

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
July 13, 2022**

The following applications will be heard in the City Council Chambers,
869 Park Avenue, Cranston, RI 02910 on
Wednesday July 13, 2022, at 6:30 p.m.
The items listed may be subject to final action

OLD BUSINESS

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 5

WILLIAM and OLGA DELOMBA (OWN/APP) have applied to construct a new detached garage with a home office and recreational room within the required front corner yard setback at **1979 Cranston Street**, A.P. 11, lot 638; area 5,409 s.f, zoned A6. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.60.010- Residential Accessory Structure Setbacks. Application filed 5/27/2022. Steven H. Surdut Esq.

Ward 4

KEVIN and JESSICA REMILLARD (OWN/APP) have filed an application for relief on an existing shed installed within the rear yard setback at **4 Azalea Drive**, A.P. 21, lot 265; area 24,172 s.f.; zoned A20. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.60.010- Residential Accessory Structure Setbacks. Application filed 6/3/2022. No Attorney.

Ward 4

CRANSTON CHRISTIAN FELLOWSHIP (OWN) and HOPE CHURCH (APP) have applied to install a double-sided LED message board on an existing free-standing sign increasing the allowable size permitted by previously granted variance at **1114 Scituate Avenue**, A.P. 27, lot 85; area 2.75 ac; zoned A20. Applicant seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs. Application filed 6/8/2022. Robert D. Murray, Esq.

Ward 3

HOME ISLAND REALTY (OWN) and MARINO DE LA CRUZ (APP) have filed an application to install a new double-sided free-standing sign with LED message board exceeding the allowable size at **983 Cranston Street**, A.P. 7, lot 3043; area 3,871 s.f; zoned C3. Applicant seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs. Application filed 6/8/2022. John J. Garrahy, Esq

Ward 1

CARLSON REALTY, LLC (OWN/APP) has filed an application to convert an existing mixed use building into a two- family dwelling with restricted area and off-street parking at **1540 Elmwood Avenue**, A.P. 4, lot 2203; area 4,420 s.f; zoned C5. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations; 17.64.010- Off Street Parking; 17.88.030 -Extension- 17.88.040- Change of Use; 17.88.050- Structural Alterations. Application filed 6/8/2022. Fredric A. Marzilli, Esq.