

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
October 13, 2021**

The following applications will be heard in the City Council Chambers,
869 Park Avenue, Cranston, RI 02910 on
Wednesday October 13, 2021 at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

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

CONTINUED FROM SEPTEMBER 8, 2021 FOR DECISION ONLY; TESTIMONY TAKEN AT PREVIOUS MEETING ON AUGUST 11, 2021.

NEW BUSINESS

Ward 3

MANUEL A. VENTURA (OWN/APP) has filed an application to enclose a second story exterior porch encroaching into the required front yard setback at **212 Terrace Ave.** A.P. 7, lot 429; area 4,170 s.f.; zoned B1. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations; 17.20.110- Residential yard exceptions; Application filed 8/25/2021. No Attorney

Ward 1

PATRICIA and KELLEY McLAUGHLIN (OWN/APP) have filed an application to raze an existing non-conforming garage and to construct a new garage with reduced front and side setbacks on a corner lot at **42 Bluff Ave,** A.P. 2, lot 932; area 27,209 s.f; zoned A12. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120-Schedule of Intensity Regulations; Application filed 8/31/2021. No Attorney

Ward 5

CARTER HOLDINGS, LLC (OWN) and PALUMBO LAW (APP) have filed an application to install signage greater than which is allowed and with electronic message center at **481 Atwood Ave,** A.P.12, lot 3117, area 30,000 s.f; zoned M1. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.72.010(7)-Signs; Application filed 9/8/2021. Jeffrey H. Garabedian, Esq.

Ward 1

UNIVERSAL PROPERTY MANAGEMENT, LLC (OWN) and FIRST HARTFORD REALTY CORP. have filed an application to construct a new drive through car wash with a restricted front setback and increased allowable signage at **250 Warwick Ave**, A.P. 2 lots 1049-1052, 1054-1055, 1096-1103, 1105-1113, and 3984; area 115,854+- s.f.; zoned C5. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120-Schedule of Intensity; 17.72.010(6)-signs. Application filed 9/8/2021. K. Joseph Shekarchi, Esq.