

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
June 9, 2021**

The following applications will be heard via Zoom conference call as indicated below.

Wednesday June 9, 2021 at 6:30 p.m.

The items listed may be subject to final action.

City Of Cranston is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/85295327729?pwd=ei9peldQRldpVVpRbzdIUHpTTjBuZz09>

Meeting ID: 852 9532 7729

Passcode: 853937

Call In: 888 788 0099 (US Toll-free)

NEW BUSINESS

Ward 5

BRYAN WHITE (OWN) and GARY WHITE (APP) have filed an application to waive the requirement for the public street to extend the full frontage of a lot and to allow a two family dwelling to be built at **0 Elmhurst Ave**, A.P. 12, lots 294, 295, and 296, area 11,160 s.f. zoned A6. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.080 – Street Access; 17.20.030- Schedule of Uses. Application filed 04/22/21. Robert D. Murray, Esq.

Ward 5

BRYAN WHITE (OWN) and GARY WHITE (APP) have filed an application to leave an existing single family home with restricted rear yard setbacks after sub-dividing to create two new parcels at **145 Wayland Ave**, A.P. 12, lots 297, 298, and 299, area 12,840 s.f. zoned A6. Applicant seeks relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations. Application filed 04/22/21. Robert D. Murray, Esq.

Ward 2

LUCY M. CABRAL (OWN/APP) has filed an application to make legal an expanded garage with restricted side and rear setbacks constructed without benefit of permit at **162 Lexington Ave.**, A.P. 9 lot 1294, area 4,000 s.f, zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations. Application filed 04/23/21. No attorney retained.

Ward 5

ANGELO E. MUCCIO and ROSE M. MUCCIO (OWN/APP) have filed an application to sub-divide an existing lot and to leave an existing two family dwelling on an undersized lot at **15 Connecticut Street**, A.P. 8, lot 2331, area 6,625 s.f. zoned B1. Applicant seeks relief per 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations. Application filed 05/07/21. John S. DiBona, Esq.

Ward 5

ANGELO E. MUCCIO and ROSE M. MUCCIO (OWN/APP) have filed an application to sub-divide an existing lot and to construct a new single family dwelling on an new undersized lot at **0 Connecticut Street**, A.P. 8, lot 2331, area 4,574 s.f. zoned B1. Applicant seeks relief per 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations. Application filed 05/07/21. John S. DiBona, Esq.

Ward 4

LIPPITT LAND INVESTMENTS, LLC (OWN/APP) has filed an application to construct a new single family dwelling with an Accessory Family Dwelling Unit exceeding the allowable square footage at **39 Lantern Hill Drive** A.P. 30, lot 273; area 80,000 s.f. zoned A80. Applicant seeks relief per 17.92.010 Variance; Section 17.24.010 (F.) Specific performance standards. Application filed 05/10/21. Robert D. Murray, Esq

Ward 2

HODSELL 45 INVESTMENT & DEVELOPMENT, LLC (OWN/APP) have filed an application to convert an existing legal non-conforming building into a two family residential dwelling with reduced area at **45 Hodsell Street**. A.P. 5, lot 526; area 5,355 s.f.; zoned B1. Applicant seeks relief per 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations. Application filed 05/12/21. Michael K Glucksman Esq.

APPEAL OF THE DECISION OF THE ZONING OFFICIAL IN ACCORDANCE WITH SECTION 17.116.010.

Ward 5

ELMWAY REAL ESTATE, LLC has filed an appeal of the decision of the Zoning Official on the legal use of two lots located at **0 Elmhurst Ave**. A.P. 12, lots 276 and 277 area 8,000 s.f. zoned A6. Appellant disputes Zoning Certificates issued on two sub-standard lots considered to be merged under Section 17.88.010 (B) - Contiguous Substandard Lots of Record. Application filed 4/26/2021. Louis A. DeQuattro, Jr. Esq.