

**THE CITY OF CRANSTON  
ZONING BOARD DOCKET  
August 10, 2022**

The following applications will be heard in the City Council Chambers,  
869 Park Avenue, Cranston, RI 02910 on  
**Wednesday August 10, 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**

**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.

**NEW BUSINESS**

**Ward 5**

**DONNA C. VARONE (OWN) and ANTHONY CARL and MARK HARRINGTON (APP)** have filed an application to create a new under-sized lot from substandard lots previously merged by zoning. The applicants also request relief to leave an existing legal non-conforming two family which encroaches on the front and side corner yard setbacks at **147 Southern Street**, A.P. 8, lots 2300-2305; new lot area 4,800 sq.ft; 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 6/16/2022. Robert D. Murray, Esq

**Ward 5**

**DONNA C. VARONE (OWN) and ANTHONY CARL and MARK HARRINGTON (APP)** have filed an application to create a new substandard lot to construct a new single family dwelling with reduced area at **0 Connecticut Street**, A.P. 8, lots 2300-2302; new lot area 4,800 sq.ft; 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 6/16/2022. Robert D. Murray, Esq

## **Ward 5**

**ANTHONY M. CAPRIO (OWN/APP)** has filed an application to separate three sub-standard lots previously merged by zoning leaving an existing legal non-conforming four family house on a sub-standard lot which encroaches on the front, front corner yard, and side yard setbacks at **1627 Cranston Street**, A.P. 8, lot 364, area 6,584 sq.ft. 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 6/20/2022. Robert D. Murray, Esq

## **Ward 5**

**ANTHONY M. CAPRIO (OWN/APP)** has filed an application to separate three sub-standard lots previously merged by zoning and to construct a new two-family house on a substandard lot at **0 Mathewson Street**, A.P. 8, lot 362 and 363, area 7,289 sq.ft. zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record. Application filed 6/20/2022. Robert D. Murray, Esq

## **Ward 5**

**ARMI, LLC (OWN) AND THE GIVING TREE ACADEMY OF RI, INC.**

**(APP)** have filed an application to construct a new 50'x64' building to expand an existing commercial day care use at **1355 Scituate Avenue**, A.P. 36, lot 34; 60,984 sq.ft., zoned A80/M2. Applicant seeks relief per section 17.92.010 Variances, Sections 17.20.010 Schedule of Uses; 17.20.120 Schedule of Intensity Regulations. Application filed 7/13/2022. Robert D. Murray, Esq.