

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
November 8, 2023**

The following applications will be heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday November 8, 2023, at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

Ward 6

COMMONWEALTH ASSOCIATES, LLC (OWN) and J&J GASBARRO OAKLAWN LIQUORS (APP) have applied to the Board to install a new sign exceeding the allowable area and add a new LED message center at **985 Oaklawn Avenue**, A.P. 18, lot 1232, area 66, 646 SF, zoned C2. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs. Application filed 5/11/2023. David V. Igliazzi, Esq.

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 SF, zoned C3. 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

APPEAL OF THE DECISION OF THE BUILDING OFFICIAL

AN APPEAL HAS BEEN TAKEN IN ACCORDANCE WITH THE CITY OF CRANSTON MUNICIPAL CODE TITLE 17, SECTION 17.116.010- APPEAL POWERS FOR THE SUBJECT PROPERTY LOCATED AT **846 Oaklawn Avenue**, A.P 15, lot 361. The Building Official has determined that a proposed sign does not meet the required setbacks, height, or area for the C3 zone as required by 17.72.010 (4)- Signs. The sign base constructed without benefit of permit has been determined to encroach into the required corner visibility area and impede vision as indicated in 17.20.100 (A)- Corner visibility Application filed 9/13/2023. Joseph P. Carneval, Esq.

Ward 1

BRIDGE GROUP, LLC (OWN/APP) has filed an application for permission to convert an existing industrial building to residential use with two dwelling units at **5 Aborn Street**. AP 1, lot 30, area 5217+/- SF, zoned C-3. Applicant seeks relief per 17.92.010 -Variances; Sections 17.20.030- Schedule of uses; 17.20.120- Schedule of Intensity Regulations. Application filed 9/24/2023. Robert D. Murray, Esq.

Ward 1

NICHOLAS & DONNA USENIA (OWN/APP)) have applied to the Board for permission to convert an existing detached garage to be used as personal recreation with restricted setbacks at **96 Armington Street**, A.P. 2, lot 3283; area 6,930 SF, zoned B2. Applicant seeks relief per 17.92.010 -Variances; Sections 17.20.120- Schedule of Intensity Regulations; 17.60.010 (B)- Accessory Uses. Application filed 10/11/2023. Edward R. McCormick, Esq.

Ward 1

BRIAN LONGO (OWN/APP) has filed an application for permission to convert an existing industrial building to residential use with two dwelling units at **45 Windsor Road**, A.P. 2, lot 2406; area 6,000 SF, zoned B2. Applicant seeks relief per 17.92.010 -Variances; Sections 17.20.030- Schedule of uses; 17.20.120- Schedule of Intensity Regulations. Application filed 10/11/2023. Joseph C. Manera, Esq.

SOLICITOR'S REPORT on newly-enacted legislation amending local zoning ordinances and regulations governing review and approvals of development applications.