

ZONING BOARD DOCKET

February 13, 2008

**Page 1 The following applications will be heard in the City Hall Council Chamber on
Wednesday February 13, 2008 at 6:30 p.m.**

WARD 2

JOSEPH DESANTO AND PATRICIA A LEFF 410 GARDEN CITY DRIVE CRANSTON RI 02920 (OWN) AND FINANCIAL CONCEPTS INC DOUGLAS WATTS 9 MERCER ROAD NATICK MA 01760 (APP) AND RANDOLPH HOLDING II LLC 730 CENTRE OF N E BLVD COVENTRY RI 02816 have filed an application for permission to renovate an existing building into a Randolph Savings Bank branch with drive-thru with restricted frontage and side yard set back at 875 Pontiac Avenue. AP 9/1, lot 3200, area 12,476 +/- SF, zoned C-4. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney

WARD 5

CONSTANTINE & KATHRINE GRAMMAS 81 RAVEN CIRCLE CRANSTON RI 02921 (OWN/APP) have filed an application for a special use permit to build a 610+/- SF family accessory apartment at 81 Raven Circle. AP 35, Lot 269, area 20,000 +/- SF, zoned A-20. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, Schedule of Uses 17.20.030. No attorney.

SCITUATE AVENUE REALTY LLC 94A JEFFERSON BOULEVARD WARWICK RI 02888 (OWN) AND JMJ ENTERPRISES INC D/B/A INSIDE SCOOP PO BOX 851 NORTH KINGSTOWN RI 02852 (APP) have filed an application for permission to add to the existing menu the sale of takeout products including but not limited to chowder clam cakes and doughboys at 1075 Scituate Avenue. AP 36/4, Lot 43, area 4.59 +/- acres, zoned A-80. Applicant seeks relief from Sections; 17.92.010 Variance, Schedule of Uses 17.20.030. Robert D. Murray Esquire.

PUMPKIN PATCH REALTY LP TAX ASSESSORS PLAT 36 LOT 14 AND LINK COMMERCIAL PROPERTIES LLC TAX ASSESSORS PLAT 36 LOT 158 1150 NEW LONDON AVENUE CRANSTON RI 02920 (OWN) AND PUMPKIN PATCH EARLY LEARNING CENTER INC 1150 NEW LONDON AVENUE CRANSTON RI 02920 (APP) have filed an application for permission to build a new 4960+/- SF commercial building for an early learning center on lot 14 and a portion of lot 158 on the northerly side of 220 Comstock Parkway. AP 36/4, Lot 14 and portion of 158, area 76,780 +/- SF, zoned A-80 and M-1. Applicant seeks relief from Sections; 17.92.010 Variance, Schedule of Uses 17.20.030, 17.20.120 Schedule of Intensity, 17.72.010 Signs. John S. DiBona Esquire.

OLD BUSINESS

WARD 4

PLATTING BOARD OF REVIEW

APPEAL OF THE DECISION OF THE CITY OF CRANSTON PLANNING COMMISSION TO THE CITY OF CRANSTON ZONING BOARD OF REVIEW AS THE PLATTING BOARD OF REVIEW IN ACCORDANCE WITH THE CITY OF CRANSTON, RHODE ISLAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION XI – APPEALS. EQUESTRIAN ESTATES – MASTER PLAN RESIDENTIAL PLAN DEVELOPMENT (RPD) (MAJOR SUB-DIVISION WITH STREET EXTENSION) LATEN KNIGHT ROAD AP 28, LOT 11. John S DiBona Esq. CONTINUED TO 2/13/08.

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ST MARY & ST MENA COPTIC ORTHODOX CHURCH OF RI 8 PENDLETON STREET CRANSTON RI 02920 (OWN/APP) has filed an application for permission to build new church with restricted height, additional signage and street access greater than that allowed by ordinance at the northeast corner of Scituate Avenue and Seven Mile Road. AP 32, lot 38, area 348,480 +/- SF, zoned A-80. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.72.010 Signs, 17.64.010 (F) (2) Street Access. John

Parasault Esq. CONTINUED TO 2/13/08.

PORSCHE PROPERTIES LLC 550 ATWOOD AVENUE CRANSTON RI 02920 (OWN) AND FRANK ZINCONE 173 NIANTIC AVENUE CRANSTON RI 02907 (APP) have filed an application for permission to install a double sided electronic message board sign at an existing building at 550 Atwood Avenue. AP 12 Lots 2279, 2280 and 2281, area 24,693 +/- SF, zoned C-5. Applicant seeks relief from Sections; 17.92.010 Variance, 17.72.010 Signs. No attorney. CONTINUED TO 2/13/08.

INTERSTATE TAX TITLE COMPANY INC 2 SWEET HILL DRIVE CUMBERLAND RI 02864 (OWN/APP) has filed an application for permission to build a 24' X 44' single family home with restricted frontage on Woodrow Avenue. AP 15/1, Lot 649, area 8622 +/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney. CONTINUED TO 2/13/08.

SOPRANO REALTY COMPANY 4 NOTTINGHAM DRIVE HOPE RI 02831 (OWN/APP) has filed an application for permission to leave an existing legal non conforming 5000+/- SF commercial building with restricted frontage, front and side yard set back on a proposed undersized 20,481+/- SF lot [parcel A] and leave an existing legal non-conforming 7000+/- SF commercial building with restricted frontage, front and side yard set back on a proposed undersized 20,877+/- SF lot [parcel B]at 225 Macklin Street and 86 Calder Street.

AP 11, Lot 2064, area 41,358 +/- SF, zoned M-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Scott J Partington Esq.

CONTINUED TO 3/12/08.

PACCO REALTY CO INC 30 BUDLONG ROAD CRANSTON RI 02920 (OWN) AND CHARLES C AND VICTORIA A ZAYAT 301 ALPINE ESTATES DRIVE CRANSTON RI 02921(APP) have filed an application for permission to build a new 50' x 120' one story industrial building with restricted frontage, front, side, rear yard setback and off-street parking on Calder Street. AP 11/2, lot 1892, 1893, 1894, 1895, 1896 area 14,946 +/- SF, zoned M-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.64.010 Off-Street Parking. John S DiBona Esq.

CONTINUED TO 3/12/08.

Stephen W. Rioles

Secretary Zoning Board of Review