

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
January 12, 2022**

The following applications will be heard in the City Council Chambers,
869 Park Avenue, Cranston, RI 02910 on
Wednesday January 12, 2022 at 6:30 p.m.
The items listed may be subject to final action.

DUE TO COVID RESTRICTIONS AND AN INABILITY TO COMPLY WITH EXECUTIVE ORDER 22-01, THIS MEETING HAS BEEN CANCELLED. ALL MATTERS WILL BE HEARD AT THE NEXT MEETING SCHEDULED FOR FEBRUARY 9, 2022. PROPER NOTICE WILL BE SENT TO RE-ADVERTISE IN ACCORDANCE WITH 17.108.070

OLD BUSINESS

Ward 4

EDWARD PELLI (OWN) and UNIVERSAL REALTY, LLC (APP) have applied to subdivide an existing lot into two; leaving an existing single family residential house on a new lot with a reduced front yard corner setbacks from a proposed future road at **1365 New London Avenue**, A.P. 18, lot 1026; 124,488 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.20.090 - Specific Requirements Application filed 11/9/2021. Robert D. Murray, Esq

This matter has been continued to the February 9, 2022 meeting

Ward 4

EDWARD PELLI (OWN) and UNIVERSAL REALTY, LLC (APP) have applied to subdivide an existing lot into two; creating a new lot with less than the required frontage at **1365 New London Avenue**, A.P. 18, lot 1026; 124,488 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; Application filed 11/9/2021. Robert D. Murray, Esq

This matter has been continued to the February 9, 2022 meeting

NEW BUSINESS

PLATTING BOARD OF APPEALS:

APPEAL OF THE DECISION OF THE CITY OF CRANSTON PLAN COMMISSION DATED NOVEMBER 8, 2021 TO THE CITY OF CRANSTON ZONING BOARD OF REVIEW, SITTING AS THE PLATTING BOARD OF REVIEW, PURSUANT TO §45-23-66 OF THE RHODE ISLAND GENERAL LAWS, AS AMENDED, AND SECTION XI ENTITLED “APPEALS” OF THE CITY OF CRANSTON’S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DENYING PRELIMINARY PLAN APPROVAL OF A MINOR SUB-DIVISION FOR COSMO PLAT, AT 175 VALETTE STREET, A.P. 11, LOT 1599

This matter has been continued to the February 9, 2022 meeting

Ward 2

FATIMA HERALDO (OWN/APP) has filed an application to construct a deck and gazebo encroaching into the front and rear yard setback and exceeding allowable lot coverage at **81 Fairweather Avenue**, A.P. 5, Lot 935; area 5,535 s.f; zoned A6. . Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations, 17.60.010 (B)- Accessory Uses. Application filed 12/1/2021. No attorney.

This matter has been continued to the February 9, 2022 meeting

Ward 5

EDMUND & TRACY DI TROIA (OWN/APP) have applied to construct a carport structure encroaching into the front yard setback at **32 Kearsage Street**, A.P.11, lot 2894; area 9,725 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations, 17.60.010 – Accessory structure setbacks. Application filed 12/7/2021. No Attorney.

This matter has been continued to the February 9, 2022 meeting

Ward 2

CRANSTON PUBLIC SCHOOLS (OWN/APP) Has applied to expand an existing non-conforming school to encroach into front yard setbacks and exceeding allowable lot coverage at **180 Oakland Ave**. A.P. 9, lot 2847, area 99,752 s.f; zoned B1. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.88.030 B.- Extension. Application filed 12/8/2021. No attorney

This matter has been continued to the February 9, 2022 meeting