

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
June 8, 2022**

The following applications will be heard in the City Council Chambers,
869 Park Avenue, Cranston, RI 02910 on
Wednesday June 8, 2022 at 6:30 p.m.
The items listed may be subject to final action

OLD BUSINESS

APPEAL OF A NOTICE OF VIOLATION DATED MARCH 25, 2022 ISSUED BY THE CITY OF CRANSTON BUILDING OFFICIAL REGARDING A USE NOT PERMITTED IN A RESIDENTIAL ZONE. APPEAL TAKEN IN ACCORDANCE WITH THE CITY OF CRANSTON MUNICIPAL CODE TITLE 17, SECTION 17.116.010- APPEAL POWERS. SUBJECT PROPERTY LOCATED 1231 HOPE ROAD, A.P. 30, LOT 68, AREA 18.23 AC., ZONED A80; ADELAIDE KNIGHT TRUSTEE (OWN), GREENWICH WOOD PRODUCTS/ MIKE HENDERSHOT (APPELLANT).

WARD 5

PARK AVENUE REALTY, INC. (OWN) and NICO BELLA CRANSTON, LLC. (APP) have applied to operate a restaurant in an industrial zone with reduced lot area at **1350 Park Avenue**, A.P. 11, lot 1768, area 14,748 s.f., zoned M1. Applicant seeks relief per Section 17.92.010- Variance; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations; 17.72.010- Signs. Application filed 4/13/2022. Stephen A. Izzi, Esq.

NEW BUSINESS

Ward 1

BEAUSOLEIL REALTY, LLC (OWN) and SHAWN BEAUSOLEIL (APP) have applied to the Board to allow a recycling facility for asphalt and concrete materials at **330 Station Street**, A.P. 3, lot 1717; area 40,210 s.f.; zoned M2. Applicants seek relief per Section 17.92.020- Special Use Permit. Application filed 3/17/2022. Stephen Levesque, Esq.

Ward 4

ROBIN A. LETTERLE (OWN) and GREGORY J. DiZOGGIO (APP) have filed an application to allow a garage addition built without benefit of permit and cited for violations encroaching into front and side yard setbacks at **97 Amanda Street**, A.P. 18, lot 1501; area 8,000 s.f.; zoned A8. Applicants seek relief per Section 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 5/4/2022. David A. Ursillo, Esq.

Ward 5

MIN NAING (OWN/APP) has applied to the Board allow a new single family dwelling to be constructed on an under-sized lot merged by zoning at **0 Randall Street**, A.P. 12, lot 38; area 5,000 s.f.; zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections

17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.
Application filed 5/5/2022. Robert D. Murray, Esq.

Ward 5

MIN NAING (OWN/APP) has filed an application to grant relief on an existing single family dwelling encroaching into the side setback on an under-sized lot merged by zoning at **86 Randall Street**, A.P. 12, lot 39; area 5,000 s.f.; zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record. Application filed 5/5/2022. Robert D. Murray, Esq.