

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
December 11, 2024**

The following applications will be heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday December 11, 2024 at 6:30 p.m.
The items listed may be subject to final action.

Election of a new Chair and Vice- Chairperson shall take place to serve out the balance of the annual term.

OLD BUSINESS

Ward 2

COBBLE HILL DEVELOPMENT, LLC (OWN/APP) has filed an application for permission to construct a new single-family dwelling with reduced frontage and lot width at **0 Hemlock Avenue**. AP 5, Lots 697, 698 & 2087; area 8,524 SF; zoned A-6. Applicant seeks relief per Section 17.92.010-Variances; Section 17.20.120 Schedule of Intensity. Application filed on 10/1/2024. Attorney John E. Shekarchi, Esq.

Ward 6

THOMAS J. DONELLY and MELISSA A. DONELLY (OWN/APP) have applied to the Board to allow an accessory garage structure to be built in the required front yard setback at **24 Normandy Drive**, A.P. 15, lot 1023; area 6,957sf; zoned A-8. Applicant seeks relief per Section 17.92.010-Variances; Section 17.60.010(B)- Location of Residential Accessory Buildings. Application filed 10/8/2024. No Attorney.

NEW BUSINESS

Ward 4

RGD REALTY, LLC (OWN/APP) has filed an application to expand an existing car wash use, construct three additions encroaching into front and rear setbacks, and to increased signage allowance at **801 Oaklawn Avenue**; A.P.18, lot 1603; area 23,652 s.f; zoned C-2. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.20.120 Schedule of Intensity; 17.88.030 (A)- Extension. Application filed on 11/12/2024. Attorney Joseph Brennan, Esq.

Ward 5

THOMAS VESSELLA and ROBERT GASBARRO JR. (OWN/APP) have applied to the Board for permission to raze an existing single-family dwelling and to construct a two-family

structure on an under-sized lot with encroachment into the front corner yard setback at **1573 Cranston Street**, A.P. 8, Lot 276; area 7,000 sf; zoned B-1. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.20.120 Schedule of Intensity; 17.20.090 (A)-Specific Requirements. Application filed on 11/13/2024. Attorney Tenessa Azar, Esq.

Ward 5

ALEXANDRIA REALTY, LLC (OWN) and BENJAMIN VITI (APP) has filed an application to divide an existing commercial space to create an additional residential unit at 1728 Cranston Street, A.P. 11, lot 3364; area 3,528 sf; zoned C5. Applicant seeks relief per Section 17.92.010-Variances; sections 17.20.030- Schedule of Uses; 17.88.030- Extension; 17.20.090 (B)- Specific Requirements; 17.64.010- Off-Street Parking. Application filed on 11/15/2024. Attorney Marc B. Gertsacov, Esq.