

## **ZONING BOARD DOCKET**

**December 10, 2008**

**Page 1 The following applications will be heard in the City Hall Council Chamber on**

**Wednesday December 10, 2008 at 6:30 p.m.**

### **WARD 1**

**BRADLEY CHASE 40 SEAVIEW AVENUE CRANSTON RI 02905 (OWN/APP) has filed an application for permission to convert existing attic space over garage into living space and build a 9' X 18' deck with restricted side setback, lot coverage and frontage on an undersized lot at 80 Seaview Avenue. AP 1, lot 163, area 7986+/- SF, zoned A-12. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney. filed 10/17/08.**

### **WARD 5**

**FV LLC 41 COMSTOCK PARKWAY CRANSTON RI 02921 (OWN/APP) has filed an application for permission to maintain an existing monument sign with restricted setback at 41 Comstock Parkway. AP 36, lot 62, area 105,415+/- SF, zoned M-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.72.010 (7) Signs. John S DiBona Esq. filed 10/20/08.**

### **WARD 6**

**THOMAS MOONEY 108 MAYFIELD AVENUE CRANSTON RI 02920 (OWN/APP) has filed an application for permission to convert an**

existing attached garage into living space with restricted side and front yard setback on an undersized lot at 108 Mayfield Avenue. AP 15, lot 1234, area 5116+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney. filed 10/26/08.

BHS REALTY CORP 89 PETTACONSETT AVENUE CRANSTON RI 02920 (OWN) AND NEW ENGLAND GOLF LLC PO BOX 1475 COVENTRY RI 02816 (APP) have filed an application for permission to provide a golf instruction business along with a golf club assembly business including retail at 10 Worthington Road. AP 10/4, lot 773, area 98,768+/- SF, zoned M-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.030 Schedule of Uses and 17.64.010 Off-Street Parking. John S DiBona Esq. filed 11/10/08.

#### **OLD BUSINESS**

PHILLIPS MEMORIAL CHURCH INC RI 565 PONTIAC AVENUE CRANSTON RI 02910 (OWN) AND OMNIPOINT COMMUNICATIONS 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 565 Pontiac Avenue. AP 9, lots 1027, area 101,059+/- SF, zoned B-2. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.20.130 Schedule of Uses. Joseph A Giammarco Esq. filed 9/4/08  
CONTINUED TO 12/10/08.

**APPEAL OF THE DECISION OF THE CITY OF CRANSTON PLANNING COMMISSION TO THE CITY OF CRANSTON ZONING BOARD OF REVIEW SITTING AS THE PLATTING BOARD OF REVIEW AN APPEAL IS TAKEN PURSUANT TO §45-23-66 AND §45-23-67 OF THE RHODE ISLAND GENERAL LAWS, AS AMENDED AND SECTION XI ENTITLED “APPEALS” OF THE CITY OF CRANSTON SUBDIVISION REGULATIONS (1995 AS AMENDED) FOLLOWING THE APPROVAL OF THE PRELIMINARY PLAN FOR PHASE ONE OF THE SUBDIVISION ON LATEN KNIGHT ROAD KNOWN AS LIPPIT FARM.**

**Robert D Murray Esq. filed 7/8/08 CONTINUED TO 12/10/08.**

**PLATTING BOARD OF REVIEW**

**STATE OF RHODE ISLAND C/O RI DEPARTMENT OF TRANSPORTATION TWO CAPITOL HILL PROVIDENCE RI 02903 AND GLEN HILLS LLC TWO STAFFORD COURT CRANSTON RI 02920 (APPELLANT) has filed an appeal, pursuant to R.I.G.L. 45-23-66 et seq; Section XI Appeals, from the decision of the Planning Commission on the denial of a minor three lot subdivision without a street extension on Belvedere Drive, Evans Way, Glen Hills Drive. AP 16/1, lot 1286, area 28,287 +/- SF, zoned A-8. Robert D Murray Esq. filed 10/3/08. CONTINUED TO 01/14/09.**

**Stephen W. Rioles**

**Secretary Zoning Board of Review**