

**THE CITY OF CRANSTON  
ZONING BOARD DOCKET  
May 13, 2026**

The following applications will be heard in the Auditorium, Cranston Highschool East  
899 Park Avenue, Cranston, RI 02910 on  
**Wednesday May 13, 2026, at 6:30 p.m.**  
The items listed may be subject to final action.

**OLD BUSINESS**

**Ward 3**

**DALIA P. MERCADO (OWN) ANTONIO TIMARCHI (APP)** have applied to the Board for permission to leave an existing two-family dwelling on an undersized lot previously merged by zoning at **3 Fountain Avenue**, AP 8 Lot 2802; area 3200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-5 filed 01/15/2026.

**Ward 3**

**DALIA P. MERCADO (OWN) ANTONIO TIMARCHI (APP)** have applied to the Board for permission to construct a new single-family dwelling on an undersized lot previously merged by zoning at **0 Fountain Avenue**, AP 8 Lot 1534; area 3200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-4 filed 01/15/2026.

**NEW BUSINESS**

**Ward 5**

**GARY FLETCH, LLC (OWN/APP)** has applied to the Board for permission to utilize a vacant lot with restricted frontage for motor vehicle storage at **0 Fletcher Avenue**; A.P. 12, lot 2847; area 10,991 sf; zoned B1. Applicants seek relief per 17.92.010- Variance; Section 7.20.120 Schedule of Intensity; Section 17.20.030 Schedule of Uses Regulations. Application. ZBR-26-13 filed 04/03/2026. Attorney Robert D. Murray, Esq.

**WARD 3**

**MARC SPIRITO(OWN) AND CALISE DEVELOPMENT, LLC(APP)** have applied to the Board for permission to leave an existing single-family dwelling on an undersized lot with reduced setbacks previously merged by zoning at **30 Pomham Street**, AP 7 Lot 1264; area 3,200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-17 filed 04/12/26. Attorney Robert D. Murray, Esq.

### **WARD 3**

**MARC SPIRITO(OWN) AND CALISE DEVELOPMENT, LLC(APP)** have applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced setbacks previously merged by zoning at **0 Pomham Street**, AP 7 Lot 1263; area 3,200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-18 filed 04/12/26. Attorney Robert D. Murray, Esq.

### **WARD 3**

**MARC SPIRITO(OWN) AND CALISE DEVELOPMENT, LLC(APP)** have applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced setbacks at **0 Pomham Street**, AP 7 Lot 1262; area 3,200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-19 filed 04/12/26. Attorney Robert D. Murray, Esq