

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
July 8, 2026**

The following applications will be heard in the Council Chambers, City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday July 8, 2026, at 6:30 p.m.
The items listed may be subject to final action.

WARD 1

ALEXANDER ARANGO (APP) AND MICHAEL SOLOMAN (OWN) have applied to the Board for permission to construct a single-family dwelling on an undersized lot with reduced setbacks at **555 Park Avenue**; A.P. 3, lot 1577; area 2745sf; zoned B2. Applicant seeks relief per 17.92.010 - Variance; Sections 17.20.120 - Schedule of intensity regulations; 17.20.090 - Specific requirements; Application ZBR-26-2 filed 01/12/2026.

WARD 4

B&E REALTY, LLC (OWN) AND DREAM BIG, INC. (APP) have applied to the Board for permission to operate a gymnastics and dance studio in an existing building at **41 Western Industrial Drive**, AP 36 Lots 9 & 95; area 2.76ac, zoned M2. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.030 Schedule of Uses; Section 17.64.010 Off-Street Parking Requirements. Application ZBR-26-21 filed 05/11/2026. Attorney Amy H. Goins, Esq.

WARD 2

LA NONA CONSTRUCTION, LLC (OWN/APP) have applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced frontage previously merged by zoning at **0 Beckwith Street**, AP 6 Lot 332; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-23 filed 05/12/2026.

WARD 2

LA NONA CONSTRUCTION, LLC (OWN/APP) have applied to the Board for permission to leave an existing single-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **235 Beckwith Street**, AP 6 Lot 329; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-22 filed 05/12/2026.

WARD 3

JOSEPH FULLERTON (OWN) and CALISE DEVELOPMENT, LLC (APP) have applied to the Board for permission to leave an existing two-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **78 Pleasant Street**, AP 6 Lot 1048; area 3620sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-25 filed 05/25/2026. Attorney Robert D. Murray, Esq.

WARD 3

JOSEPH FULLERTON (OWN) and CALISE DEVELOPMENT, LLC (APP) have applied to the Board for permission to construct a new single-family dwelling on two undersized lots with reduced frontage and setbacks previously merged by zoning at **0 Carlton Street**, AP 6 Lots 1049 & 3225; area 3774 sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-25 filed 05/25/2026. Attorney Robert D. Murray, Esq.

WARD 1

250 SMITHFIELD LLC (OWN/APP) have applied to the Board for permission to leave an existing four-family dwelling on an undersized lot with restricted street frontage at **90 Wheeler Avenue**; A.P. 2, lot 3934; area 6075sf; zoned B1. Applicant seeks relief per 17.92.010 - Variance; Sections 17. 20.090 – Specific Requirements; 17.20.120 Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and mergers. Application ZBR-26-29 filed 06/08/2026. Attorney Robert D. Murray, Esq.

WARD 1

250 SMITHFIELD LLC (OWN/APP) have applied to the Board for permission to construct a new two-family dwelling on a lot previously merged by zoning at **0 Wheeler Avenue**; A.P. 2, lot 782; area 11,216sf; zoned B1. Applicant seeks relief per 17.92.010 - Variance; 17.88.010 Substandard lots of record and mergers. Application ZBR-26-30 filed 06/08/2026. Attorney Robert D. Murray, Esq.