

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
February 14, 2024**

The following applications will be heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday February 14, 2024 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.

This matter has been continued to the March 13, 2024 meeting at the request of the applicant.

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.

This matter has been continued to the March 13, 2024 meeting at the request of the applicant.

NEW BUSINESS

Ward 1

FORT PROPERTIES, LLC (OWN/APP) has applied to the Board to sub-divide a property with two existing non-conforming multi-family structures, separating each on to its own lot, resulting in non-conforming area, frontage, and setbacks at **0 First Avenue**, A.P. 4, lot 222 (A.K.A. Parcel A), area 8,010 s.f., zoned C-5. Applicant seeks relief per 17.92.010 Variances, Sections 17.20.030- Schedule of Uses, 17.20.120- Schedule of Intensity Regulations. Application filed 1/2/2024. David M. Dolbashian, Esq

Ward 1

FORT PROPERTIES, LLC (OWN/APP) has applied to the Board to sub-divide a property with two existing non-conforming multi-family structures, separating each on to its own lot, resulting in non-conforming area, frontage, and setbacks at **1581 Elmwood Avenue**, A.P. 4, lot 221 (A.K.A. Parcel B), area 8,737 s.f., zoned C-5. Applicant seeks relief per 17.92.010 Variances, Sections 17.20.030- Schedule of Uses, 17.20.120- Schedule of Intensity Regulations. Application filed 1/2/2024. David M. Dolbashian, Esq