

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
October 14, 2026**

The following applications will be heard in the Council Chambers, City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday October 14, 2026, at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

WARD 3

JENNY CLEMENT (OWN) AND JOSHUA DEBROSSARD (APP) have applied to the Board for permission to leave an existing single-family dwelling on a lot with reduced frontage and setbacks previously merged by zoning at **75 Gladstone Street**, AP 7 Lot 875; area 6,536 sf, 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; Section 17.64.010 - Off-Street Parking. Application ZBR-26-37 filed 07/29/2026. Attorney Andrew Cormier, Esq.

WARD 3

JENNY CLEMENT (OWN) AND JOSHUA DEBROSSARD (APP) have applied to the Board for permission to construct a new two-family dwelling on an undersized lot with reduced frontage previously merged by zoning at **0 Gladstone Street**, AP 7 Lot 874; area 7,173sf, 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; Section 17.20.060 - Required Yards Not to be Used by Another Building; Section 17.20.090 – Specific Requirements. Application ZBR-26-27 filed 06/02/2026. Attorney Andrew Cormier, Esq.

WARD 3

PHILLIPE LAFRENAYE (OWN) AND JOVANI TORRES (APP) have applied to the Board for permission to leave an existing three-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **118 Maplewood Avenue**, AP 7 Lot 3234; area 5,000 sf, 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; Section 17.20.090 Specific Requirements. Application ZBR-26-43 filed 08/07/2026. No Attorney.

WARD 3

PATE LAKAY ENTERPRISE LLC (OWN) AND STEVEN GILBERT (APP) have applied to the Board for permission to operate a restaurant in an existing legal, non-conforming building with no off-street parking and to install new wall signage exceeding the allowable size and total area at **357 Dyer Avenue**, A.P. 8, lot 2798; area 3,535 sf; zoned C4. Applicant seeks relief per Section 17.92.010-Variations; Sections 17.72.010 – Signs; Section 17.64.010 – Off-Street Parking. Application ZBR-26-38 filed on 07/30/26. Attorney John J. Garrahy, Esq.

NEW BUSINESS

WARD 3

PHILLIPE LAFRENAYE (OWN) AND JOVANI TORRES (APP) have amended their application 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 Maplewood Avenue**, AP 7 Lot 3237; area 5,000 sf, 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; Section 17.20.090 Specific Requirements. Application ZBR-26-36 filed 06/10/2026. Attorney John J. Garrahy, Esq. **Continued from September 09, 2026, with amendment.**

WARD 3

DARAVICHET CHEY (OWN/APP) has applied to the Board for permission to convert the first floor of a legal, non-conforming mixed-use building into a beauty salon at **88 Gansett Avenue**, AP 7 Lot 2034 & 2035; area 6,637 sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.030 – Schedule of Uses. Application ZBR-26-44 filed 08/11/2026. No Attorney.

WARD 4

ERIC COX (OWN/APP) has filed an application to request permission to construct a fence exceeding the maximum allowed height at **26 Herod Street**, A.P. 19, Lot 160; area 8,022; zoned A12. Applicant seeks relief per 17.92.010 – Variance; Sections 17.124.010 Fences and walls. Application ZBR-26-46 filed on 09/10/26. No Attorney.