

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
August 12, 2026**

The following applications will be heard in the Council Chambers, City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday August 12, 2026, at 6:30 p.m.
The items listed may be subject to final action.

WARD 2

LOC CONSTRUCTION, LLC (OWN/APP) has applied to the Board for permission to leave an existing two-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **89 Auburn Street**, AP 5 Lot 124; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-28 filed 06/11/2026. Attorney David Johnston, Esq.

WARD 2

LOC CONSTRUCTION, LLC (OWN/APP) has applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **0 Auburn Street**, AP 5 Lot 125; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-31 filed 06/08/2026. Attorney David Johnston, Esq.

WARD 1

EDDY PENA (OWN/APP) has applied to the Board for permission to convert an existing legal, non-conforming single-family dwelling into a two-family dwelling at **309 Station Street**; A.P. 3, lot 71 & 72; area 10,000 sf; zoned M2. Applicants seek relief per 17.92.010- Variance; Section 17.20.030 Schedule of Uses; Section 17.20.120 Schedule of Intensity Regulations; Application. ZBR-26-34 filed 07/02/26. No attorney.

WARD 1

YOLANDA ROSA (OWN) AND NERY CRUZ (APP) have applied to the Board for permission to convert the basement of a legal, non-conforming three-family dwelling into a fourth unit at **547 Park Avenue**; A.P. 3, lot 1141; area 5,989 sf; zoned B2. Applicants seek relief per 17.92.010 Variance; Section 17.20.030 Schedule of Uses; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements. Application. ZBR-26-35 filed 07/07/26. No Attorney.

WARD 4

COLBEA ENTERPRISES, LLC (OWN/APP) have applied to the Board for permission to install a new electronic message center on an existing free-standing sign at **2050 Plainfield Pike**, A.P. 36, lot 117; area 72,638 sf; zoned C5. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.72.010 - Signs. Application ZBR-26-33 filed on 06/29/26. Attorney James A. Hall, Esq.

WARD 1

JORGE JORGE (OWN) AND TRUMAN HERRERA (APP) have applied to the Board for permission to convert a legal, non-conforming mixed-use building into a three-family dwelling at **1594-1596 Broad Street**; A.P. 2, lot 2624; area 4,118 sf; zoned C1. Applicants seek relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements; Section 17.64.010 Off-street parking; Section 17.84.150 Parking Area Design Standards. Application. ZBR-26-26 filed 05/31/26. No Attorney.