

**AGENDA**  
**May 1, 2018**  
**City Hall Council Chamber**  
**7 p.m.**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

- Minutes of the April 3, 2018, City Plan Commission Meeting

**ORDINANCE RECOMMENDATIONS**

- **Ordinance 3-18-06** – *Amendment to the Cranston 2012 Comprehensive Plan, as amended:*  
**(Edgewood Architectural Integrity / Pedestrian Safety)**

**SUBDIVISIONS AND LAND DEVELOPMENT**

- **Dyszlewski Plat – Preliminary Plan** **Public Informational Meeting**  
Minor Subdivision without street extension  
One additional house lot  
579 Phenix Avenue  
AP 20/4, Lot 2176
  
- **St. Matthews Church – Preliminary Plan** **Public Informational Meeting**  
Minor Subdivision without street extension  
Application does not propose new development  
1291 and 1301 Elmwood Avenue  
AP 3, Lots 616, 623 and 1198

**ZONING BOARD OF REVIEW RECOMMENDATIONS**

- **FORTY SOCKANOSSET, LLC (OWN) AND POYANT SIGNS, INC. (APP)** to allow increased signage to a site previously granted signage relief at **40 Sockanosset Crossroad**, A/P10, lot 40 142,006 sq.ft. zoned C4. Applicant seeks relief per 17.92.010 Variance; Section 17.72.010(5).
  
- **ST. MATTHEW'S CHURCH CORPORATION (OWN) AND ERISSA, LLC. (APP.)** to create a minor subdivision of existing properties at **1291 & 1301 Elmwood Avenue**, A/P 3, lots 616,623, & 1198, total area 63,586 sq. ft. zoned B2. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.10 Schedule of Intensity, 17.64.010 Parking.
  
- **POWERHOUSE REALTY, LLC (OWN/ APP)** to construct a new single family dwelling on an undersized lot with restricted street frontage at **0 Cleveland Avenue**, A/P 8, lot 544. Area 3,200 sq.ft., zoned B2. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.10 Schedule of Intensity.

- **POWERHOUSE REALTY, LLC (OWN/ APP)** to expand an existing non-conforming mixed use building to utilize the entire structure as a business on an under-sized lot with restricted frontage, side and front setbacks; without off street parking at **706 Reservoir Avenue**, A/P 9, lot 321, 3,084 sq.ft area, zoned C-4. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.10 Schedule of Intensity, 17.64.010 Parking.
- **DAVID SPAZIANO (OWN/APP)** to install a 450 sq.ft. addition to an existing structure with restricted setbacks at **52 Bald Hill Road**, A/P 18/3, Lot 855, area 1589 +/- SF, zoned C-4. Applicant seeks relief per Section 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations.
- **HERITAGE RESERVOIR LLC (OWN) & HERITAGE LIQUORS (APP)** to alter an existing sign and to install a new LED electronic message board with increased size at **529 Reservoir Avenue**, A/P 6, lot 821 42,491 sq.ft. area, zoned C4. Applicant seeks relief per Section 17.92.010 Variance, Section 17.72.010 Signs.
- **JOHN S. SPICOLA, II (OWN/APP)** to construct an addition with restricted setbacks to an existing home at **114 Mockingbird Drive**, A/P 37 lot 520, 14,897 sq.ft. area, zoned A8. Applicant seeks relief per Section 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations.

**PLANNING DIRECTORS REPORT – Senior Planner, Principal Planner status update**

**ADJOURNMENT / NEXT REGULAR MEETING** June 5, 2018 – City Council Chamber, 7 pm

*Individuals requesting interpreter services for the hearing impaired must contact the office of City Planning at 461-1000 ext. 3136 seventy-two [72] hours prior to the meeting.*