

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
June 12, 2024**

The following applications will be heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday June 12, 2024 at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

Ward 5

495 INVESTMENTS, LLC (OWN/APP) has filed an application to request permission to allow barber shop, beauty salon / body art / day spa uses in an existing building zoned industrial at **495 Atwood Avenue**, A.P. 12, lot 3116; area 13,300 sf. zoned M1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses. Application filed 2/14/2024. Joseph Shekarchi, Esq.

Ward 5

VERRECCHIA CONSTRUCTION MANAGEMENT, LLC (OWN/APP) has filed an application to unmerge two lots and to leaving an existing single-family home on an under-sized lot with reduced front and side setbacks at **32 Palmer Ave**, A.P. 11, lot 1716 (A.K.A. Parcel A), area 4,000 sf, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 3/20/2024. John O. Mancini, Esq.

Ward 5

VERRECCHIA CONSTRUCTION MANAGEMENT, LLC (OWN/APP) has applied to the Board to request permission to unmerge two lots and to leaving an under-sized vacant lot with reduced frontage to construct a new single-family dwelling at **0 Palmer Ave**, A.P. 4, lot 1716 (A.K.A. Parcel B), area 4,000 sf, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 3/20/2024. John O. Mancini, Esq.

NEW BUSINESS

CESAR H. GONZALES GONZALES (OWN/APP) has applied to the Board to request permission to expand and convert an existing single-family dwelling into a multi-family (3 unit) dwelling on an under-sized lot at **12 Howard Street**; A.P. 7, lot 1128; area 6,048 sf.; zoned B2. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations. Application filed 4/6/2024. No Attorney.

VERSATILE INVESTMENT GROUP, LLC (OWN/APP) has filed an application to expand an existing legal, non-conforming multi-family (5 unit) use by converting a detached accessory structure into an additional dwelling unit on an under-sized lot at **389 Laurel Hill Avenue**, A.P. 7, lot 3860; area 22,062 sf.; zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections

17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations. 17.20.090 (A)
Specific requirements. Application filed 4/6/2024. Robert D. Murray, Esq.