

ZONING BOARD DOCKET

August 13, 2008

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The following applications will be heard in the City Hall Council Chamber on
Wednesday August 13, 2008 at 6:30 p.m.

WARD 4

APPEAL OF THE DECISION OF THE CITY OF CRANSTON PLANNING COMMISSION TO THE CITY OF CRANSTON ZONING BOARD OF REVIEW SITTING AS THE PLATTING BOARD OF REVIEW AN APPEAL IS TAKEN PURSUANT TO §45-23-66 AND §45-23-67 OF THE RHODE ISLAND GENERAL LAWS, AS AMENDED AND SECTION XI ENTITLED “APPEALS” OF THE CITY OF CRANSTON SUBDIVISION REGULATIONS (1995 AS AMENDED) FOLLOWING THE APPROVAL OF THE PRELIMINARY PLAN FOR PHASE ONE OF THE SUBDIVISION ON LATEN KNIGHT ROAD KNOWN AS LIPPIT FARM. Robert D Murray Esq. filed 7/8/08

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APPEAL OF THE DECISION OF THE CITY OF CRANSTON PLANNING COMMISSION TO THE CITY OF CRANSTON ZONING BOARD OF REVIEW SITTING AS THE PLATTING BOARD OF REVIEW AN APPEAL IS TAKEN PURSUANT TO §45-23-66 AND §45-23-67 OF THE RHODE ISLAND GENERAL LAWS, AS AMENDED AND SECTION XI ENTITLED “APPEALS” OF THE CITY OF CRANSTON SUBDIVISION REGULATIONS (1995 AS AMENDED) CARMINE CECE 310 ATWOOD AVENUE, CRANSTON RI 02920 AND JOHN IFRATI 198 RANDALL STREET CRANSTON RI 02920 TO GRANT PRELIMINARY PLAN APPROVAL TO ATWOOD VILLAGE CONDOMINIUMS: MARIO CARLINO AND AMERICO AND ELIZABETH TESTA D/B/A TESTA & CARLINO DEVELOPERS LLC. BURTON STREET, BERRY STREET AND CADY AVENUE. AP 12/4, LOTS 938-953 AND 996-1002. Kevin A McKenna Esq. filed 7/3/08

WARD 6

APPEAL OF A DETERMINATION MADE, BY THE CITY OF CRANSTON’S ZONING OFFICER, IN CONNECTION WITH A ZONING CERTIFICATE ISSUED, THE 17 DAY OF APRIL, 2008, IN ACCORDANCE WITH R.I.G.L. §45-24-54, AND FURTHER IN ACCORDANCE WITH CRANSTON MUNICIPAL CODE TITLE 17, CHAPTER 17.116, SECTION 17.116.010 APPEAL POWERS, AS THE SAME RELATES TO INTERSTATE TAX TITLE COMPANY INC. OWNER, AP 15/1, LOT 649, WOODROW AVENUE. Nicole M Labonte Esq. filed 5/6/08

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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 8/13/08.

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 8/13/08.

SANTURRI REALTY INC 1152 PARK AVENUR CRANSTON RI 02920 (OWN) AND ICON IDENTITY SOLUTIONS 1418 ELMHURST ROAD ELK GROVE IL 60007 (APP) AND CVS PHARMACY # 2021 205 ATWOOD AVENUE CRANSTON RI 02920 (LESSEE) have filed an application for permission to have additional signage than that allowed by ordinance including an electronic message board at **205 Atwood Avenue**. AP 12/4, Lot 2752, 3229,3227, 3226, 3228, 2746, 2745, 2744, 2743, 2742, 2741, 2740, 2739, 2738, 2737, 2755, 2804, 2756, area 97,853 +/- SF, zoned C-4. Applicant seeks relief from Sections; 17.92.010 Variance, 17.72.010 B, G & P Signs. Kristin Barkett Petty Esq. filed 5/19/08 **CONTINUED TO 8/13/08.**

Stephen W. Rioles
Secretary Zoning Board of Review