

**THE CITY OF CRANSTON  
ZONING BOARD DOCKET  
February 12, 2025**

The following applications will be heard in the City Council Chambers, Cranston City Hall  
869 Park Avenue, Cranston, RI 02910 on  
**Wednesday February 12, 2025 at 6:30 p.m.**  
The items listed may be subject to final action.

**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.

**NEW BUSINESS**

**Ward 3**

**DR. JOYCE MARTIN (OWN/APP)** has applied to the Board for permission to convert an existing mixed-use building into a Rooming, boarding house at **1040 Cranston Street**; A.P. 7, lots 754,755, and 756; area 14,254 sf; zoned C5. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.20.030- Schedule of Uses. Application filed on 12/10/2024. Attorney John O. Mancini, Esq.

**Ward 6**

**STORAGE FIVE CRANSTON, LLC (OWN) and G3 40 SHARPE DRIVE, LLC (APP)** have filed an application for permission to sub-divide an existing lot, creating a parcel of land to be utilized for the commercial vehicle storage at **0 and 40 Sharpe Drive**, A.P. 13, Lot(s) 5, 45, 50 & 67; area 9.277 ac; zoned M2. Applicant seeks relief per Section 17.92.010-Variances; Section 17.20.030- Schedule of Uses; Application filed on 12/30/2024. Attorney Robert D. Murray, Esq.

**Ward 5**

**BLUE MOON PROPERTIES, LLC and STEVEN E. PRATT and PAMELA AVARISTA PRATT (OWN) and CINETS, INC. dba BLUE MOON PUB (APP)** have applied to the Board for permission to construct an addition with reduced side and rear setbacks and restricted parking at **42 Phenix Avenue**; A.P.11, lot(s) 2839 and 3557; area 10,251 sf; zoned C5. Applicant seeks relief per Section 17.92.010-Variances; Section 17.20.120-Schedule of Intensity; 17.64.010- Off-Street Parking. Application filed on 12/15/2024. Attorney Robert D. Murray, Esq.

## Ward 2

**COBBLE HILL DEVELOPMENT, LLC (OWN/APP)** has filed an application for permission to leave an existing single-family dwelling with reduced side yard setbacks, frontage and to allow an existing accessory structure to remain with reduced side yard setbacks at **27 Hemlock Avenue**. AP 5, Lots 6, 2088 & 2089, & 2090; area 15,719 SF; zoned A-6. Applicant seeks relief per Section 17.92.010-Variances; Section 17.20.120 Schedule of Intensity. Application filed on 1/8/2025. Attorney John E. Shekarchi, Esq.