

# **ZONING BOARD DOCKET**

**August 10, 2005**

**The following applications will be heard in the City Hall Council Chamber on Wednesday August 10, 2005 at 6:30 p.m.**

## **WARD 1**

**CHARTER REALTY LLC 55 PINE STREET PROVIDENCE RI 02903 (OWN/APP) has filed an application, pending minor administrative subdivision, for permission to convert an existing two-family dwelling into a one-family dwelling and leave it on a proposed 5200+/- SF undersized lot [parcel 1] with restricted rear and corner side yard set back and detached garage with restricted side yard set back and build a new 28' X 36' single family dwelling on the proposed remaining 5200+/- SF undersized lot [parcel 2] with restricted frontage at 1139 Narragansett Boulevard. AP 2/4, lot 2913, area 10,400+/- SF, zoned B-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney.**

**ALLEN & BARBARA RUBINE 1438 NARRAGANSETT BOULEVARD CRANSTON RI 02905 (OWN/APP) have filed an application for permission to build a 397+/- SF addition and deck and a 24' X 24' attached two car garage to an existing legal non-conforming single family dwelling with restricted side and corner side yard setback at 1438 Narragansett Boulevard. AP 2/2, lot 3631, area 6118+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance,**

**17.20.120 Schedule of Intensity. No attorney.**

**REVEREND PETER M MONGEON 26 FAIRVIEW AVENUE CRANSTON RI 02905 (OWN/APP) has filed an application for permission to leave an attached deck closer to a property line than allowed by a prior Zoning Board approval, on an existing legal non-conforming single family dwelling with restricted frontage side and rear yard set back on an undersized lot at 26 Fairview Avenue. AP 2/2, Lot 2944, area 3,640+/- SF, zoned A-12. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.**

**No attorney.**

**WARD 2**

**800 WELLINGTON LLC 800 WELLINGTON AVENUE CRANSTON RI 02910 (OWN /APP) AND ALEX FITNESS ENTERPRISES INC d/b/a THE GYM ON WELLINGTON PETER L VACHON 20 TAYLOR STREET CRANSTON RI 02920 (LESSEE) have filed an application for permission to convert a 6400+/-sf portion of an existing 68,185+/- SF manufacturing building into a gym at 800 Wellington Avenue. AP 5/2, Lot 2434, area 173,440+/- SF, zoned M-2. Applicant seeks relief from Sections; 17.92.010 Variance.**

**Attorney Kas R DeCarvalho.**

**WARD 3**

**PARK AVENUE PUPPYS GROOMING AND RETAIL LLC 112 SPRUCE STREET PROVIDENCE RI 02903 (OWN/APP) has filed an application**

for permission to operate a pet grooming business with related retail sales from an existing legal non-conforming building with restricted rear yard set back 843 Reservoir Avenue. AP 9/4, Lot 2260, area 6000+/- SF, zoned C-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. No attorney.

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### **WARD 4**

**RICHARD J & HELGA M MATZKO 595 NATICK AVENUE CRANSTON RI 02920 (OWN) AND EASTERN PROPERTIES INC 23 BETTY POND ROAD SCITUATE RI 02831 (APP) have filed an application, pending minor administrative subdivision, for permission to leave an existing single family dwelling on a proposed 218,116+/- SF lot with restricted frontage [parcel B] and build two new single family dwellings, with access from Briar Hill Drive, on remaining proposed parcels A and C at 595 Natick Avenue. AP 22/4, lot 121, area 440.471+/- SF, zoned A-80. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Attorney John DiBona.**

**DEBORAH A ZOGLIO 61 METROPOLITAN AVENUE CRANSTON RI 02920 (OWN /APP) has filed an application for permission to build a new 28' X 40' two story two family dwelling on an undersized lot at 57**

**Metropolitan Avenue. AP 17/2, Lot 1795, area 8949+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney.**

#### **WARD 5**

**PAUL A AND DEBRA CARUSO 68 BELGIUM STREET CRANSTON RI 02920 (OWN /APP) have filed an application for permission to leave an existing pool deck less than the required setback to a side lot line at 68 Belgium Street. AP 11/4, Lot 2459, area 6000+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney.**

#### **WARD 6**

**NANCY A PELLEGRINO 80 OLD SPRING ROAD CRANSTON RI 02920 (OWN/APP) have filed an application, pending minor administrative subdivision, for permission to leave an existing single family dwelling on a proposed 17,406+/- SF lot [parcel B] and build a new 36' X 50' raised ranch style single family dwelling with on the remaining proposed 23,047+/- SF lot [parcel A] with restricted frontage at 80 Old Spring Road. AP 15/2, lot 11, area 40,480+/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Attorney John DiBona.**

#### **OLD BUSINESS**

**ANTHONY M AND DIANE W MEDEIROS 54 FAIR WEATHER AVENUE CRANSTON RI 02910 (OWN/APP) have filed an application for special**

**use permit for permission to operate a home based pet grooming business from an existing single family home at 54 Fairweather Avenue. AP 5/4, lot 2086, area 14,000+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.20.030 Schedule of Uses, 17.24.010 (E)(4) Specific Performance Standards. No attorney. CONTINUED TO AUG 13, 2005.**

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**CARL C AND FRANCES FERRUCCI 9 BEACON HILL DRIVE WARWICK RI 02886 (OWN) AND DDB PONTIAC LLC 76 DORRANCE STREET SUITE 212 PROVIDENCE RI 02903 AND RICKY GREIGRE 415 LINDSEY STREET ATTLEBORO MA 02703 (APP) has filed an application for permission to operate a Dunkin Donuts coffee shop with drive-thru and a convenience store from an existing legal non-conforming gasoline service station at 480 Pontiac Avenue. AP 5/1, lots 630, area 19,829+/- SF, zoned C-3. Applicant seeks relief from Section 30-28 Variance, 30-8 Schedule of Intensity, 30-18 (e), (2), (b), (c), (d), Additional Performance Standards and 30-18 (r) Signage (e)**

**Driveway openings and 30-18 (p) Off-Street Parking. Attorney John DiBona. Continued to August 10, 2005.**

**NELSON M AND LISA A JUSTA 600 LAURAL HILL AVENUE CRANSTON RI 02920 (OWN) AND ACCURATE BUILDERS CORP. 133 CUSTER STREET WARWICK RI 02886 (APP) have filed an application for permission to build a new 25' x 25' two-story single-family dwelling on an undersized parcel [lots 2714 and 2713] with restricted frontage on Lark Avenue. AP 7/4, lots 2714 and 2713, area 4750+/- sf, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Attorney Robert Murray Continued to August 10, 2005.**

**JOHN B GIUSTI AND JOSEPH A MARAIA PO BOX 7537 WARWICK RI 02887 (OWN/APP) have filed an application for permission, pending minor administrative subdivision, to build a new single-family dwelling on a proposed 3.14 acre parcel [lot 1] and build another new single-family dwelling on the proposed remaining 9.86+/- acre parcel [lot 2] at 70 Burlingame Road. AP 23, lot 25, area 566,585+/- SF, zoned A-80. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.090 Specific Requirements, 17.20.120 Schedule of Intensity. Attorney Robert Murray. Continued to August 10, 2005.**

**BEAUSOLEIL REALTY LLC 11 YALE AVENUE WARWICK RI 02888 (OWN/APP) have filed an application for a Special Use Permit to convert a portion of an existing commercial manufacturing building**

**into a self-storage facility with restricted front, rear and side yard setback on an undersized lot at 330 Station Street. AP 3, lot 1717, area 40,201+/- SF, zoned M-2. Applicant seeks relief from Sections; 17.92.020 Special Use, 17.72.010 Signage, 17.20.120 Schedule of Intensity. Attorney Joe Manera. Continued to August 10, 2005.**

**Stephen W. Rioles**

**Secretary Zoning Board of Review**