

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
September 13, 2023**

The following applications will be heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday September 13, 2023, at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

Ward 6

COMMONWEALTH ASSOCIATES, LLC (OWN) and J&J GASBARRO OAKLAWN LIQUORS (APP) have applied to the Board to install a new sign exceeding the allowable area and add a new LED message center at **985 Oaklawn Avenue**, A.P. 18, lot 1232, area 66, 646 s.f. zoned C2. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs. Application filed 5/11/2023. David V. Igliazzi, Esq.

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 s.f. 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.

PLATTING BOARD OF APPEALS:

APPEAL OF THE DECISION OF THE CITY OF CRANSTON PLAN COMMISSION DATED JUNE 6, 2023 DENYING MASTER PLAN APPROVAL TO THE CITY OF CRANSTON ZONING BOARD OF REVIEW SITTING AS THE PLATTING BOARD OF REVIEW PURSUANT TO §45-23-66 OF THE RHODE ISLAND GENERAL LAWS, AS AMENDED AND SECTION XI ENTITLED “APPEALS” OF THE CITY OF CRANSTON’S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR NATICK AVE SOLAR ARRAY, 0 NATICK AVENUE, A.P. 22, LOTS 108 & 119

NEW BUSINESS

Ward 1

JO-ANN GORMAN (OWN/APP) has filed an application to allow a pool deck to be constructed in a required front yard setback of a corner lot at **45 Fairlawn Street**, A.P. 4, lots 1447 & 1448; area 8,350 s.f.; zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120 – Schedule of Intensity Regulations; 17.60.010- Accessory uses. Application filed 7/19/2023. No Attorney.

Ward 3

CRANSTON BVT ASSOCIATES LP (OWN) and FIVE BELOW (APP) have applied to the Board to request permission to install signs greater than which is allowed by regulations at **252 Garfield Avenue**, A.P. 7, lot 3649; area 27.46 ac, zoned C4. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs. Application filed 8/08/2023. Robert D. Murray, Esq.

Ward 2

FORCE REALTY, LLC (OWN) and A.L. EVENTS, LLC (APP) have filed an application to allow a banquet facility to operate at **56 Rolfe Square**, A.P. 5, lot 595, area 14,199 s.f., zoned C3. Applicants seek relief per Section 17.92.010- Variances, Section 17.20.030- Schedule of Uses. Application filed 8/08/2023. Robert D. Murray, Esq.

Ward 4

BENJAMIN and COLLEEN HANSON (OWN/ APP) have applied to the Board to allow a new single-family home to be constructed in a C4 zone with reduced front yard setbacks at **195 Main Street**, A.P. 30, lots 4,5, 124, and 125; area 36,986 s.f.; zoned C4. Applicants seek relief per Section 17.92.010- Variances, Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations. Application filed 8/08/2023. Robert D. Murray, Esq.