

**THE CITY OF CRANSTON  
ZONING BOARD DOCKET  
August 13, 2025**

The following applications will be heard in the Council Chambers, City Hall  
869 Park Avenue, Cranston, RI 02910 on  
**Wednesday August 13, 2025 at 6:30 p.m.**  
The items listed may be subject to final action.

**OLD BUSINESS**

**Ward 3**

**VALENTINO & KELLY CAITO (OWN/APP)** have applied to the Board for permission to construct a new single-family dwelling on an undersized lot previously merged with A.P. 7, lot 2074 with reduced area and frontage at **0 Doane Street**, A.P. 7, lot 2073; area 3200 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, Application filed on 5/22/2025. John O. Mancini, Esq.

**Ward 3**

APPEAL OF THE DECISION OF AN ADMINISTRATIVE OFFICER  
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 **174 & 0 Gansett Avenue**, A.P 6, lots 2420 & 2421. The Administrative Officer has determined that the subject parcels were previously merged in accordance with 17.88.010 (B) and improperly sub-divided. Application filed 6/3/2025. Zachary Bourdony, Esq

**NEW BUSINESS**

**833 DYER, LLC (OWN) and GIANCARLO CONTI (APP)** have applied to the Board for permission to install a new wall sign exceeding the allowable size and for total area at **833 Dyer Avenue** A.P. 8, lot 2760; area 53,579 sf. zoned M-1. Applicant seeks relief per Section 17.92.010-Variations; Sections 17.72.010(6)- Signs. Application filed on 7/8/2025.