

## **ZONING BOARD DOCKET**

**January 9, 2008**

**Page 1**

The following applications will be heard in the City Hall Council Chamber on  
**Wednesday January 9, 2008 at 6:30 p.m.**

### **UPDATED CORRECTED DOCKET**

#### **WARD 2**

**MICHAEL COSTA 290 ALPINE ESTATES DRIVE CRANSTON RI 02921 (OWN/APP)** has filed an application for permission to leave an existing legal non conforming single family dwelling with restricted frontage and side yard set back on a proposed 8000 SF [lots 963 & 964] and build a new 24' X 44' single family home with restricted frontage on the abutting undersized 4000+/- SF [lot 962] to the east at **101 Chestnut Avenue**. AP 9/3, Lots 962, 963, 964, area 12,000 +/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.010 Substandard Lots of Record. No attorney.

**VARUJAN AND CANDACE A AYVAZYAN 559 OAKLAWN AVENUE CRANSTON RI 02920 (OWN/APP)** have filed an application for permission to reconfigure an existing lot line and leave an existing legal non-conforming building on a proposed undersized 4707+/- SF [lot 1] with restricted rear yard set back and off street parking at **4-6 Rolfe Street**. AP 5/1, Lots 575 and 574, area 8,980 +/- SF, zoned C-3. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.64.010 Off Street Parking. Carol E Najarian Esq.

**VARUJAN AND CANDACE A AYVAZYAN 559 OAKLAWN AVENUE CRANSTON RI 02920 (OWN/APP) AND SAI YUE LEUNG 840 PONTIAC AVENUE CRANSTON RI 02910 (LESSEE)** have filed an application for permission to reconfigure an existing lot line and leave an existing legal non-conforming building on a proposed undersized 4188+/- SF [lot 2] with restricted frontage and off street parking at **840 Park Avenue**. AP 5/1, Lots 575 and 574, area 8,980 +/- SF, zoned C-3. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.64.010 Off Street Parking. Carol E Najarian Esq.

#### **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.

**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.

## ZONING BOARD DOCKET January 9, 2008

Page 2           The following applications will be heard in the City Hall Council Chamber on  
Wednesday January 9, 2008 at 6:30 p.m.

### WARD 5 cont'

**GEORGE & INNA GARCIA 209 HYDE STREET CRANSTON RI 02920 (OWN/ APP)** have filed an application for permission to leave an existing 10' X 12' +/- shed with restricted side yard set back at **209 Hyde Street**. AP 11/3, lot 1336, area 6300 +/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney.

**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.

### OLD BUSINESS

#### WARD 5

**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 1/9/08.**

**PORSCHE PROPERTIES LLC 550 ATWOOD AVENUE CRANSTON RI 02920 (OWN) AND FRANK ZINCONE 173 NIAN TIC 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 1/9/08**

**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 1/9/08**

**ERNEST RICCI 12 ROGER WILLIAMS CIRCLE CRANSTON RI 02905 (OWN) AND RICHARD CARLUCCI PO BOX 8452 CRANSTON RI 02920 (APP)** have filed an application for permission to leave an existing legal non-conforming single family dwelling with restricted front yard setback on an undersized [lot 2520] and build a new 28' X 34' two story single family dwelling on the abutting undersized [lot 2519] at **135 Ferncrest Drive**. AP 2/5, lot 2520 & 2519, area 9000 +/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.010 Sub-Standard Lot of Record. John Shekarchi Esq. **CONTINUED TO 1/9/08**

Stephen W. Rioles  
Secretary Zoning Board of Review

