

A meeting of the Cranston Zoning Board of Review was called to order in Auditorium at Cranston Highschool East by Chairperson Dean Perdikakis on **Wednesday, May 13, 2026, at 6:42 pm**. Also, present were Vice-Chairperson Joy Montanaro, Carlos Zambrano, Ivy Swinski, Kenneth J. Filarski, 2nd Alternate Mario Carlino and 4th Alternate Justin McCarthy. 1st Alternate Anthony Mastantuono was not present.

The following matters were heard before the board:

OLD BUSINESS

Ward 3

DALIA P. MERCADO (OWN) ANTONIO TIMARCHI (APP) have applied to the Board for permission to leave an existing two-family dwelling on an undersized lot previously merged by zoning at **3 Fountain Avenue**, AP 8 Lot 2802; area 3200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-5 filed 01/15/2026.

This application was presented and heard in conjunction with 0 Fountain Avenue.

On a motion made by Mr. Zambrano and seconded by Ms. Swinski, the Board voted unanimously to **DENY** this application as presented on May 13, 2026.

The Board made their decision after considering the following findings of fact:

Findings of Fact:

The Applicant has requested specific relief in their application, namely:

- 17.20.120 – Schedule of Intensity Regulations
- 17.20.090 Specific Requirements
- 17.88.010 Substandard lots of record and lot mergers.

17.20.120 – Schedule of Intensity Regulations Relief Sought:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Front Setback	25 Feet	18 Feet	7 Feet
Minimum Side Setback	8 Feet	5 Feet	3 Feet
Minimum Rear Setback	20 Feet	10.7 Feet	9.3 Feet

17.20.090 - Specific Requirements:

The minimum lot areas in Section 17.20.120 are for a single-family dwelling in districts in which dwellings are permitted. For a two-family dwelling, the minimum lot area shall be eight thousand (8,000) square feet.

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size for a Single-Family Dwelling	6,000 Square Feet	3,200 Square Feet	2,800 Square Feet
Minimum Lot Size for a Two-Family Dwelling	8,000 Square Feet	3,200 Square Feet	4,800 Square Feet

The Board heard testimony from the applicant and also objectors to the project. The Board accepted the negative recommendation of the Plan Commission and found that the density of the project did not comply with the comprehensive plan as a two family structure on a 3200 sq foot lot exceeded the density of the area. The Board also found that photos presented and the site plan did not match as there was an outcropping of stairs which would block a driveway for parking and incorporates the record in this decision. Based upon the above reasons, the Board voted 5-0 to deny the application,

Ward 3

DALIA P. MERCADO (OWN) ANTONIO TIMARCHI (APP) have applied to the Board for permission to construct a new single-family dwelling on an undersized lot previously merged by zoning at **0 Fountain Avenue**, AP 8 Lot 1534; area 3200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-4 filed 01/15/2026.

This application was presented and heard in conjunction with 3 Fountain Avenue.

As both 3 Fountain Avenue and the proposed 0 Fountain Avenue were heard together, and the application for 3 Fountain Avenue was **DENIED** by a majority vote, the application for 0 Fountain Avenue was not brought to a vote, as it was dependent upon approval of the initial request.

NEW BUSINESS

Ward 5

GARY FLETCH, LLC (OWN/APP) has applied to the Board for permission to utilize a vacant lot with restricted frontage for motor vehicle storage at **0 Fletcher Avenue**; A.P. 12, lot 2847; area 10,991 sf; zoned B1. Applicants seek relief per 17.92.010- Variance; Section 7.20.120 Schedule of Intensity; Section 17.20.030 Schedule of Uses Regulations. Application. ZBR-26-13 filed 04/03/2026. Attorney Robert D. Murray, Esq.

On a motion made by Ms. Swinski to approve with condition and seconded by Mr. Filarski, the Board voted 3-2 to **DENY** this application as presented on May 13, 2026.

The Board made their decision after considering the following findings of fact:

Findings of Fact:

The Applicant has requested specific relief in their application, namely:

- 17.20.120 - Schedule of Intensity Regulations
- 17.20.030 - Schedule of Uses Regulations.

Relief Sought:

B-1 Zone	Required	Proposed (Existing Condition)	Relief Sought
Minimum Front Setback	60 Feet	58 Feet	2 Feet
Use Variance	Motor vehicle storage is not permitted in any zoning district.	Vacant Parcel	Allowing a Commercial/Industrial use in a residential district.

The Board heard testimony from the applicant and owner of the parcel. After review of the evidence presented, Board Member Swinson made a motion to approve the project with conditions. After discussion on the Motion, the Board voted 2-3 against the Motion and the application failed. The reasons given for the denial was that auto storage is not allowed in a residential zone and the applicant failed to meet the requisite burden of proof that if the relief was not granted, there would be a loss of all beneficial use.

WARD 3

MARC SPIRITO(OWN) AND CALISE DEVELOPMENT, LLC(APP) have applied to the Board for permission to leave an existing single-family dwelling on an undersized lot with reduced setbacks previously merged by zoning at **30 Pomham Street**, AP 7 Lot 1264; area 3,200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-17 filed 04/12/26. Attorney Robert D. Murray, Esq.

This application was presented and heard in conjunction with 2 additional applications for 0 Pomham Street, Ap 7 Lot 1262 and Ap7 Lot 1263.

On a motion made by Ms. Swinski and seconded by Mr. Zambrano, the Board voted unanimously to **DENY** this application as presented on May 13, 2026.

The Board made their decision after considering the following findings of fact:

Findings of Fact:

The Applicant has requested specific relief in their application, namely:

- 17.20.120 – Schedule of Intensity Regulations
- 17.20.090 – Specific Requirements
- 17.88.010 – Substandard lots of record and lot mergers

Relief Sought:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	6,000 sf for Single-Family Dwellings	- 3,200 sf - 3,200 sf	- 2,800 sf - 2,800 sf

- The applicant is requesting to build a new single-family dwelling in a B-1 zone in Spectacle. The board found that the neighborhood median lot size in the Spectacle B-1 zone is 4,500 sf. The subject lots (3,200 sf) are smaller than the average lot in the area.
- Lot Size and Density Analysis:
 - The board found that the density of the B-1 zone in Spectacle is 8.3 units per acre. This project proposes a density of 13.6 units per acre, which is higher than the FLUM maximum density of 10.89 units per acre.
 - A Neighborhood Analysis, including all B-1 parcels in the Spectacle Neighborhood, found that the median lot size is 4,500 square feet.

The Board accepted the finding of the Plan Commission below:

Density:

Neighborhood Zone Density	8.3 units per acre
200' density	9.66 units per acre
Subject parcels existing density	4.53 units per acre
Subject parcels resulting density	13.61 units per acre

Lot Size (These Statistics Account for Lots Merged Under Zoning):

Number of residential lots within 200 feet	17
Number of residential lots within 200' that are smaller than proposed in the application	1
Number of residential lots within 200' that are equal to those proposed in the application	1
Number of residential lots within 200' that are larger than those proposed in the application	15

The Board heard testimony from the applicant and also objectors to the project. The Board accepted the negative recommendation of the Plan Commission and found that the density of the project did not comply with the comprehensive plan as the three structures on 3200 sq foot lots exceeded the density of the area. Based upon the above reasons, the Board voted 5-0 to deny the application,

WARD 3

MARC SPIRITO(OWN) AND CALISE DEVELOPMENT, LLC(APP) have applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced setbacks previously merged by zoning at **0 Pomham Street**, AP 7 Lot 1263; area 3,200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-18 filed 04/12/26. Attorney Robert D. Murray, Esq.

This application was presented and heard in conjunction with 2 additional applications for 30 Pomham Street and 0 Pomham Street Ap 7 Lot 1262.

As 30 Pomham Street and the two proposed 0 Pomham Streets (AP 7 Lots 1263 & 1262) were heard together, and the application for 30 Pomham Street was DENIED by a majority vote, the applications for 0 Pomham Streets (AP 7 Lots 1263 & 1262) were not brought to a vote, as they were dependent upon approval of the initial request.

WARD 3

MARC SPIRITO(OWN) AND CALISE DEVELOPMENT, LLC(APP) have applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced setbacks at **0 Pomham Street**, AP 7 Lot 1262; area 3,200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-19 filed 04/12/26. Attorney Robert D. Murray, Esq.

This application was presented and heard in conjunction with 2 additional applications for 30 Pomham Street and 0 Pomham Street Ap 7 Lot 1263.

As 30 Pomham Street and the two proposed 0 Pomham Streets (AP 7 Lots 1263 & 1262) were heard in tandem with each other, and 30 Pomham Street was DENIED by a majority vote, thi application was not voted on as it became a moot point to consider.

Stanley Pikul
Secretary, Zoning Board

The meeting was adjourned at 8:34 PM