

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
September 9, 2026**

The following applications will be heard in the Council Chambers, City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday September 9, 2026, at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

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. Attorney James A. Hall, Esq.

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. No Attorney.

NEW BUSINESS

WARD 1

RAYMOND WILLIS (OWN/APP) has applied to the Board for permission to raze and reconstruct a detached garage with reduced side and rear setbacks at **185 Albert Avenue**; A.P. 2, lot 1682; area 6,962 sf; zoned B1. Applicants seek relief per 17.92.010- Variance; Section 17.60.010 Accessory uses. Application. ZBR-26-32 filed 06/18/26.

WARD 3

JENNY CLEMENT (OWN) AND JOSHUA DEBROSSARD (APP) have applied to the Board for permission to leave an existing single-family dwelling on a lot with reduced frontage and setbacks previously merged by zoning at **75 Gladstone Street**, AP 7 Lot 875; area 6,536 sf, 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; Section 17.64.010 - Off-Street Parking. Application ZBR-26-37 filed 07/29/2026. Attorney Andrew Cormier, Esq.

WARD 3

JENNY CLEMENT (OWN) AND JOSHUA DEBROSSARD (APP) have applied to the Board for permission to construct a new two-family dwelling on an undersized lot with reduced frontage previously merged by zoning at **0 Gladstone Street**, AP 7 Lot 874; area 7,173sf, 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; Section 17.20.060 - Required Yards Not to be Used by Another Building; Section 17.20.090 – Specific Requirements. Application ZBR-26-27 filed 06/02/2026. Attorney Andrew Cormier, Esq.

WARD 3

PATE LAKAY ENTERPRISE LLC (OWN) AND STEVEN GILBERT(APP) have applied to the Board for permission to operate a restaurant in an existing legal, non-conforming building with no off-street parking and to install new wall signage exceeding the allowable size and total area at **357 Dyer Avenue**, A.P. 8, lot 2798; area 3,535 sf; zoned C4. Applicant seeks relief per Section 17.92.010-Variations; Sections 17.72.010 – Signs; Section 17.64.010 – Off-Street Parking. Application ZBR-26-38 filed on 07/30/26. Attorney John J. Garrahy, Esq.

WARD 1

TILAK VERMA (OWN) AND BRIAN SHULL (APP) have applied to the Board for permission to construct an accessory dwelling unit (ADU) above an existing garage within the front and side setbacks at **2 Kensington Road**, AP 2 Lot 909; area 25,159sf, zoned A12. Applicants seek relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations. Application ZBR-26-41 filed 08/05/2026. Attorney John J. Garrahy, Esq.

WARD 3

PHILLIPE LAFRENAYE (OWN) AND JOVANI TORRES (APP) have applied to the Board for permission to leave an existing three-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **118 Maplewood Avenue**, AP 7 Lot 3234; area 5,000 sf, 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; Section 17.20.090 Specific Requirements. Application ZBR-26-43 filed 08/07/2026. No Attorney.

WARD 3

PHILLIPE LAFRENAYE (OWN) AND JOVANI TORRES (APP) have applied to the Board for permission to construct a new two-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **0 Maplewood Avenue**, AP 7 Lot 3237; area 5,000 sf, 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; Section 17.20.090 Specific Requirements. Application ZBR-26-36 filed 06/10/2026. No Attorney.

WARD 2

APRIL WOODWORTH (OWN) AND JOSEPH VILLAMAN (APP) have applied to the Board for permission to make legal an existing two-family dwelling on an undersized lot with reduced setbacks at **110 Laurens Street**, AP 5 Lot 192; area 7,600 sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Section 17.20.090 Specific Requirements. Application ZBR-26-42 filed 08/06/2026. No Attorney.