

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
July 9, 2025**

The following applications will be heard in the Council Chambers, City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday July 9, 2025 at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

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 **0 Doane Street**, A.P 7, lot 2073. The Building Official has determined that the subject parcel may have been previously merged with A.P. 7, lot 2074 in accordance with 17.88.010 (B); unless the applicant can demonstrate conformance to § 45-24-38 (c). Application filed 2/11/2023. John O. Mancini, Esq.

Ward 5

JANINE M. ATAMIAN, TRUSTEE (OWN/APP) has filed an application to request permission to leave an existing two-family dwelling on two undersized lots and to separate a third lot for development at **53 Sherwood Street**, A.P. 8, lots 1772, 1783; area 6,3142 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 4/4/2025. Robert D. Murray, Esq.

Ward 5

JANINE M. ATAMIAN, TRUSTEE (OWN/APP) has applied to the Board for permission to construct a new single-family dwelling on lot with reduced frontage at **0 Sherwood Street**, A.P. 8, lot 1784; area 6,000 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 4/4/2025. Robert D. Murray, Esq.

NEW BUSINESS

Ward 5

ANNA L. STORTI (OWN) and DENALI CORPORATION(APP) has applied to the Board for permission to construct a new single-family dwelling on undersized lot previously merged by zoning at **0 Tacoma Street**, A.P. 12, Lot 756; area 4,800sf; zoned A6. Applicant seeks relief by 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010(B)(2)- Lot Mergers. Application filed on 5/6/2025. No Attorney.

Ward 1

NANCY PATRICIA BARNETT and KERRISSA JANE HEFFERNAN (TRUSTEES/APP) have filed an application for permission to demolish an existing garage structure and to construct a new garage with workshop and pergola within the required setbacks at **116 Shaw Avenue**, A.P.2, lot 2890; area 8,040sf; zoned A6. Applicants seek relief by 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations; Section 17.60.010 Accessory Structure Setbacks. Application filed on 5/12/2025. No Attorney.

Ward 5

ROBERT M. MORETTI (OWN/APP) has applied to the Board for permission to raze an existing single-family dwelling to allow the construction of a new two-family dwelling at **40 Ashley Street**, A.P. 11, lots 2235, 2236, 2237, and 2238; total area 16,800 sf, zoned A6. Applicant seeks relief by 17.92.010- Variance; Section 17.20.030- Schedule of Uses. Application filed on 5/20/2025. Robert D. Murray, Esq.

Ward 3

VALENTINO & KELLY CAITO (OWN/APP) have applied to the Board for permission to construct a new single-family dwelling on an undersized lot previously merged with A.P. 7, lot 2074 with reduced area and frontage at **0 Doane Street**, A.P. 7, lot 2073; area 3200 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, Application filed on 5/22/2025. John O. Mancini, Esq.

Ward 3

DENNIS P CALDERONE and RYAN T CALDERONE (OWN/APP) have filed an application to request permission to leave an existing two-family dwelling on an undersized lot and to separate a second lot for development at **76 Packard Street**, A.P. 6, lot 2794; area 3,3120 sf; zoned A6. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 5/22/2025. Zachary Bourdony, Esq.

Ward 3

DENNIS P CALDERONE and RYAN T CALDERONE (OWN/APP) have applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced area and frontage at **0 Packard Street**, A.P. 6, lot 2795; area 3320 sf; zoned A6. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 5/22/2025. Zachary Bourdony, Esq.

Ward 3

APPEAL OF THE DECISION OF ADMINISTRATIVE OFFICER
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 **174 & 0 Gansett Avenue**, A.P 6, lots 2420 & 2421. The Administrative Officer has determined that the subject parcels were previously merged in accordance with 17.88.010 (B) and improperly sub-divided. Application filed 6/3/2025. Zachary Bourdony, Esq

