



City of Cranston Zoning Board of Review *January 8, 2025*

Chairman of the Board
Dean Perdikakis

Members

Joy Montanaro (Vice-Chair)

Ivy Swinski

Carlos Zambrano

Vacant

Anthony Mastantuono (1st Alternate)

Mario Carlino (2nd Alternate)

Frank Corrao III (3rd Alternate)

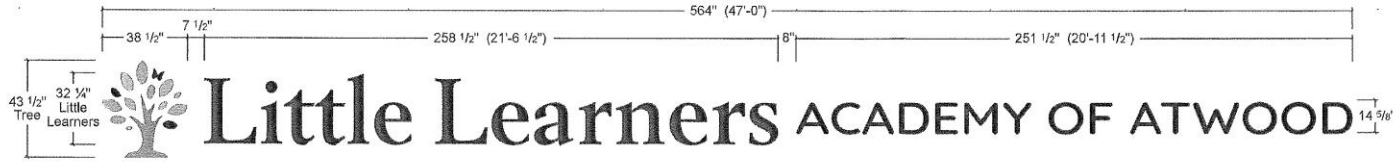
Vacant (4th Alternate)

► Ward 5

► **JACKYS AT 379, LLC (OWN) and LITTLE LEARNERS ACADEMY OF ATWOOD, INC (APP)** have applied to the Board for permission to allow increased signage at **379 Atwood Avenue**; A.P.12, lot 2853; area 34,804 s.f; zoned C3. Applicant seeks relief per Section 17.92.010-Variances; Section 17.72.010(4)- Signs.

► Application filed on 11/26/2024.
Attorney John J. Garrahy, Esq.



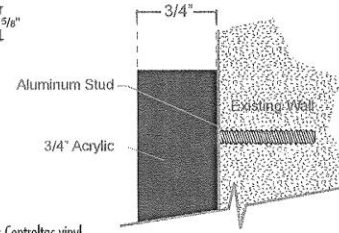


E1 Elevation: #13763.1 (Qty 1) Dimensional Graphics
Scale: 1/4" = 1'

Description:
(Qty 1) Dimensional Graphics
- Dimensional graphics are 3/4" painted acrylic.
- Flooded tree face graphics are digitally printed on vinyl.
- Dimensional graphics are stud mounted flush to exterior building wall.

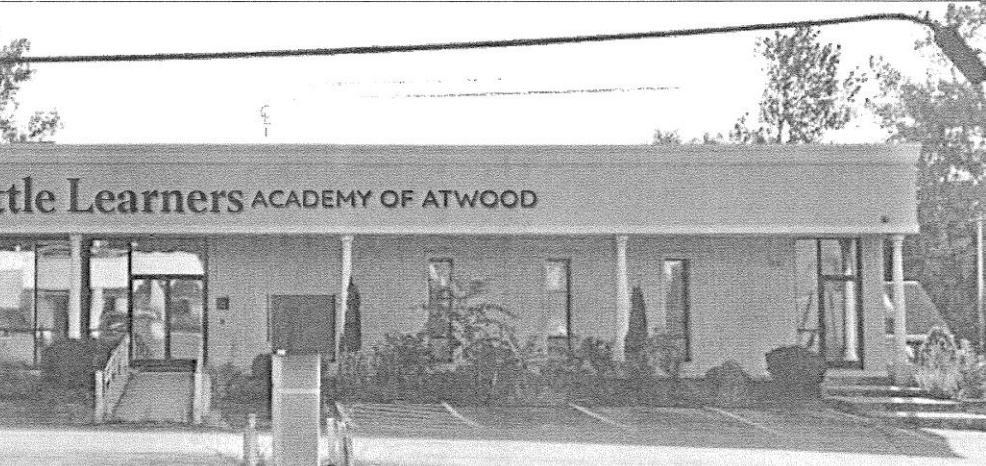
Typeface:
Lucida Casual - Italic
Quicksand - SemiBold

Colors:
Dimensional Graphics - painted Black
Flooded Tree Faces - digitally printed at 720 dpi on 3M U1 80c Controltac vinyl with 3M 8518 Clear Glass over-laminate.
■ PMS 532c
■ PMS 5767c
■ Supplied CMYK color



SD Side View Detail:

Existing:



53 1/2"

Proposed:

Job:
Little Learners
Location:
379 Anwood Ave. - Cranston, RI

Account Manager:
Dave Rando
File:
tblitem_379Anwood-Cranl_DimGraphics_2.dwg

Date:
02.20.24 1.5
Designer:
Machon Heard

Revisions:
08.19.24 75
08.12.24

Revisions:

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS
CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED.
UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

ViewPoint 1.508.393.8200
SIGN AND AWNING FAX 1.508.393.4244

Customer Approval

Acct. Manager Approval

Production Approval

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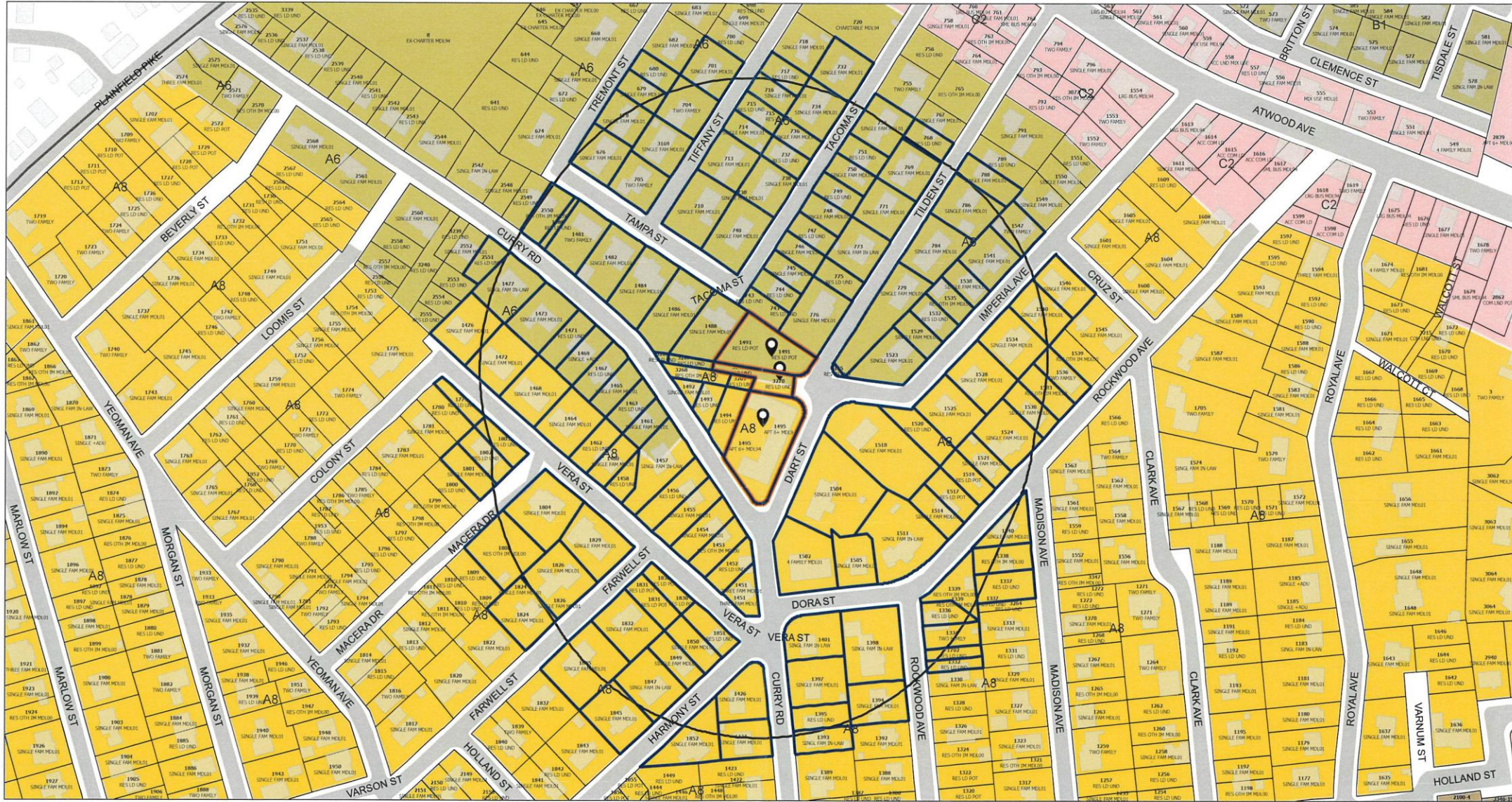
► Ward 5

► **IMPERIAL APARTMENTS, LLC (OWN/APP)** have filed an application for permission to add two new units in a multi-family apartment building, for a total of 15 units on an under-sized lot at **11 Dart Street**, A.P. 12, Lot 1495; area 17,554 sf; zoned A8. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.20.030- Schedule of Uses; 17.20.090 (A)-Specific Requirements;

► Application filed on 11/26/2024. Attorney Robert D. Murray, Esq.



11 Dart St 400' Radius Plat 12 Lots 1491, 3270, 1495



<https://geohub-cranston.hub.arcgis.com/>

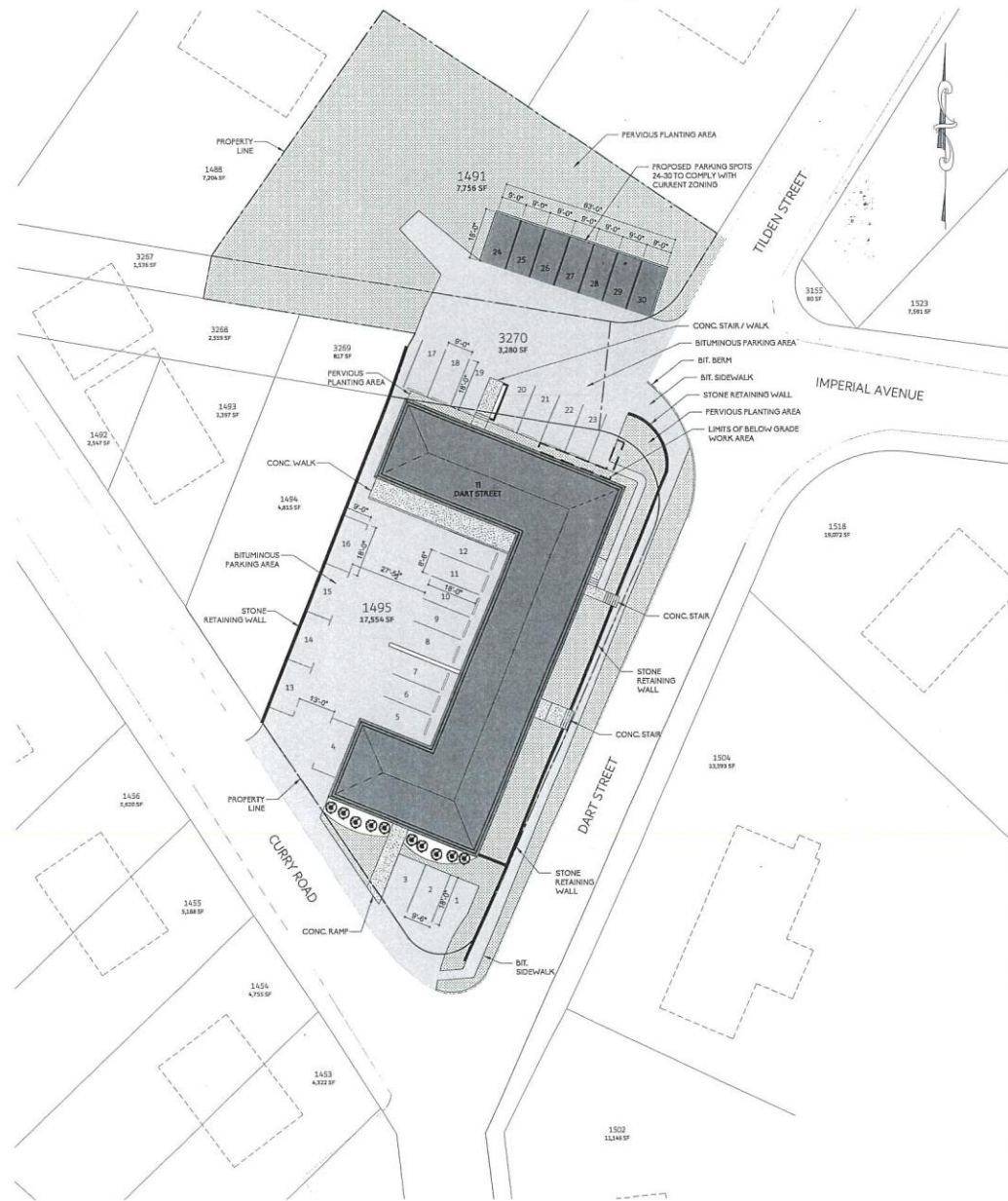
- | | | | | |
|-----------------------|---------------------------|-----|----|-------|
| ParcelsInBuffer | Cranston Boundary | A6 | C1 | M1 |
| SelectedParcelsBuffer | Parcels | A8 | C2 | M2 |
| SelectedParcels | Cranston Boundary | A80 | C3 | MPD |
| Hydro Poly 2001 | Roads | B1 | C4 | Other |
| Stream/Water Body | Historic Overlay District | B2 | C5 | S1 |
| Swamp | Zoning | | EI | |
| Buildings | | | | |

0 200 400 ft

Map Scale: 1:2,542
*Scale bar formatted at 1:2400 scale

Map created by Web Application on 11/20/2024 10:58 AM

Disclaimer: 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.



1 EXISTING CONDITIONS SITE PLAN
SCALE: 1" = 20'

LOCUS:



SITE NOTES:

BELOW GRADE WORK PLANNED UNDER THIS CONTRACT IS LIMITED TO THE AREA OF WORK AS NOTED.

- EXISTING CONDITIONS HAVE BEEN DEPICTED BASED UPON FIELD OBSERVATION & PUBLIC RECORD DOCUMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATION, TYPES & DEPTHS OF UTILITIES PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES FROM ANY OF HIS OPERATIONS.
- CONTRACTOR SHALL NOTIFY OHS-SAFE IN RHODE ISLAND AT LEAST 5 BUSINESS DAYS PRIOR TO ANY SCHEDULED EXCAVATION.
- EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING EXTERIOR DEMOLITION WORK. ALL EROSION & SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CRANSTON REGULATIONS. ALL E&S MEASURES ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL CLEARING MATERIAL, DEMOLITION & CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. THIS MATERIAL SHALL BE PROPERLY DISPOSED OF OFF SITE. COSTS FOR THE SAME SHALL BE INCLUDED AS BASE CONTRACT WORK. NO ADDITIONAL COSTS TO THE OWNER FOR DISPOSAL WILL BE ENTERTAINED WITH THE EXCEPTION OF HAZARDOUS MATERIALS ENCOUNTERED DURING THE COURSE OF CONSTRUCTION. TO MEET THE DEFINITION OF "HAZARDOUS", THE STATE OF MA MUST DELINEATE IT AS SUCH & REGULATE IT'S DISPOSAL (IE: ASBESTOS CONTAINING MATERIALS, UNDERGROUND STORAGE TANKS, CONTAMINATED SOIL, ETC)
- EXISTING TOPSOIL SHALL BE REMOVED & STOCKPILED ON-SITE IN A LOCATION SPECIFIED BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING & COORDINATING WITH THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS PRIOR TO CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL TAKE CARE TO PROTECT EXISTING PAVEMENTS.
- THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND CONNECTIONS WITHIN 5'-0" OF THE BUILDING PERIMETER.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE-HITS TO UTILITIES INSTALLED BY THE PLUMBING CONTRACTOR.
- LOAM & SEED ALL DISTURBED GRASS AREAS WITH 6" LOAM & SEED MIX. SEED MIX SHALL BE 40% KENTUCKY BLUE / 40% CRISPBERG REEFUG / 20% PERENNIAL RYE GRASS. SEED TO BE APPLIED AT A RATE OF 4# / 1,000 SF. PLANTING SEASON SHALL BE APRIL 1 - OCTOBER 15.

PROPERTY DATA:

STREET ADDRESS: 11 DART STREET
CRANSTON, RI 02920


PROPERTY OWNER: IMPERIAL APARTMENTS, LLC
1704 BROAD STREET
CRANSTON, RI 02905

PARCELS:

12 / 2 / 1495	USE CODE DESCRIPTION ZONE NEIGHBORHOOD ALT LAND APPR SIZE (SQR FEET)	112C ART 64 - MOLA A8 NO 17554
12 / 2 / 3270	USE CODE 1320 DESCRIPTION ZONE NEIGHBORHOOD ALT LAND APPR SIZE (SQR FEET)	RES LD LAND A6 DDSD NO 3280
12 / 2 / 1491	USE CODE 1330 DESCRIPTION ZONE NEIGHBORHOOD ALT LAND APPR SIZE (SQR FEET)	RES LD POT A5 DDSD NO 7756

PLAN NOTE:

- THIS SITE DOCUMENTATION IS DIAGRAMMATIC, IS NOT EXHAUSTIVE, AND DOES NOT INTEND TO SHOW EVERY DETAIL AND FEATURE OF THE EXISTING PROPERTY. PROPERTY DATA DEPICTED IS TAKEN FROM MUNICIPAL PUBLIC RECORDS & FIELD OBSERVATIONS. NO SURVEY HAS BEEN UNDERTAKEN AS PART OF THIS PROJECT.



J MOON BUILDING
DESIGN CONSULTANTS
EST. 1982 1505 SHANAHAN@jmoon.com

ARCHITECT OF RECORD:

ENGINEER OF RECORD:

PROJECT:

VILLA IMPERIALE

PROPERTY ADDRESS:

**11 DART STREET
CRANSTON, RI 02920**

PROPERTY OWNER:

**IMPERIAL APARTMENTS, LLC
1704 BROAD STREET CRANSTON, RI
02905**

SHEET TITLE:

SITE PLAN

A0.2

DOOR NOTES:

DOORS WITHOUT NUMBERS ARE EXISTING TO REMAIN
 DOOR D1: 45 MIN. FIRE RATED, FLAT PANEL, STAINED WOOD FACTORY FINISH (SUBMIT SAMPLES)

1. KEYPED ENTRY @ EXTERIOR
2. KEYPED DEADBOLT
3. SINGLE RABBIT FRAME
4. 45 MIN. FIRE RATING
5. 1-1/2" PAIR STEEL BEARING BUTT HINGES
6. DOOR STOP, FLOOR OR WALL
7. FRAME SILENCERS

DOOR NOTES CONT:

DOORS D2 - D3: SOLID CORE WD, FACTORY FINISH (SUBMIT SAMPLES)

1. SINGLE RABBIT FRAMES - G.C. TO CONFIRM FRAME (SUBMIT SAMPLES)
2. 1-1/2" PAIR STEEL BEARING BUTT HINGES
3. DOOR STOP, FLOOR OR WALL
4. FRAME SILENCERS

LEVER LATCHSET FUNCTIONS: D2 PRIVACY D3 PASSAGE

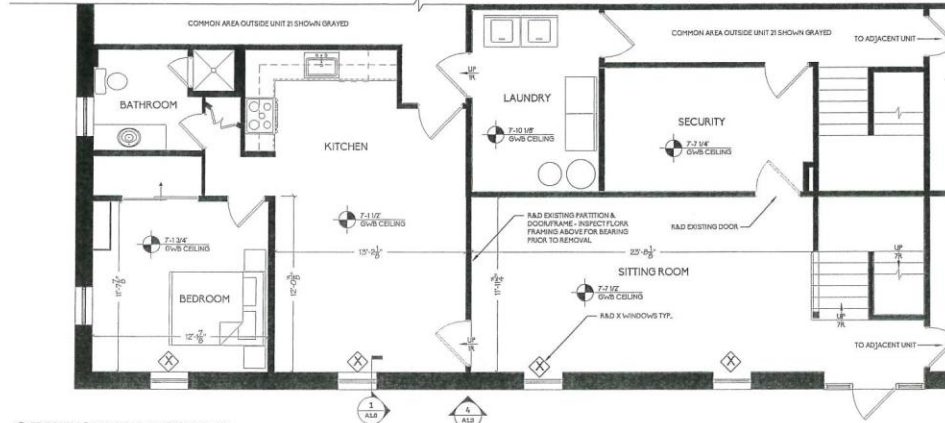
DOOR NOTES CONT:

DOOR D1: 3-0 X 7-0, WD FRAME, 45 MIN. RATED
 DOOR D2: 2-8 X 6-8, WD FRAME SOLID CORE
 DOOR D3: 2-3 X 6-8, WD FRAME SOLID CORE

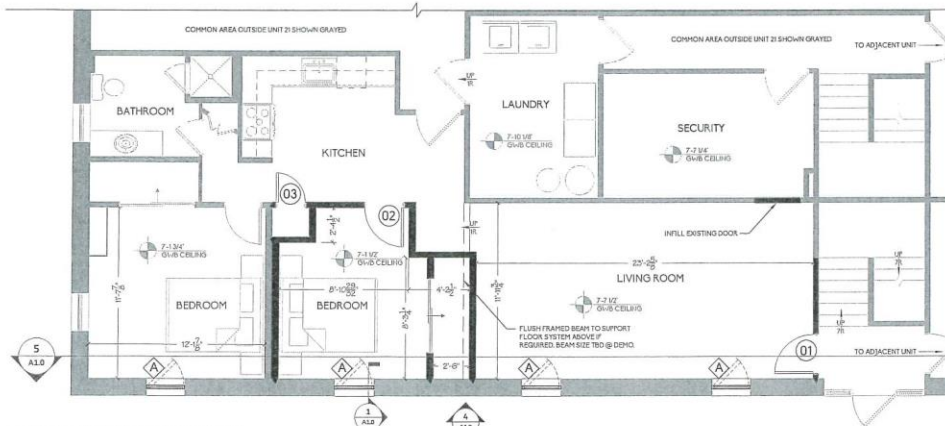
WINDOW NOTES:

BASIS OF DESIGN = REDX-EXIT EGRESS SYSTEMS
 COMPACT SINGLE HUNG IN-SWING 28" W x 52" H x 332" D EGRESS WINDOW

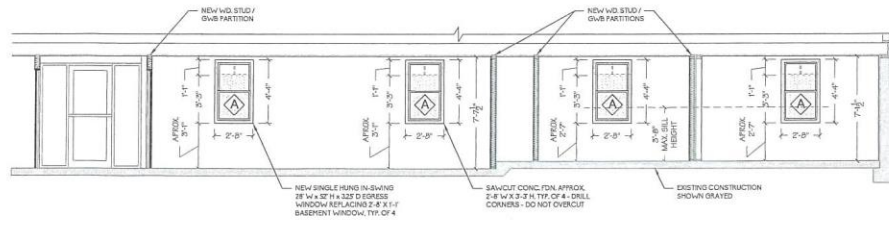
NOTE: EXISTING CONSTRUCTION DOCUMENTATION IS BASED UPON FIELD OBSERVATIONS AND MEASUREMENTS. THIS DOCUMENTATION IS NOT EVALUATIVE, AND DOES NOT INTEND TO VERIFY EVERY DETAIL AND FINISH OF THE EXISTING CONSTRUCTION. DIMENSIONS AND FINISHES FROM THE FACE OF EXISTING FINISH TO THE OPPOSITE FACE OF EXISTING FINISH.



2 EXISTING PARTIAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



3 PROPOSED PARTIAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



5 PROPOSED INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



J. MOON BUILDING
 DESIGN CONSULTANTS
 401.932.1999 jmoon@jmbuild.com

PROJECT: **VILLA IMPERIALE**

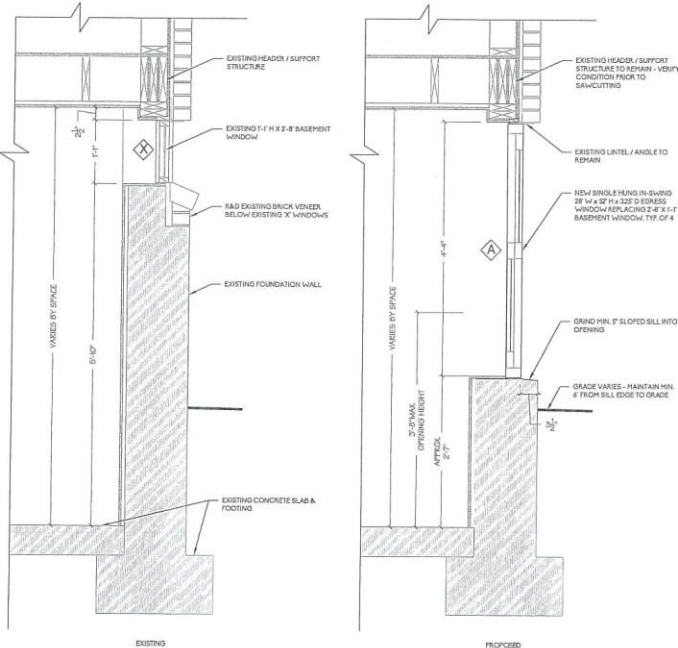
PROPERTY ADDRESS: **11 DART STREET CRANSTON, RI 02920**

PROPERTY OWNER: **IMPERIAL APARTMENTS, LLC 1704 BROAD STREET CRANSTON, RI 02915**

SHEET TITLE: **UNIT 21 SCOPE SHEET**

A1.0

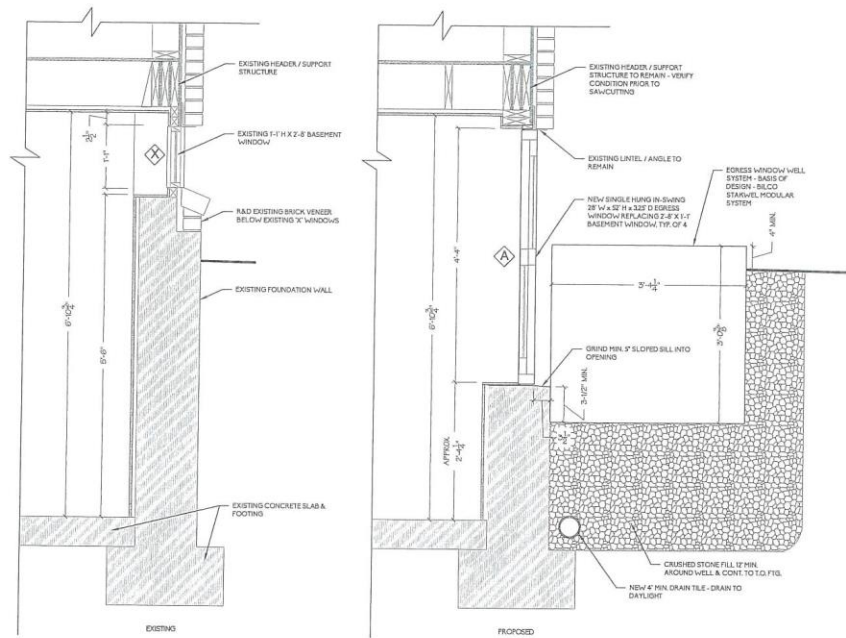
ISSUE NO. 3	09.20.24	REVIEW
ISSUE NO. 2	08.28.24	REVIEW
ISSUE NO. 1	08.25.24	REVIEW



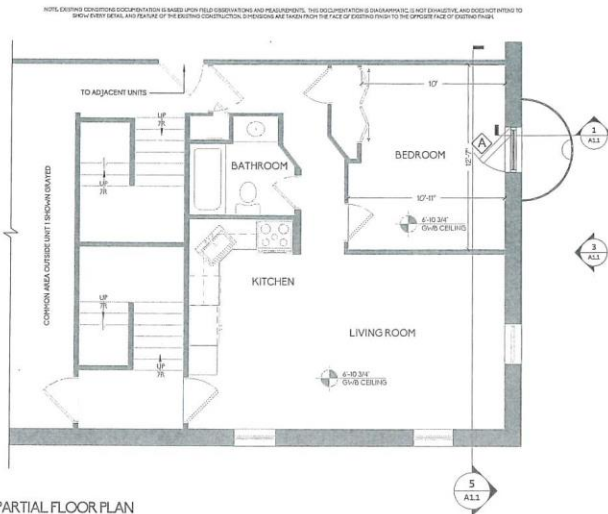
1 TYP. SECTION THROUGH WINDOWS
 SCALE: 1/4" = 1'-0"



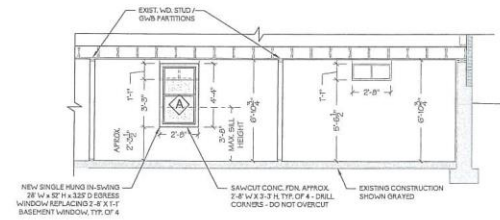
4 STREET VIEW
 SCALE: 1/8" = 1'-0"



1 TYP. SECTION THROUGH WINDOWS
SCALE: 1/4" = 1'-0"



2 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 PROPOSED INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"


UNIT 1 NOTES:

1. CEILING HEIGHT: EXISTING CEILING HEIGHT DOES NOT MEET CURRENT REQUIREMENTS HOWEVER NEITHER THE EXISTING CEILING NOR THE EXISTING FLOORING IS UNDERGOING MODIFICATION. EXISTING HEIGHT OF APPROXIMATELY 6'-10 1/2" EXISTING TO REMAIN.
2. STRUCTURE ABOVE EXISTING WINDOW OPENINGS HAS NOT BEEN VERIFIED - CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPORT FINDINGS TO ARCHITECT PRIOR TO PROCEEDING WITH ANY MODIFICATIONS TO STRUCTURE.
3. WINDOW A BASIS OF DESIGN = REDI-EXIT EGRESS SYSTEMS COMPACT SINGLE HUNG IN-SWING 28' W x 27' H x 3.25' D EGRESS WINDOW



3 STREET VIEW
SCALE: 1/8" = 1'-0"

SUBJECT OPENING OBSERVED BY
VEHICLE. DIMENSIONS AND HEIGHT
ALIGNED WITH ADJACENT VISIBLE
WINDOW OPENINGS.



J MOON BUILDING
DESIGN CONSULTANTS
401.432.7890 jmoon44@gmail.com

PROJECT: **VILLA IMPERIALE**

PROPERTY ADDRESS:
**11 DART STREET
CRANSTON, RI 02920**

PROPERTY OWNER:
**IMPERIAL APARTMENTS, LLC
1704 BRAD STREET CRANSTON, RI
02905**

SHEET TITLE:
**UNIT 1
SCOPE SHEET**

A1.1

ISSUE NO. 3	09.20.24	REVIEW
ISSUE NO. 2	08.28.24	REVIEW
ISSUE NO. 1	08.25.24	REVIEW





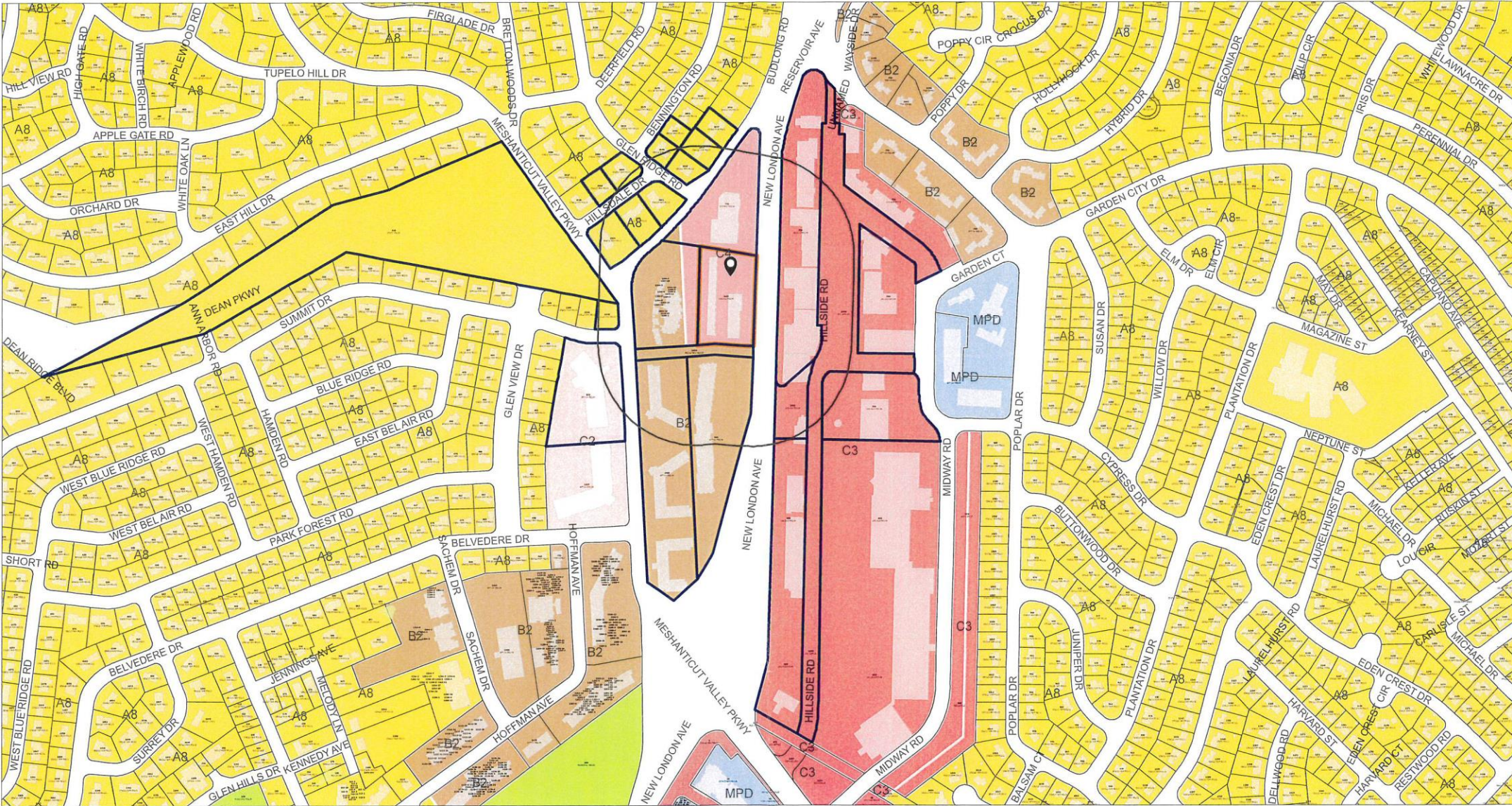
► Ward 6

► **SHANTI HOSPITALITY, LLC (OWN/APP)** have applied to the Board for permission to allow increased signage at **101 New London Avenue**; A.P.10, lot 1405; area 87,120 s.f; zoned C4. Applicant seeks relief per Section 17.92.010-Variances; Section 17.72.010(4)- Signs.

► Application filed on 11/27/2024.
Attorney Robert D. Murray, Esq.



101 New London Ave 400' Radius Plat 10 Lot 1405



<https://geohub-cranston.hub.arcgis.com/>

- | | | | | |
|-----------------------|---------------------------|-----|----|-------|
| SelectedParcelsBuffer | Cranston Boundary | A6 | C2 | M2 |
| ParcelsInBuffer | Parcels | A8 | C3 | MPD |
| SelectedParcels | Cranston Boundary | A80 | C4 | Other |
| Hydro Poly 2001 | Historic Overlay District | B1 | C5 | S1 |
| Stream/Water Body | Zoning A12 | B2 | E1 | |
| Swamp | Zoning A20 | C1 | M1 | |
| Buildings | | | | |

0 200 400 ft

Map Scale: 1:5,960
Foots have been rounded at 0.001 scale

Map created by Web Application on 11/27/2024 3:28 PM

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REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE
CONDOMINIUM BOOK 3, PG. 48 ENTITLED
"CITY VIEW PLACE CONDOMINIUMS"
Dd. Bk. 1740, Pg. 46

STATE OF R.I., DEPT. OF TRANSPORTATION
R.I. HIGHWAY PLAT 140
R.I. HIGHWAY PLAT 817

ZONING NOTE:

LOT 1405 IS LOCATED IN A C-4 ZONE

SIGNAGE NOTES:

EXISTING SIGNAGE

- 1 DBL SIDE FREESTANDING SIGN
4 FT. X 7 FT. - 56 S.F. TOTAL
- 1 DBL SIDE MESSAGE BOARD SIGN
4 FT. X 8 FT. - 64 S.F. TOTAL
120 S.F. TOTAL

PROPOSED SIGNAGE

- 1 DBL SIDE FREESTANDING SIGN
4 FT. X 7 FT. - 56 S.F. TOTAL
- 1 DBL SIDE L.E.D. MESSAGE BOARD SIGN
3 FT. X 7 FT. - 42 S.F. TOTAL
98 S.F. TOTAL

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.

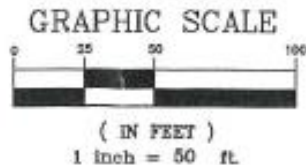
COMPREHENSIVE BOUNDARY SURVEY - CLASS III

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

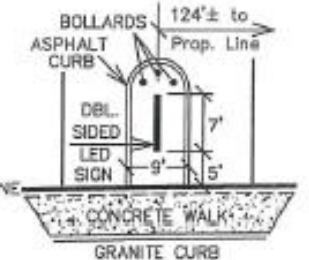
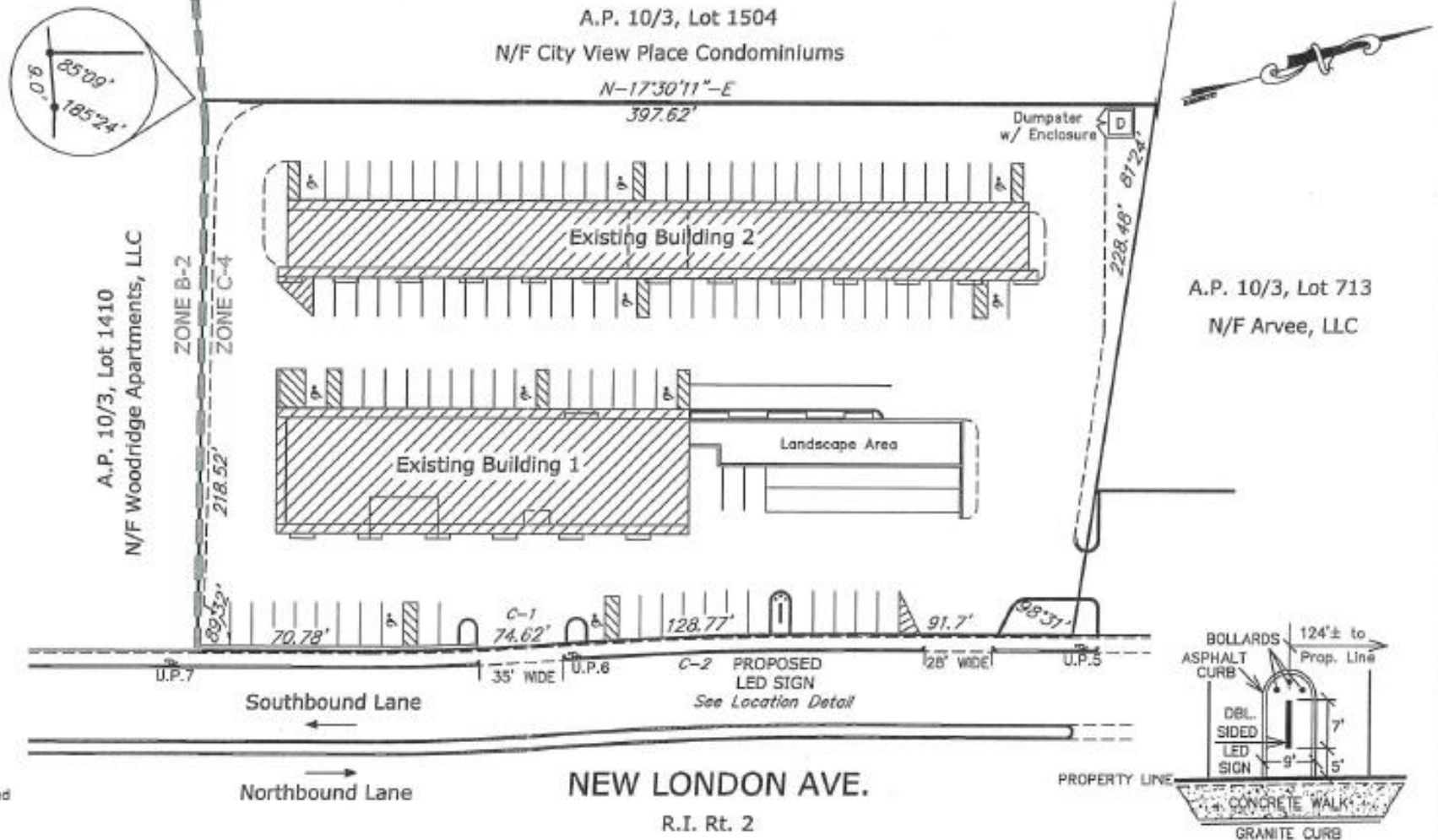
To Demonstrate the Location and Dimensions of Proposed LED Sign, Property Lines and prepare Site Plan for 101 New London Ave. Lot 1405, Assessor Plat 10/3 in the City of Cranston.

By: Walter P. Skorupski 12/02/2024

Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-C0A



A.P. 10/3, Lot 1504
N/F City View Place Condominiums
N-17°30'11"-E
397.62'



SIGN LOCATION DETAIL
Not to Scale

Property Owner:
Shanti Hospitality, LLC
Cranston, R.I. 02920
101 New London Avenue
December, 2024

EXISTING SITE PLAN
CITY OF CRANSTON
for ECONOLIDGE
101 NEW LONDON AVENUE
ASSESSOR'S PLAT 10/3
LOT 1405

DRAWING :

EXISTING

8FT X 4FT



PROPOSAL

REMOVED THE EXISTING BOX
INSTALL A MESSAGE SIGN
7FTX3FT



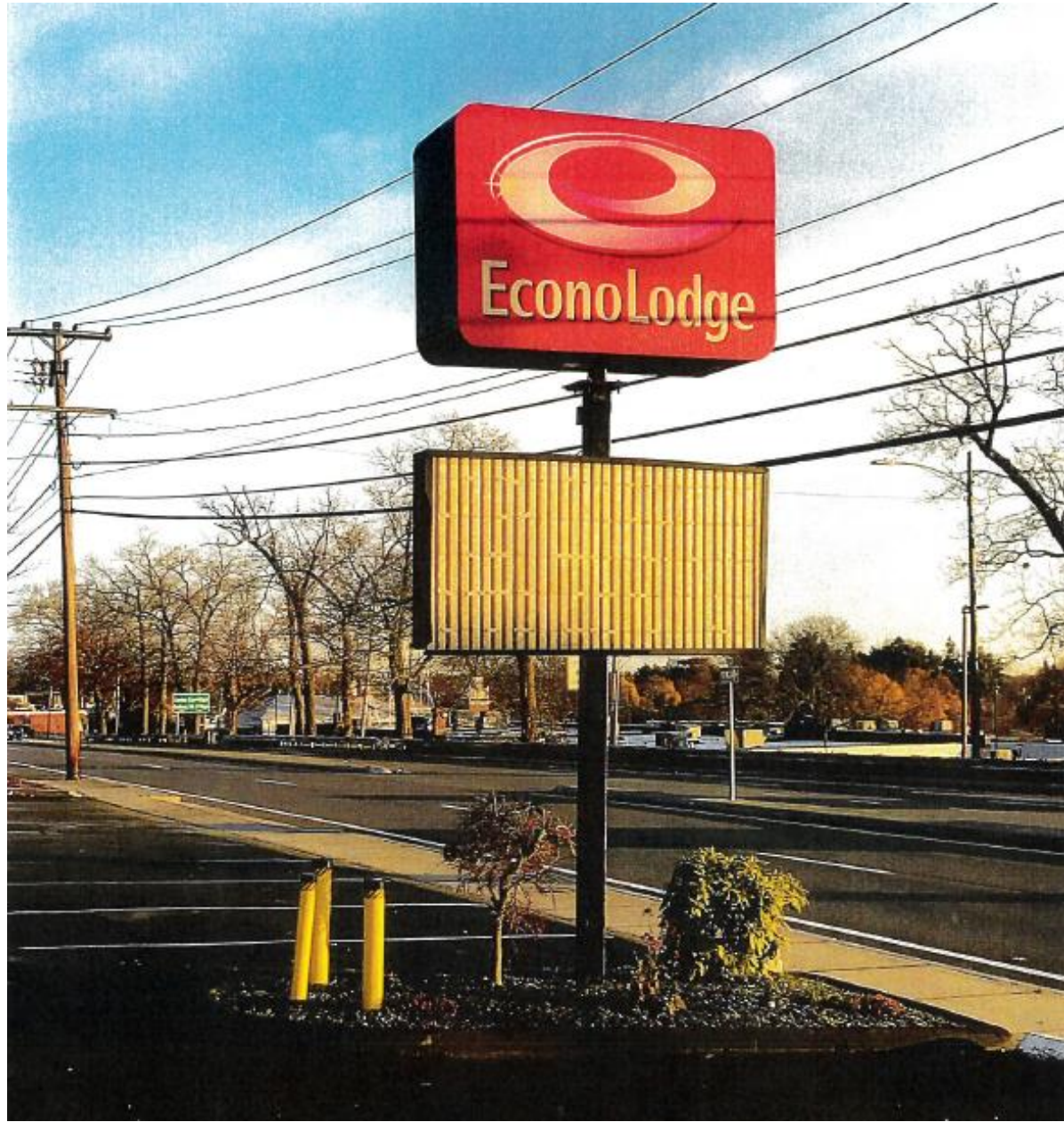
REVISION :	DATE :
1	
CLIENT	
ECONOLODGE HOTEL	
ADDRESS	
101 NEW LONDON AVENUE CRANSTON, RI	
PROJECT	
Signage	
FILE NAME	
ECONOLODGE HOTEL	
DESIGNER	
GILMAR	
COMMENTS	
APPROVAL	



Office: 508-388-9568
Cell: 508-825-3024
244 LIBERTY STREET, SUITE 8,
BROCKTON, MA 02301

WWW.BPSIGNSANDPRINTING.COM

E-mail: signs@bpsignsandprinting.com



► Ward 4

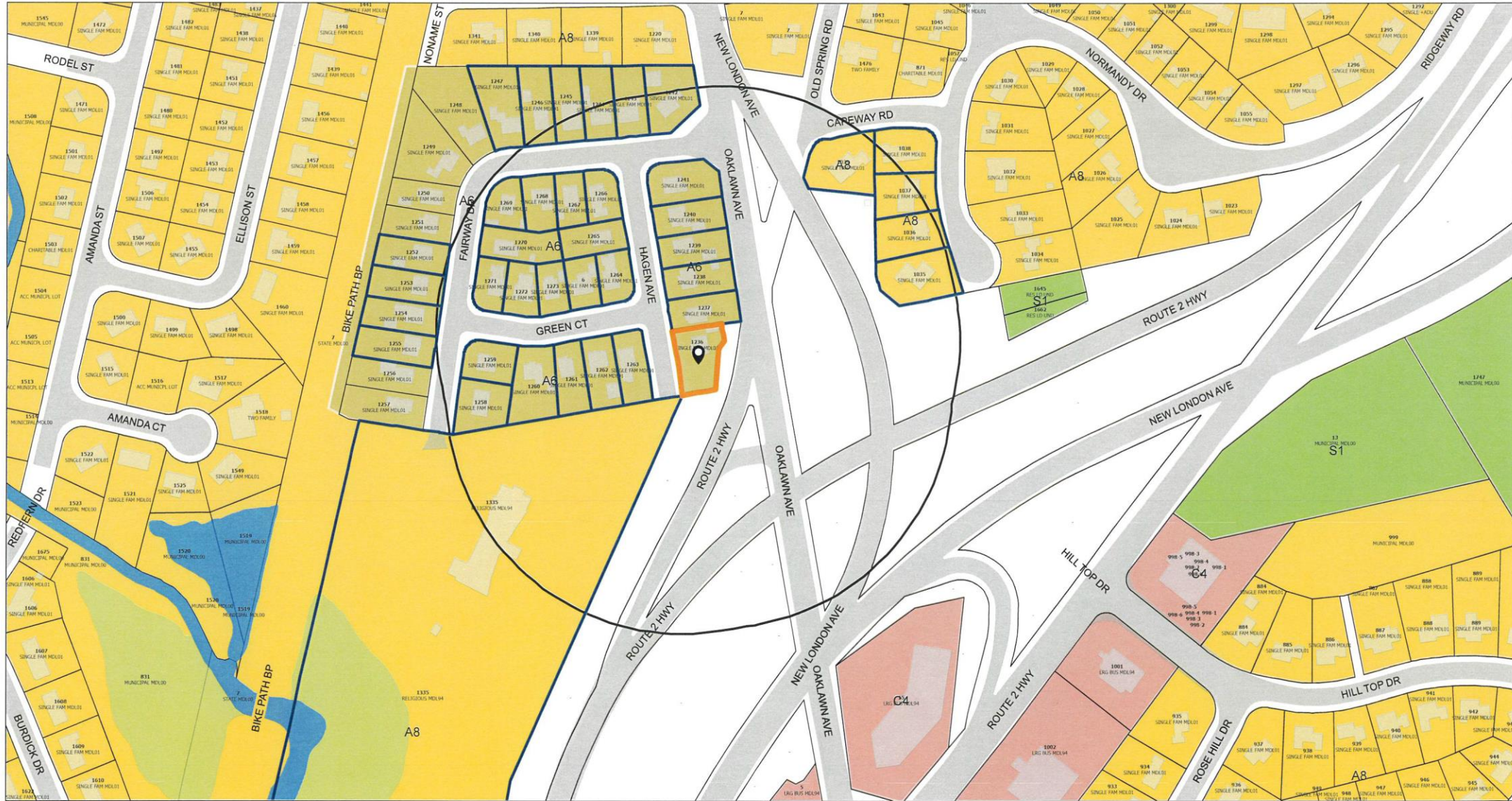
► **GILBERT and ANNA MEDEIROS (OWN/APP)** have filed an application for permission to

► re-construct a new garage in the existing location encroaching into the side yard setback at **24 Hagen Avenue**; A.P. 18, lot 1236; area 9,237 s.f; zoned A6. Applicant seeks relief per Section 17.92.010-Variances; Section 17.60.010 (B) Accessory uses.

► Application filed on 12/6/2024. No Attorney.

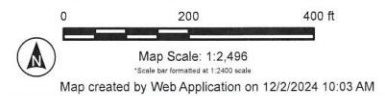


24 Hagen Ave 400' Radius Plat 18 Lot 1236

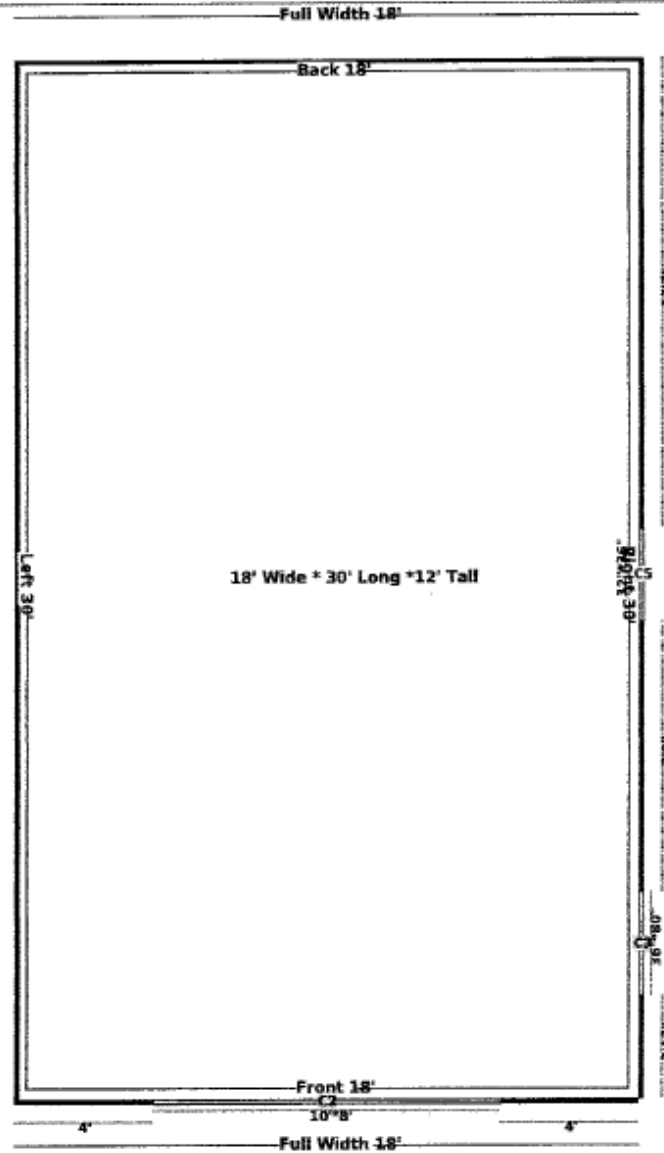


<https://geohub-cranston.hub.arcgis.com/>

- | | | | |
|-----------------------|---------------------------|-----|-------|
| SelectedParcels | Cranston Boundary | A20 | C1 |
| ParcelsInBuffer | Parcels | A6 | C2 |
| SelectedParcelsBuffer | Cranston Boundary | A8 | C3 |
| Hydro Poly 2001 | Roads | A80 | C4 |
| Stream/Water Body | Historic Overlay District | B1 | C5 |
| Swamp | Zoning | B2 | EI |
| Buildings | Zoning | | M1 |
| | | | M2 |
| | | | MPD |
| | | | Other |
| | | | S1 |

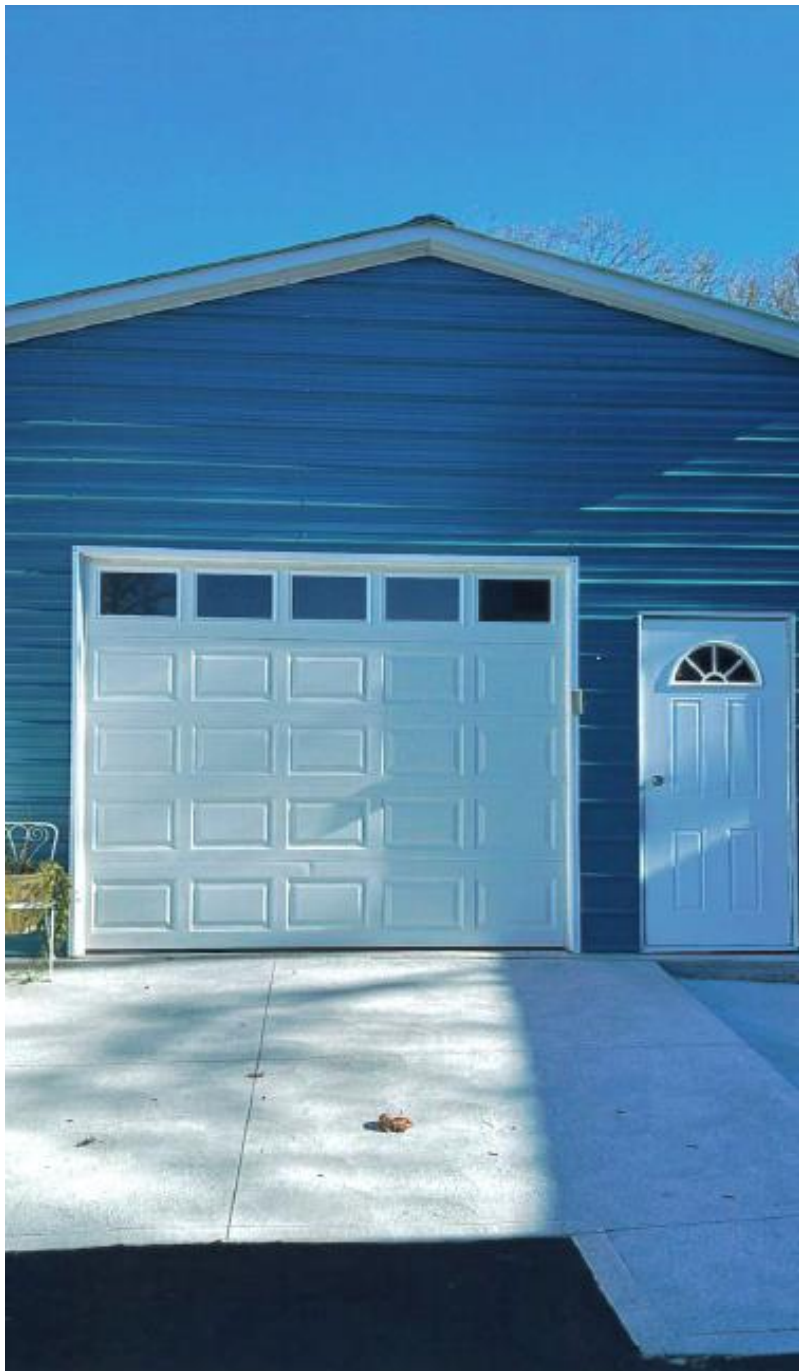


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LEGENDS

- Garage Door
- Garage Door Frameout
- Walk in Door
- Walk In Door Frameout
- Windows
- Windows Frameout
- Open Wall
- Close Wall
- Distance
- Storage Length (Utility)
- Cupole



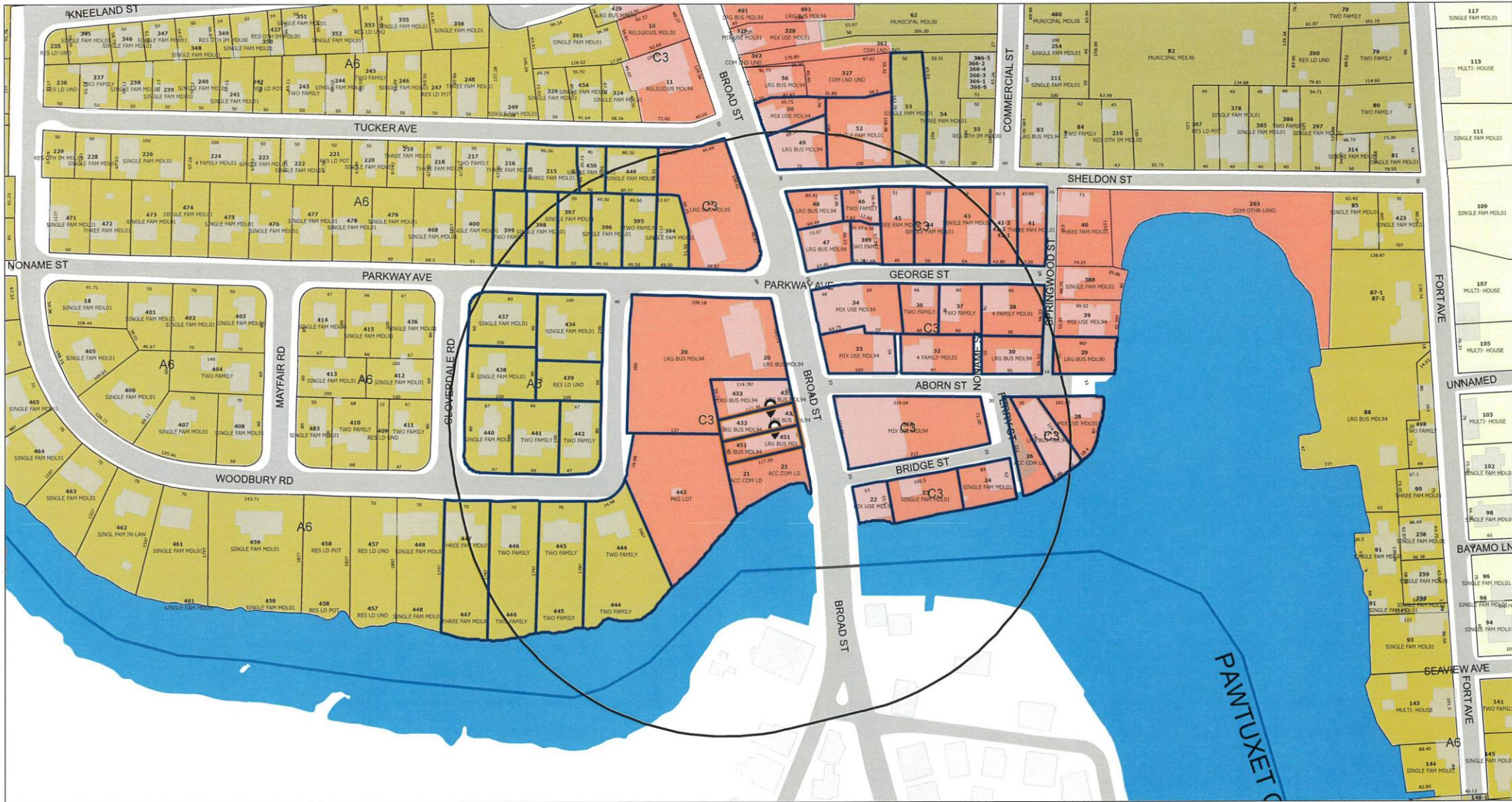
► Ward 1

► **THE RUSSO FAMILY IRREVOCABLE TRUST (OWN) and THE BLUE ROOM RI, LLC (APP)** have applied to the Board for relief from the requirements of off-street parking at **2197 Broad Street**; A.P. 1, lot 432; area 4,102 sf; zoned C3. Applicant seeks relief per Section 17.92.010-Variations, Section 17.64.010 – Off-street parking.

► Application filed 12/11/2024.
Attorney Sophie Bellacosa, Esq



Cranston Buffer Map



<https://geohub-cranston.hub.arcgis.com/>

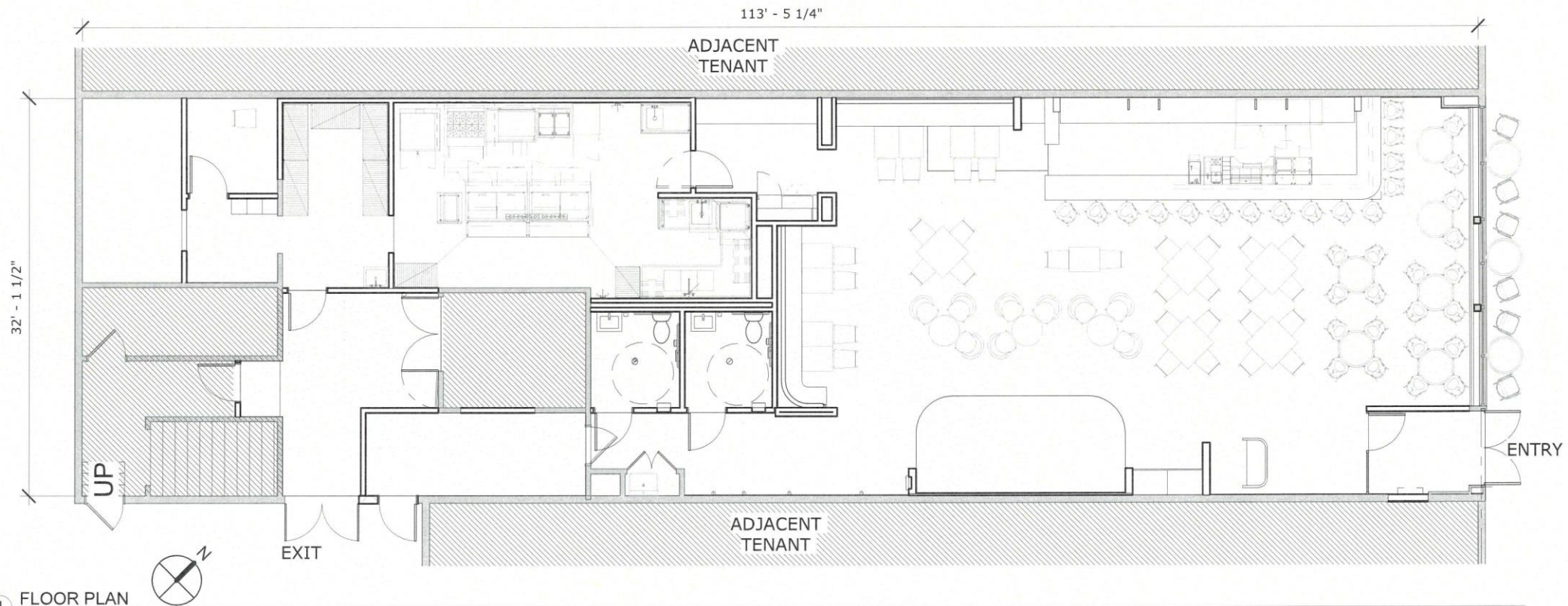
- | | | | | |
|-----------------------|---------------------------|-----|----|-------|
| ParcelsInBuffer | Cranston Boundary | A20 | C1 | M1 |
| SelectedParcels | Cranston Boundary | A6 | C2 | M2 |
| SelectedParcelsBuffer | Roads | A8 | C3 | MPD |
| Hydro Poly 2001 | Historic Overlay District | A80 | C4 | Other |
| Stream/Water Body | Zoning | B1 | C5 | S1 |
| Swamp | A12 | B2 | EI | |
| Buildings | | | | |

0 200 400 ft

Map Scale: 1:2,191
Scale bar formatted at 1:2400 scale

Map created by Web Application on 12/6/2024 9:23 AM

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1 FLOOR PLAN
1/8" = 1'-0"



ZDS

2 CHARLES STREET
SUITE A1
PROVIDENCE, RI 02904
+1.401.680.6699

1405 RHODE ISLAND
AVENUE NW
WASHINGTON, DC 20005
+1.202.660.0555

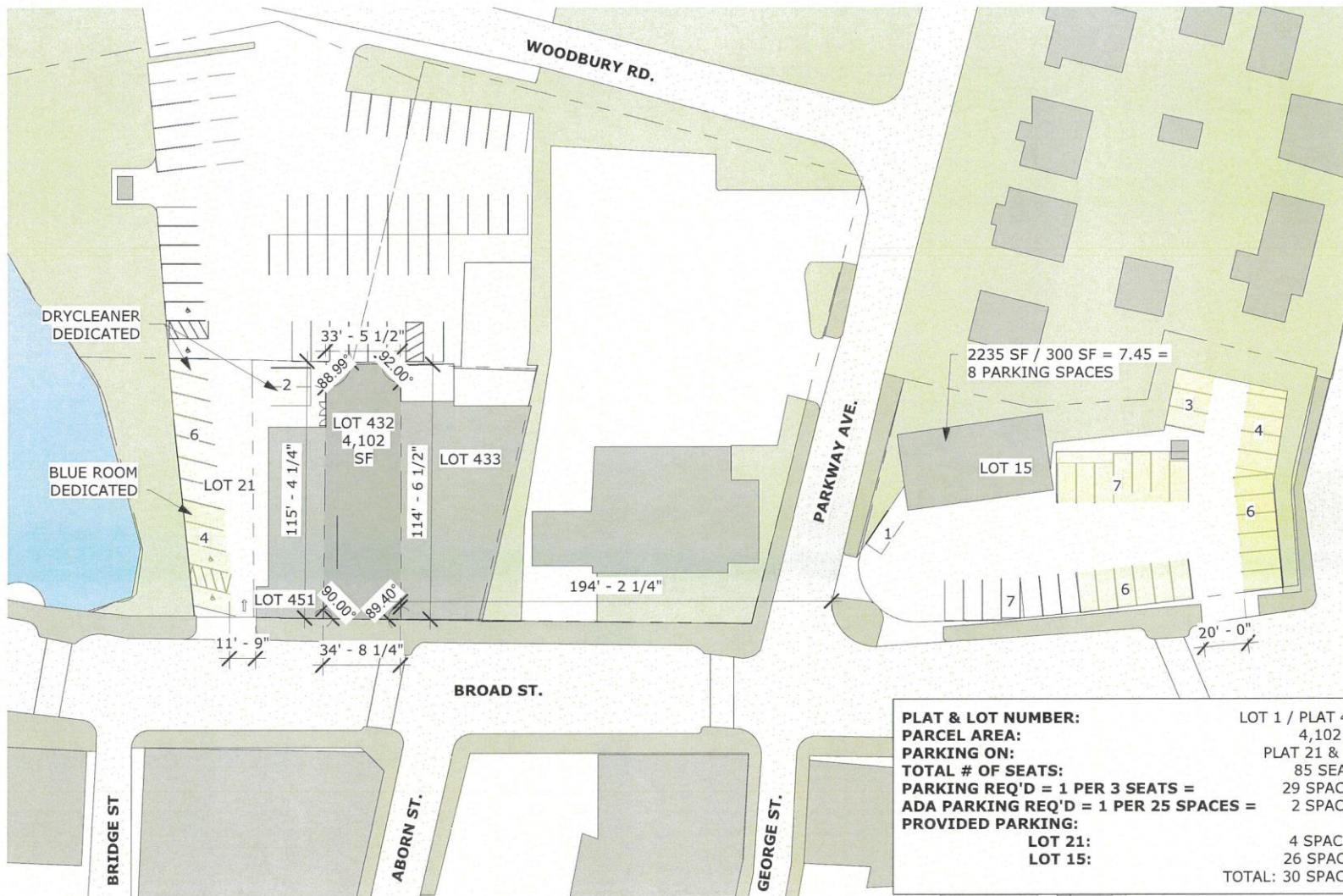
FLOOR PLAN

BLUE ROOM CRANSTON

REF:

DATE: 12/10/2024

A-1.01



OWNER: THE RUSSO FAMILY IRREVOCABLE TRUST
OWNER ADDRESS: 220 NARRAGANSET WAY, WARWICK RI 02888
LESSEE: THE BLUE ROOM RI LLC- JENNIFER FREITAS
LESSEE ADDRESS: 54 SOUTH STREET, PROVIDENCE RI 02903
PERSON PREPARING PLAN: ZDS ARCHITECTURE & INTERIORS; ATTN: JULIE BARTLETT
CONTACT #: (401) 680-6699

PLAT & LOT NUMBER:	LOT 1 / PLAT 432
PARCEL AREA:	4,102 SF
PARKING ON:	PLAT 21 & 15
TOTAL # OF SEATS:	85 SEATS
PARKING REQ'D = 1 PER 3 SEATS =	29 SPACES
ADA PARKING REQ'D = 1 PER 25 SPACES =	2 SPACES
PROVIDED PARKING:	
LOT 21:	4 SPACES
LOT 15:	26 SPACES
	TOTAL: 30 SPACES

1 SITE
 1" = 50'-0"

ZDS
 2 CHARLES STREET
 SUITE A1
 PROVIDENCE, RI 02904
 +1.401.680.6699
 1405 RHODE ISLAND
 AVENUE NW
 WASHINGTON, DC 20005
 +1.202.660.0555

SITE PLAN
BLUE ROOM CRANSTON

REF:
 DATE: 12/10/2024

AS1.00



SOUTH ELEVATION



FRONT ELEVATION



2 CHARLES STREET
 SUITE A1
 PROVIDENCE, RI 02904
 +1.401.680.6699

1405 RHODE ISLAND
 AVENUE NW
 WASHINGTON, DC 20005
 +1.202.660.0555

ELEVATION IMAGES

BLUE ROOM CRANSTON

REF:

DATE: 12/10/2024

A-3.01

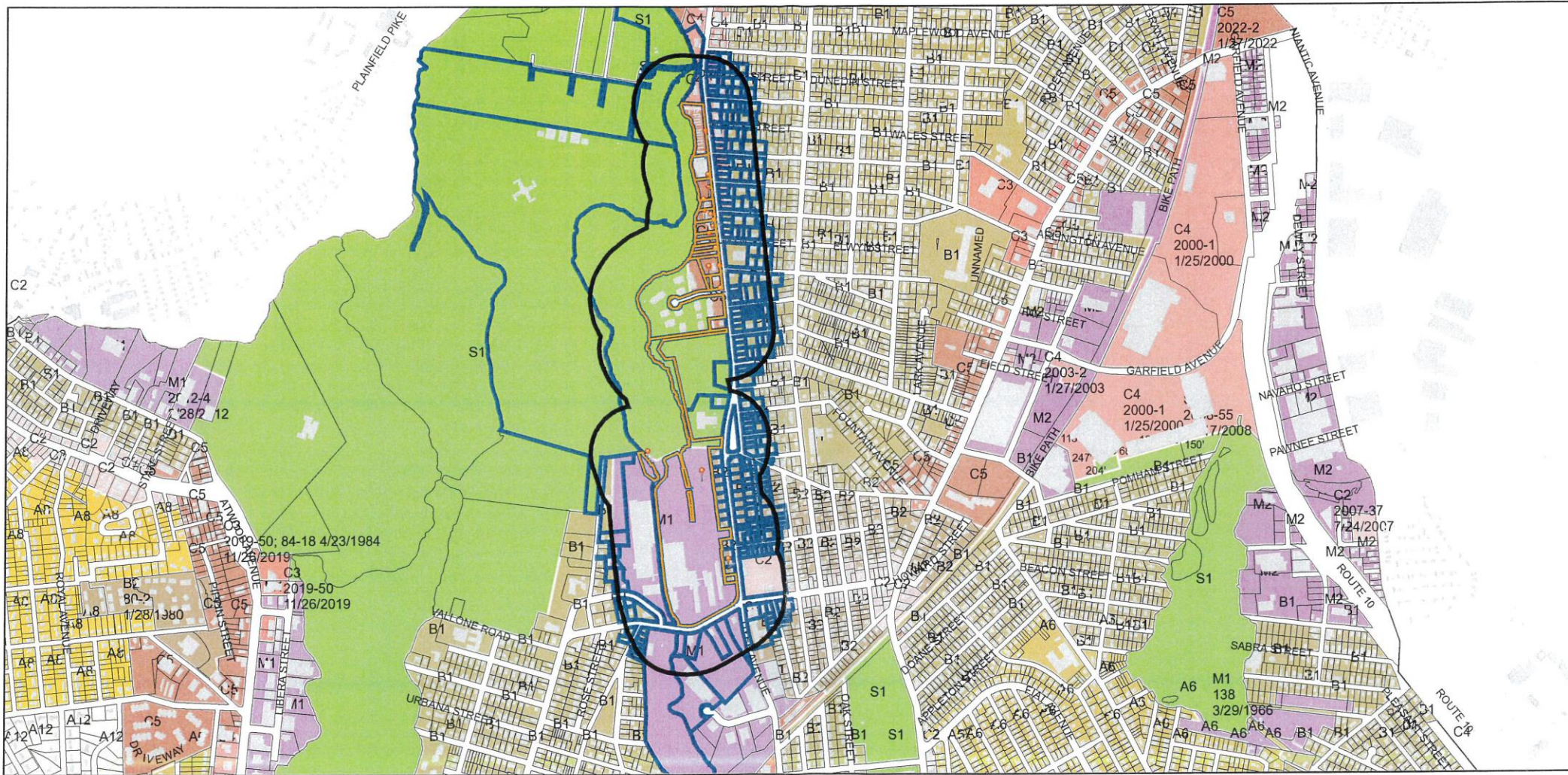
► Ward 3

► **CPW TRUE STORAGE, LLC and CPW APARTMENTS, LLC (OWN/APP)** have filed an application for a variance from the standards relating to construction in a special flood hazard district to convert an existing mill building to apartments and self-storage space at **1381 Cranston Street**, AP 8 Lots 195, 1617 and 2711; area 42.1 +/- acres, zoned M-1. Applicant seeks relief per Section 17.92.010 Variances; Sections 17.16.100 Specific Standards, Section 17.16.120 Variance.

► Application filed 12/11/2024. Attorney Robert D. Murray, Esq



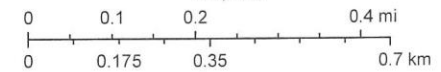
1381 Cranston St 400' Radius Plat 8 Lot 195, etc



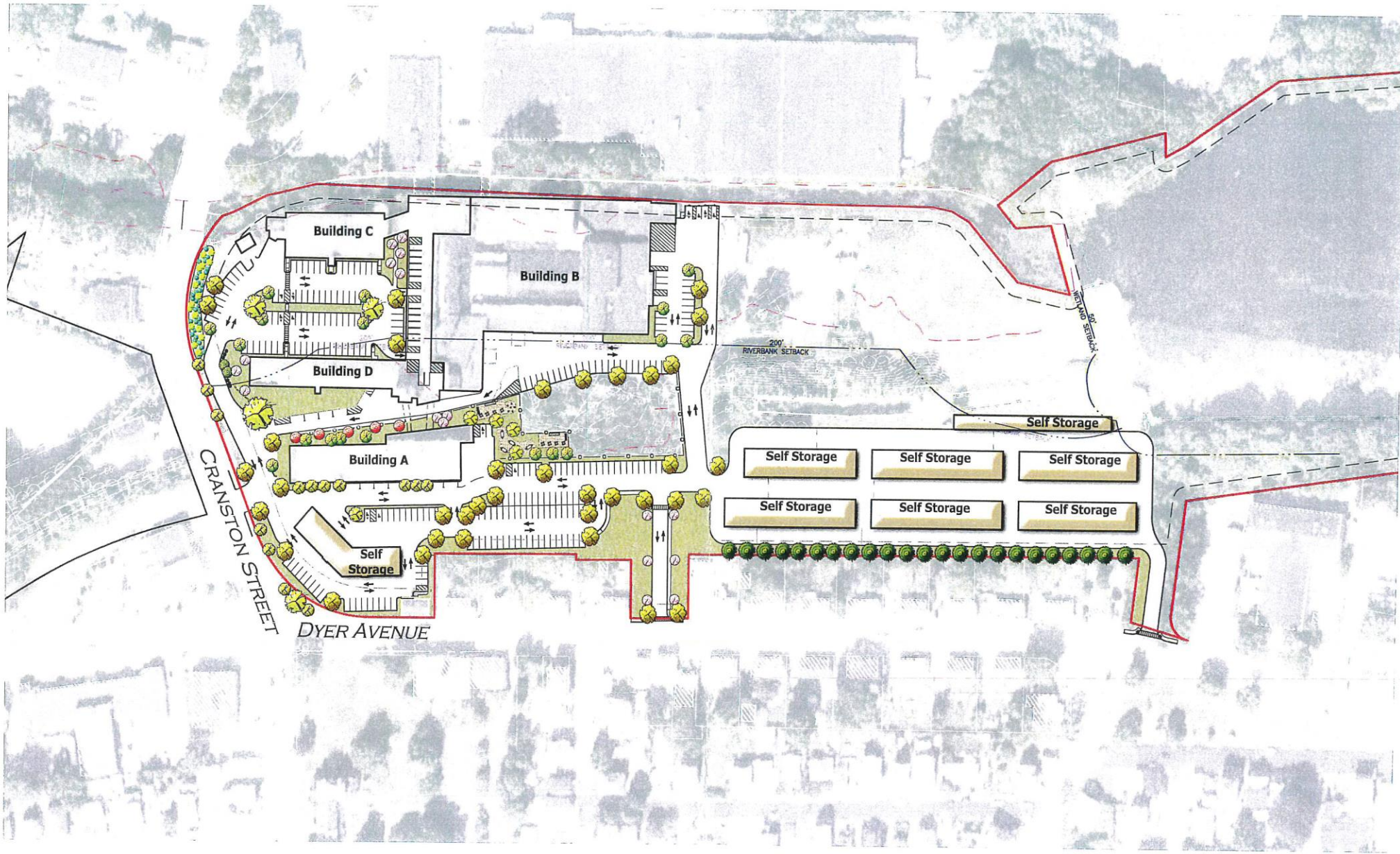
3/10/2023, 9:27:17 AM

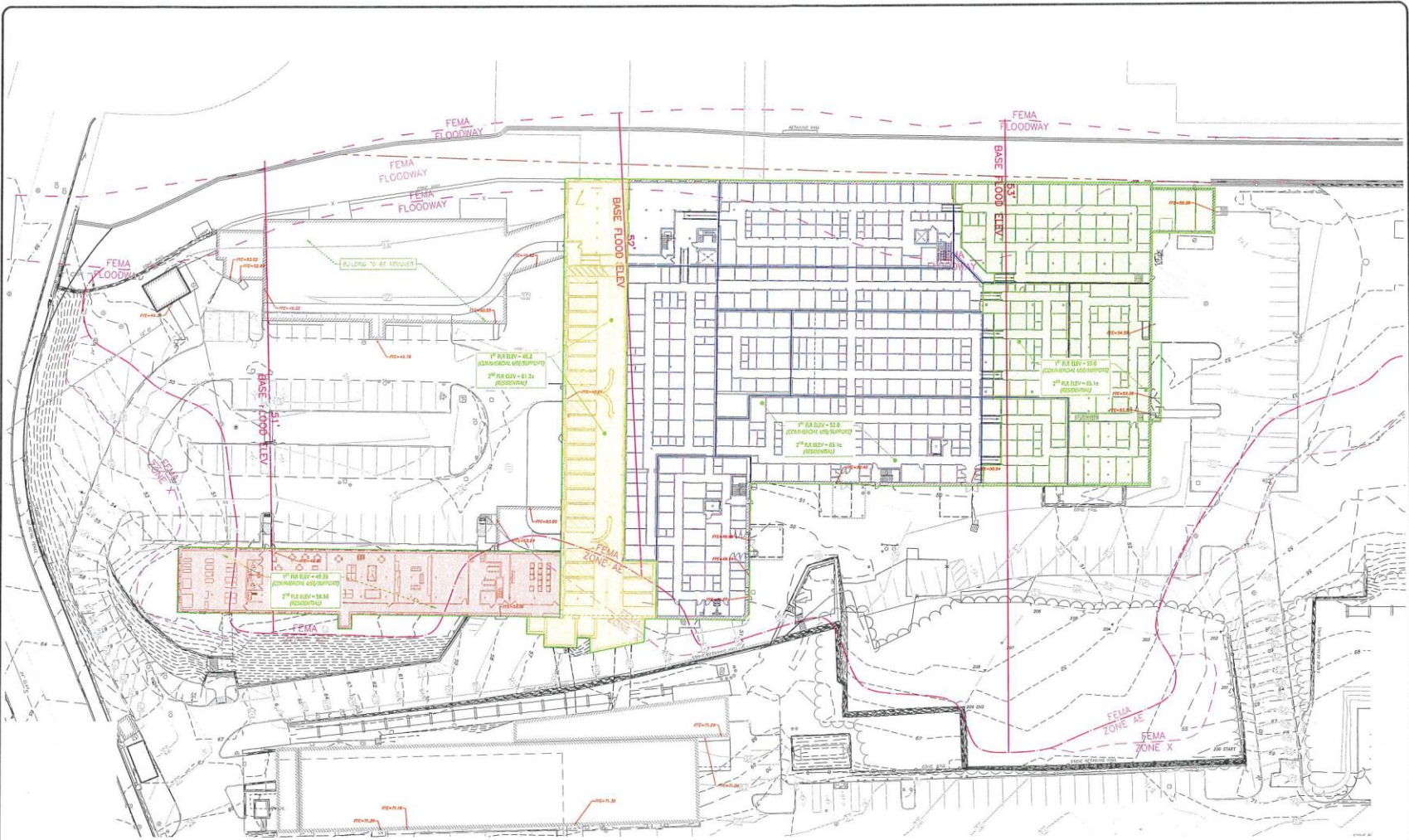
Streets Names	Zoning	A6	C4	S1
— Cranston Boundary	none	B1	C5	Other
▬ Parcels	A80	B2	M1	
▬ Buildings	A20	C1	M2	
Zoning Dimensions	A12	C2	EI	
▬ Historic Overlay District	A8	C3	MPD	

1:9,928



City of Cranston





ISSUED FOR PERMITTING FOR October 23, 2023

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
 CPW TRUE STORAGE LLC
 670 N. COMMERCIAL STREET, SUITE 303
 MANCHESTER, NH 03101

PROJECT:
 SITE REDEVELOPMENT
 ASSESSORS MAP 8, LOTS 195, 1617 & 2711
 1381 CRANSTON STREET - CRANSTON, RI

PROJECT NO. 2038-08 DATE 10-16-2023

SCALE: 1" = 30' DWG.-C:1038-08_FLOOD ELEVATION

DESIGNED BY: JRG CHECKED BY: MAM

PREPARED BY:



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 environmental consulting • landscape architecture
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 FAX: (781) 955-8856

WOBURN, MA • LANSVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: FLOOD ELEVATION SUMMARY PLAN SHEET No. FE-1

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PROJECT: 2038-08 CPW TRUE STORAGE (MANCHESTER) 10-16-2023 -08_FLOOD ELEVATION.DWG

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