



Individuals requesting services for the hearing impaired  
must notify the Office of the Inspector of Buildings at least 48 hours  
in advance at 401-780-6012

**OFFICE OF THE ZONING BOARD OF REVIEW**

Kenneth Hopkins  
Mayor

Stanley Pikul  
Secretary

David Rodio  
Enforcing Officer

Regular meeting on  
Second Wednesday

**CITY HALL**  
869 PARK AVENUE  
Cranston Rhode Island 02910

Board Members  
Chairperson  
Dean Perdikakis

Joy Montanaro  
Ivy Swinski  
Kenneth J. Filarski  
Carlos Zambrano

Alternate Members

1<sup>ST</sup> Anthony Mastantuono  
2<sup>ND</sup> Mario Carlino  
3<sup>RD</sup> Vacant  
4<sup>TH</sup> Justin McCarthy

**NOTICE OF PUBLIC HEARING UNDER ZONING ORDINANCE**

The following application will be heard in the City Council Chambers, Cranston City Hall,  
869 Park Avenue, Cranston, RI 02910 on  
**July 9, 2025, at 6:30 p.m.**  
The item listed may be subject to final action.

**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.

You are invited to be present. You may address the Zoning Board on the subject matter of this notice and if you so desire you may be  
represented by an attorney and have expert witness testify on your behalf. If you deem the Zoning Board's decision unfavorable, you  
may appeal same to the Providence County Superior Court within a period of twenty days.

By Order of the Zoning Board of Review  
Stanley F. Pikul Secretary

**City of Cranston  
Zoning Board of Review  
Application**

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review  
35 Sockanosset Crossroad Suite 6  
Cranston, RI 02920

Date: \_\_\_\_\_

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: Valentino & Kelly Cairo

ADDRESS: 4 Circle Dive, Johnston, RI ZIP CODE: 02919

APPLICANT: Same as Owner

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

LESSEE: None

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 0 Doane Street

2. ASSESSOR'S PLAT #: 7 BLOCK #: 5 ASSESSOR'S LOT #: 2073 WARD: \_\_\_\_\_

3. LOT FRONTAGE: 40' LOT DEPTH: 80' LOT AREA: 3,200 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 8,000 sq. ft. 35'  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: None PROPOSED: 24'

6. LOT COVERAGE, PRESENT: None PROPOSED: 816 sq. ft.

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? July 2024 through the present

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? No

9. GIVE SIZE OF EXISTING BUILDING(S): \_\_\_\_\_

10. GIVE SIZE OF PROPOSED BUILDING(S): \_\_\_\_\_

11. WHAT IS THE PRESENT USE? Vacant

12. WHAT IS THE PROPOSED USE? Single-family residence

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: \_\_\_\_\_

Construction of a single-family residence

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? No

16. WERE YOU REFUSED A PERMIT? No

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

Section 17.20.120 Schedule of Intensity Regulations

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: The Property is a substandard lot of record and construction of a single-family residence conforms with the surrounding area.

**SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.**

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
(OWNER SIGNATURE)

(401) 595-6807  
(PHONE NUMBER)

\_\_\_\_\_  
(OWNER SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(APPLICANT SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(LESSEE SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

/s/ John O. Mancini  
\_\_\_\_\_  
(ATTORNEY SIGNATURE)

(401) 343-7000  
(PHONE NUMBER)

John O. Mancini, Esq.  
\_\_\_\_\_  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 56 Pine Street, 3rd Floor, Providence, RI 02903





Image capture: Aug 2023 © 2025 Google



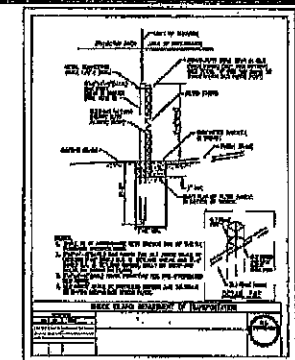
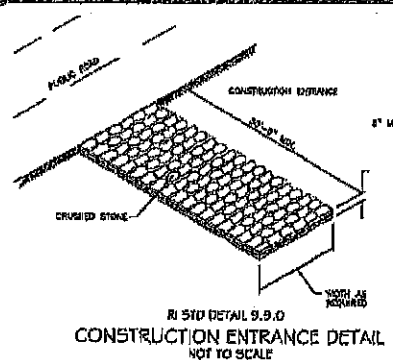






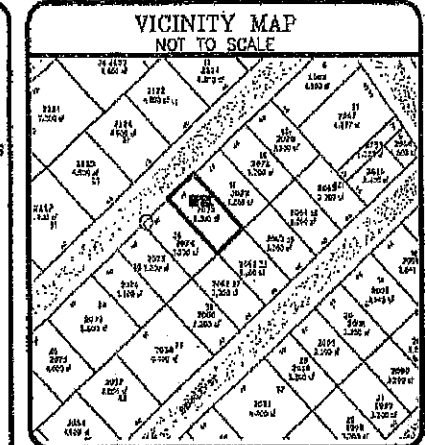
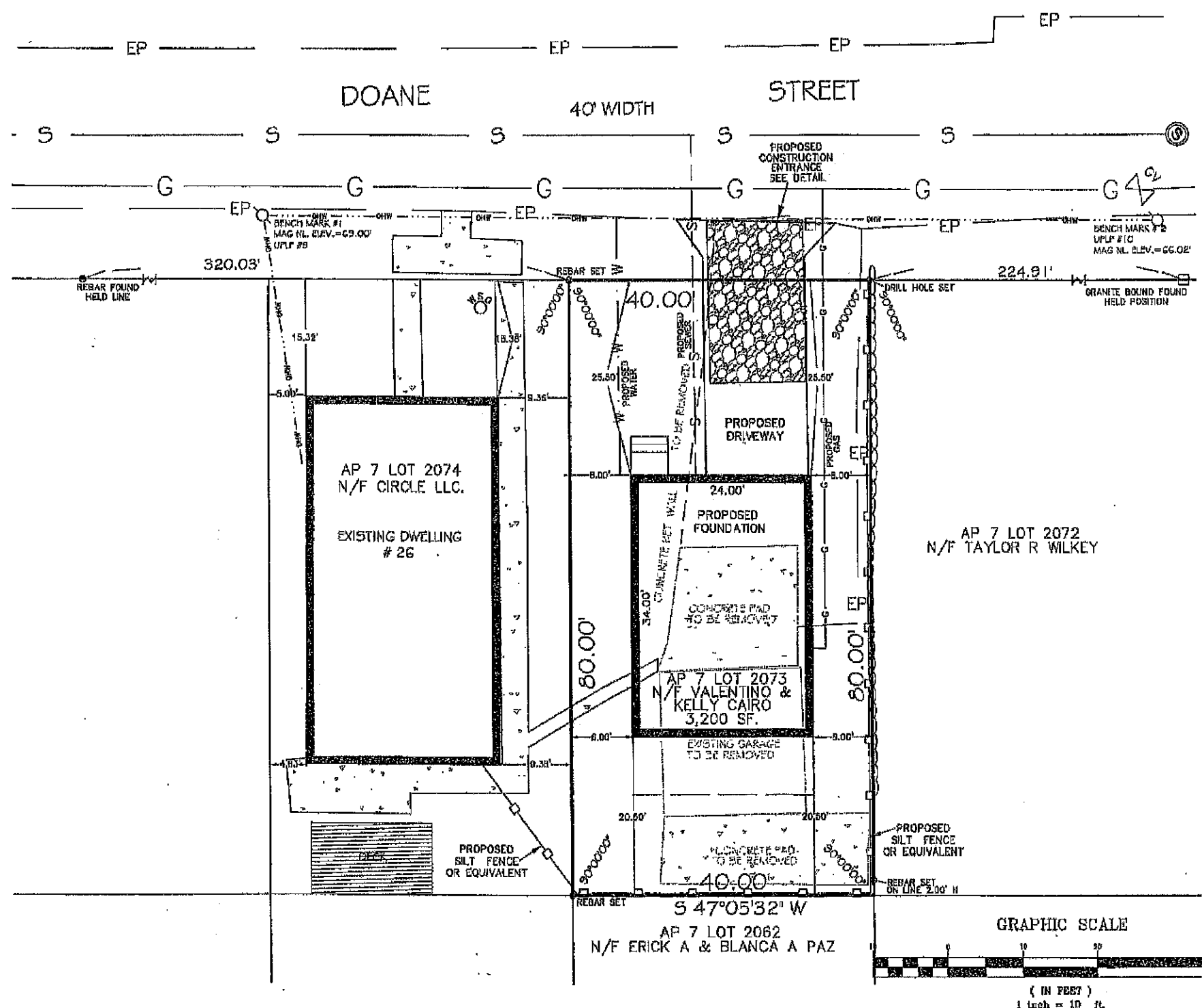
Image capture: Aug 2023 © 2025 Google





NOTE:  
THIS FOUNDATION AS SHOWN REFLECTS THE DIMENSIONS PROVIDED TO CANAVAN & ASSOCIATES CONST. SURVEYING INC. LOCATIONS OF FOUNDATION, STAIRWAYS, CHIMNEYS, OVERHANGS, SETBACKS & ZONE DESIGNATION MUST BE REVIEWED WITH THE BUILDING INSPECTOR FOR ZONING COMPLIANCE AND ACCURACY.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO EXCAVATION AND SHALL NOTIFY LOCAL UTILITY COMPANIES BEFORE COMMENCEMENT OF WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RELOCATE UTILITIES AS REQUESTED SHOULD THERE BE A CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



DRAWN BY: <u>M.C.L.</u>	
CHECKED BY: <u>M.C.</u>	
REVISION	
NO.	DATE
1	
2	
3	
4	
5	

LEGEND	
O.H.W.	OVER HEAD WIRES
⊙	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	WATER VALVE
⊙	CATCH BASIN
⊙	GAS VALVE
⊙	WATER SHUT-OFF
—	EDGE OF PAVEMENT
—	OVERHEAD WIRES
⊙	FIRE HYDRANT
⊙	BOULDER WALL

**GENERAL NOTES**

1. INFORMATION ON THIS PLAN WAS OBTAINED BY A FIELD SURVEY.
2. CONTACT DIG-SAFE PRIOR TO CONSTRUCTION. CALL 811 OR 888-DIG-SAFE, REQUIRED BY LAW.
3. ZONING INFO PER TOWN WEBSITE.

**REFERENCES**

1. PLAT "WEST ARLINGTON, BELONGING TO WOOD HARMON & CO. BY J.A. LATHAM MARCH 1884 PROVIDENCE, R.I."

ZONING	
ZONING DIST. 81	SINGLE FAMILY
MINIMUM REQ.	
LOT AREA	6,000
LOT FRONTAGE	25'
FRONT YARD	25'
SIDE YARD	5'
REAR YARD	35'
MAX. BLDG. HGT.	35'
SEE ZONING REG'S. FOR ADD. INFO.	

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 1 OF THE RULES AND REGULATIONS ADOPTED BY THE TOWN BOARD WITH A VIEW TO THE REGULATION OF PROFESSIONAL LAND SURVEYING. RESPECTFULLY SUBMITTED JANUARY 2024. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:  
COMPREHENSIVE BOUNDARY SURVEY, MEASUREMENT, AND REPRESENTATION.  
BY: *Martin Canavan* DATE: 11/4/2024  
MARTIN CANAVAN - #1883  
CIVIL NUMBER: 15-668

THIS PLAN TO BE INDEXED BY THE FOLLOWING:  
DOANE STREET

**PROPOSED IMPROVEMENT**

PREPARED FOR: VALENTINO CAIRO

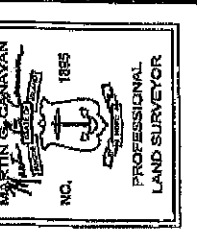
ASSESSORS PLAT 7 LOT 2073

DOANE STREET

CRANSTON, RHODE ISLAND

DATE: NOV. 4, 2024

SCALE: 1"=10'

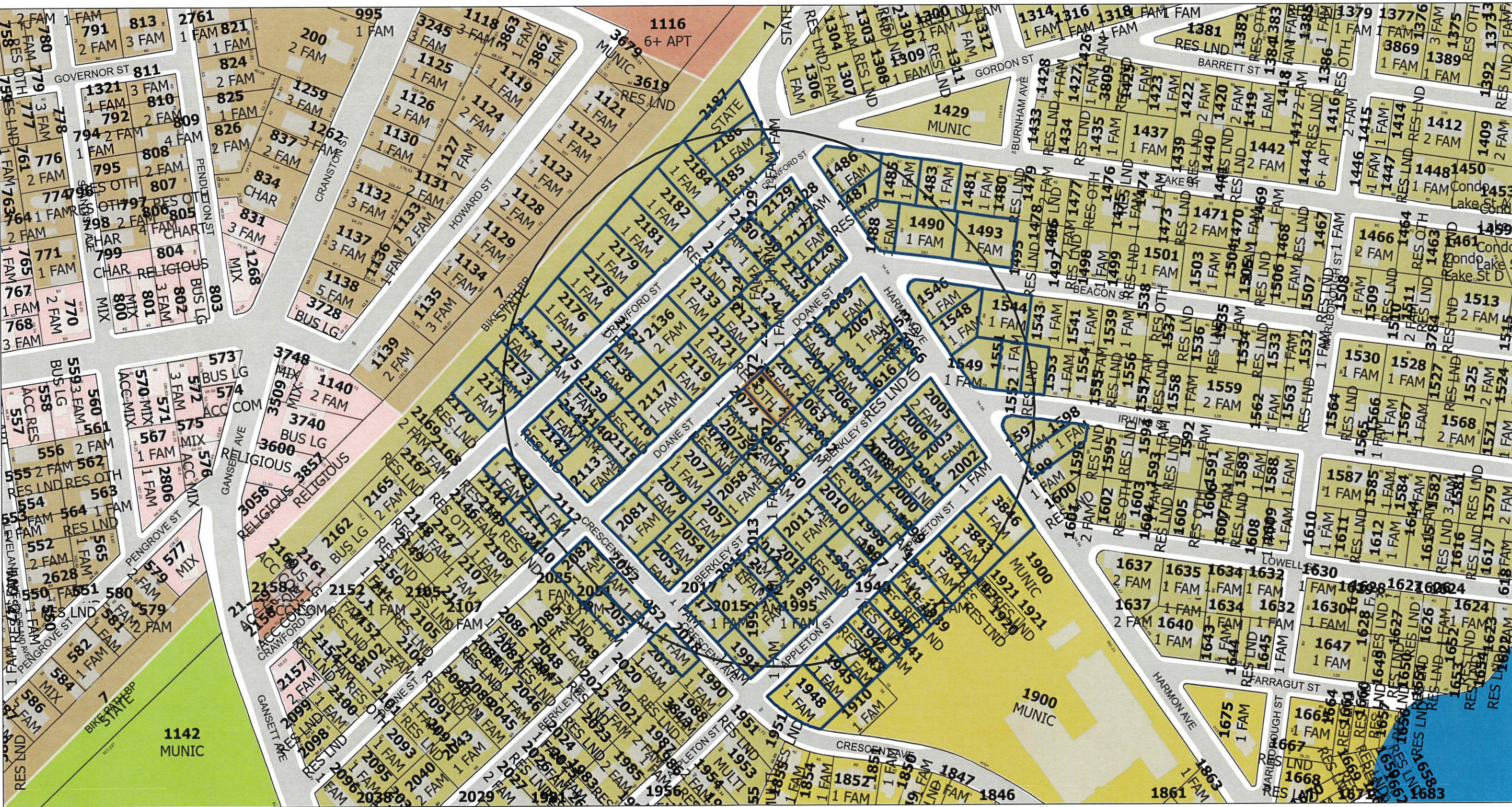


**CANAVAN & ASSOCIATES**  
Construction Surveying, Inc.  
Construction • Land • Commercial • Residential  
450 George Washington Highway  
Smithfield, R.I. 02917  
P: (401) 222-1996 F: (401) 222-1994

**SHEET**  
1 of 1

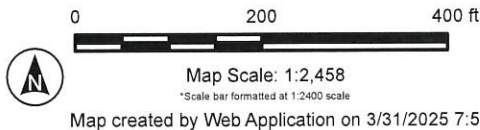


0 Doane St 400' Radius Plat 7 Lot 2073



<https://geohub-cranston.hub.arcgis.com/>

- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Labels\_Radius Maps\_Lot and LU v2
- Streets Names
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Parcels
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning
- A12
- A20
- A6
- A8
- A80
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- EI
- M1
- M2
- MPD
- Other
- S1



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