

ZONING BOARD DOCKET

June 8, 2011

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

Page 1 Wednesday June 8, 2011 at 6:30 p.m.

WARD 1

JOSEPH BOISVERT 39 DROWNE STREET CRANSTON RI 02905 (OWN/APP) has filed an application for permission to operate a catering business with commercial kitchen from an existing legal non-conforming building with restricted front, rear and side yard set back at 9 Drowne Street. AP 2/5, Lot 2781 & 2780, area 6,779+/- SF, zoned A-6. Applicant seeks relief from Section 17.92.020 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. No attorney filed 4/27/11.

WARD 4

LINK COMMERCIAL PROPERTIES LLC 1150 NEW LONDON AVENUE CRANSTON RI 02920 (OWN/APP) has filed an application for special use permit to construct a new bank building with three drive-thru lanes and free standing signage with led electronic time/date display on Comstock Parkway. AP 36/4, Lot 158, area 50,890+/- SF, zoned M-1. Applicant seeks relief from Section 17.92.020 Special Use Permit, 17.72.010 (7) Signs, 17.20.030 Schedule of Uses.

John S Dibona Esq. Filed 5/4/11.

BEL TERRA LANDSCAPING INC 1199 PIPPIN ORCHARD ROAD CRANSTON RI 02921 (OWN) AND PAULA L TAYLOR D/B/A DRAGON FLY STUDIO 1199 PIPPIN ORCHARD ROAD CRANSTON RI 02921 (APP) have filed an application for permission to convert an existing building to an exercise studio at 1199 Pippin Orchard Road. AP 28, Lot 196, area 22.218+/- acres, zoned A-80. Applicant seeks relief from Section 17.92.010 Variance, 17.72.010 Signs, 17.20.030 Schedule of Uses. John S Dibona Esq. Filed 5/4/11.

WARD 5

PRIMO DEPETRILLO 59 NEW HAMPSHIRE STREET CRANSTON RI 02920 (OWN) AND SEAFOOD EXPRESS LLC 1674 CRANSTON STREET CRANSTON RI 02920 (APP) have filed an application for a BV limited alcoholic beverage license and permission to serve alcoholic beverages from an existing restaurant on an undersized lot with restricted frontage, side yard setback and off-street parking at 1674 Cranston Street. AP 8, Lot 2422, area 2687+/- SF, zoned C-2. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses, 17.64.010 Off-Street Parking. John S Dibona Esq. Filed 5/4/11.

WARD 6

IMONDI REALTY LLC DBA DON'S RESTAURANT 1106 PONTIAC AVENUE CRANSTON RI 02920 (OWN) AND 1106 PONTIAC LLC 75 SOCKANOSSET CROSSROAD SUITE 24 CRANSTON RI 02920 (APP)

have filed an application for permission to serve alcoholic beverages and operate a tailor shop from an existing legal non-conforming building with restricted frontage, side and rear yard set back on an undersized lot at 1106 Pontiac Avenue. AP 10/4, Lot 1488, area 11,488+/- SF, zoned M-2. Applicant seeks relief from Section 17.92.020 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. Robert Murray Esq. filed 3/21/11.

OLD BUSINESS

WARD 3

NEW PROPERTY SOLUTIONS 41 HARRISON STREET PAWTUCKET RI 02860 (OWN) AND DOMENIC SIMONE 116 BATEMAN AVENUE CRANSTON RI 02920 (APP) have filed an application for permission to operate a towing business and vehicle storage business from an existing former gasoline station building at 397 Dyer Avenue. AP 8, Lot 2647, area 13,786+/- SF, zoned C-4. Applicant seeks relief from Section 17.92.020 Special Permit, 17.20.120 Schedule of Uses. No attorney, filed 3/30/11.

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WARD 4

PETER AND RITA IALONGO 169 CARPENTER STREET PROVIDENCE RI 02903 (OWN/APP) have filed an application for permission to relocate a driveway opening on a corner lot closer than 25 feet to the end of the radius curb at 249 Wildflower Drive. AP 27/2, Lot 165, area 14,922+/- SF, zoned A-12. Applicant seeks relief from Section 17.92.020 Variance, 17.64.010 F, 3, Street Access. No attorney filed 4/1/11.

WARD 5

BENJAMIN MAIMONI 85 WOODLAND DRIVE CRANSTON RI 02920 (OWN/APP) has filed an application for permission to leave a 397+/- SF attached sundeck to an existing single family home with restricted side yard setback on an undersized lot at 85 Woodland Avenue. AP 37/2, Lot 81, area 6400+/- SF, zoned A-8. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney, filed 3/28/11.

CELESTE PROPERTIES LLC 90 SALEM AVENUE CRANSTON RI 02920 (OWN) AND MICHELLE BONOLLO 12 DIFAZIO DRIVE JOHNSTON RI 02919 (APP) have filed an application for permission to operate a hair and nail salon from an existing legal non-conforming building with restricted frontage, front and side yard set back and off street parking at 106 Phenix Avenue. AP 12, Lot 3255, area 6,000+/- SF, zoned B-1. Applicant seeks relief from Section 17.92.020 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses,

Off-Street Parking 17.64.010. No attorney filed on 4/4/11.

NOTORIANNI REALTY INC 178 PHENIX AVENUE CRANSTON RI 02920 (OWN/APP) has filed an application for permission to have additional signage than that allowed by ordinance for a proposed new bank branch with ATM and drive thru at 178 and 186 Phenix Avenue. AP 12-5, Lot 211 & 2834, area 29,069+/- SF, zoned C-2. Applicant seeks relief from Section 17.92.010 Variance, 17.72.010 Signs. John J Bolton Esq. filed 4/7/11.

Stephen W. Rioles

Secretary Zoning Board of Review