

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
June 14, 2023**

The following applications will be heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday June 14, 2023, at 6:30 p.m.
The items listed may be subject to final action.

Election of a Chairperson in accordance with 17.108.030. A chairperson shall be elected retro-active from March 2023 and for the ensuing year.

OLD BUSINESS

Ward 3

GARFIELD AVE FOODS, LLC. (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP) have filed an application for special permit to modify an existing double-sided billboard to an electronic double-sided billboard at **110 Garfield Avenue**, A.P. 7, lots 2561-62, 2593-97, and 3768, area 29,091 sf. zoned M2. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 (7) Signs. 17.92.020 Special Permit; 17.20.120 Schedule of Intensity Regulations; Application filed 2/8/2023. Dylan Conley, Esq.

Ward 6

HASSAN HASABA (OWN/APP) has applied for permission to subdivide a lot, leaving an existing single-family dwelling with reduced side and rear setbacks at **189 Kearney Street, Parcel B**, A.P. 10, lots 316 and 317, area 8,091 sf., zoned A8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 1/24/23. Robert D. Murray, Esq.

Ward 6

HASSAN HASABA (OWN/APP) has applied for permission to subdivide a lot, and to build a new single-family dwelling on an under-sized lot at **0 Capuano Avenue, Parcel A, A.P.** 10, lots 223, 224, 225, and 226, area 7,869 sf., zoned A8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 1/24/23. Robert D. Murray, Esq.

NEW BUSINESS

Ward 1

OLDCASTLE APG NORTHEAST INC (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP) has applied to convert an existing electronic billboard sign to an equal-sized standard vinyl billboard at **0 Park Avenue**, A.P. 11, lot 1870; area 2.04 ac, zoned M1. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 (7) Signs. 17.92.020 Special Permit; 17.20.120 Schedule of Intensity Regulations; Application filed 2/27/2023. Dylan Conley, Esq.

Ward 1

JOSEPH DECRISTOFARO (OWN/APP) has applied to the Board to construct a new single-family dwelling on an under-sized lot at **0 Armington Street**, A.P. 2, lot 3268; area 5,500 sf; zoned B2. Applicant seeks relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, Application filed 02/09/2023.

Robert D. Murray, Esq.

Ward 5

SCW18, LLC (OWN/APP) has filed an application to subdivide an existing lot into two parcels allowing three existing accessory structures (not to be used for residential dwellings) to remain on lot 2 with reduced frontage, side and rear setbacks at **295 Oaklawn Avenue / 0 Dean Street**, A.P. 17, lot 1338, Parcel 2. Applicant seeks relief per Section 17.92.010- Variances; Sections 17.60.010(A), - Accessory Uses; 17.20.120- Schedule of Intensity Regulations, Application filed 03/08/2023. Mary B. Shekarchi, Esq.

Ward 1

RSR INVESTMENTS & CONSTRUCTION, LLC (OWN/APP) has filed an application to grant relief on an existing single family dwelling encroaching into the side setback on an under-sized lot merged by zoning at **64 Westwood Avenue**, A.P. 2, lot 1386; area 4,000 sf.; zoned A6. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record. Application filed 2/15/2023. Jake V. D'Amico, Esq.

Ward 1

RSR INVESTMENTS & CONSTRUCTION, LLC (OWN/APP) has applied to the Board to allow a new single-family dwelling to be constructed on an undersized lot merged by zoning at **0 Westwood Ave**, A.P. 2, lot 1387; area 4,000 sf.; zoned A6. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record. Application filed 2/15/2023. Jake V. D'Amico, Esq.

Ward 3

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 **38 Gordon Street**, A.P 7, lots 1381,1382, and 1383. The determination of the Building Official has been made that lot 1382 is merged with 1383 to form lot areas closest to the minimum requirements as set forth by Section 17.88.010 (2)- Substandard Lots of Record & Lot Mergers. Application filed 02/28/2023. Christopher J. Zangari, Esq.

Ward 5

CARPIONATO PROPERTIES, INC; ALFRED CARPIONATO c/o CAROL DEANGELIS; WEST BAY, LLC (OWN) and WEST BAY, LLC (APP) have filed an application to construct a multi-structure residential complex with 90 apartment units, a club house, and pool facility; allowing the club house and pool facility as accessory to the residential development and to allow the

structures to exceed the allowable heights at **320 Scituate Ave.** A.P. 20 Lots 2112, 2116; area 30,4747 sf zoned A20; **0 Scituate Ave.** A.P.20 Lot 2117; area 345,430 sf, zoned B2. Applicant seeks relief per 17.92.010- Variances, sections 17.20.030- Schedule of Permitted Uses, 17.20.120- Schedule of Intensity Regulations. Application filed 4/3/2023. Moses Ryan, Ltd.

Ward 6

RICA REALTY LLC (OWN) and CRANSTON MUNICIPAL EMPLOYEES CREDIT UNION (APP) have applied to construct a financial institution with drive- thru with non-compliant driveway openings and proposed audio devices within the required setback from abutting residential properties at **1224 Oaklawn Avenue**, A.P. 15, lots 1012 and 1014; area 24,750 sf., zoned C4. Applicants seek relief per Sections 17.92.010 Variance; 17.28.010 (B) (4)- Driveway Openings, and 17.28.010 (B) (10)-Noise Abatement; Application filed 4/27/2023. Daniel P. Meyer, Esq.

Ward 6

LOUISE BOTTELLA (OWN) and MILTON KALASHIAN (APP) have filed an application to change a business, professional office use previously approved by variance to a barber shop, beauty salon at **1030 Oaklawn Avenue**, A.P. 18, lot 1285, area 13,176 sf. Zoned A8. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.030 Schedule of Uses. Application filed 5/8/2023. Tammy A. Bottella, Esq.

Ward 6

COMMONWEALTH ASSOCIATES, LLC (OWN) and J&J GASBARRO OAKLAWN LIQUORS (APP) have applied to the Board to install a new sign exceeding the allowable area and add a new LED message center at **985 Oaklawn Avenue**, A.P. 18, lot 1232, area 66, 646 sf. zoned C2. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs. Application filed 5/11/2023. David V. Igliazzi, Esq.