

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
December 8, 2021**

The following applications will be heard in the City Council Chambers,
869 Park Avenue, Cranston, RI 02910 on
Wednesday December 8, 2021 at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

Ward 2

VASQUEZ PROPERTIES, LLC (OWN) and MARISELA VASQUEZ have filed an application to allow signage installed without benefit of a permit exceeding the allowable square footage to remain at **455 Reservoir Avenue**, A.P. 6, lot 1011 zoned C4. Applicant seeks relief per Sections; 17.92.010 Variance, Section 17.72.010 (C) (4) Table 17.72.010 (5) Signs. Application filed 8/11/2021 Nicholas Hemond, Esq.

Ward 2

WILLIAMS I. PENEFIEL and LESBIA SANTOS (OWN/APP) Have filed an application to legalize a third living unit in an existing two family dwelling at **234 Garden Street**, A.P. 5, Lot 345; area 5,000 s.f. zone B1. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.090(A) Specific Requirements; 17.20.120 Schedule of Intensity Regulations. Application filed 9/2/21. John S. DiBona Esq.

Ward 5

ALBERT CASALI and THE ALBERT CASALI REVOCABLE LIVING TRUST (OWN/APP) have filed an application to construct an addition encroaching into the required rear yard setback at **1776 Cranston Street**, A.P. 11, lots 275, 276; area 14,962 s.f; zoned C5. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; Application filed 10/12/2021. John S. DiBona, Esq.

NEW BUSINESS

Ward 1

VEREIT REAL ESTATE L.P (OWN) and VOLTA CHARGING, LLC (APP) have applied to install electronic sign kiosks at 2 proposed electric vehicle charging stations at **275 Warwick Avenue**, A.P. 4, lot 2659; 7.46 ac. Area; zoned C5. Applicant seeks relief per Section 17.92.010-Variance; 17.72.010 (6)- Signs. Application filed 10/26/2021. Edward D. Pare, Jr., Esq.

Ward 5

VINCENT AND CHRISTINE CAPRARELLI (ON/APP) have applied to sub-divide six lots into two, leaving an existing 3 family residence on an under-sized lot at **156 Yeoman Avenue**, A.P. 12, lots 2184-2189; 8,238 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.20.090 (A)- Specific Requirements. Application filed 10/28/2021. Joseph A. Sciacca, Esq

Ward 5

VINCENT AND CHRISTINE CAPRARELLI (ON/APP) have applied to sub-divide six lots into two, to construct a single family house with reduced lot frontage at **0 Harmony Street**, A.P. 12, lots 2184-2186; 8,484 s.f. area; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; Application filed 10/28/2021. Joseph A. Sciacca, Esq

Ward 4

EDWARD PELLI (OWN) and UNIVERSAL REALTY, LLC (APP) have applied to sub-divide an existing lot into two; leaving an existing single family residential house on a new lot with a reduced front yard corner setbacks from a proposed future road at **1365 New London Avenue**, A.P. 18, lot 1026; 124,488 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.20.090 - Specific Requirements Application filed 11/9/2021. Robert D. Murray, Esq

Ward 4

EDWARD PELLI (OWN) and UNIVERSAL REALTY, LLC (APP) have applied to sub-divide an existing lot into two; creating a new lot with less than the required frontage at **1365 New London Avenue**, A.P. 18, lot 1026; 124,488 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; Application filed 11/9/2021. Robert D. Murray, Esq

APPEAL OF THE DECISION OF THE ZONING OFFICIAL IN ACCORDANCE WITH SECTION 17.116.010.

Ward 3

KAIMANES HOME IMPROVEMENT, LLC. has filed an appeal of the decision of the Zoning Official on the legal use of two lots located at **0 Union Ave.** A.P. 7, lots 416 and 3456 area 8,000 s.f. zoned B1. Appellant disputes Zoning Certificates issued on two sub-standard lots considered to be merged under Sections 17.88.010 (B) - Contiguous Substandard Lots of Record and 17.20.090 (A)- Specific Requirements. Application filed 11/9/2021. John J. Garrahy, Esq.