THE CITY OF CRANSTON
ZONING BOARD DOCKET
November 12, 2026

The following applications will be heard in the Council Chambers, City Hall
869 Park Avenue, Cranston, RI 02910 on
Thursday November 12, 2026, at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

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 06/02/026. Attorney Andrew Cormier, Esq.

NEW BUSINESS

WARD 3

APPEAL OF THE DECISION OF AN ADMINISTRATIVE OFFICER 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 **0 Gladstone Street**; A.P 7, lot 874; area 7,173 sf; zoned B1. The Zoning Official has determined that the subject parcel, previously merged with 75 Gladstone Street AP 7 Lot 875, is undersized for a two-family dwelling in accordance with 17.20.090 Specific Requirements. Application ZBR-26-47 filed 09/11/26. Attorney Andrew Cormier, Esq.

WARD 5

VINCENT AND CHRISTINE CAPRARELLI (OWN/APP) have applied to the Board for permission to leave an existing two-family dwelling on a lot with reduced side setbacks previously merged by zoning at **57 Rockwood Avenue**. AP 12, Lot 1533 & 1536, area 8,000 sf; zoned A8. Applicants seek relief per Section 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations. Application ZBR-26-40 filed 07/30/26 Attorney Alfred Russo, Esq.

WARD 5

VINCENT AND CHRISTINE CAPRARELLI (OWN/APP) have applied to the Board for permission to construct a new single-family dwelling on an undersized lot previously merged by zoning at **0 Rockwood Avenue**. AP 12, Lot 1539, area 4,000 sf; zoned A8. Applicants seek relief per Section 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations. Application ZBR-26-49 filed 09/15/26 Attorney Alfred Russo, Esq

WARD 3

APPEAL OF THE DECISION OF AN ADMINISTRATIVE OFFICER 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 **445 Princess Avenue**; A.P 7, lot 3437; area 3,600 sf; zoned B1. The Zoning Official has determined that the subject parcel has been previously merged for dimensional requirements with 0 Princess Avenue; A.P 7, lot 3438, and is undersized for a two-family dwelling in accordance with 17.20.090 Specific Requirements. Application ZBR-26-50 filed 09/15/26. Attorney Peter Friedrichs, Esq.

WARD 3

APPEAL OF THE DECISION OF AN ADMINISTRATIVE OFFICER 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 **0 Princess Avenue**; A.P 7, lot 3438; area 3,600 sf; zoned B1. The Zoning Official has determined that the subject parcel has been previously merged for dimensional requirements with 445 Princess Avenue; A.P 7, lot 3437, and is undersized for a two-family dwelling in accordance with 17.20.090 Specific Requirements. Application ZBR-26-51 filed 09/15/26. Attorney Peter Friedrichs, Esq.

WARD 1

FRANK DIMASCIO (APP) AND SHRINERS OF RHODE ISLAND CHARITIES TRUST (OWN) have filed an application to request permission to construct an LED message center within the corner yard setback and construct an outdoor patio with covered food and beverage areas expanding an already non-conforming use at **1 Rhodes Place**, A.P. 1, Lots 3,4,5,184,253,319,320 & 367; area 69,751sf; zoned A6. Applicant seeks relief per 17.92.010 – Variance; Sections 17.72.010-Signs; 17.20.100-Corner visibility; 17.88.030-Extension; Application ZBR-26-48 filed on 09/14/26. Attorney Andrew Sholes. Esq.

WARD 3

GELFY PEREZ (APP) AND EZOE CONSTRUCTION, LLC (OWN) have applied to the Board for permission to leave a legal, non-conforming multi-house consisting of a single-family dwelling and a two-family dwelling on an undersized lot previously merged by zoning at **46 Grant Avenue.** AP 7, Lot 275, area 4,922 sf; zoned B1. Applicants seek relief per Section 17.92.010 Variance; Section 17.20.070 More than one dwelling structure on any lot prohibited; Section 17.20.090 Specific Requirements; Section 17.20.120 Schedule of Intensity Regulations. Application ZBR-26-63 filed 10/13/26 Attorney Robert D. Murray, Esq.

WARD 3

GELFY PEREZ (APP) AND EZOE CONSTRUCTION, LLC (OWN) have applied to the Board for permission to construct a new two-family dwelling on an undersized lot previously merged by zoning at **0 Grant Avenue**. AP 7, Lot 276, area 5,000 sf; zoned B1. Applicants seek relief per Section 17.92.010 Variance; Section 17.20.090 Specific Requirements; Section 17.20.120 Schedule of Intensity Regulations. Application ZBR-26-64 filed 10/13/26 Attorney Robert D. Murray, Esq.

WARD 3

JSA INVESTMENTS, LLC (OWN/APP) has applied to the Board for permission to convert a legal, non-conforming single-family dwelling into a two-family dwelling on an undersized lot at **6 Franklin Avenue**. AP 7, Lot 2335, area 2,250 sf; zoned B1. Applicants seek relief per Section 17.92.010 Variance; Section 17.20.090 Specific Requirements; Section 17.20.120 Schedule of Intensity Regulations. Application ZBR-26-62 filed 10/12/26 Attorney Robert D. Murray, Esq.

WARD 6

SERENDIPITY PROPERTIES, LLC (OWN) AND JEFFREY WILSON (APP) have applied to the Board for permission to operate a cannabis retail establishment within the required 400ft of a residential zone with less than the required off-street parking spaces at **33 Webb Street**, AP 10 Lot 790; area 18,750 sf, zoned M2. Applicant seeks relief by 17.92.010 - Variance; Section 17.24.050 Retail sales of cannabis; Section 17.64.010 Off-street parking. Application ZBR-26-65 filed 10/13/2026. Lisa Holley, Esq.