

ZONING BOARD DOCKET

March 12, 2008

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The following applications will be heard in the City Hall Council Chamber on
Wednesday March 12, 2008 at 6:30 p.m.

WARD 2

STEVEN C AND LINDA M MORRO 223 LAURENS STREET CRANSTON RI 02910

(OWN/APP) have filed an application for permission to convert an existing legal non-conforming single family dwelling to a two family dwelling on an undersized lot at **223 Laurens Street**. AP 5/1, Lot 627, area 4500+/- SF, zoned C-3. Applicant seeks relief from Sections; 17.92.010 Variance, Schedule of Intensity 17.20.120, Schedule of Uses 17.20.030. No attorney

WARD 4

FRIEDA V HERVEY 20 FARM STREET CRANSTON RI 02921 (OWN) AND MICHAEL J

VALELLI 350 PIPPIN ORCHARD ROAD CRANSTON RI 02921 (APP) have filed an application for permission to build anew 34' X 26' two story single family home on an undersized lot on **Chappy Street**. AP 17/3, Lot 1869, area 5000+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, Schedule of Intensity 17.20.120. John S. DiBona Esq.

APPEAL OF THE ISSUANCE OF A BUILDING PERMIT BY THE INSPECTOR OF BUILDINGS TO CARL AND FRANCIS FERRUCCI 480 PONTIAC AVENUE TO THE CITY OF CRANSTON ZONING BOARD OF REVIEW IN ACCORDANCE WITH CRANSTON MUNICIPAL CODE TITLE 17 CHAPTER 17.116.010 – APPEAL POWERS, AND R.I.G.L. § 45-24-64 APPEALS.

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 3/12/08.

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.
CONTINUED TO 3/12/08.

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JOSEPH DESANTO AND PATRICIA A LEFF 410 GARDEN CITY DRIVE CRANSTON RI 02920 (OWN) AND FINANCIAL CONCEPTS INC DOUGLAS WATTS 9 MERCER ROAD NATICK MA 01760 (APP) AND RANDOLPH HOLDING II LLC 730 CENTRE OF N E BLVD COVENTRY RI 02816 have filed an application for permission to renovate an existing building into a Randolph Savings Bank branch with drive-thru with restricted frontage and side yard set back at **875 Pontiac Avenue**. AP 9/1, lot 3200, area 12,476 +/- SF, zoned C-4. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney. **CONTINUED TO 4/9/08.**

WARD 5

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. Kenneth Scheriber Esq. **CONTINUED TO 4/9/08.**

WARD 6

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. Brian LePlante Esq. **CONTINUED TO 4/9/08.**

Stephen W. Rioles
Secretary Zoning Board of Review