

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
December 13, 2023**

The following applications will be heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday December 13, 2023, at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

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.

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.

NEW BUSINESS

Ward 4

GAENSLY & ERIKA LUCEUS (OWN/APP) have applied to construct an addition to an existing single-family residence within the required front yard setback to be used as an accessory family dwelling unit at **72 Lincoln Park Avenue**, A.P. 18, lot 331; area 9,000 SF, zoned A6. Applicant seeks relief per 17.92.010 -Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 10/24/2023. No Attorney.

Ward 1

HAMLI BRIGGS PROPERTIES(OWN) and MANDEVILLE SIGN CO (APP) have applied to the Board to request permission to install a new free-standing sign greater than which is allowed by regulations at **800 Wellington Avenue**, A.P.5, lot 2434, area 173,440 zoned M-2. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs. Application filed 11/1/2023. Brenda F. Ryan, Esq.