

**THE CITY OF CRANSTON  
ZONING BOARD DOCKET  
March 13, 2024**

The following applications will be heard in the City Council Chambers, Cranston City Hall  
869 Park Avenue, Cranston, RI 02910 on  
**Wednesday March 13, 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.

**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.

**NEW BUSINESS**

**Ward 1**

**DEVIN BELIVEAU (OWN/APP)** has filed an application to request permission to unmerge two lots and to leaving an existing single-family home on an under-sized lot with reduced front and side setbacks at **15 Piedmont Street**, A.P. 4, lot 1415 (A.K.A. Parcel B), area 4,500 sf, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 2/5/2024. Joseph Brennan, Esq.

**Ward 1**

**WALER MARTI (OWN/APP)** has applied to the Board to request permission to unmerge two lots and to leaving an under-sized vacant lot with reduced frontage to construct a new single-family dwelling at **0 Piedmont Street**, A.P. 4, lot 1416 (A.K.A. Parcel A), area 4,500 sf, zoned

A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 2/5/2024. Joseph Brennan, Esq.

### **Ward 5**

**KNIGHTSVILLE ENTERPRISES, LLC (OWN) and CAFFE KNIGHTSVILLE, LLC** have filed an application to construct an addition to an existing tavern / pub / neighborhood bar in the required side yard setback with reduced parking at **1669 Cranston Street**, A.P. 8, lot 391; area 6,962 sf, zoned C2. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations; 17.64.010 – Off-street parking. Application filed 2/6/2024. Christopher Maselli, Esq.

### **Ward 1**

**SOKHENG RITHY (OWN/APP)** has applied to the Board for permission to construct a new two-family dwelling on an under-sized lot and with reduced front and rear setbacks at **0 Narragansett Street**, A.P. 2, lot 672; area 6,450 sf; zoned B2. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 2/12/2024. John J. Garrahy, Esq.

### **Ward 5**

**495 INVESTMENTS, LLC (OWN/APP)** has filed an application to request permission to allow barber shop, beauty salon / body art / day spa uses in an existing building zoned industrial at **495 Atwood Avenue**, A.P. 12, lot 3116; area 13,300 sf. zoned M1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses. Application filed 2/14/2024. Joseph Shekarchi, Esq.

### **Ward 2**

**EARLY FOUNDATION ACADEMY, LLC (OWN) and MARTHA LIMA (OWN)** have applied to the Board to expand an existing commercial day care use allowed by previous variance at **181 Princess Avenue**, A.P. 8, lot 1552; area 25,600 sf; zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.88.030- Extension. Application filed 2/14/2024. Joseph Manera Jr, Esq.