

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
September 8, 2021**

The following applications will be heard in the City Council Chambers,
869 Park Avenue, Cranston, RI 02910 on
Wednesday September 8, 2021 at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

PLATTING BOARD OF APPEALS:

TWO APPEALS OF THE DECISION OF THE CITY OF CRANSTON PLAN COMMISSION DATED APRIL 6, 2021 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 PRELIMINARY PLAN APPROVAL OF A MAJOR LAND DEVELOPMENT ON NATICK AVENUE A.P. 22, LOTS 108 AND 109

CONTINUED FOR DECISION ONLY; TESTIMONY TAKEN AT PREVIOUS MEETING ON AUGUST 11, 2021.

NEW BUSINESS

Ward 2

K J MAUL REALTY, LLC (OWN) and SUGARLY DELGADO (APP) have filed an application to convert an existing non-conforming building to a commercial day care with restricted parking and off-street loading at **51 Manhasset Street**, A.P. 6, lot 1182, 5,000 sq.ft. zoned B1. Applicant seeks relief per Section 17.92.010 Variances; Sections 17.20.120 Schedule of Intensity Regulations; 17.20.030 Schedule of Uses; 17.64.010 Off Street Parking; 17.68.010 (C) (3) Application filed 7/24/2021. Robert D. Murray, Esq.

Ward 5

GRAZIANO BROCCOLI AND MARIA BROCCOLI, TRUSTEES (OWN) and ROBERT CORSI (OWN/APP) have filed an application to expand an existing motor vehicle sales business by converting a non-conforming building on an adjacent lot at **898 Atwood Ave.** A.P. 12, lots 633 & 3130; area 8,516 s.f.; zoned C2. Applicant seeks relief per 17.92.010-Variance; 17.20.030 Schedule of Uses; Section 17.20.120-Schedule of Intensity Regulations. 17.64.010 Off Street Parking; 17.88.030- Structural Alterations. Application filed 7/25/2021. Robert D. Murray, Esq.

Ward 2

VASQUEZ PROPERTIES, LLC (OWN) and MARISELA VASQUEZ have filed an application to allow signage installed without benefit of a permit exceeding the allowable square footage to remain at **455 Reservoir Avenue** A.P. 6, lot 1011 zoned C4. Applicant seeks relief per Sections; 17.92.010 Variance, Section 17.72.010 (C) (4) Table 17.72.010 (5) Signs. Application filed 8/11/2021 Nicholas Hemond, Esq.