

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
May 14, 2025**

The following applications will be heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday May 14, 2025 at 6:30 p.m.
The items listed may be subject to final action.

NEW BUSINESS

Ward 4

ROBIN A. LETTERLE (OWN) and GREGORY J. DiZOGGIO (APP) have filed an application to request the conditions of a previously granted decision be modified at **97 Amanda Street**, A.P. 18, lot 1501; area 8,000 sf; zoned A8. Applicants seek relief per Section 17.92.010-Variances; Section 17.92.030- Special Conditions. Application filed 1/9/2025. David A. Ursillo, Esq.

Ward 6

CHAPEL ASSOCIATES, LLC (OWN) and EMPLOYERS MUTUAL CASUALTY (EMC) INSURANCE have applied to the Board for permission to install a new wall sign exceeding the area allowed by ordinance(s) at **4000 Chapel View Boulevard**, A.P. 14, lot 21; area 33,187 sf. zoned MPD. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.72.010(6)-Signs. Application filed on 3/21/2025. Tenessa Azar, Esq.

Ward 4

TILCON, CO. (OWN) and CULLION CONCRETE CORP. (APP) have filed an application to request the conditions of a previously granted decision be modified to construct a permanent industrial use structure at **830 Phenix Avenue**, A.P. 17, lots 194, 1933; A.P.20, lot 2124; area 18.94 ac; zoned A12. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.030-Schedule of uses; 17.88.030- Extension. Application filed on 3/24/2025. Robert D. Murray, Esq.

Ward 1

CARL C. FERRUCCI FRANCES S FERRUCCI TRUSTEES (OWN) and FORTINI ENTERPRISES, LTD (APP) have applied to the Board to install a new electronic message center on two existing free-standing signs at **1282 & 1290 Elmwood Avenue**, A.P. 3, lots 951 and 954; area 23,518 sf; zoned B2. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.72.010 - Signs. Application filed on 3/31/2025. Edward R. McCormick, III, Esq.

Ward 5

JANINE M. ATAMIAN, TRUSTEE (OWN/APP) has filed an application to request permission to leave an existing two-family dwelling on two under-sized lots and to separate a third lot for development at **53 Sherwood Street**, A.P. 8, lots 1772, 1783; area 6,3142 sf; zoned

B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 4/4/2025. Robert D. Murray, Esq.

Ward 5

JANINE M. ATAMIAN, TRUSTEE (OWN/APP) has applied to the Board for permission to construct a new single-family dwelling on lot with reduced frontage at **0 Sherwood Street**, A.P. 8, lot 1784; area 6,000 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 4/4/2025. Robert D. Murray, Esq.

Ward 5

AARON F NADICH (OWN/APP) has filed an application to convert an existing single-family dwelling into a two-family dwelling on an under-sized lot at **120 Phenix Avenue**, A.P. 12, lot 132; area 4200sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity; 17.20.090 (A)- Specific Requirements. Application filed on 4/7/2025. No Attorney.

Ward 3

GILS REAL ESTATE INVESTMENT LLC (OWN) and GILMAR AGUILAR (APP) has applied to the Board for permission to change an existing non-conforming industrial use building to a Health, Fitness (Martial Arts) use in a residential zone at **14 Oneida Street**, A.P. 7, lots 3134, 3159; area 9,862 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.030- Schedule of uses; 17.88.040- Change of Use. Application filed on 4/8/2025. Joel Votolato, Esq.

Ward 2

ERICA L. CROSSMAN (OWN/APP) has filed an application requesting permission to construct an un-enclosed porch into the required front yard beyond the allowed extension of ten feet at **110 Pond Street**, A.P. 6, lot 2156, area 5,827 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.110(B)- Residential yard exceptions. Application filed on 4/8/2025. No Attorney.