City of Cranston, RI

November 24, 2026

Record No: ZBR-26-66

Zoning Board of Review Application

Status: Active

Submitted On: 10/26/2026

Administrative Information

Hearing Date

12/09/2026

Hearing Date Continued?

–

Hearing Time

6:30pm

Hearing Location

Cranston City Hall, City Council Chambers 869 Park Avenue, Cranston, RI 02910

Relief Sought

CONSTANCE L. MARZILLI TRUSTEE (OWN) AND NATIONAL SIGN CORPORATION (APP) have applied to the Board for permission to construct a monument sign exceeding the allowable height and total area at **965 Oaklawn Avenue**, AP 18 Lot 9; area 23,209 sf, zoned C2. Applicant seeks relief by 17.92.010 - Variance; Section 17.72.010 Signs. Application ZBR-26-66 filed 10/26/2026. Attorney Joseph Shekarchi, Esq.

Residence, single-family dwellings (includes additions, alternations, and in-laws)

☐

Residence, two-family dwellings (includes additions and alterations)

☐

Multi-family units and condos (includes additions and alterations)

☐

Number of Units

–

Commercial and industrial buildings up to 5,000 SF. (including additions and alterations)

☑

Commercial and industrial buildings 5,000 – 10,000 SF. (including additions and alterations)

☐

Commercial and industrial buildings over 10,000 SF. (including additions and alterations)

☐

Appeal of Building Official Decision

☐

Appeal of Administrative Decision

☐

Applicant

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

Name of Applicant*

NATIONAL SIGN CORPORATION

Who is Submitting this Application?*

Contractor

Owners Name*

MARZILLI CONSTANCE L TRUSTEE

Owner Authorization Affidavit*

965 Oaklawn Ave Cranston RI 9_02_26.pdf

PLEASE NOTE THAT IF THE OWNER OF SUBJECT PROPERTY IS AN LLC OR CORPORATION YOU WILL BE REQUIRED TO HAVE ATTORNEY REPRESENTATION.

Location for Application

Please Note - The Address and/or Plat/ lot is required to continue with this application

Property Location Type*

Physical Address

Address*

965 OAKLAWN AVENUE

City/Town*

CRANSTON

Type of Application

Application Type*

Dimensional Variance

Proposed*

Other (Lot coverage, Parking, etc.)

Propose Other Detail*

SIGN

Total Square Footage*

65.12

Width in Feet*

6

Length in Feet*

5.42

Height Above Grade*

6

Number of Stories*

0

Setbacks:

Indicate the amount of Dimensional Relief being sought from the property boundaries (if none please indicate 0)

Front Yard in Feet*

0

Rear Yard in Feet*

0

Side Yard in Feet*

10

Corner Side Yard in Feet*

10

Height in Feet*

6

Provision(s) of the Zoning Ordinance (if known)

CH 17.72 SIGNS

C. (2) COMPUTATION OF AREA OF MULTIFACED SIGNS

TABLE 17.72.010 (3)

Describe the extent of the proposed alterations and the reasons for the requesting relief*

CITIZENS IS REQUESTING TO INSTALL A GROUND SIGN AT 65.12 SQ FT, 6FT OVERALL HEIGHT.

VARIANCE IS REQUIRED FOR:

OVERALL HEIGHT: 6FT PROPOSED WHERE 4FT IS ALLOWED

SETBACK: ZERO (0) SETBACK PROPOSED FROM FRONT PROPERTY LINE WHERE 2FT IS ALLOWED

SQUARE FOOTAGE: 32.56 SQUARE FOOT PROPOSED PER SIDE WHERE 17.5 IS ALLOWED

SQUARE FOOTAGE: 65.12 TOTAL SQUARE FOOT PROPOSED WHERE 35 SQUARE FOOT TOTAL.

BANK FEELS THE RELOCATION OF THE GROUND SIGN TO THE FRONT OF THE BUILDING WILL PROVIDE BETTER VISIBILITY OF THE BRANCH FOR APPROACHING MOTORISTS AND CAN EASILY BE VIEWED IN BOTH DIRECTIONS – WHERE AS THE EXISTING SIGN IS SETBACK MUCH FURTHER ON ONE SIDE OF THE DRIVEWAY AND HAS RESTRICTED VISIBILITY.

Existing Lot Specifications

Current Use of Premises*

Commercial

Lot Area*

23209

Lot Frontage*

210.94

Lot Depth*

116.12

Applicant Sign off

I , the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*

HEATHER HOPKINS DUDKO
Oct 25, 2026

CONSTRUCTION KEYNOTES

01 TENANT SIGNAGE SHOWN FOR REFERENCE ONLY. REFER TO PROJECT SPECIFIC BRAND BOOK & LOCAL CITY ZONING CODE FOR REQUIREMENTS.

02 PROVIDE NEW BOLLARD COVERS FOR ALL YELLOW BOLLARDS, PROVIDED BY CITIZENS VENDOR. REFER TO SPECIFICATION IN EXTERIOR SCHEDULE.

03 PROVIDE NEW POWER AND TRENCHING FOR NEW MONUMENT LOCATION. MONUMENT REQUIRES A VARIANCE.

04 EXISTING CURB BY ENTRANCE TO BE REPAIRED AS NEEDED.

05 EXISTING GUARD RAIL ALONG SITE TO BE REPAIRED AS NEEDED. EXISTING POSTS TO BE REUSED IF POSSIBLE.

06 EXISTING CURBS AT DRIVE-UP ISLAND TO BE PAINTED YELLOW.

07 PROVIDE NEW 120V, 20 AMP, CIRCUIT FOR NEW SIGNAGE JUNCTION BOX TO BE MOUNTED ABOVE ACCESSIBLE CEILING DIRECTLY BEHIND THE SIGN. FINAL PLACEMENT TO BE COORDINATED WITH CITIZENS SIGNAGE VENDOR.

08 EXISTING RETAINING WALL TO BE REPAIRED AS NEEDED.

09 PROVIDE NEW LIGHT FOR LIGHT POLE FOUNDATION. AOR TO APPROVE LIGHT POLE SPECIFICATION.

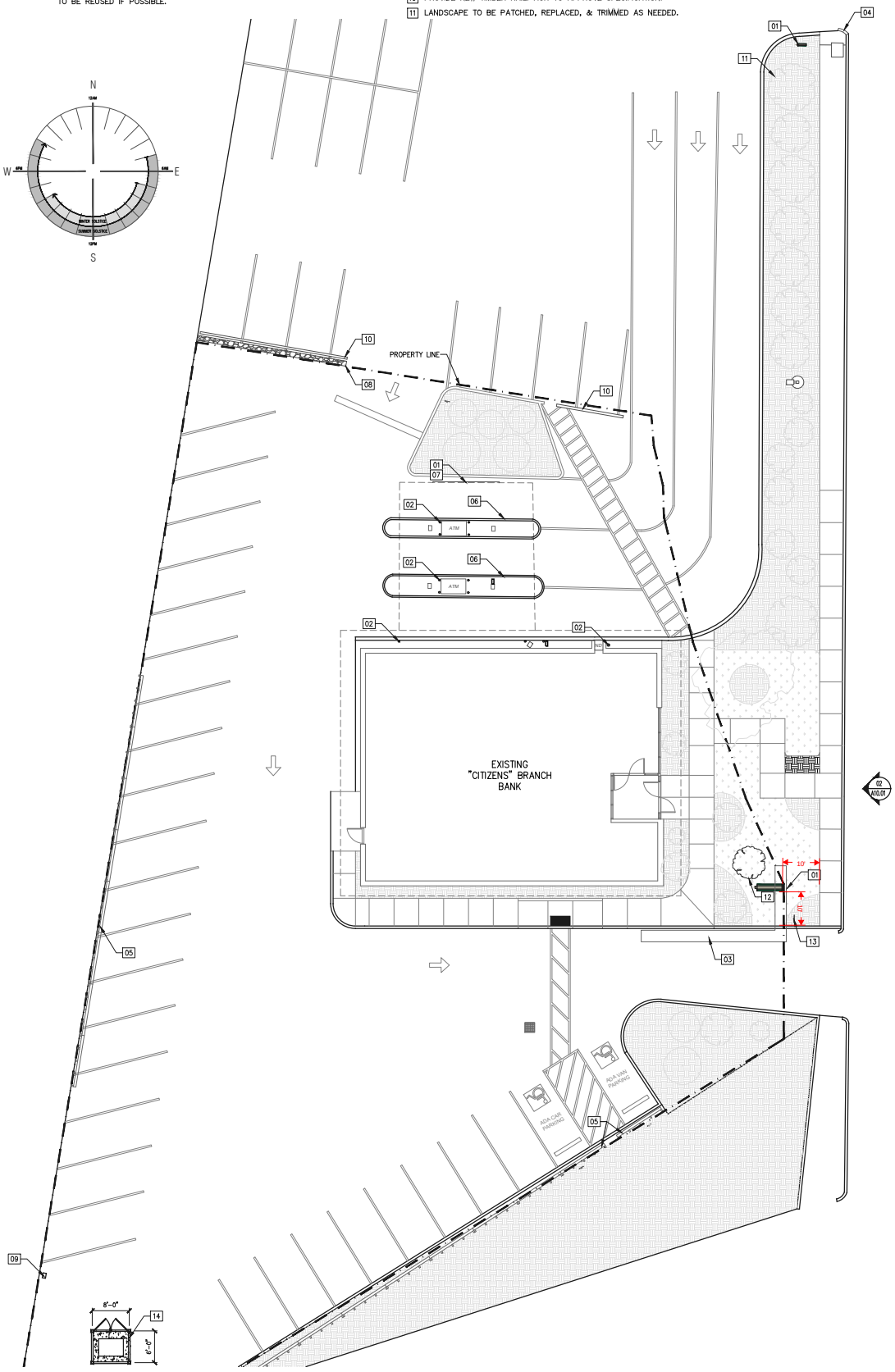
10 PROVIDE NEW TIMBER RAIL. AOR TO APPROVE SPECIFICATION.

11 LANDSCAPE TO BE PATCHED, REPLACED, & TRIMMED AS NEEDED.

12 PROVIDE NEW FLOWERING DOGWOOD TREE.

13 EXISTING DO NOT ENTER SIGN TO REMAIN.

14 PROVIDE NEW FENCE ENCLOSURE FE-1. REFER TO SPECIFICATION ON A10.01.



02 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

PROJECT INFORMATION

Citizens

OAKLAWN

965 Oaklawn Ave
Cranston, RI
02920

ARCHITECT OF RECORD

BISBANO

ARCHITECTURE
INTERIOR ARCHITECTURE
PROTOTYPE + DESIGN STANDARDS
FEASIBILITY STUDIES
DESIGN-BUILD

RISING SUN MILLS | 188 VALLEY STREET, SUITE 100 | PROVIDENCE, RI | 02909
401.404.8310 | BISBANO.COM

SITE PLANS

REVISION LOG

VERSION #	DATE ISSUED
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

ISSUE TYPE: CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/06/2026

DRAWN BY: JR SS

CHECKED BY: AZ

PROFESSIONAL SEAL

BRUCE W. BISBANO
NO. 2147
REGISTERED ARCHITECT

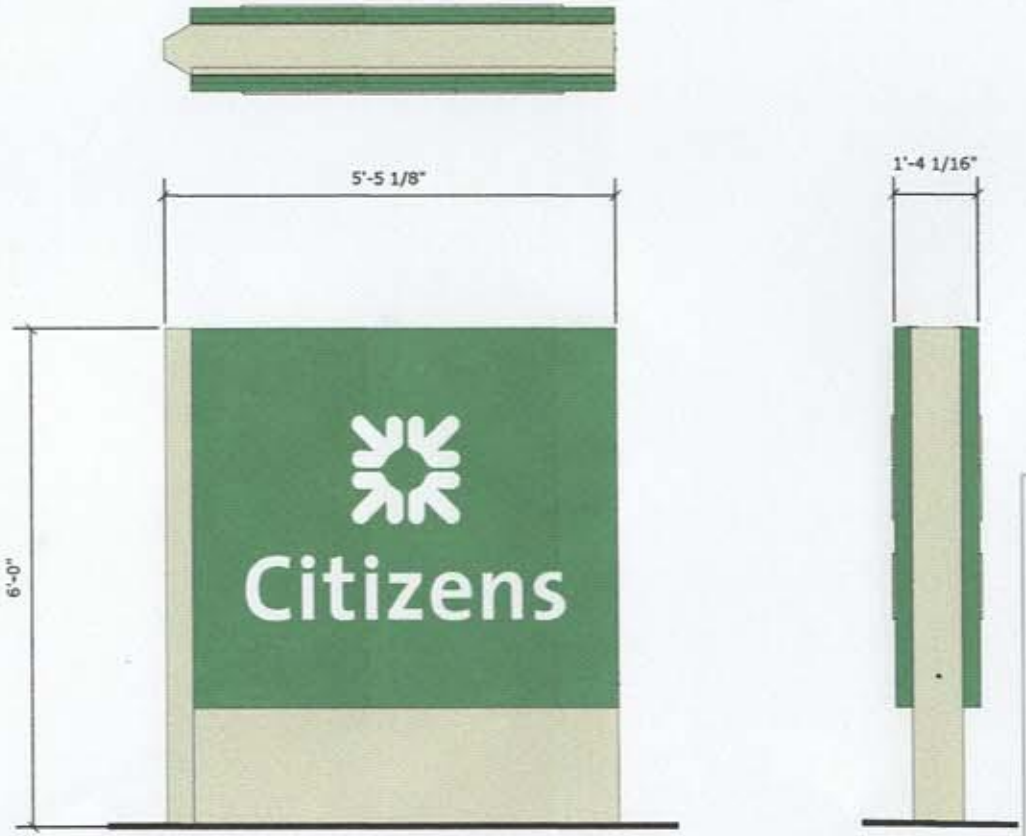
SCALE: 3/32" = 1'-0"

RC #	B+A PROJECT NO:
2006314	2026.021

C02.01

S1 - MS-1-6 - Monument, routed and pushed through, 32.56 SF

Note: Requires Variance



EXISTING

PROPOSED



PROPOSED:

6 FT OVERALL HEIGHT (4 FT ALLOWED)

32.56 SQ FT PER SIDE (17.5 SQ FT ALLOWED)

65.12 SQ FT TOTAL (35 SQ FT ALLOWED TOTAL)

ZERO (0) SETBACK PROPERTY LINE (2 FT ALLOWED)

10 FT SETBACK SIDE

10 FT SETBACK SIDEWALK


Citizens

Elevations



North Elevation - Existing



North Elevation - Proposed



East Elevation - Existing



East Elevation - Proposed

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Elevations



West Elevation - Existing



West Elevation - Proposed

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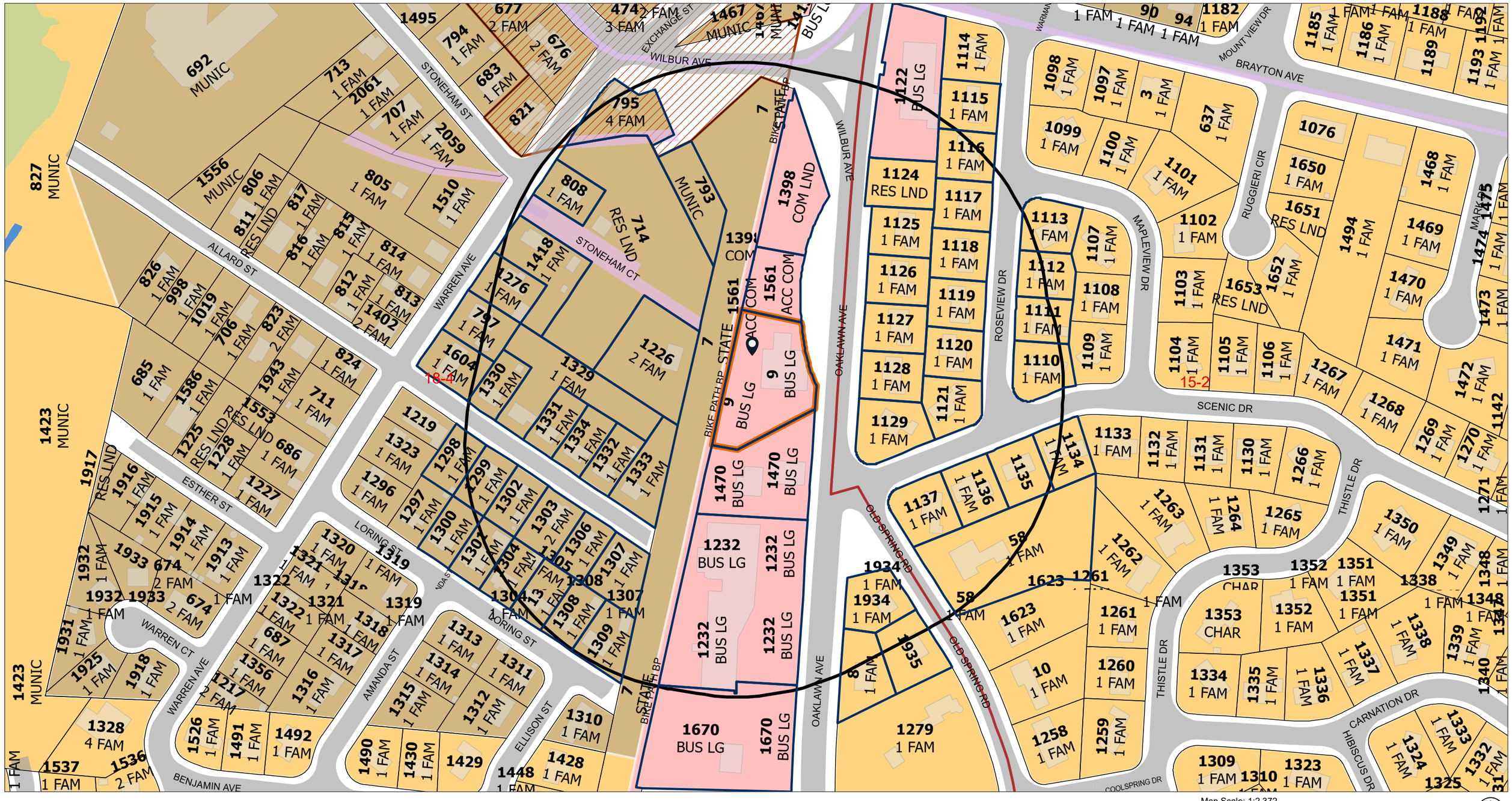
965 Oaklawn Ave 400' Radius Plat 18 Lot 9



Map Scale: 1:2,372

Map created by Web Application on 10/20/2026 10:07 AM

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