

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
May 10, 2023**

The following applications will be heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday May 10, 2023, at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

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 sf. 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.

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.

NEW BUSINESS

Ward 1

OLDCASTLE APG NORTHEAST INC (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP) has applied to convert an existing electronic billboard sign to an equal-sized standard vinyl billboard at **0 Park Avenue**, A.P. 11, lot 1870; area 2.04 ac, zoned M1. 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 2/27/2023. Dylan Conley, Esq.

Ward 1

JOSEPH DECRISTOFARO (OWN/APP) has applied to the Board to construct a new single-family dwelling on an under-sized lot at **0 Armington Street**, A.P. 2, lot 3268; area 5,500 sf; zoned B2. Applicant seeks relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, Application filed 02/09/2023.

Robert D. Murray, Esq.

Ward 5

SCW18, LLC (OWN/APP)) has filed an application to subdivide an existing lot into two parcels allowing three existing accessory structures (not to be used for residential dwellings) to remain on lot 2 with reduced frontage, side and rear setbacks at **295 Oaklawn Avenue / 0 Dean Street**, A.P. 17, lot 1338, Parcel 2. Applicant seeks relief per Section 17.92.010- Variances; Sections 17.60.010(A), - Accessory Uses; 17.20.120- Schedule of Intensity Regulations, Application filed 03/08/2023. Mary B. Shekarchi, Esq.

Ward 3

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 **38 Gordon Street**, A.P 7, lots 1381,1382, and 1383. The determination of the Building Official has been made that lot 1382 is merged with 1383 to form lot areas closest to the minimum requirements as set forth by Section 17.88.010 (2)- Substandard Lots of Record & Lot Mergers. Application filed 02/28/2023. Christopher J. Zangari, Esq.

Ward 1

RSR INVESTMENTS & CONSTRUCTION, LLC (OWN/APP) has filed an application to grant relief on an existing single family dwelling encroaching into the side setback on an under-sized lot merged by zoning at **64 Westwood Avenue**, A.P. 2, lot 1386; area 4,000 sf.; zoned A6. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record. Application filed 2/15/2023. Jake V. D'Amico, Esq.

Ward 1

RSR INVESTMENTS & CONSTRUCTION, LLC (OWN/APP) has applied to the Board to allow a new single-family dwelling to be constructed on an undersized lot merged by zoning at **Westwood Ave**, A.P. 2, lot 1387; area 4,000 sf.; zoned A6. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record. Application filed 2/15/2023. Jake V. D'Amico, Esq.

Ward 5

CARPIONATO PROPERTIES, INC; ALFRED CARPIONATO c/o CAROL DEANGELIS; WEST BAY, LLC (OWN) and WEST BAY, LLC (APP) have filed an application to construct a multi-structure residential complex with 90 apartment units, a club house, and pool facility; allowing the club house and pool facility as accessory to the residential development and to allow the structures to exceed the allowable heights at **320 Scituate Ave.** A.P. 20 Lots 2112, 2116; area 30,4747 sf zoned A20; **0 Scituate Ave.** A.P.20 Lot 2117; area 345,430 sf, zoned B2. Applicant seeks relief per 17.92.010- Variances, sections 17.20.030- Schedule of Permitted Uses, 17.20.120- Schedule of Intensity Regulations. Application filed 4/3/2023. Moses Ryan, Ltd.