

# **ZONING BOARD DOCKET**

**September 8, 2010**

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

**Page 1 Wednesday September 8, 2010 at 6:30 p.m.**

## **WARD 1**

**KEMALIAN REALTY INC 59 KING PHILIP CIRCLE WARWICK RI 02888 (OWN) AND G B NEW ENGLAND 2 LLC 14 BREAKNECK HILL ROAD SUITE 101 LINCOLN RI 02865 (APP) have filed an application for permission to have additional signage than that allowed by ordinance at 1764 Broad Street. AP 2/3, lots 837, 839, 840 and 841, area 68,528+/- SF, zoned C-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.28.010 (B), (3), Drive in Use, 17.72.010(G), (P), (3) Signs. John Bolton Esq. filed 8/12/10.**

## **WARD 4**

**CLASSIC COURT REAL ESTATE LLC 330 SEVEN MILE ROAD SCITUATE RI 02831 (OWN/APP) has filed an application for permission, pending major subdivision, to leave an existing duplex dwelling on a proposed 3812+/- sf lot [parcel A] and leave an existing duplex dwelling on a proposed 3550+/- sf lot [parcel B] and leave two existing duplex dwellings on a proposed 17,500+/- sf lot [parcel C] at 18-20, 22-24, 26-28 and 30-32 Vinton Avenue. AP 18, lots 1635 and**

**1562, area 25,500+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.070 More than one dwelling structure on a lot, 17.88.030 Extension of non-conforming use. John S. DiBona Esq. filed 8/5/10.**

#### **WARD 5**

**PAULINE AHERN 9 WALES STREET CRANSTON RI 02920 (OWN) AND JOHN A SIMEONE 11 ELLEN LANE CRANSTON RI 02921 (APP) have filed an application for permission to operate a barbershop with restricted front and side yard setback and off street parking at 871 Atwood Avenue. AP 12/2, lots 2866, area 3026+/- SF, zoned C-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.010 Substandard lot of record, 17.64.010 Off-street Parking. No attorney. filed 7/30/10.**

**RHODE ISLAND BOY SCOUTS 223 SCITUATE AVENUE CRANSTON RI 02921 (OWN) AND T&H HOLDINGS INC 99 QUAKER CHURCH ROAD #2 RANDOLPH NJ 07869 (APP) have filed an application for special permit for permission to erect a 160' monopole telecommunications tower at 223 Scituate Avenue. AP 37 & 12, lots 7, 10 and 3177, area 106.7+/- acres, zoned A-12. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.20.030 Schedule of Uses, 17.76.010 iv, D, N, Telecommunications Facility. Joseph C Manera Esq. filed 8/5/10.**

#### **WARD 6**

**ANDREW GERVASIO 51 BURNT HILL ROAD HOPE RI 02831 (OWN/APP) has filed an application for permission to convert an existing single family home into a professional office at 41 Moon Street. AP 18, lots 885, 887 & 888, area 6450+/- SF, zoned C-4. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.010 Substandard lot of record, 17.64.010 Off-street Parking. No Attorney. filed 7/23/10.**

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## **OLD BUSINESS**

### **WARD 6**

**EROSE REALTY LLC 56 FINCH LANE SAUNDERSTOWN RI 02874 (OWN) AND CHRISTINE RAFFA 1145 RESERVOIR AVENUE CRANSTON RI 02920 (APP) have filed an application for permission to operate a yoga center / neuromuscular treatment center including soft tissue care and therapeutic massage and sauna rooms at 19 Sharpe Drive. AP 13, lot 81, area 66,534+/- SF, zoned M-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.030 Schedule of Uses. Mark Davis Esq. filed 7/7/10. CONTINUED TO SEPTEMBER 8 2010.**

### **WARD 3**

#### **REMANDED Superior Court**

**You are hereby notified that GARFIELD AVENUE DEVELOPMENT LLC 14 GARFIELD STREET CRANSTON RI 02920 (OWN) AND STOP & SHOP SUPERMARKET CO 1385 HANCOCK STREET QUINCY MA 02169 (APP) having filed an application and having been heard in May, 2009 concerning special permit to construct a gasoline fueling facility with kiosk, ATM and vending machines at 110 Garfield Avenue. AP 7, lots 2561, 2562, 2593 thru 2597 and 3768, area 33,083 +/- sf, zoned M-2. Applicant sought relief from Sections; 17.92.020 Special Use Permit, 17.48.010 Gasoline Service Stations, 17.72.010 Signs. Said decision having been remanded pursuant to the June 25, 2010 decision of Judge Rubine, the matter**

**will be reconsidered by the Board in the Council Chamber. Robert D Murray Esq. filed 4/7/09.**

**CONTINUED TO SEPTEMBER 8 2010.**

**WARD 2**

**ANN DERMANELIAN 116 SHIRLEY BOULEVARD CRANSTON RI 02910 (OWN) AND DANIEL A QUEEN III 116 SHIRLEY BOULEVARD CRANSTON RI 02910 (APP) have filed an application for permission build a 16' X 25' one story bedroom addition with restricted frontage and side yard setback on an undersized lot at 116 Shirley Boulevard. AP 9/5, lot 2467, area 5991+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.030 Schedule of Intensity and 17.88.010 Sub-standard lot of record. No attorney. filed 7/14/10.**

**CONTINUED TO OCTOBER 13 2010.**

**Stephen W. Rioles**

**Secretary Zoning Board of Review**