

## **ZONING BOARD DOCKET**

**June 13, 2007**

**Page 1 The following applications will be heard in the City Hall Council Chamber on  
Wednesday June 13, 2007 at 6:30 p.m.**

### **WARD 2**

**JANET AND FRANK SPINELLI 110 ALLEN AVENUE CRANSTON, RI 02910 (OWN/APP) have filed an application for permission to convert an existing single-family dwelling into a 2-family dwelling with restricted front and corner side yard setback at 110 Allen Avenue. AP 5/3 Lot 957, area 8544 +/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. No attorney.**

**DEBORAH ANN AND LAWRENCE THOMAS BYRNE 965 BANNOCK COURT CONCORD CA 94518 (OWN/APP) have filed an application for permission to leave an existing legal non-conforming single family dwelling with restricted frontage, front and side yard setback on an undersized [lot 2295] and build a new 26' X 32' cape style home on the abutting [lot 2293] at 17 Hampshire Road. AP 5/4 Lots 2295 & 2293, area 11,459 +/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Robert D. Murray Esq.**

**GREEN BLANKY LLC 699 PARK AVENUE CRANSTON RI 02910 (OWN) AND JASON AND LYNSEY COLGAN 117 WOODBINE STREET CRANSTON RI 02910 (APP) AND A SAFER START CHILD UNIVERSITY 699 PARK AVENUE CRANSTON RI 02910 (LESSEE) have filed an application for permission to build a new daycare facility with restricted corner visibility at 699 Park Avenue. AP 6/1 Lots 3340, area 13,648 +/- SF, zoned C-3. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.100 (A) Corner Visibility. Andrew Sholes Esq.**

### **WARD 3**

**CHERYL L LEVESQUE 150 BURNSIDE STREET CRANSTON RI 02910 (OWN/APP) has filed an application for permission to convert 1536+/- SF garage portion of an existing legal non-conforming office building into a professional office at 150 Burnside Street. AP 6/4 Lots 795 & 800, area 15,000 +/- SF, zoned B-1 & C-4. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. David R Ball Esq.**

### **WARD 5**

**MESHANTICUT PARK CHURCH 180 OAKLAWN AVENUE CRANSTON RI 02920 (OWN) AND OMNIPOINT COMMUNICATIONS INC A WHOLLY OWNED SUBSIDIARY OF T-MOBILE USA INC 15 COMMERCE SUITE B NORTON MA 02766 (APP) have filed an application for a special permit to install wireless telecommunications facility / antennas within an existing church steeple at 180 Oaklawn Avenue. AP 11/5,**

**lots 3419, area 1.13+/- acres, zoned A-8. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.20.130 Schedule of Uses.  
Ricardo Souza Esq.**

**JAMES J CARDI REALTY MANAGEMENT 410 TRIMTOWN ROAD SCITUATE RI 02857 (OWN) AND CPAA INC D/B/A/ NEO PIZZA 2244 PLAINFIELD PIKE CRANSTON RI 02921 (APP) have filed an application for permission to expand an existing restaurant with restricted off street parking at 2244 Plainfield Pike. AP 36 Lot 6, area 31798 +/- SF, zoned M-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Uses, 17.64.010 Off-Street parking. No attorney.**

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**Page 2 The following applications will be heard in the City Hall Council Chamber on**

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**WARD 5 cont.**

**PHILIP AND MARY SACCOCCIO 23 ALDRICH AVENUE CRANSTON RI 02920 (OWN/APP) have filed an application for permission to leave an existing legal non-conforming two family dwelling on an undersized parcel [lots 147 & 147] with restricted front and corner side yard**

**setback at 23 Aldrich Avenue. AP 12/5 Lots 146, 147 area 7,376 +/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.010 Substandard lots of Record. Joseph C. Manera Esq.**

#### **WARD 6**

**ARNOLD J RAVO JR 4 COLD BROOK COURT CRANSTON RI 02920 (OWN/APP) has filed an application for permission to build a 10' X 32' carport on an existing single family dwelling with restricted side yard setback at 4 Cold Brook. AP 16-2 Lot 1110, area 11216 +/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney.**

#### **OLD BUSINESS**

**TEMPLE SINAI 30 HAGEN AVENUE CRANSTON RI 02920 (OWN) AND OMNIPOINT COMMUNICATIONS INC A WHOLLY OWNED SUBSIDIARY OF T-MOBILE USA INC 15 COMMERCE SUITE B NORTON MA 02766 (APP) have filed an application for a special use permit to build a 90 foot monopole wireless telecommunications tower and related equipment enclosure at 30 Hagen Avenue. AP 18, Lot 1335, area 11.6 +/- acres, zoned A-8. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.76.010 Telecommunications Facilities, 17.20.030 Schedule of Uses. Ricardo Sousa Esq..**

**CONTINUED TO JUNE 13, 2007.**

**Stephen W. Rioles**

**Secretary Zoning Board of Review**