



CITY OF CRANSTON
APPLICATION FOR CHANGE OF ZONE


Name(s) and address(es) of property owner(s): 495 Investments, LLC
2817 NE 35th Street
Fort Lauderdale, FL 33306

Zoning Plat Number: 12-4 Lot No.(s)* 3116
Street Address or Location on Street 495 Atwood Avenue
CRANSTON, RI 02920

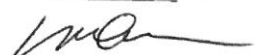
*If only a portion of lot, please attach a full metes and bounds description.

Present Zoning: M-1 Zone
Zoning Requested: C-3 Zone
Property to be used for: Personal Services
(listed use must be specific)

Date: 8-13-24

UMBERTO SORBO 
Owner (Print and Sign)

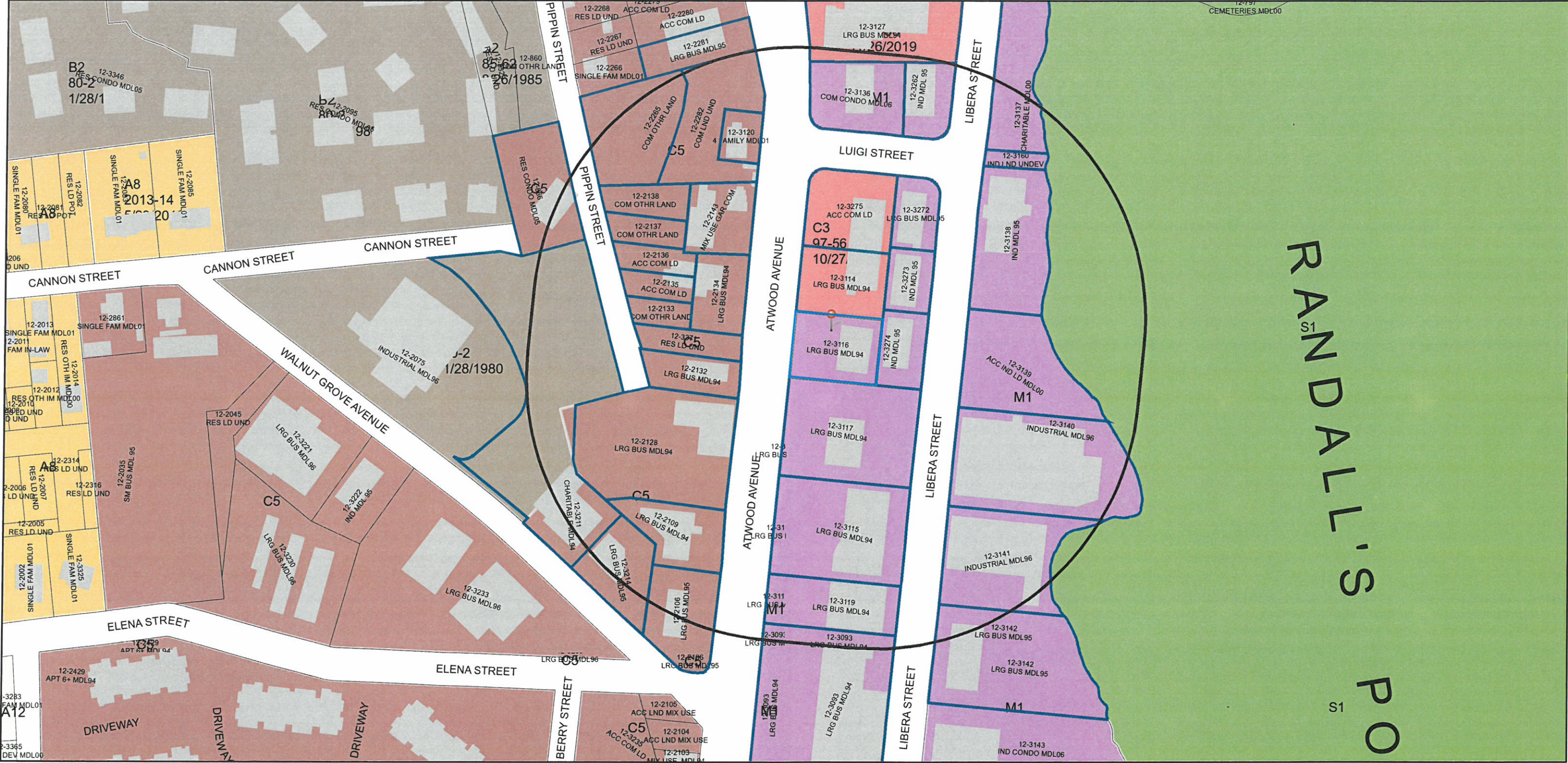
Owner (Print and Sign)

UMBERTO SORBO MK 495 Investments LLC
Applicant (Print and Sign) 

Applicant (Print and Sign)

Reviewed and approved by the Planning Department: _____

495 Atwood Ave 400' Radius Plat 12 Lot 3116



8/13/2024, 3:23:58 PM

Selected Parcels in Buffer

Selected Parcels

Parcels In Buffer

Parcel ID Labels

Streets Names

Cranston Boundary

Parcels

Buildings

Zoning Dimensions

Historic Overlay District

Zoning

none

A80

A20

A12

A8

A6

B1

B2

C1

C2

C3

C4

C5

M1

M2

EI

MPD

S1

Other

1:1,785

0 0.02 0.04 0.08 mi
0 0.0325 0.065 0.13 km

City of Cranston

Web User
City of Cranston |

Abbuter's List: 495 Atwood Ave 400' Radius Plat 12 Lot 3116

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
12-2106-0	460 ATWOOD AVENUE LRG BUS MDL95	MARK S PIERANUNZI TRUSTEE 22 APPLE BLOSSOM LN COVENTRY, RI 02816-6620
12-2109-0	470 ATWOOD AVENUE LRG BUS MDL94	470 ATWOOD LLC 470 ATWOOD AVENUE CRANSTON, RI 02920-5301
12-2128-0	480 ATWOOD AVENUE LRG BUS MDL94	ATWOOD DOLLAR LLC 34 NOTCH ROAD GRANBY, CT 06035-1514
12-2132-0	490 ATWOOD AVENUE LRG BUS MDL94	PA FRANCO REALTY LLC 500 ATWOOD AVENUE CRANSTON, RI 02920-5302
12-2133-0	0 PIPPIN STREET COM OTHR LAND	PA FRANCO REALTY LLC 500 ATWOOD AVENUE CRANSTON, RI 02920-5302
12-2134-0	500 ATWOOD AVENUE LRG BUS MDL94	PA FRANCO REALTY LLC 500 ATWOOD AVENUE CRANSTON, RI 02920-5302
12-2135-0	0 PIPPIN STREET ACC COM LD	PA FRANCO REALTY LLC 500 ATWOOD AVENUE CRANSTON, RI 02920-5302
12-2136-0	0 PIPPIN STREET ACC COM LD	PA FRANCO REALTY LLC 500 ATWOOD AVENUE CRANSTON, RI 02920-5302
12-2137-0	0 PIPPIN STREET COM OTHR LAND	DAVID A MORETTI NORA A MORETTI TE PO BOX 408 N SCITUATE, RI 02857
12-2138-0	0 PIPPIN STREET COM OTHR LAND	DAVID A MORETTI NORA A MORETTI TE PO BOX 408 N SCITUATE, RI 02857
12-2143-0	516 ATWOOD AVENUE MIX USE GAR COM	DAVID ANTHONY MORETTI NORA ANN MORETTI TE PO BOX 408 N SCITUATE, RI 02857
12-2265-0	0 PIPPIN STREET COM OTHR LAND	DAVID A MORETTI NORA A MORETTI TE PO BOX 408 N SCITUATE, RI 02857
12-2281-0	550 ATWOOD AVENUE LRG BUS MDL95	WALLYS ENTERPRISES LLC 30 NEUTACONKANUT ROAD JOHNSTON, RI 02919-5512
12-2282-0	0 ATWOOD AVENUE COM LND UND	DAVID A MORETTI NORA A MORETTI TE PO BOX 408 N SCITUATE, RI 02857
12-3093-0	435 ATWOOD AVENUE LRG BUS MDL94	BS HOLDINGS LLC 1590 MINERAL SPRING AVE NORTH PROVIDENCE, RI 02904-4053
12-3114-0	505 ATWOOD AVENUE LRG BUS MDL94	SALCICCIO INC 2817 NE 35TH ST FORT LAUDERDALE, FL 33306-2007
12-3115-0	471 ATWOOD AVENUE LRG BUS MDL94	471 ATWOOD AVENUE LLC 2160 HARTFORD AVE JOHNSTON, RI 02919-1701
12-3116-0	495 ATWOOD AVENUE LRG BUS MDL94	495 INVESTMENTS LLC 2817 NE 35TH ST FORT LAUDERDALE, FL 33306-2007
12-3117-0	481 ATWOOD AVENUE LRG BUS MDL94	CARTER HOLDINGS LLC 481 ATWOOD AVENUE CRANSTON, RI 02920-5358

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
12-3119-0	453 ATWOOD AVENUE LRG BUS MDL94	JACKS REALTY LLC 453 ATWOOD AVENUE CRANSTON, RI 02920-5316
12-3120-0	524 ATWOOD AVENUE 4 FAMILY MDL01	LUIGI FABRIZI GIUSTINA FABRIZI T/E 107 OXFORD ST CRANSTON, RI 02920
12-3127-0	545 ATWOOD AVENUE LRG BUS MDL94	SERVIS REALTY INC 260 ROSEMONT AVE JOHNSTON, RI 02919-3520
12-3136-1	535 ATWOOD AVENUE #1 COM CONDO MDL06	ROCCO MARIANO 535 ATWOOD AVE STE#2 CRANSTON, RI 02920-5324
12-3136-2	535 ATWOOD AVENUE #2 COM CONDO MDL06	ROCCO MARIANO 535 ATWOOD AVE STE 2 CRANSTON, RI 02920-5324
12-3136-3	535 ATWOOD AVENUE #3 COM CONDO MDL06	PALUM NINE LLC 481 ATWOOD AVENUE CRANSTON, RI 02920
12-3136-4	535 ATWOOD AVENUE #4 COM CONDO MDL06	PALUM NINE LLC 481 ATWOOD AVENUE CRANSTON, RI 02920
12-3137-0	0 LIBERA STREET CHARITABLE MDL00	PAWTUXET RIVER AUTHORITY 618 MAIN STREET COVENTRY, RI 02816-7870
12-3138-0	30 LIBERA STREET IND MDL 95	SCRATCH THE EARTH LLC 174 GARDEN CITY DR CRANSTON, RI 02920-5717
12-3139-0	0 LIBERA STREET ACC IND LD MDL00	M&D REALTY HOLDING LLC 50 LIBERA ST CRANSTON, RI 02920-2525
12-3140-0	50 LIBERA STREET INDUSTRIAL MDL96	M&D REALTY HOLDING LLC 50 LIBERA ST CRANSTON, RI 02920-2525
12-3141-0	66 LIBERA STREET INDUSTRIAL MDL96	R I B REALTY LLC 409 TUNK HILL RD SCITUATE, RI 02831
12-3142-0	80 LIBERA STREET LRG BUS MDL95	FILIP GJERGJI 214 MARJORAM DRIVE CRANSTON, RI 02921
12-3160-0	0 LIBERA STREET IND LND UNDEV	SCRATCH THE EARTH LLC 174 GARDEN CITY DR CRANSTON, RI 02920-5717
12-3211-0	29 WALNUT GROVE AVENUE CHARITABLE MDL94	SANTA MARIA DIPRATA SOCIETY 29 WALNUT GROVE AVE CRANSTON, RI 02920-5319
12-3214-0	25 WALNUT GROVE AVENUE LRG BUS MDL95	PHOENIX REALTY LLC 197 PERRYVILLE ROAD REHOBOTH, MA 02769-1922
12-3262-0	7 LUIGI STREET IND MDL 95	SWN FOOD SERVICE CORP 66 GREAT ROAD EAST GREENWICH, RI 02818-2435
12-3272-0	27 LIBERA STREET LRG BUS MDL95	27 LIBERA LLC 11 EAST BEL AIR ROAD CRANSTON, RI 02920-4523
12-3273-0	31 LIBERA STREET IND MDL 95	PLC REALTY LLC 57 PINE RIDGE DR CRANSTON, RI 02921-3582
12-3274-0	37 LIBERA STREET IND MDL 95	SAVERIO REALTY LLC 37 LIBERA STREET CRANSTON, RI 02920-2526

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
12-3275-0	511 ATWOOD AVENUE ACC COM LD	SALCICCIO INC 2817 NE 35TH ST FORT LAUDERDALE, FL 33306-2007
12-3371-0	0 ATWOOD AVENUE RES LD UND	PA FRANCO REALTY LLC 500 ATWOOD AVENUE CRANSTON, RI 02920-5302
12-866-1	200 CANNON STREET #124 RES CONDO MDL05	ALFRED PANNONE LAWRENCE F HANNON TRUSTEES 200 CANNON ST UNIT 124 CRANSTON, RI 02920-2248
12-866-2	200 CANNON STREET #125 RES CONDO MDL05	DEBRA A SENESI EMILIO J SENESI T/E 200 CANNON ST UNIT 125 CRANSTON, RI 02920
12-866-3	200 CANNON STREET #126 RES CONDO MDL05	CHERYL A RAND-HIGHLEY VIRGINIA M RAND JT 200 CANNON ST UNIT 126 CRANSTON, RI 02920

ORDINANCE OF THE CITY COUNCIL
IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON,
2005, ENTITLED, "ZONING"
(495 Atwood Avenue, Assessor's Plat 12-4, Lot 3116)

No. _____

Passed:

/s/ Jessica M. Marino, Council President

Approved:

/s/ Kenneth J. Hopkins, Mayor

Sponsored by:

It is ordained by the City Council of the City of Cranston as follows:

SECTION 1. Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (the "Zoning Ordinance"), is hereby amended:

- A. The Zoning Ordinance's designation of M-1 for that certain property located at 495 Atwood Avenue, and more particularly described and designated as Lot 3116 on Assessor's Plat 12-4, (hereinafter, the "Property") is hereby changed to C-3.

SECTION 2. This Ordinance shall take effect upon its final adoption.

Positive Endorsement

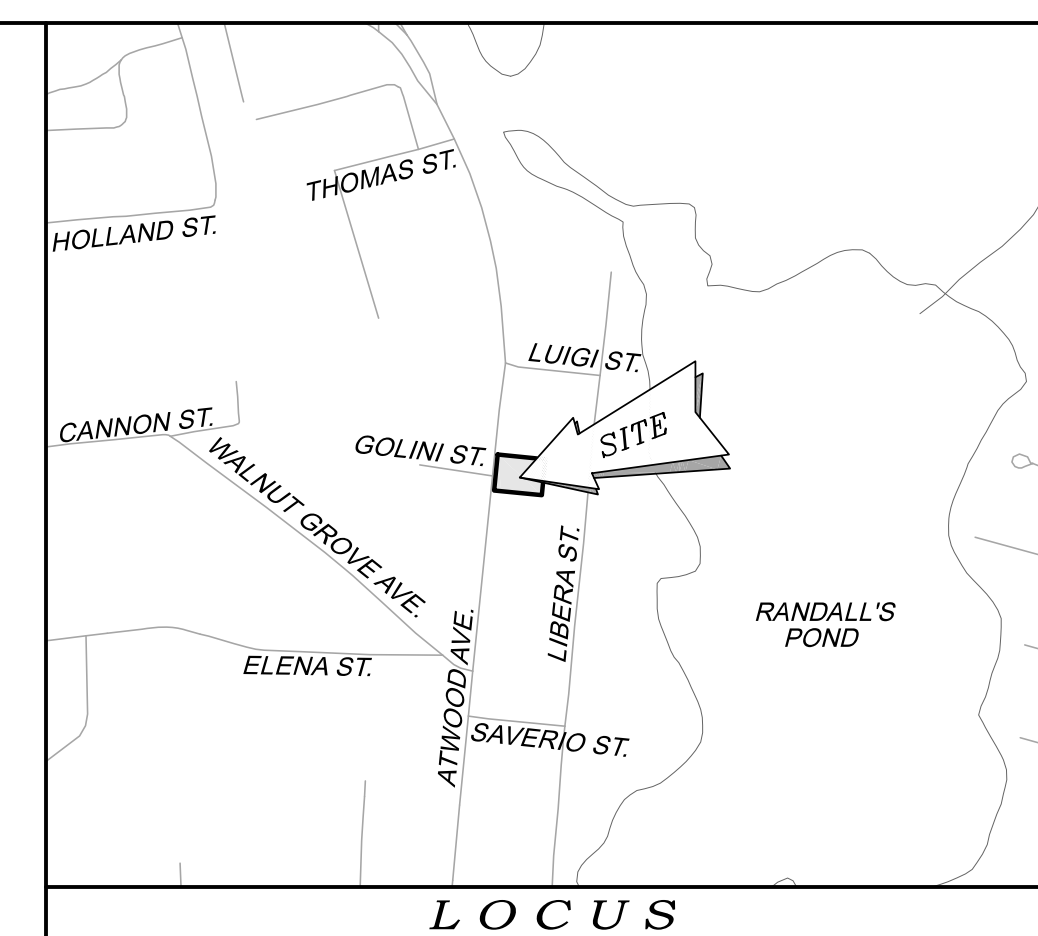
Negative Endorsement (attach reasons)

/s/ _____, Solicitor Date

_____, Solicitor Date

Petition filed by: _____

Referred to Ordinance Committee _____, 2023



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