

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
August 11, 2021**

The following applications will be heard in the City Council Chambers,
869 Park Avenue, Cranston, RI 02910 on
Wednesday August 11, 2021 at 6:30 p.m.
The items listed may be subject to final action.

NEW BUSINESS

Ward 6

CRANSTON PUBLIC SCHOOLS (OWN/APP) has filed an application to create a new parking lot which allows a reduced number of required parking spaces for a new school, and to construct a portion of a building greater than the allowable height at **70 Plantation Drive**, A.P.10, lot 709; area 5.79 ac; zoned A8. Applicant seeks relief per 17.92.010-Variance; Section 17.64.010-Off Street Parking. Application filed 6/25/2021.

Ward 3

THREE KIDS, LLC (OWN) and DWIGHT LEIGH (APP) have filed an application to divide a lot on which two dwellings are located creating a lot with less area than required for a two family dwelling at **1299 Park Ave**. A.P. 11, lot 145; area 7,124 s.f.; zoned C1. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations. Application filed 7/2/2021. John S. DiBona, Esq.

Ward 3

THREE KIDS, LLC (OWN) and DWIGHT LEIGH (APP) have filed an application to divide a lot on which two dwellings are located creating a lot with less area than required for a three family dwelling at **12 Old Park Ave**. A.P. 11, lot 145; area 7,087 s.f.; zoned B1. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations. Application filed 7/2/2021. John S. DiBona, Esq.

Ward 4

TILCON, INC. (OWN) and CBNA BARLETA JOINT VENTURE (APP) have filed an application to construct a temporary structure for the production and storage of concrete products In a residential zone at **830 Phenix Ave**. A.P. 17, lots 194, 1933; A.P. 20, lot 2124; area 18.94 ac, zoned A12. Applicant seeks relief per 17.92.010-Variance; Sections 17.20.030- Schedule of Uses; and 17.20.120-Schedule of Intensity Regulations. . Application filed 7/2/2021. Robert D. Murray, Esq.

Ward 6

JEFFREY A. and ALISHA CRINS (OWN/APP) have filed an application to construct an addition to a home extending into the required front yard setback on a corner lot located at **269 Poplar Drive** A.P. 10, lot 1303; area 12,864 s.f.; zoned A8. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations. Application filed 7/12/2021.

Ward 3

FRANK ZINCONE (OWN) and ERCILIO TEJADA (APP) have filed an application to construct a canopy addition, on an existing automotive repair facility at **173 Niantic Ave.** A.P. 7, lot 2204; area 9,096 s.f.; zoned M2. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations. Application filed 7/14/2021. John S. DiBona, Esq.

PLATTING BOARD OF APPEALS:

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