

ZONING BOARD DOCKET

December 9, 2009

**Page 1 The following applications will be heard in the City Hall Council Chamber on
Wednesday December 9, 2009 at 6:30 p.m.**

WARD 1

SANDRA J CUDDY 114 FORT AVENUE CRANSTON RI 02905 AND JEAN ANN SHERRY 47 SEAVIEW AVENUE CRANSTON RI 02905 (OWN) AND SANDRA J CUDDY AND JEAN ANN SHERRY 47 SEAVIEW AVENUE CRANSTON RI 02905 (APP) have filed an application for permission to build a 186+/- SF 2nd floor addition to an existing two story freestanding garage and convert same into a carriage house dwelling unit with restricted frontage and side yard setback at 37 Seaview Avenue. AP 1, lots 151 & 274, area 11,127+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.070 More than one dwelling structure on any lot prohibited, 17.20.120 Schedule of Intensity. John S DiBona Esq. Filed 11/6/09.

WARD 2

SHAWNA LOISEL 10 RICHARD STREET CRANSTON RI 02910 (OWN/APP) has filed an application for permission to operate a massage therapy business from an existing legal non-conforming single family dwelling with restricted frontage on an undersized lot at 10 Richard Street. AP 5/1, lot 2422, area 5000+/- SF, zoned C-3.

Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of uses. No attorney. Filed on 10/23/09.

DARYL P ARNOLD AND MALLORY PARKER C/O MARY B SHEKARCHI 33 COLLEGE HILL ROAD 15E WARWICK RI 02886 (OWN) AND SHAWOMET REALTY COMPANY C/O MARY B SHEKARCHI 33 COLLEGE HILL ROAD 15E WARWICK RI 02886 (APP) have filed an application for permission to leave an existing legal non-conforming single family dwelling on a 5000+/- sf undersized [lot 97] with restricted frontage and front yard set back and build a new 30' X 40' two-story single family dwelling with a 10' X 10' deck on the abutting 5000+/- sf undersized lot [95] with restricted frontage and front yard set back at 232 Magnolia Street. AP 5, lots 95 & 97, area 10,000+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.010 Substandard Lot of Record. Mary B Shekarchi Esq. Filed on 10/30/09.

WARD 6

FOUR SITE LLC 1170 PONTIAC AVENUE CRANSTON RI 02920 (OWN) AND LEARNING BROOKE LLC 1170 PONTIAC AVENUE CRANSTON RI 02920 (APP) have filed an application for permission to expand an existing 7264+/- SF child care facility into an additional 4500+/- SF area within the existing building for a total of 11,764+/- SF, at 1170 Pontiac Avenue. AP 10, lot 706, area 107,240+/- SF, zoned M-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.030

**Schedule of Uses, 17.20.120 Schedule of Intensity, 17.88.030
Extension of Non-conforming Uses. John S DiBona Esq. Filed 11/6/09.**

OLD BUSINESS

WARD 2

**EIGHT HUNDRED SIXTY RESERVOIR REALTY LLC C/O ALAN H
CICCHITELLI 46 SEAVIEW AVENUE JAMESTOWN RI 02835 (OWN)
AND PARADIGM GROUP 887 GREENWICH AVENUE WARWICK RI
02886 (APP) have filed an application for permission to build a new
Wendy's® restaurant with drive thru at 860 Reservoir Avenue. AP 9/5,
lot 621, area 34,737 +/- SF, zoned C-1. Applicant seeks relief from
Sections; 17.92.010 Variance, 17.28.010 Drive-in Uses, 17.72.010
Signs. Peter Ruggiero Esq. Filed 7/9/09. Continued to 12/09/09.**

Stephen W. Rioles

Secretary Zoning Board of Review