

A meeting of the Cranston Zoning Board of Review was called to order in Cranston City Hall Council Chambers by Chairperson Christopher E. Buonanno on **Wednesday January 10, 2024 at 6:35 pm**. Also present were Joy Montanaro, Paula McFarland, Dean Perdikakis, Carlos Zambrano, and 3<sup>rd</sup> alternate Frank Corrao III

The following matters were heard before the Board:

### **OLD BUSINESS**

#### **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. Carnevale, Esq.

On a motion made by Mr. Perdikakis and seconded by Ms. McFarland, this matter was unanimously voted on to be continued to the March 13, 2024 meeting at the request of the applicant.

### **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 **846 Oaklawn Avenue**, A.P 15, lot 361. The Building Official has determined that a proposed sign does not meet the required setbacks, height, or area for the C3 zone as required by 17.72.010 (4)- Signs. The sign base constructed without benefit of permit has been determined to encroach into the required corner visibility area and impede vision as indicated in 17.20.100 (A)- Corner visibility Application filed 9/13/2023. Joseph P. Carneval, Esq.

On a motion made by Mr. Zambrano and seconded by Mr. Perdikakis, this matter was unanimously voted on to be continued to the January 10, 2024 meeting at the request of the applicant.

#### **Ward 1**

**NICHOLAS & DONNA USENIA (OWN/APP)** ) have applied to the Board for permission to convert an existing detached garage to be used as personal recreation with restricted setbacks at **96 Armington Street**, A.P. 2, lot 3283; area 6,930 SF, zoned B2. Applicant seeks relief per 17.92.010 -Variances; Sections 17.20.120- Schedule of Intensity Regulations; 17.60.010 (B)- Accessory Uses. Application filed 10/11/2023. Edward R. McCormick, Esq.

This application was **withdrawn** by the applicant as it was determined the accessory structure met the requirements of 17.60.010 (A),(B), omitting the need for a variance

### **NEW BUSINESS**

#### **Ward 1**

**HARRY ADLER (OWN/APP)** has filed an application for permission to construct an addition to an existing garage and convert it to a personal art studio at **143 Sheldon Street**, A.P.1, lot 53, area 8,509 s.f. zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations; 17.60.010 (B)- Accessory Uses.. Application filed 12/5/2023. Joseph Brennan, Esq.

This application was **withdrawn** by the applicant as it was determined the accessory structure met the requirements of 17.60.010 (A),(B), omitting the need for a variance.

**Ward 1**

**HAML BRIGGS PROPERTIES(OWN) and MANDEVILLE SIGN CO (APP)** have applied to the Board to request permission to install a new free-standing sign greater than which is allowed by regulations at **800 Wellington Avenue**, A.P.5, lot 2434, area 173,440 zoned M-2. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs. Application filed 11/1/2023. Brenda F. Ryan, Esq.

On a motion made by Mr. Perdikakis and seconded by Ms. McFarland, this matter was unanimously **Approved with conditions** as presented to the Board.

**Conditions:**

**Sign to be used for business located on site only.**

The Board made their decision based on the following findings of fact:

**Findings of Fact:**

- The Applicant has requested specific relief in their Application, namely:
  - 17.92.010 – Variances (Dimensional)
  - 17.72.010(7) (SIGNS – Allowed signage specifications in M1 – M2 zones)
  
- The current zoning is M-2 (General Industry) and the Future Land Use Map identifies the area as “Special Redevelopment Zone.”
  
- The total area allowed for a freestanding sign in an M-2 zone is 50 sq. ft, whereas the applicant is seeking to install a 192 sq. ft. freestanding sign.
  
- The total height allowed for a freestanding sign in an M-2 zone is 15 ft tall, whereas the applicant is seeking to install a 21’ 8” tall sign.
  
- The Comprehensive Plan’s Land Use Principle 4 advises to “Protect the natural, historic and visual resources that define the neighborhoods.” It is unclear whether granting this relief would positively or negatively affect the visual resources of the surrounding area.
  
- The area surrounding the subject parcel is entirely industrial.
  
- The subject parcel and Wellington Ave overlook US-95 North

**.The sign professional for the applicant testified about the project and there were 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, that the hardship does not result primarily from the desire of the applicant to realize greater financial gain, will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan, and is the least relief necessary. In granting a variance the Applicant met the requirements of the Zoning Code and relief per Section 17.92.010 Variance; Section 17.72.010 – Signs.

**Stanley Pikul**  
**Secretary, Zoning & Platting Boards**

**The meeting was adjourned at 9:10 PM**

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