

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
October 11, 2023**

The following applications will be heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday October 11, 2023, at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

PLATTING BOARD OF APPEALS:

APPEAL OF THE DECISION OF THE CITY OF CRANSTON PLAN COMMISSION DATED JUNE 6, 2023 DENYING MASTER PLAN APPROVAL 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 FOR NATICK AVE SOLAR ARRAY, 0 NATICK AVENUE, A.P. 22, LOTS 108 & 119

Continued from September 13, 2023 for decision only. No additional testimony to be presented.

Ward 6

DOMAIN REALTY, LLC (OWN/APP) has applied to the Board to construct a new free-standing sign within the required setbacks from the street(s) and within the area required as to not impede corner visibility; and to waive the required Development Review Process for the site at **846 Oaklawn Avenue**, A.P. 15, lot 361; area 15,490 s.f. zoned C-3. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.100(A)- Corner Visibility, 17.72.010- Signs; 17.84, et seq- Development Plan Review. Application filed 7/06/2023. Joseph P. Carneval, Esq.

NEW BUSINESS

Ward 1

SUSAN P SPARKS & MATTHEW P ALDRED JT. (OWN) and DAVID SISSON ARCHITECTURE (APP) have applied to demolish an existing garage and construct a new garage with a rooftop deck connected to the existing single- family dwelling at **15 Taft Street**, A.P. 2, lot 2820, area 3,467 s.f, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. 17.88.100- Substandard lots of record. Application filed 8/04/2023. No Attorney.

Ward 4

101 COMSTOCK 24, LLC. (OWN) and JOHN B. CANNING III (APP) have filed an application to operate a motor vehicle repair and service establishment (light) at **101 Comstock Parkway, Suite 24**, A.P. 36, lot 64-24, area 1.827 ac, zoned M2. Applicant seeks permission per 17.92.020- Special Use Permit. Application filed 9/05/2023. Robert D. Murray, Esq.

Ward 4

JAMES A. BACCA & KRISTINA K. BACCA, TRUSTEES (OWN) and JAMES A. BACCA (APP) are seeking a variance to allow a garage addition to be constructed within a front setback on a corner lot at **70 Ellen Lane**, A.P. 25, lot 394; area 20,189 s.f; zoned A-20. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 9/13/2023. Robert D. Murray, Esq.