

**THE CITY OF CRANSTON  
ZONING BOARD DOCKET  
May 11, 2022**

The following applications will be heard in the City Council Chambers,  
869 Park Avenue, Cranston, RI 02910 on  
**Wednesday May 11, 2022 at 6:30 p.m.**  
The items listed may be subject to final action

**OLD BUSINESS**

**PLATTING BOARD OF APPEALS:**

**APPEAL OF THE DECISION OF THE CITY OF CRANSTON PLAN COMMISSION DATED FEBRUARY 5, 2019 TO THE CITY OF CRANSTON ZONING BOARD OF REVIEW SITTING AS THE PLATTING BOARD OF REVIEW PURSUANT TO §45-23-66 OF THE RHODE ISLAND GENERAL LAWS, AS AMENDED AND SECTION XI ENTITLED “APPEALS” OF THE CITY OF CRANSTON’S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS GRANTING FINAL PLAN APPROVAL FOR NATICK AVE SOLAR ARRAY, 0 NATICK AVENUE, A.P. 22, LOTS 108 & 119**

**CONTINUED FROM APRIL 13, 2022 MEETING FOR DECISION VOTE ONLY.  
NO NEW TESTIMONY TO BE HEARD.**

**ZONING BOARD OF REVIEW:**

**NEW BUSINESS**

**APPEAL OF A NOTICE OF VIOLATION DATED MARCH 25, 2022 ISSUED BY THE CITY OF CRANSTON BUILDING OFFICIAL REGARDING A USE NOT PERMITTED IN A RESIDENTIAL ZONE. APPEAL TAKEN IN ACCORDANCE WITH THE CITY OF CRANSTON MUNICIPAL CODE TITLE 17, SECTION 17.116.010- APPEAL POWERS. SUBJECT PROPERTY LOCATED 1231 HOPE ROAD, A.P. 30, LOT 68, AREA 18.23 AC., ZONED A80; ADELAIDE KNIGHT TRUSTEE (OWN), GREENWICH WOOD PRODUCTS/ MIKE HENDERSHOT (APPELLANT).**

**WARD 4**

**SHANE AND JESS WATTS (OWN/APP)** have applied to construct an accessory family dwelling unit addition encroaching into a required side yard setback at **105 Amy Drive**, A.P. 20, lot 2155, area 39,012 s.f. zoned A20. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; Application filed 3/31/2022. No Attorney.

**WARD 4**

**MICHAEL AND STACEY TORTORELLA (OWN/ APP)** have filed an application to construct a new single family dwelling on an undersized lot with reduced lot frontage at **0 Pippin Orchard Road**, A.P. 34, lot 22, area 32,395 s.f. zoned A80. Applicant seeks relief per Section

17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; Application filed 4/13/2022. Robert D. Murray, Esq.

**WARD 5**

**PARK AVENUE REALTY, INC. (OWN) and NICO BELLA CRANSTON, LLC. (APP)** have applied to operate a restaurant in an industrial zone with reduced lot area at **1350 Park Avenue**, A.P. 11, lot 1768, area 14,748 s.f., zoned M1. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations; 17.72.010- Signs. Application filed 4/13/2022. Stephen A. Izzi, Esq.