

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
April 10, 2024**

The following applications will be heard in the Cranston East High School Auditorium
899 Park Avenue, Cranston, RI 02910 on
Wednesday April 10, 2024 at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

Ward 6

DOMAIN REALTY, LLC (OWN/APP) has applied to the Board to construct a new free-standing sign within the required setbacks from the street(s) and within the area required as to not impede corner visibility; and to waive the required Development Review Process for the site at **846 Oaklawn Avenue**, A.P. 15, lot 361; area 15,490 sf, zoned C3. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.100(A)- Corner Visibility; 17.72.010- Signs; 17.84, et seq- Development Plan Review. Application filed 7/06/2023. Joseph P. Carneval, Esq.

APPEAL OF THE DECISION OF THE BUILDING OFFICIAL

AN APPEAL HAS BEEN TAKEN IN ACCORDANCE WITH THE CITY OF CRANSTON MUNICIPAL CODE TITLE 17, SECTION 17.116.010- APPEAL POWERS FOR THE SUBJECT PROPERTY LOCATED AT **846 Oaklawn Avenue**, A.P 15, lot 361. The Building Official has determined that a proposed sign does not meet the required setbacks, height, or area for the C3 zone as required by 17.72.010 (4)- Signs. The sign base constructed without benefit of permit has been determined to encroach into the required corner visibility area and impede vision as indicated in 17.20.100 (A)- Corner visibility. Application filed 9/13/2023. Joseph P. Carnevale, Esq.

Ward 5

495 INVESTMENTS, LLC (OWN/APP) has filed an application to request permission to allow barber shop, beauty salon / body art / day spa uses in an existing building zoned industrial at **495 Atwood Avenue**, A.P. 12, lot 3116; area 13,300 sf. zoned M1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses. Application filed 2/14/2024. Joseph Shekarchi, Esq.

NEW BUSINESS

Ward 5

FLAGSHIP PROPERTIES, LLC. (OWN) and JOHN TURCHETTA (APP) have filed an application to request permission to convert an existing single-family home into a two-family home on an under-sized lot at **763 Atwood Avenue**, A.P. 12, lot 555, area 6,250 sf; zoned C2.

Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 2/20/2024. Alfred A. Russo Jr., Esq.

Ward 3

AA&E PROPERTIES, LLC. (OWN/APP) has applied to the Board to request permission to sub-divide four existing lots and create two lots with reduced frontage to construct a new two-family dwelling at **0 Pavillion Avenue**, A.P. 7, lots 3363,3366,3644, & 3814 (A.K.A. Parcel A, A.P.7, Lot 3644), area 13,237 sf; zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 2/29/2024. Julissa Arce, Esq.

Ward 3

AA&E PROPERTIES, LLC. (OWN/APP) has applied to the Board to request permission to sub-divide four existing lots and create two lots with reduced frontage to construct a new two-family dwelling at **0 Pavillion Avenue**, A.P. 7, lots 3363,3366,3644, & 3814 (A.K.A. Parcel B, A.P.7, Lot 3644), area 13,237 sf; zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 2/29/2024. Julissa Arce, Esq.

Ward 6

ARVEE, LLC. (OWN) and MAINELY TUBS (APP) have applied to the Board to request permission to install signage greater than which is allowed by regulations at **1 New London Avenue**, A.P.10, lot 713, area 87,120 sf.; zoned C4. Applicant seeks relief per Section 17.92.010- Variances; Section 17.72.010- Signs. Application filed 3/8/2024. Robert D. Murray, Esq.

Ward 1

RUSSO FAMILY TRUST (OWN) and JENNIFER MINUTO (APP) have applied to the Board to expand Aan existing tavern/pub/neighborhood bar use with a reduced number of parking spaces at **2197 Broad Street**, A.P. 1, lot 432; area 4,102 sf.; zoned C3. Applicant seeks relief per Section 17.92.010- Variances; Section 17.64.010- Off-Street Parking. Application filed 3/12/2024. Jennifer Minuto, Esq.