

# 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: June 24, 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: McDonald's Corporation (927 Cranston St) and McDonald's Real Estate Company (419 Webster Ave)

ADDRESS: c/o Hinckley Allen & Snyder, 100 Westminster St, Suite 1500, Providence, RI, ZIP CODE: 02903  
Attn: Christine Dieter

APPLICANT: McDonald's Corporation, a related entity to McDonald's Real Estate Company

ADDRESS: c/o Hinckley Allen & Snyder, 100 Westminster St, Suite 1500, Providence, RI, ZIP CODE: 02903  
Attn: Christine Dieter

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

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

1. ADDRESS OF PROPERTY: 927 Cranston Street, 419 Webster Avenue, Cranston, RI
2. ASSESSOR'S PLAT #: 7 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 632, 3669, WARD: 3  
3514, 3488  
LOT FRONTAGE: 246.96' LOT DEPTH: 99.5' LOT AREA: 46,561 sf (combined)
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-5 and B-1 10,000sf/6,000sf 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: 12.6' PROPOSED: 19.4'
6. LOT COVERAGE, PRESENT: 8.6% PROPOSED: 8.8%
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 7/18/1985
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes (1)
9. GIVE SIZE OF EXISTING BUILDING(S): Approx. 4,017 sf
10. GIVE SIZE OF PROPOSED BUILDING(S): Approx. 4,311 sf
11. WHAT IS THE PRESENT USE? Fast Food Restaurant with Drive Through
12. WHAT IS THE PROPOSED USE? Fast Food Restaurant with Drive Through
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 0

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: See attached narrative.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

§ 17.28.010B(10) & § 17.64.010(C) of the Cranston Zoning Ordinance

\_\_\_\_\_  
\_\_\_\_\_

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: See attached narrative.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**RESPECTFULLY SUBMITTED,**

Dana Ost Counsel  
(OWNER SIGNATURE)

773-456-8838  
(PHONE NUMBER)

\_\_\_\_\_  
(OWNER SIGNATURE)  
Dana Ost Counsel  
(APPLICANT SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)  
773-456-8838  
(PHONE NUMBER)

\_\_\_\_\_  
(LESSEE SIGNATURE)  
Christine Dieter  
(ATTORNEY SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)  
401-274-2000  
(PHONE NUMBER)

Christine E. Dieter  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Hinckley Allen & Snyder LLP, 100 Westminster St., Suite 1500, Providence, RI 02903

**PRE-ZONING APPLICATION MEETING:** \_\_\_\_\_ (PLANNING DEPT. SIGNATURE) \_\_\_\_\_ (DATE)