVENUE
(public 54' wide)
RIHP 616

PREPARED FOR:
FREEWAY ENTERPRISES
135 BROADWAY
PROVIDENCE, R.I.
02903

ZONING :
CLASSIFICATION : C2

FLOOD DATA :
ENTIRE PARCEL IS NOT LOCATED IN ANY
AREA OF FLOODING ON FEMA FLOOD MAP
44007C0313H EFFECTIVE DATE 10/02/2015

- REFERENCES :
- 1.) CRANSTON ASSESSORS PLAT NO. 18/4
 - 2.) CRANSTON DEED BOOK / PAGE;
3058/11, 5858/313, 3765/86 & 4170/276
 - 3.) RIDOT HIGHWAY PLAT NO. 616
RIDOT HIGHWAY PLAT NO. 2410

SURVEY CERTIFICATION:

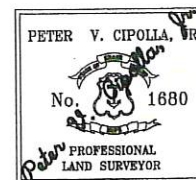
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
PLANIMETRIC DATA	CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

PERFORM PROPERTY SURVEY AND SHOW EXISTING BUILDINGS

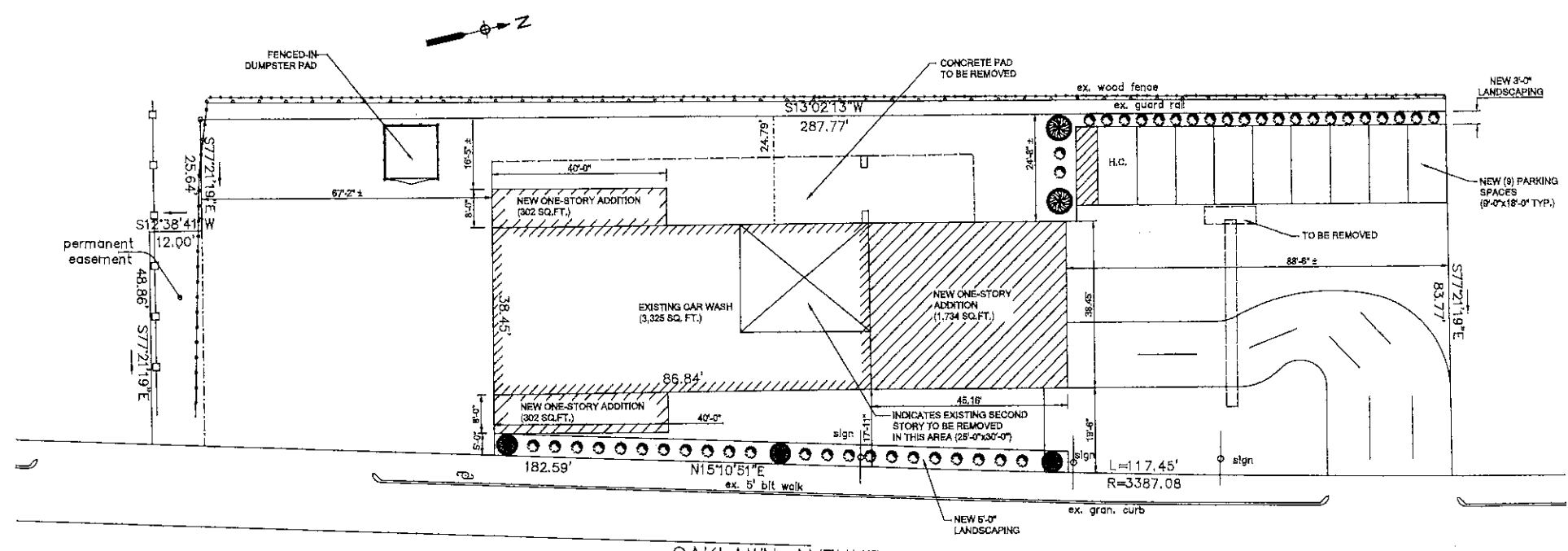
SETBACK NOTE:
BUILDING NO. 845
FRONT SETBACK = 7.5'



BY: PETER V. CIPOLLA, JR. - RIPLS # 1680
COA # LS-A84

SURVEY PLOT PLAN
AP 18/4 LOT 1603
CRANSTON, R. I.
1" = 20' SEPT. 24, 2024

PETER V. CIPOLLA, JR.
professional land surveyor
P.O. BOX 8662
CRANSTON, R.I. - 02920
401-965-4864



AP 18/4 LOT 1603
 TOTAL AREA
 23,652 sq. ft.
 d.b. 3765 pg. 86

OAKLAWN AVENUE
 (public 54" wide)
 RIHP 616

EXISTING CAR WASH AREA = 3,325 SQ. FT.
 NEW ADDITION AREA = 1,734 + 320 + 320 SQ. FT.
 = 2,374 SQ. FT.
 TOTAL PROPOSED BUILDING AREA = 5,699 SQ. FT.

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED ADDITIONS
801 OAKLAWN AVENUE
CRANSTON, RHODE ISLAND

DRAWN BY:
MGL
 CHECKED BY:
RJL

LOQA ENGINEERS, LLC
 CONSULTING ENGINEERS
 49 BATCHELLER AVENUE
 PROVIDENCE, RI 02904
 rjloqa@verizon.net

SCALE:
 AS NOTED

CONTENTS:
 SITE PLAN

DATE:
 OCTOBER 2024

SHEET NO:
C100

PROPOSED ADDITIONS
801 OAKLAWN AVENUE
CRANSTON, RHODE ISLAND

DRAWN BY:
MGL
 CHECKED BY:
RJL

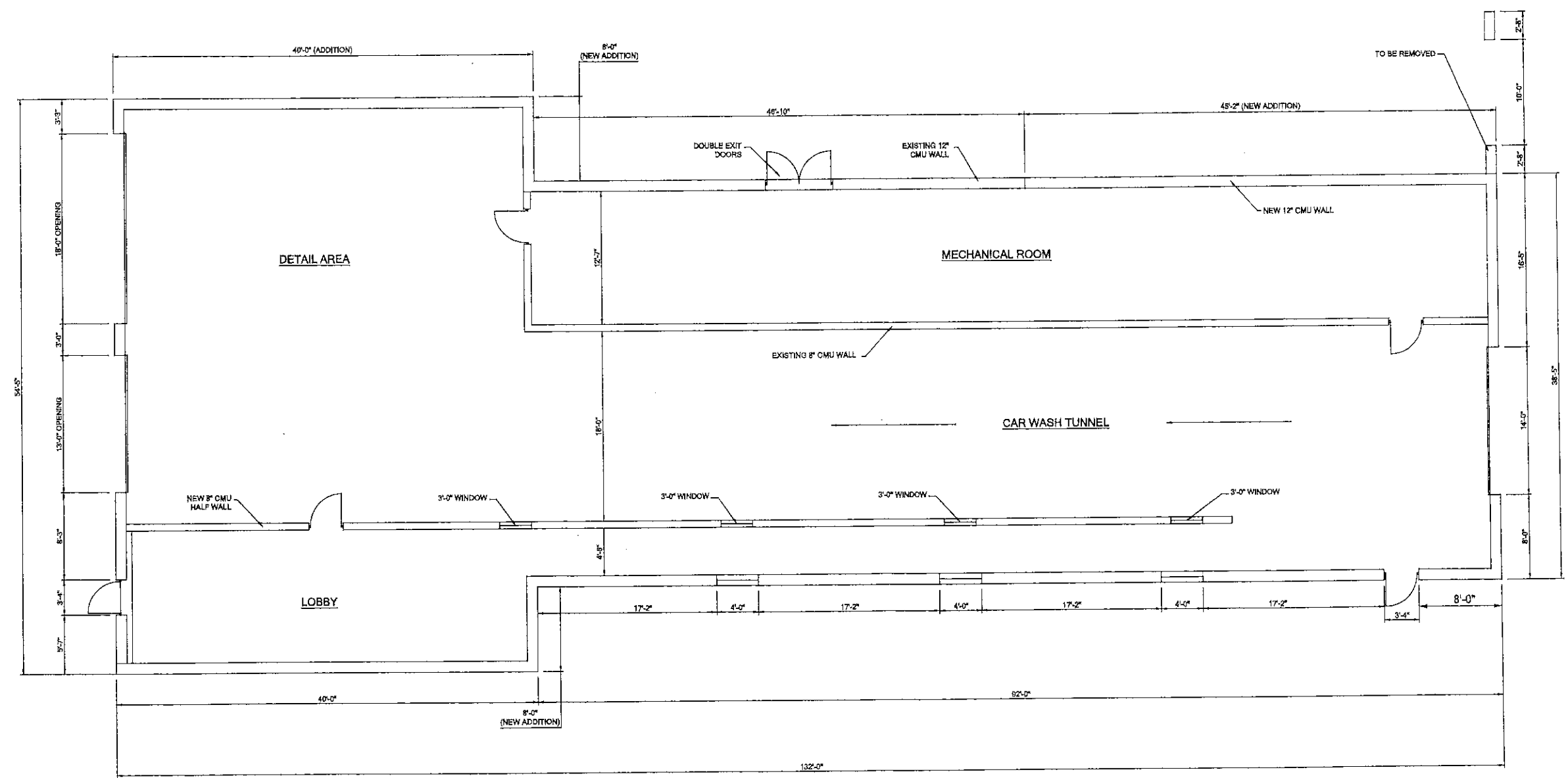
LOQA ENGINEERS, LLC
 CONSULTING ENGINEERS
 49 BACHELLER AVENUE
 PROVIDENCE, RI 02904
 rjloqa@verizon.net

SCALE:
AS NOTED

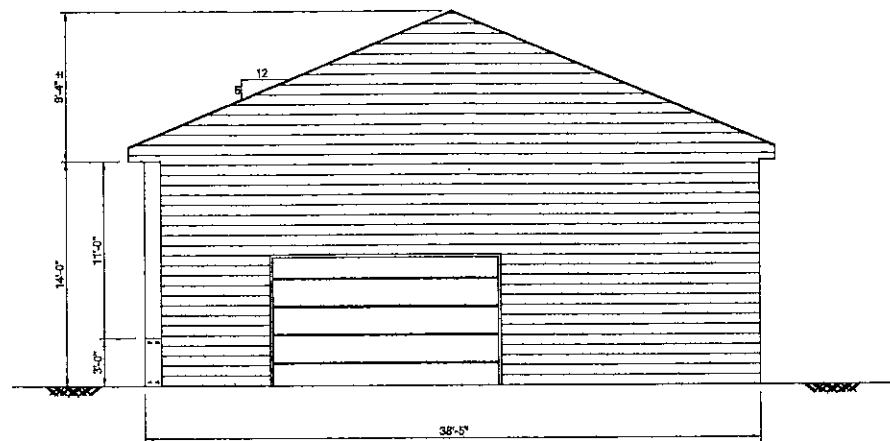
CONTENTS:
FLOOR PLAN
& ELEVATIONS

DATE:
OCTOBER 2024

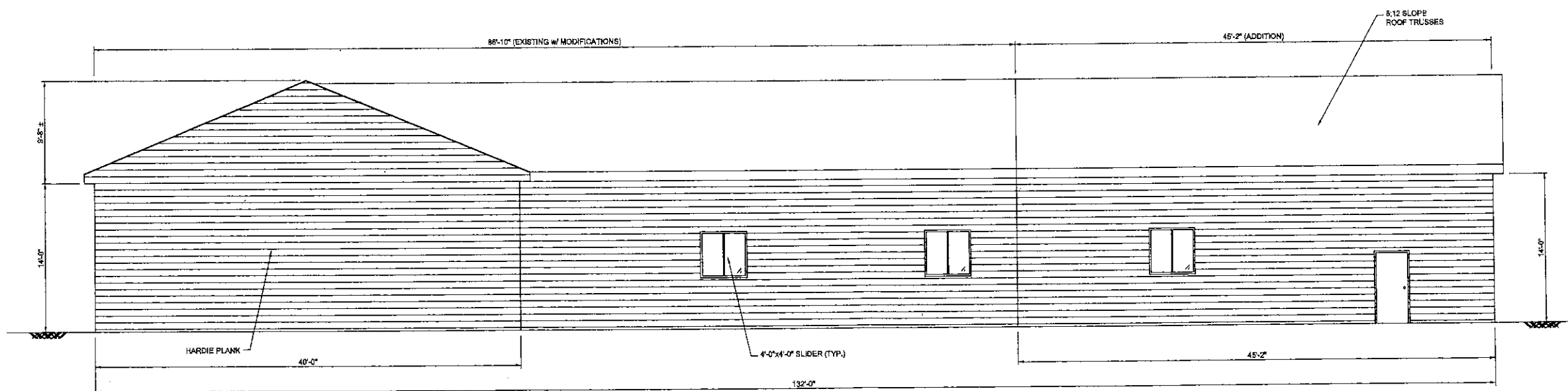
SHEET NO:
S100



PROPOSED FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

PROPOSED ADDITIONS
801 OAKLAWN AVENUE
CRANSTON, RHODE ISLAND

DRAWN BY:
MGL
CHECKED BY:
RJL

LOQA ENGINEERS, LLC
CONSULTING ENGINEERS
49 BATCHELLER AVENUE
PROVIDENCE, RI 02904
rlloqa@verizon.net

SCALE:
AS NOTED

CONTENTS:
ELEVATIONS

DATE:
OCTOBER 2024

SHEET NO:
S200

87272

Version 02

11-04-24

Freeway Car Wash

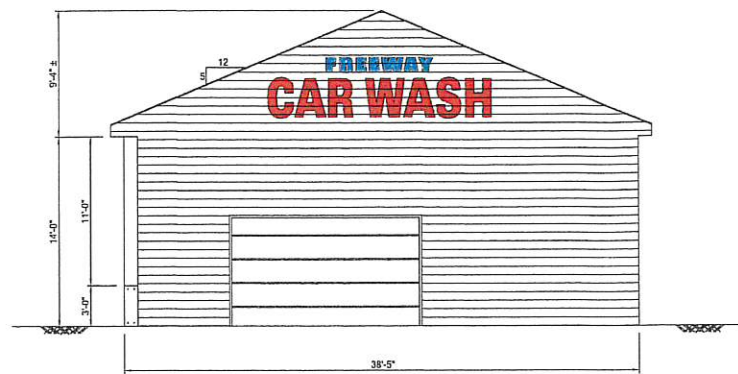
801 Oaklawn Ave.
Cranston, RI

Exterior
Signage

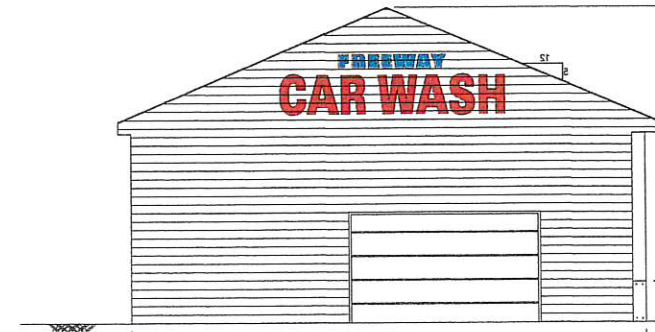
Channel Letters

Quantity: 2 Sets

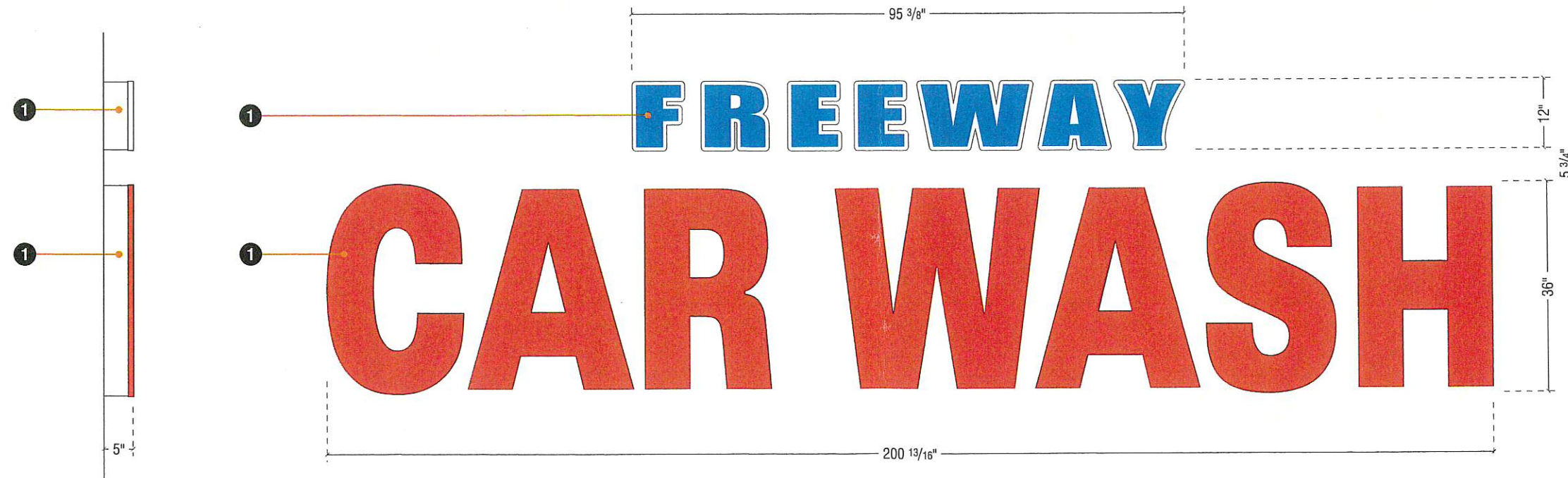
- 1 **Face-Lit Channel Letters (LED)**
 - 5" Deep - .040 Aluminum Returns (White)
 - 1" Trim Caps (White / Red)
 - 3/16" White Acrylic Faces
 - Trans Vinyl Graphics (Colors TBD)
- 2 **Installation**
 - Stud Mounted Flush to Wall



SIDE 1 OF BUILDING



SIDE 2 OF BUILDING



2 End View
Scale: 1:10
Fabrication

1 Elevation
Scale: 1:10
Fabrication



1200 Fall River Ave.
Seekonk, MA
508-336-5858

SALES REPRESENTATIVE
Ryan Beattie

INTERNAL PROJECT MANAGER
-

FIELD MANAGER
-

ACCOUNT COORDINATOR
Michaela Valentino

DESIGNER
BM

SCALE 10%

SHEET
01 of 05

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Freeway Car Wash
801 Oaklawn Ave.
Cranston, RI

Exterior
Signage



1200 Fall River Ave.
Seekonk, MA
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02 of 05

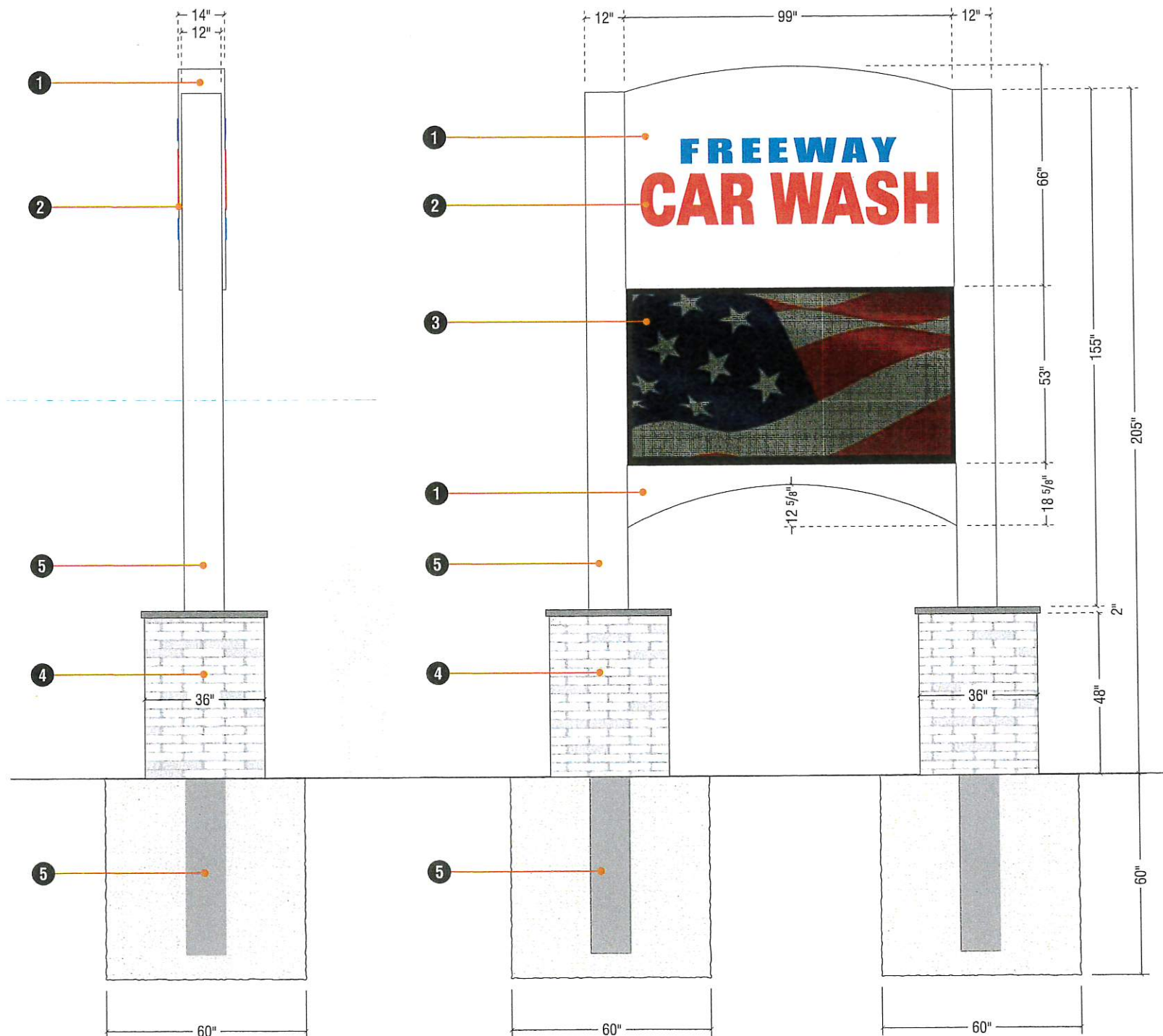
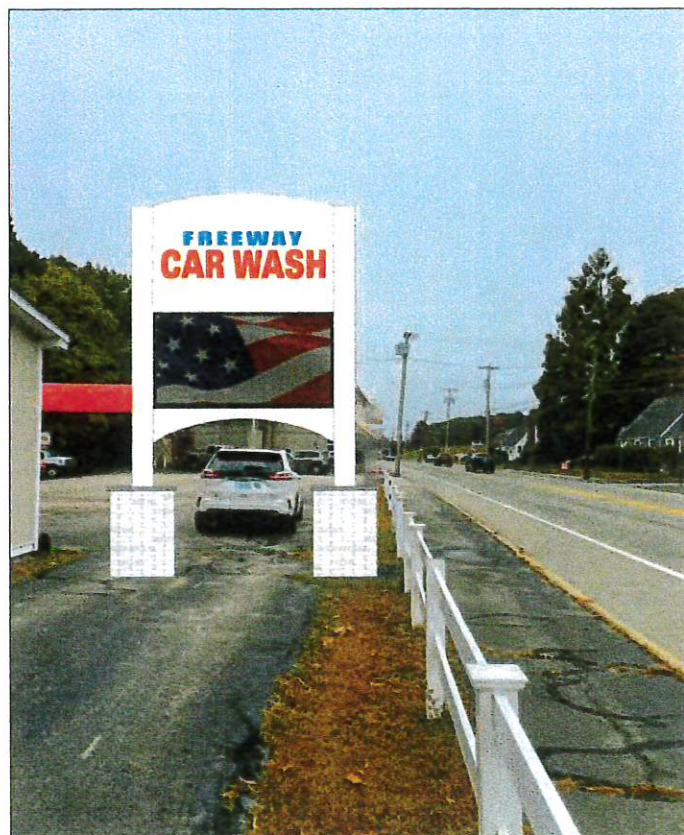
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Pylon Sign

Quantity: 1 Double-Sided

- 1 **Sign Cabinet / Structure (LED)**
 - 1" Sq. Tube Aluminum Frame
 - 1/8" Aluminum Faces (Stencil-Cut) (Painted: White)
 - .090 Aluminum Skirting (Painted: White)
- 2 **Graphics (Illuminated)**
 - 1/2" White Acrylic Push-Thru Graphics
 - Trans Vinyl Applied to Face (Red / Blue)
- 3 **Digital Displays**
 - 8mm Full Color Watchfire Electronic Message Center
- 4 **Masonry (By Others)**
 - White Brick with 2" Limestone Cap
- 5 **Installation**
 - 12" x 12" x 1/4" Steel Tube Post (Painted: White)
 - Direct Burial into Concrete Footing

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.



2 End View Fabrication
Scale: 1:10

1 Elevation Fabrication
Scale: 1:10

87272

Version 02

11-04-24

Freeway Car Wash

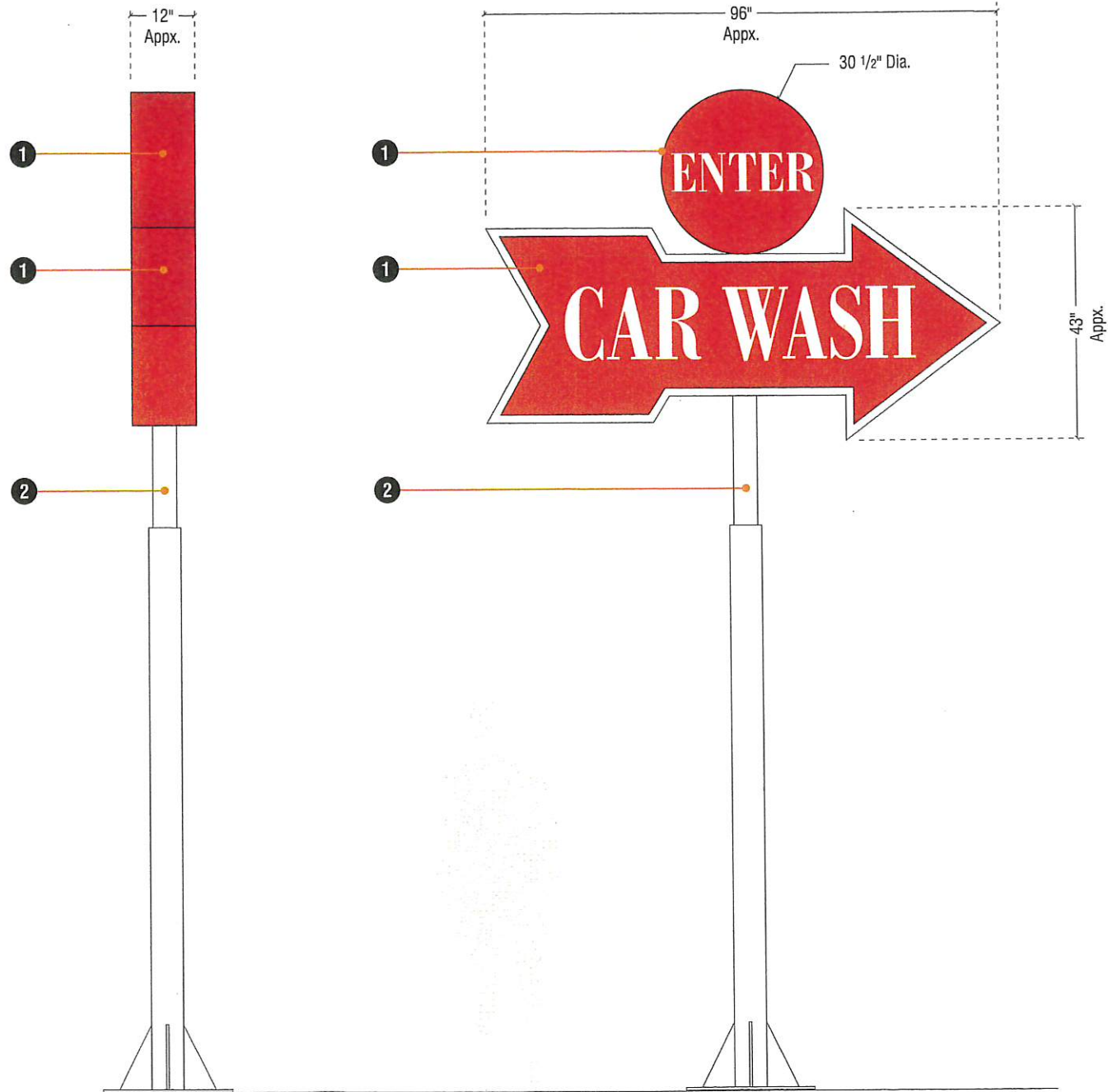
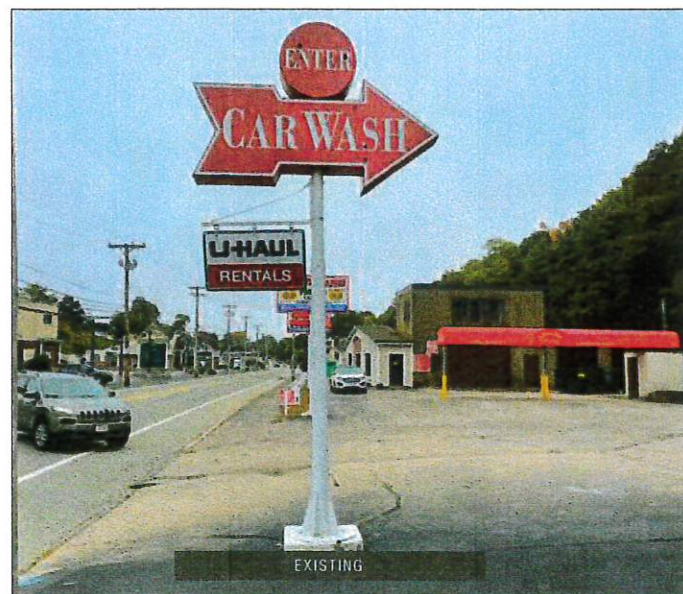
801 Oaklawn Ave.
Cranston, RI

Exterior
Signage

Repair / Refurbish Existing Pylon Sign

Quantity: 1 Double-Sided

- 1 **Sign Cabinets (Non-Illuminated)**
 - Reface with 1/8" Aluminum (Painted: Red TBD)
 - .063 Aluminum Skirting / Returns (Painted: Red TBD)
 - Frisketed Graphics
- 2 **Existing Pole**
 - Scrape / Repaint (White)
 - Remove Existing UHaul Sign and Bracket



2 End View Fabrication
Scale: 1:10

1 Elevation Fabrication
Scale: 1:10



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508-336-5858

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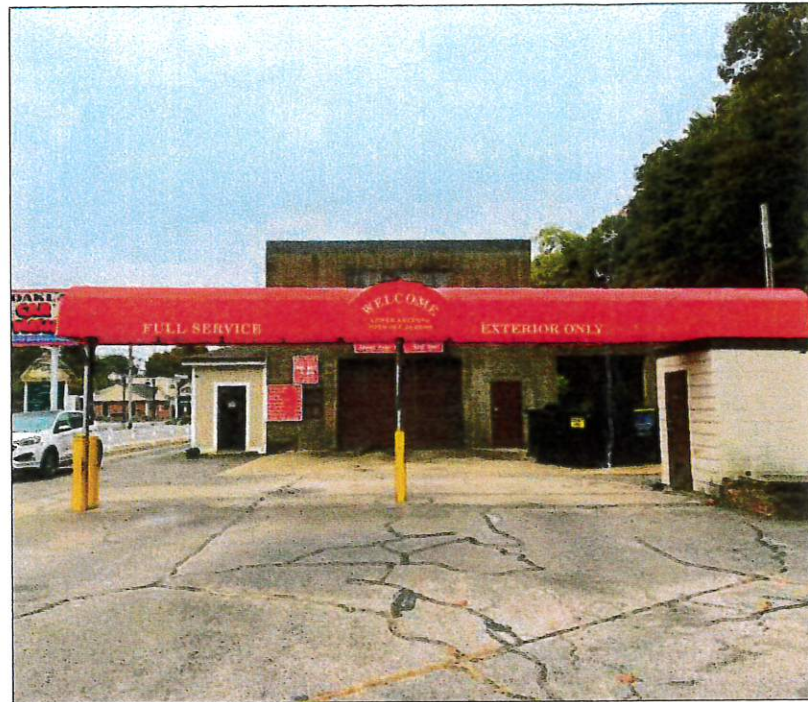
Version 02

11-04-24

Sign Removal

Quantity: 2 Pylons / 1 Awning

- 1 Sign Removal / Disposal
 - "Unlimited" Pylon Sign Removal / Disposal
 - Existing Awning Structure Removal / Disposal



Freeway Car Wash

801 Oaklawn Ave.
Cranston, RI

Exterior
Signage



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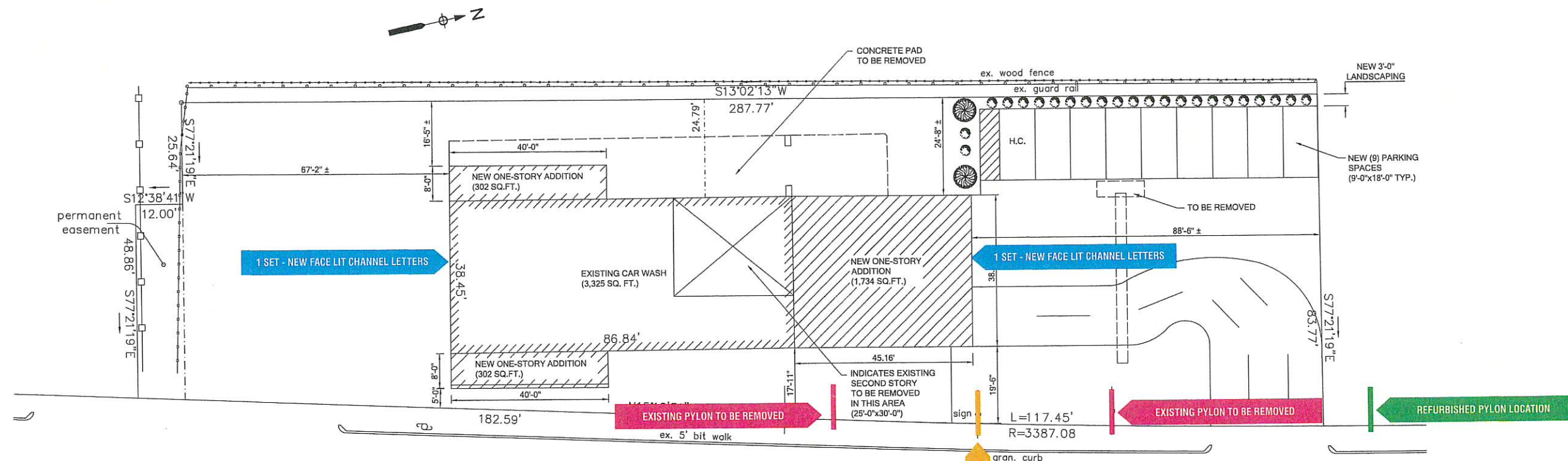
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Freeway Car Wash
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Cranston, RI

Exterior
Signage



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d.b. 3765 pg. 86

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