

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

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

OLD BUSINESS

MATTHEW B NELSON 50 BLACKAMORE AVENUE CRANSTON RI 02920
(OWN/APP) has filed an application for permission to convert an existing detached 2 story garage with new addition into a residential dwelling unit with restricted rear and corner side yard setback at **50 Blackamore Avenue**. AP 9/3, Lot 724, 723, area 8000+/- SF; zoned B-1. Applicant seeks relief per Section 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity; 17.20.070 More than one dwelling structure on any lot prohibited. No attorney. Filed 11/09/22.

NEW BUSINESS

Ward 1

BASSIL ELKHOURY and LORI YEREMIAN (OWN/APP) have filed an application to legalize second dwelling unit in an existing single-family dwelling at **5 Beckwith Street**, A.P. 3, lot 65; total area 5,000 s.f.; zoned M2. Applicant seeks relief per 17.92.010- Variances; Section 17.20.030- Schedule of Uses. Application filed 12/28/22. No attorney.

Ward 3

CRANSTON PUBLIC SCHOOLS (OWN/APP) has applied to the Board to construct a new elementary school building exceeding the allowable height at **50 Gladstone Street**, A.P. 7, lot 2357; area 7.96 ac; zoned B1. Applicant seeks relief per 17.92.010-Variance, Section 17.20.120 Schedule of Intensity Regulations. Application filed 1/6/2023. No Attorney.

Ward 6

CHRISTY, LLC and MARLEY ROSE, LLC (OWN) and CHRISTY, LLC have filed an application for permission to install an electronic message board and to allow all signage to exceed the allowable areas at **1350 Oaklawn Avenue**, A.P. 15, lot 47; area 124,581 s.f, zoned C4. Applicant seeks relief per 17.92.010-Variance, Section 17.72.010 (5) Signs. Regulations. Application filed 1/10/2023. Robert D. Murray, Esq.

Ward 1

THE CITY OF CRANSTON (OWN/APP) has applied to The Board to sub-divide a parcel of land with an existing vacant school building into four substandard lots to allow future development of a new single family dwelling to be built on a 5,640 s.f lot at **41 Heath Avenue**, A.P. 4, lot 300, **A.K.A. Parcels A, B, C, and D**; area 5,640 s.f. zoned A6. Applicant seeks relief per 17.92.010-Variance, Section 17.20.120 Schedule of Intensity Regulations. Application filed 1/10/2023. No Attorney.

Ward 4

COLBEA ENTERPRISES LLC (OWN/APP) has filed an application to construct a new fuel station minimart and drive-in use with increased curb opening sizes, reduced driveway to property line separation, landscape buffer, and signage requirements at **2050 Plainfield Pike**, A.P. 36, lot 116 & 117, area 1.36 ac. zoned C5. Applicant seeks relief per 17.92.010-Variance, Sections 17.48.010 Construction Standards, 17.72.010 (6). Application filed 1/10/2023. Danielle DuFault, Esq.

Ward 2

FORCE REALTY LLC (OWN) and ANTLER ALE WORKS LLC (APP) has applied to the Board to request permission to operate a brewery at **72 Rolfe Square**, A.P. 5, lots 604 & 1835, area 10,350 s.f. zoned C3. Applicant seeks relief per 17.92.010-Variance, Section 17.20.030 Schedule of Uses. Application filed 1/10/2023. Robert D. Murray, Esq.

Ward 6

PAUL DAVID CARTER (OWN/APP) has filed an application to request permission to construct an addition on an existing garage extending into the required front yard setbacks at **62 Eden Crest Drive**, A.P. 10, lot 1148, area 10,153 s.f., zoned A8. Applicant seeks relief per 17.92.010-Variance, Section 17.20.120 Schedule of Intensity Regulations. Application filed 1/10/2023. No Attorney.