

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

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

**NEW BUSINESS**

**Ward 3**

**DANIEL SWEET (OWN) and GIAN VENTILATO (APP)** have filed an application to convert an existing legal non-conforming accessory structure on a lot previously merged by zoning into a new single-family dwelling with reduced width, frontage, side, and rear setbacks at **0 Queen Street**, A.P. 8, lots 624, 2788, and 2790; total area 4,124 s.f.; zoned B2. Applicant seeks relief per 17.92.010- Variances; 17.20.120- Schedule of Intensity Regulations; 17.88.010 (B) Substandard lots of record. Application filed 1/16/23. No attorney.

**Ward 3**

**GIANTA, LLC (OWN) and ARMANDO PEREZ (APP)** have applied for permission to convert an existing Business, Professional Office into a Religious Place of Worship and to construct an addition with reduced front yard setback at **565 Dyer Avenue**, A.P. 8, lots 2766 and 2804; area 6,400 s.f.; zoned C5. Applicant seeks relief per 17.92.010- Variances, Section 17.20.120- Schedule of Intensity Regulations, Section 17.92.020 Special Permit. Application filed 9/6/22. John J. Garrahy, Esq.

**Ward 3**

**ALPHONSE CARDI III (OWN/APP)** has filed an application to sub-divide two parcels of land, leaving an existing single-family dwelling with reduced required lot size, front(s) and side yard setbacks at **51 Cleveland Avenue, Parcel A**, A.P. 8, lot 768, area 4,756 s.f. zoned C2. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 1/24/23. Robert D. Murray, Esq.

**Ward 3**

**ALPHONSE CARDI III (OWN/APP)** has filed an application to sub-divide two parcels of land, leaving an existing mixed-use building with reduced required lot size, front(s) and side yard setbacks at **1303 Cranston Street, Parcel B**, A.P. 8, lot 767, area 4,844 s.f. zoned C2. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 1/24/23. Robert D. Murray, Esq.

### **Ward 6**

**HASSAN HASABA (OWN/APP)** has applied for permission to subdivide a lot, leaving an existing single-family dwelling with reduced side and rear setbacks at **189 Kearney Street, Parcel B**, A.P. 10, lots 316 and 317, area 8,091 s.f., zoned A8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 1/24/23. Robert D. Murray, Esq.

### **Ward 6**

**HASSAN HASABA (OWN/APP)** has applied for permission to subdivide a lot, and to build a new single-family dwelling on an under-sized lot at **0 Capuano Avenue, Parcel A**, A.P. 10, lots 223, 224, 225, and 226, area 7,869 s.f., zoned A8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 1/24/23. Robert D. Murray, Esq.

### **Ward 3**

**GARFIELD AVE FOODS, LLC. (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP)** have filed an application for special permit to modify an existing double-sided billboard to an electronic double-sided billboard at **110 Garfield Avenue**, A.P. 7, lots 2561-62, 2593-97, and 3768, area 29,091 s.f. zoned M2. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 (7) Signs. 17.92.020 Special Permit; 17.20.120 Schedule of Intensity Regulations; Application filed 2/8/2023. Dylan Conley, Esq.