

Minutes for Wednesday August 12, 2026, Cranston Zoning Board of Review

A meeting of the Cranston Zoning Board of Review was called to order in the Council Chambers, Cranston City Hall by Vice-Chairperson Joy Montanaro on **Wednesday, August 12, 2026, at 6:29 pm**. Also, present were Ivy Swinski, Kenneth Filarski, 1st Alternate Anthony Mastantuono, 2nd Alternate Mario Carlino and 4th Alternate Justin McCarthy. Chairperson Dean Perdikakis and Carlos Zambrano were not in attendance.

The following matters were not heard before the board:

WARD 4

COLBEA ENTERPRISES, LLC (OWN/APP) have applied to the Board for permission to install a new electronic message center on an existing free-standing sign at **2050 Plainfield Pike** A.P. 36, lot 117; area 72,638 sf; zoned C5. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.72.010 - Signs. Application ZBR-26-33. Attorney James A. Hall, Esq..

This application was continued to the September 9, 2026, docket, at the request of the applicant.

The following matters were heard before the board:

NEW BUSINESS

WARD 2

LOC CONSTRUCTION, LLC (OWN/APP) has 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 **89 Auburn Street**, AP 5 Lot 124; 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-26-28. Attorney David Johnston, Esq.

This application was presented and heard in conjunction with 0 Auburn Street AP 5 Lot 125

On a motion made by Ms. Swinski and seconded by Mr. Carlino, the Board voted unanimously to **approve** this application as presented on August 12, 2026.

The Board made their decision based on the following:

Findings of Fact:

The Applicant has requested specific relief in their application, namely:

- 17.20.120 – Schedule of Intensity Regulations
- 17.88.010 – Substandard lots of record and lot mergers

Relief Sought:

Existing Two-Family Dwelling at 89 Auburn Street:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	8,000 sf for Two-Family Dwellings	5000 sf	3000 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

Proposed New House at 0 Auburn Street:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	6,000 sf for Single-Family Dwellings	5000 sf	1000 sf

Minutes for Wednesday August 12, 2026, Cranston Zoning Board of Review

Minimum Lot Frontage	60 feet	50 feet	10 feet
Minimum Front Yard Setback	25	15.6	9.4
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

The Board found this project compatible with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area. The subject property and the surrounding area are primarily residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- The Board found that despite the uniformity of the lot sizes in this neighborhood, there is significant diversity in housing types and density.
 - Auburn has a high number of two and three family dwellings, which are predominantly placed on 5,000 sf lots.
 - A significant majority of lots in Auburn were platted with 50-foot by 100-foot dimensions.
- Auburn Two-Family Dwellings are generally built on 5,000 sf lots, in keeping with the rest of the neighborhood.

The applicant presented its case to the board which included an expert who reviewed all the necessary factors for the granting of a variance and said testimony is incorporated by reference

There were two neighbors who spoke about the project and were neutral as to approval or denial

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. In granting a variance the Applicant met the requirements of the Zoning Code and relief per 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers.

WARD 2

LOC CONSTRUCTION, LLC (OWN/APP) has applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **0 Auburn Street**, AP 5 Lot 125; 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-26-31. Attorney David Johnston, Esq.
This application was presented and heard in conjunction with 89 Auburn Street

On a motion made by Mr. Mastantuono and seconded by Ms. Swinski, the Board voted unanimously to approve this application as presented on August 12, 2026.

The Board made their decision based on the following:

- Findings of Fact:**
The Applicant has requested specific relief in their application, namely:
- 17.20.120 – Schedule of Intensity Regulations
 - 17.88.010 – Substandard lots of record and lot mergers

Relief Sought:

Existing Two-Family Dwelling at 89 Auburn Street:

Minutes for Wednesday August 12, 2026, Cranston Zoning Board of Review

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	8,000 sf for Two-Family Dwellings	5000 sf	3000 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

Proposed New House at 0 Auburn Street:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	6,000 sf for Single-Family Dwellings	5000 sf	1000 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Minimum Front Yard Setback	25	15.6	9.4
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

The Board found this project compatible with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area. The subject property and the surrounding area are primarily residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- The Board found that despite the uniformity of the lot sizes in this neighborhood, there is significant diversity in housing types and density.
 - Auburn has a high number of two and three family dwellings, which are predominantly placed on 5,000 sf lots.
 - A significant majority of lots in Auburn were platted with 50-foot by 100-foot dimensions.
- Auburn Two-Family Dwellings are generally built on 5,000 sf lots, in keeping with the rest of the neighborhood.

The applicant presented its case to the board which included an expert who reviewed all the necessary factors for the granting of a variance and said testimony is incorporated by reference

There were two neighbors who spoke about the project and were neutral as to approval or denial

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a dimensional variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. The Board further found that the applicant met the requirements for granting a use variance for the

Minutes for Wednesday August 12, 2026, Cranston Zoning Board of Review

proposed use. In granting a variance the Applicant met the requirements of the Zoning Code and relief per 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers.

WARD 1

EDDY PENA (OWN/APP) has applied to the Board for permission to convert an existing legal, non-conforming single-family dwelling into a two-family dwelling at **309 Station Street**; A.P. 3, lot 71 & 72; area 10,000 sf; zoned M2. Applicants seek relief per 17.92.010- Variance; Section 17.20.030 Schedule of Uses; Section 17.20.120 Schedule of Intensity Regulations. Application. ZBR-26-34. No Attorney.

On a motion made by Mr. Filarski and seconded by Mr. Mastantuono, the Board voted unanimously to **approve** this application as presented on August 12, 2026.

The Board made their decision based on the following:

Findings of Fact:

The Applicant has requested specific relief in their application, namely:

- 17.20.030 Schedule of Uses
- 17.20.120 Schedule of Intensity Regulations

Relief Sought:

§17.20.040C.1 “Changes of use which result in a required increase in minimum lot area per Sections 17.20.090, Specific requirements and 17.20.120, Schedule of intensity regulations shall require conformance with minimum lot area and lot width and frontage.”

M-2 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	60,000 sf	10,000 sf	50,000 sf
Minimum Lot Width/Frontage	200 feet	100 feet	100 feet
Use Variance	Two-Family Dwellings are not permitted in the M-2 Zone (Existing Single-Family is also non-conforming)	Two-Family Dwelling	A conversion from a Single-Family to a Two-Family Dwelling

The applicant testified that this property was previously a legal two-family home and he would like to restore it back to a two-family. The current layout and utility hookups remain in place. The only thing that it needs is the utility meter for the second floor and a permit to connect it back to the existing panel.

The Board found this project compatible with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area. The subject property and the surrounding area are primarily residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

The Board further found the following:

- The residences surrounding 309 Station Street are historic remnants of the Auburn neighborhood that were separated from it by the construction of I-95.
- 1965 Zoning Plats show that this sliver of land wedged between the railroad and the highway, is made up of mostly two-family homes.
 - The subject property was previously designated as a two-family dwelling.
- The applicant is not proposing any significant changes to the lot or the structure. Existing lot size and frontage are in excess of requirements for two-family dwellings in zones where they are permitted. Applying the M-2 zoning requirements would be inconsistent with the surrounding neighborhood and the historic use of the lot.
- The Future Land Use Map acknowledges that this industrial zone should be changed to allow for redevelopment. This area may be suitable for industrial uses, but the existing residential buildings are here to stay. Continuing the residential use will not interfere with current or future industrial operations in the area.

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. In granting a variance the Applicant met the requirements of the Zoning Code and relief per 17.92.010- Variance; Section 17.20.030 Schedule of Uses; Section 17.20.120 Schedule of Intensity Regulations.

WARD 1

YOLANDA ROSA (OWN) AND NERY CRUZ (APP) have applied to the Board for permission to convert the basement of a legal, non-conforming three-family dwelling into a fourth unit at **547 Park Avenue**; A.P. 3, lot 1141; area 5,989 sf; zoned B2. Applicants seek relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements. Application. ZBR-26-35. No Attorney.

On a motion made by Ms. Swinski and seconded by Mr. Mastantuono, the Board voted unanimously to **continue** this application to the September 9, 2026, meeting to allow the applicant the opportunity to provide additional supporting documents, specifically a cross-section plan of all four floors showing ceiling height and egress as well as a plan showing proper ventilation for mechanicals in basement.

WARD 1

JORGE JORGE (OWN) AND TRUMAN HERRERA (APP) have applied to the Board for permission to convert a legal, non-conforming mixed-use building into a three-family dwelling at **1594-1596 Broad Street**; A.P. 2, lot 2624; area 4,118 sf; zoned C1. Applicants seek relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements; Section 17.64.010 Off-street parking; Section 17.84.150 Parking Area Design Standards. Application. ZBR-26-26. No Attorney

On a motion made by Ms. Swinski and seconded by Mr. Carlino, the Board voted 3-2 to **approve** this application as presented on August 12, 2026. Mr. Filarski and Mr. Mastantuono voted nay on the approval.

The Board made their decision based on the following:

Findings of Fact:

The Applicant has requested specific relief in their application, namely:

- 17.20.120 – Schedule of Intensity Regulations
- 17.64.010 – Off-street parking
- 17.20.090 – Specific Requirements

Relief Sought:

C-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	14,000 sf for Three-Family Dwellings	4,118 sf	9882 sf
Off-street Parking	6 Spaces	5 Spaces	1 Space

The applicant testified about the conversion of the unit from an office to a residential use

The Board found this project compatible with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area. The subject property and the surrounding area are primarily residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

The Board found that The proposed plan only falls short of the off-street parking requirement by one spot.

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. In granting a variance the Applicant met the requirements of the Zoning Code and relief 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements; Section 17.64.010 Off-street parking; Section 17.84.150 Parking Area Design Standards.

The meeting was adjourned at 7:56 PM

Stanley Pikul
Secretary, Zoning Board