

## ZONING BOARD DOCKET

May 14, 2008

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The following applications will be heard in the City Hall Council Chamber on  
Wednesday May 14, 2008 at 6:30 p.m.

### WARD 1

**CROWN ASSOCIATES 72 PINE STREET PROVIDENCE RI 02903 (OWN) AND SSG DEVELOPMENT LLC 651 WASHINGTON STREET SUITE 200 BROOKLINE MA 02446-4518 (APP)** have filed an application for permission to build a new 382' X 117' +/- three story self storage facility with restricted frontage and height at **604 Park Avenue**. AP 3/2, Lot 611, area 1.84 +/- acres, zoned M-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Richard A Licht Esq. filed 3/31/08

### WARD 2

**RICHARD CARLUCCI 325B SCITUATE AVENUE CRANSTON RI 02921 (OWN/APP)** has filed an application for permission to build a new 28' X 48' single family home with 10' X 12' deck with restricted front and rear yard setback on an undersized lot on the corner of **Greenwood and Beckwith Street**. AP 6, Lot 1533 and 63, area 4987+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. John Shekarchi Esq. filed 4/2/08

### WARD 3

**GARY BALLETO 40 SURREY DRIVE CRANSTON RI 02920 (OWN/APP)** has filed an application for permission to build a new 32' X 60' two-story 3 unit residential dwelling on a proposed 10,202 +/- SF lot [**parcel 1**] and build a new 32' X 60' two-story 3 unit residential dwelling on a proposed 9372+/- SF lot [**parcel 2**] on **Lincoln Avenue**. AP 7/2, Lots 137, 138, 2334, 3607 and portion of 136, area 19,574+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. David Igliazzi Esq. filed 3/26/08.

**GARY BALLETO 40 SURREY DRIVE CRANSTON RI 02920 (OWN/APP)** has filed an application for permission to build a new 24' X 40' one-story single family dwelling with restricted frontage on an undersized lot on **Lincoln Avenue**. AP 7/2, Lot 141, area 5000+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. David Igliazzi Esq. filed 3/26/08.

### WARD 5

**GUDA ENTERPRISES LLC (UNITS 2 & 3), VINCENT J DINOFRIO JR, (UNIT 5) AND ROMAN SUSLOVICH ( UNIT 4) 39 PHENIX ANENUE CRANSTON RI 02910 (OWN) AND BPR ENTERPRISES INC D/B/A SHIRAZ 39 PHENIX AVENUE CRANSTON RI 02910 (APP/ LESSEE)** have filed an application for permission to operate a restaurant serving alcoholic beverages at **39 Phenix Avenue**. AP 11, Lot 1861, area 34,720+/- SF, zoned C-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.030 Schedule of Uses. Edward Avila Esq. filed 4/1/08

**FV LLC 41 COMSTOCK PARKWAY CRANSTON RI 02920 (OWN) AND EMPOWERMENT ENTERPRISES INC 2 STARLINE WAY CRANSTON RI 02921 (APP)** have filed an application for permission to operate an aerobics and fitness studio from a portion of an existing 41,650+/- SF industrial building at **41 Comstock Parkway**. AP 36, Lot 62, area 105,415 +/- SF, zoned M-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses, 17.88.050 Structural alterations. John S. DiBona Esq. filed 4/8/08

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### WARD 6

**60 KENNEY LLC 60 KENNEY DRIVE CRANSTON RI 02920 (OWN) AND JOHN ADAMS 60 KENNEY DRIVE CRANSTON RI 02920 (APP) MILLWORK ONE 60 KENNEY DRIVE CRANSTON RI 02920 (LESSEE)** have filed an application for permission to install mechanical equipment exceeding the height limitation allowed by ordinance at **60 Kenney Drive**. AP 13, Lot 49, area 5.75+/- acre, zoned M-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Joseph Shekarchi Esq. filed 3/26/08

### OLD BUSINESS

**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 6/11/08.**

**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. Brian LePlante Esq.  
**CONTINUED TO 6/11/08.**

Stephen W. Rioles  
Secretary Zoning Board of Review