

Minutes for Wednesday July 8, 2026, Cranston Zoning Board of Review

A meeting of the Cranston Zoning Board of Review was called to order in the Council Chambers, Cranston City Hall by Chairperson Dean Perdikakis on **Wednesday, July 8, 2026, at 6:36 pm.** Also, present was Vice-Chairperson Joy Montanaro, Ivy Swinski, Carlos Zambrano, Kenneth Filarski, and 4th Alternate Justin McCarthy. 1st Alternate Anthony Mastantuono and 2nd Alternate Mario Carlino were not in attendance.

The following matters were not heard before the board:

WARD 3

JOSEPH FULLERTON (OWN) and **CALISE DEVELOPMENT, LLC (APP)** have applied to the Board for permission to leave an existing two-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **78 Pleasant Street**, AP 6 Lot 1048; area 3620sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-25 filed 05/25/2026. Attorney Robert D. Murray, Esq.

This application was withdrawn, without prejudice, by the applicant.

WARD 3

JOSEPH FULLERTON (OWN) and **CALISE DEVELOPMENT, LLC (APP)** have applied to the Board for permission to construct a new single-family dwelling on two undersized lots with reduced frontage and setbacks previously merged by zoning at **0 Carlton Street**, AP 6 Lots 1049 & 3225; area 3774 sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-25 filed 05/25/2026. Attorney Robert D. Murray, Esq.

This application was withdrawn, without prejudice, by the applicant.

The following matters were heard before the board:

NEW BUSINESS

WARD 1

ALEXANDER ARANGO (APP) AND **MICHAEL SOLOMAN (OWN)** have applied to the Board for permission to construct a single-family dwelling on an undersized lot with reduced setbacks at **555 Park Avenue**; A.P. 3, lot 1577; area 2745sf; zoned B2. Applicant seeks relief per 17.92.010 - Variance; Sections 17.20.120 - Schedule of intensity regulations; 17.20.090 - Specific requirements; Application ZBR-26-2 filed 01/12/2026. Attorney Robert D. Murray, Esq.

On a motion made by Ms. Swinski and seconded by Mr. Filarski, the Board voted 4-1 to **approve this application **with condition** on July 8, 2026. Ms. Montanaro voted nay on the approval.**

Condition: A minimum of two (2) on-site parking spaces shall be required in addition to the driveway turnaround as depicted on approved site plan.

The Board made their decision based on the following:

Findings of Fact:

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

- 17.20.120 – Schedule of Intensity Regulations
- 17.20.090A - Specific requirements.

Relief Sought:

17.20.120 – Schedule of Intensity Regulations	Required (Adjusted for Sliding Scale)	Proposed	Relief Sought
Front Setback	11 feet	9 feet	2 feet
Rear Setback	9 feet	6 feet	3 feet

- The Board found that the site constraints require a balance between safety and code compliance.
 - The applicant is proposing a small dwelling that matches the scale of the lot. The proposal also largely complies with sliding scale setbacks and establishes consistency with the surrounding area of dense residential development.

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- The plan conforms to corner visibility requirements as outlined in §17.20.100.
- The building had to be located farther from the intersection to increase corner visibility, causing the need for a rear setback variance.
- The proposal also conforms to § 17.64.010F.3 – curb openings on corner lots.
- The Board considered the testimony of the abutters concerning parking and added parking to the approval

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. In granting a variance the Applicant met the requirements of the Zoning Code and relief per 17.92.010- Variance; Sections 17.20.120 - Schedule of intensity regulations; 17.20.090 - Specific requirements.

WARD 4

B&E REALTY, LLC (OWN) AND DREAM BIG, INC. (APP) have applied to the Board for permission to operate a gymnastics and dance studio in an existing building at **41 Western Industrial Drive**, AP 36 Lots 9 & 95; area 2.76ac, zoned M2. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.030 Schedule of Uses; Section 17.64.010 Off-Street Parking Requirements. Application ZBR-26-21 filed 05/11/2026. Attorney Amy H. Goins, Esq.

On a motion made by Mr. Zambrano and seconded by Ms. Swinski, the Board voted unanimously to approve this application as presented on July 8, 2026.

The Board made their decision based on the following:

Findings of Fact:

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

- 17.20.030 Schedule of Uses
 - The use of “gymnastics studio” is not a defined se in the Zoning Ordinance and none of the uses under which a gymnastics studio could be categorized are permitted by right or by special use permit within the M-2 zoning district.
- 17.64.010 Off-Street Parking Requirements

Relief Sought:

M-2 Zone	Required	Proposed	Relief Sought
Off-Street Parking	108 Spaces required for a Retail Business and Service Establishment (one space for each 200 sqft of gross floor area)	58 Spaces	37 Spaces

The Board found the application compatible with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area.

The Board heard testimony from the applicant and their experts. The applicant is currently operating their business out of 41 Comstock Parkway, a nearby location to 41 Western Industrial Drive. Their relocation within the same zone and neighborhood indicates compatibility with the general character of the surrounding area.

- This applicant is a current Cranston Business and was granted a change of use by the ZBR in 2009 to operate their business in the current location.
- The Board heard extensive testimony on the parking and site circulation and heard parking plan that has been provided has been modified and improved at the direction of the Traffic Safety Manager.

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a dimensional variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere

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inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. The Board further found that the applicant met the requirements for granting a use variance for the proposed use. In granting a variance the Applicant met the requirements of the Zoning Code and relief per 17.92.010- Variance; Section 17.20.030 Schedule of Uses; Section 17.64.010 Off-Street Parking Requirements.

WARD 2

LA NONA CONSTRUCTION, LLC (OWN/APP) have applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced frontage previously merged by zoning at **0 Beckwith Street**, AP 6 Lot 332; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-23 filed 05/12/2026. Attorney Richard Paccia, Esq.

This application was presented and heard in conjunction with 235 Beckwith Street.

On a motion made by Mr. Filarski and seconded by Mr. Zambrano, the Board voted unanimously to **approve** this application as presented on July 8, 2026.

The Board made their decision based on the following:

Findings of Fact:

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

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

Relief Sought:

Existing House at 235 Beckwith Street:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	6,000 sf for Single-Family Dwellings	5000 sf	1000 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Minimum Side Yard Setback	8 feet	6.7	1.3 feet
Minimum Front Yard Setback	25 feet	19.5	5.5 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

Proposed New House at 0 Beckwith:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	6,000 sf for Single-Family Dwellings	5000 sf	1000 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

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	recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.		
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The Board found the project compatible with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area. The subject property and the surrounding area are primarily residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- The subject lots are a typical size for the neighborhood and the majority of dwellings in Auburn are built on similar 5,000 sf lots.
 - The average lot size of the Auburn B-1 Zone is 5,000 square feet.
- The Board heard from the applicants and there was no objectors to the project.

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. In granting a variance the Applicant met the requirements of the Zoning Code and relief per 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers.

WARD 2

LA NONA CONSTRUCTION, LLC (OWN/APP) have applied to the Board for permission to leave an existing single-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **235 Beckwith Street**, AP 6 Lot 329; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-22 filed 05/12/2026. Attorney Richard Paccia, Esq.

This application was presented and heard in conjunction with 0 Beckwith Street Ap 6 Lot 332.

On a motion made by Ms. Swinski and seconded by Mr. Zambrano, the Board voted unanimously to **approve** this application as presented on July 8, 2026.

The Board made their decision based on the following:

Findings of Fact:

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

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

Relief Sought:

Existing House at 235 Beckwith Street:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	6,000 sf for Single-Family Dwellings	5000 sf	1000 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Minimum Side Yard Setback	8 feet	6.7	1.3 feet
Minimum Front Yard Setback	25 feet	19.5	5.5 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1,	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

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	1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.		
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Proposed New House at 0 Beckwith:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	6,000 sf for Single-Family Dwellings	5000 sf	1000 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

The Board found this application compatible with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area. The subject property and the surrounding area are primarily residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- The subject lots are a typical size for the neighborhood and the majority of dwellings in Auburn are built on similar 5,000 sf lots.
- The average lot size of the Auburn B-1 Zone is 5,000 square feet.
- The Board heard from the applicant and there was no opposition to the project.

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. In granting a variance the Applicant met the requirements of the Zoning Code and relief per 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers.

WARD 1

250 SMITHFIELD LLC (OWN/APP) have applied to the Board for permission to leave an existing four-family dwelling on an undersized lot with restricted street frontage at 90 Wheeler Avenue; A.P. 2, lot 3934; area 6075sf; zoned B1. Applicant seeks relief per 17.92.010 - Variance; Sections 17. 20.090 – Specific Requirements; 17.20.120 Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and mergers. Application ZBR-26-29 filed 06/08/2026. Attorney Robert D. Murray, Esq.

This application was presented and heard in conjunction with 0 Wheeler Avenue Ap 2 Lot 782.

On a motion made by Ms. Swinski and seconded by Mr. Zambrano, the Board voted unanimously to approve this application with condition on July 8, 2026.

Condition: A driveway and cross-parking easement shall be submitted for review and approval by the City Solicitor prior to any building permit being issued. The Parking Easement shall include 4 spots dedicated to the two family structure and 8 spots to the 4 family structure.

The Board made their decision based on the following:

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Findings of Fact:

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

- 17.92.010 - Variance;
- 17.20.120 - Schedule of Intensity Regulations
- 17.88.010 - Substandard lots of record and mergers.
- 17.20.090 - Specific Requirements

Relief Sought:

Existing 4-unit Dwelling at 90 Wheeler Avenue:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	18,000 sf for 4-Family Dwellings	6,075 sf	11925 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Minimum Side Yard Setback	8 feet	7 feet	1 foot
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

Proposed New House at 0 Wheeler Avenue:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Frontage	60 feet	50 feet	10 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

The Board found the project compatible with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area. The subject property and the surrounding area are primarily residential in nature, and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- The Board found that the development in this area is not restricted to one type of housing, consistent lot sizes, or density ranges. The proposed development is consistent with the neighborhood’s density, scale, and character. Figure 1 illustrates these points.
- The undeveloped subject lot is the only undeveloped residential land in this area. This indicates that the parcel is currently being underutilized in a desirable residential neighborhood.
- The requested zoning variances are minimal and fit neighborhood character. Over 70% of lots on this block have 50 feet of frontage or less, which is consistent with the proposal.
- The plan shows that the existing garage will be razed. The driveway will be located between the existing dwelling and the proposed dwelling. The driveway leads to a shared parking lot that will be untouched by this development, and

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which currently has 14 parking spaces. This easily satisfies the off-street parking requirements for a 4-family dwelling and a two-family dwelling which only require 10 spaces.

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. In granting a variance the Applicant met the requirements of the Zoning Code and relief per 17.92.010 - Variance; Sections 17. 20.090 – Specific Requirements; 17.20.120 Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and mergers.

WARD 1

250 SMITHFIELD LLC (OWN/APP) have applied to the Board for permission to construct a new two-family dwelling on a lot previously merged by zoning at **0 Wheeler Avenue**; A.P. 2, lot 782; area 11,216sf; zoned B1. Applicant seeks relief per 17.92.010 - Variance; 17.88.010 Substandard lots of record and mergers. Application ZBR-26-30 filed 06/08/2026. Attorney Robert D. Murray, Esq

This application was presented and heard in conjunction with 90 Wheeler Avenue.

On a motion made by Mr. Zambrano and seconded by Mr. Filarski, the Board voted unanimously to **approve** this application **with conditions** on July 8, 2026.

Conditions: A driveway and cross-parking easement shall be submitted for review by the City Solicitor.

The Board made their decision based on the following:

Findings of Fact:

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

- 17.92.010 - Variance;
- 17.20.120 - Schedule of Intensity Regulations
- 17.88.010 - Substandard lots of record and mergers.
- 17.20.090 - Specific Requirements

Relief Sought:

Existing 4-unit Dwelling at 90 Wheeler Avenue:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	18,000 sf for 4-Family Dwellings	6,075 sf	11925 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Minimum Side Yard Setback	8 feet	7 feet	1 foot
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

Proposed New House at 0 Wheeler Avenue:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Frontage	60 feet	50 feet	10 feet

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Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.
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The Board found the project compatible with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area. The subject property and the surrounding area are primarily residential in nature, and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- The Board found that the development in this area is not restricted to one type of housing, consistent lot sizes, or density ranges. The proposed development is consistent with the neighborhood’s density, scale, and character. Figure 1 illustrates these points.
- The undeveloped subject lot is the only undeveloped residential land in this area. This indicates that the parcel is currently being underutilized in a desirable residential neighborhood.
- The requested zoning variances are minimal and fit neighborhood character. Over 70% of lots on this block have 50 feet of frontage or less, which is consistent with the proposal.
- The plan shows that the existing garage will be razed. The driveway will be located between the existing dwelling and the proposed dwelling. The driveway leads to a shared parking lot that will be untouched by this development, and which currently has 14 parking spaces. This easily satisfies the off-street parking requirements for a 4-family dwelling and a two-family dwelling which only require 10 spaces.

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. In granting a variance the Applicant met the requirements of the Zoning Code and relief per 17.92.010 - Variance; Sections 17. 20.090 – Specific Requirements; 17.20.120 Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and mergers.

The meeting was adjourned at 8:48 PM

Stanley Pikul
Secretary, Zoning Board