

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
July 14, 2021**

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

Wednesday July 14, 2021 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/82493606141?pwd=YjhudyXRjhoMU5HUEppcWhWK2NCdz09>

Meeting ID: 824 9360 6141

Passcode: 125569

Call In: 888 788 0099 (US Toll-free)

OLD BUSINESS

APPEAL OF THE DECISION OF THE ZONING OFFICIAL IN ACCORDANCE WITH SECTION 17.116.010.

Ward 5

ELMWAY REAL ESTATE, LLC has filed an appeal of the decision of the Zoning Official on the legal use of two lots located at **0 Elmhurst Ave.** A.P. 12, lots 276 and 277 area 8,000 s.f. zoned A6. Appellant disputes Zoning Certificates issued on two sub-standard lots considered to be merged under Section 17.88.010 (B) - Contiguous Substandard Lots of Record. Application filed 4/26/2021. Louis A. DeQuattro, Jr. Esq.

NEW BUSINESS

PLATTING BOARD OF APPEALS: DISCUSSION OF AVAILABILITY OF BOARD MEMBERS FOR THE POSSIBILITY OF SCHEDULING OF A SPECIAL MEETING TO HEAR LEGAL ARGUMENTS CONCERNING THE BELOW ENTITLED APPEAL

TWO APPEALS OF THE DECISION OF THE CITY OF CRANSTON PLAN COMMISSION DATED APRIL 6, 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 GRANTING PRELIMINARY PLAN APPROVAL OF A MAJOR LAND DEVELOPMENT ON NATICK AVENUE A.P. 22, LOTS 108 AND 109

Ward 3

NICHOLAS J. GUADAGNO (OWN /APP) has filed an application to legalize an existing basement unit to create a three family dwelling at **142 Chestnut Hill Avenue**, A.P. 8, lot 1443; area 4,800 s.f.; zoned B1. Applicant seeks relief per 17.92.010-Variance; Sections 17.20.090-Specific Requirements; 17.20.120- Schedule of Intensity Regulations; 17.20.030- Schedule of Uses. Application Filed 6/7/21. Robert D. Murray, Esq.

Ward 5

PHOENIX PROPERTIES,LLC.(OWN/APP) Has filed an application to construct a 3,300 s.f. addition to an existing Motor Vehicle Repair and Service facility at **86 Calder Street**, A.P. 11, lot 2064; area 20,480 s.f. zoned M1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 6/7/21. John S. DiBona, Esq.

Ward 5

DAVID A. RUSSO (OWN/APP) has filed an application to install an in ground pool on a on a corner lot at **32 Yard Street**, A.P. 12, lots 1979, 1980, 1981, area 12,000s.f. zoned A8. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.60.010(D) -Accessory Uses; Application filed 6/8/2021. Robert D. Murray, Esq.

Ward 1

JENNIFER MINUTO (OWN/APP) has filed an application to construct an accessory structure for personal storage and a music studio use at **169 Bluff Avenue**, A.P. 2, lot 3775, 9,610 s.f., zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Section 17.60.010 -Accessory Uses; 17.20.030- Schedule of Uses. Application filed 6/9/2021.

Ward 3

MICHELE L. CAPRIO (OWN/APP) has filed an application to allow a sign company and print shop business to operate in a residential zone at **68 Gansett Avenue**, A.P. 7, lot 2036; area 5,628 s.f.; zoned B1. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.030- Schedule of Uses; Section 17.20.120- Schedule of Intensity Regulations; Section 17.64.010- Parking, Section 17.72.010-Signs. Application filed 6/9/2021. Robert D. Murray, Esq.

Ward 2

BRUCE D. LANE and MINDY B. LANE (OWN/APP) have filed an application to leave a single family dwelling and a non-conforming accessory structure on an existing under-sized lot merged in accordance with 17.88.010 (B) at **76 Myrtle Avenue**, A.P. 9, lot 1861, area 4,000 s.f., zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120- Schedule of Intensity Regulations; Section 17.88.010 (B)- Sub-Standard Lots of Record; Section 17.60.010 -Accessory Uses; Application filed 6/9/2021. Robert D. Murray, Esq.

Ward 2

BRUCE D. LANE and MINDY B. LANE (OWN/APP) have filed an application to construct a new single family dwelling on an under-sized lot merged in accordance with 17.88.010 (B) at **0 Myrtle Avenue**, A.P. 9, lot 1860, area 4,000 s.f. zoned A6. Applicant seeks relief per Section

17.92.010 Variance; Sections 17.20.120- Schedule of Intensity Regulations; Section 17.88.010
(B)- Sub-Standard Lots of Record. Application filed 6/9/2021. Robert D. Murray, Esq.