

**THE CITY OF CRANSTON  
ZONING BOARD DOCKET  
Wednesday February 9, 2022**

The following applications will be heard via Zoom conference call as indicated below.

**Wednesday February 9, 2022 at 6:30 p.m.**

The items listed may be subject to final action.

City Of Cranston is inviting you to a scheduled Zoom meeting.  
Join Zoom Meeting

<https://us02web.zoom.us/j/89296950548?pwd=MlVhMkMwOTZlMyVUFUSUhwSmZMMzhtZz09>

Meeting ID: 892 9695 0548

Passcode: 322517

One tap mobile

+16465588656, 89296950548#,,,,\*322517# US (New York)

Dial by your location

888 788 0099 US Toll-free

Meeting ID: 892 9695 0548

Passcode: 322517

Find your local number: <https://us02web.zoom.us/j/kc1dgklD0c>

**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

**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

## **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**

#### **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.

#### **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.

#### **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

#### **Ward 5**

**DONALD B. COLETTI (OWN/APP)** has filed an application to separate two lots merged under 17.88.101 (B) and to leave an existing single family house on an undersized lot with reduced frontage and width at **15 Usher Avenue**, A.P. 11, lot 2524, area 4,000 s.f, zoned A6. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.29.090- Specific Requirements; 17.88.010 (B) - Substandard lots of record. Application filed 12/21/2021. Robert D. Murray, Esq.

#### **Ward 5**

**DONALD B. COLETTI (OWN/APP)** has filed an application to separate two lots, merged for zoning purposes under 17.88.010 (B) to construct a new single family house with restricted frontage, width, lot size (area); encroaching into the required front corner yard setbacks at **0 Midvale Avenue**, A.P. 11, lot 2523, area 4,618 s.f., zoned A6. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.29.090- Specific Requirements; 17.88.010 (B)- Substandard lots of record. Application filed 12/21/2021. Robert D. Murray, Esq.

## **Ward 5**

**JAMES J & VANESSA JAWORSKI (OWN/APP)** have applied to construct a garage addition to a single family house encroaching into the required front yard setback at **29 Carpathia Road**, A.P. 12, lots 2354,2355, and 2356, area 12,000 s.f. zoned A6. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; Application filed 2/10/2022. No Attorney.