

THE CITY OF CRANSTON
ZONING BOARD DOCKET
August 12, 2026

The following applications will be heard in the Council Chambers, City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday August 12, 2026, at 6:30 p.m.
The items listed may be subject to final action.

WARD 2

LOC CONSTRUCTION, LLC (OWN/APP) has applied to the Board for permission to leave an existing two-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **89 Auburn Street**, AP 5 Lot 124; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-28.

WARD 2

LOC CONSTRUCTION, LLC (OWN/APP) has applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **0 Auburn Street**, AP 5 Lot 125; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-31.

WARD 1

EDDY PENA (OWN/APP) has applied to the Board for permission to convert an existing legal, non-conforming single-family dwelling into a two-family dwelling at **309 Station Street**; A.P. 3, lot 71 & 72; area 10,000 sf; zoned M2. Applicants seek relief per 17.92.010- Variance; Section 17.20.030 Schedule of Uses; Section 17.20.120 Schedule of Intensity Regulations; Application. ZBR-26-34.

WARD 1

YOLANDA ROSA (OWN) AND NERY CRUZ (APP) have applied to the Board for permission to convert the basement of a legal, non-conforming three-family dwelling into a fourth unit at **547 Park Avenue**; A.P. 3, lot 1141; area 5,989 sf; zoned B2. Applicants seek relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements. Application. ZBR-26-35.

WARD 4

COLBEA ENTERPRISES, LLC (OWN/APP) have applied to the Board for permission to install a new electronic message center on an existing free-standing sign at **2050 Plainfield Pike**,

A.P. 36, lot 117; area 72,638 sf; zoned C5. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.72.010 - Signs. Application ZBR-26-33.

WARD 1

JORGE JORGE (OWN) AND TRUMAN HERRERA (APP) have applied to the Board for permission to convert a legal, non-conforming mixed-use building into a three-family dwelling at **1594-1596 Broad Street**; A.P. 2, lot 2624; area 4,118 sf; zoned C1. Applicants seek relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements; Section 17.64.010 Off-street parking; Section 17.84.150 Parking Area Design Standards. Application. ZBR-26-26.