

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
September 14, 2022**

The following applications will be heard in the City Council Chambers,
869 Park Avenue, Cranston, RI 02910 on
Wednesday September 14, 2022, at 6:30 p.m.
The items listed may be subject to final action

OLD 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

JOCKS HORSE FARM, LLC (OWN) and ANGELA BAXTER(APP) have applied to the Board to allow a kennel to operate within an existing barn at **504 Laten Knight Road**, A.P. 29, lot 11, area 53 ac.; zoned A80. Applicant seeks permission to operate per 17.92.020- Special Use Permit in accordance with 17.20.030- Schedule of Uses. Application filed 7/29/2022. No Attorney

Ward 1

16 WINDSOR ROAD, LLC (OWN/APP) has filed an application to allow a garage to be constructed in a front corner yard(s) within the required front yard setback(s) at **16 Windsor Road**, A.P. 2, lot 3434; area 9,117 s.f. zoned B1. Applicant seeks relief per sections 17.92.010- Variance; Section 17.20.120- Schedule of Intensity Regulations. Application filed 8/4/2022. John O. Mancini, Esq.

Ward 1

LUC REALTY HOLDINGS, LLC(OWN/APP) has applied to the Board to convert a professional office into a dwelling unit in a mixed-use building converting it to a multi-family four unit use at **1732 Broad Street**, A.P. 2, lot 2524; area 8978 s.f.; zoned C-1. Applicant seeks relief per sections 17.92.010- Variance; Section 17.20.090(A)- Specific Requirements. Application filed 8/5/2022. Steven A. Moretti, Esq.

Ward 5

DAVID C. & LIANNE DiMAIO and DAVID DiMAIO (APP) have filed an application to construct a single-family dwelling on an under-sized lot at **0 Woodland Avenue**, A.P. 37, lot 20; area 3,223 s.f.; zoned A8. Applicant seeks relief per sections 17.92.010- Variance; Section 17.20.120- Schedule of Intensity Regulations. Application filed 8/9/2022. Robert D. Murray, Esq.

Ward 3

PARK AVENUE PLAZA, LLC (OWN) and FIVE RIVERS, LLC (APP) has applied to the Board to allow a drive-up window to be installed for a pharmacy use in an attached unit of a shopping plaza at **1375 Park Avenue**, A.P. 11, lots 749,3599, 3600; area 67,001s.f.; zoned C3. Applicant seeks relief per sections 17.92.010- Variance; Section 17.28.010 (B), (1)- Drive-In Uses. Application filed 8/10/2022. Robert D. Murray, Esq.