

City Planning Department



Memo

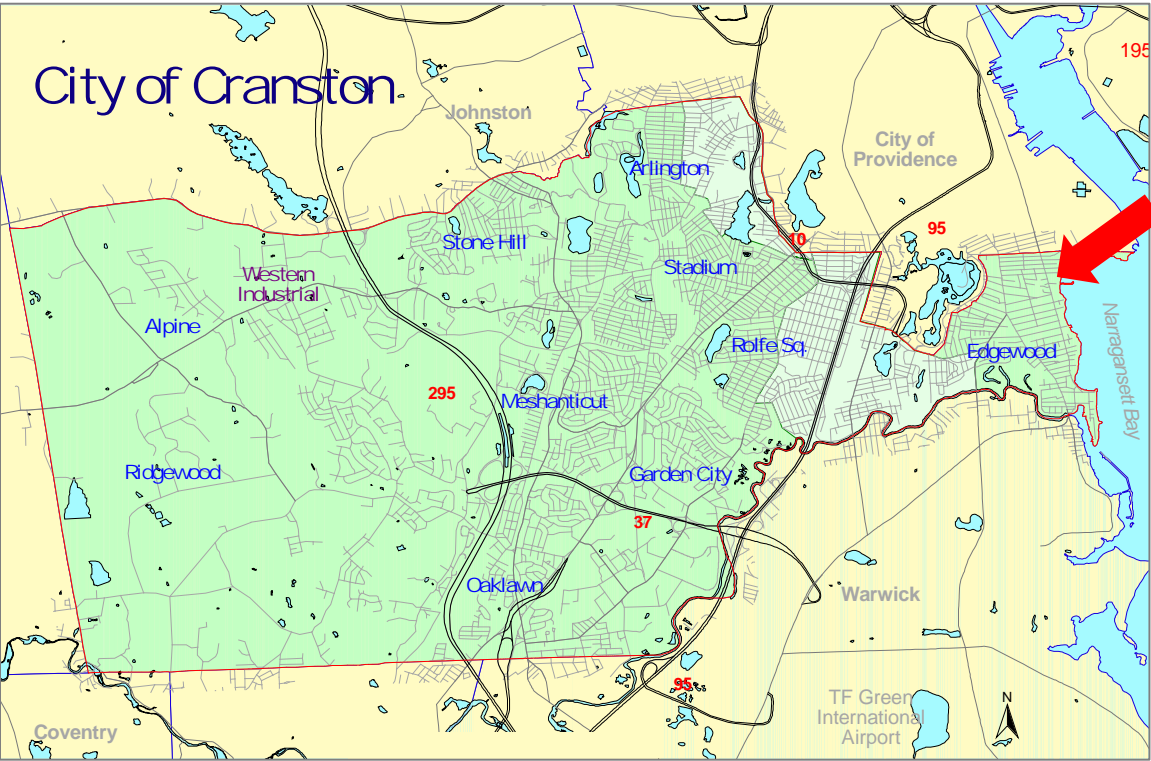
To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician
Date: March 31, 2023
Re: **Dimensional Variance @ 0 Armington St**

Owner/App: Joseph DeCristofaro
Location: 0 Armington St, AP 2, Lot 3268
Zone: B-2 (Single-family dwellings on 6,000 ft² minimum lots)
FLU: Residential less than 10.39 units/acre

DIMENSIONAL VARIANCE REQUEST:

- 1. To secure relief to construct a single-family dwelling on an undersized lot with reduced lot frontage. [17.20.120 – Schedule of Intensity Regulations]

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



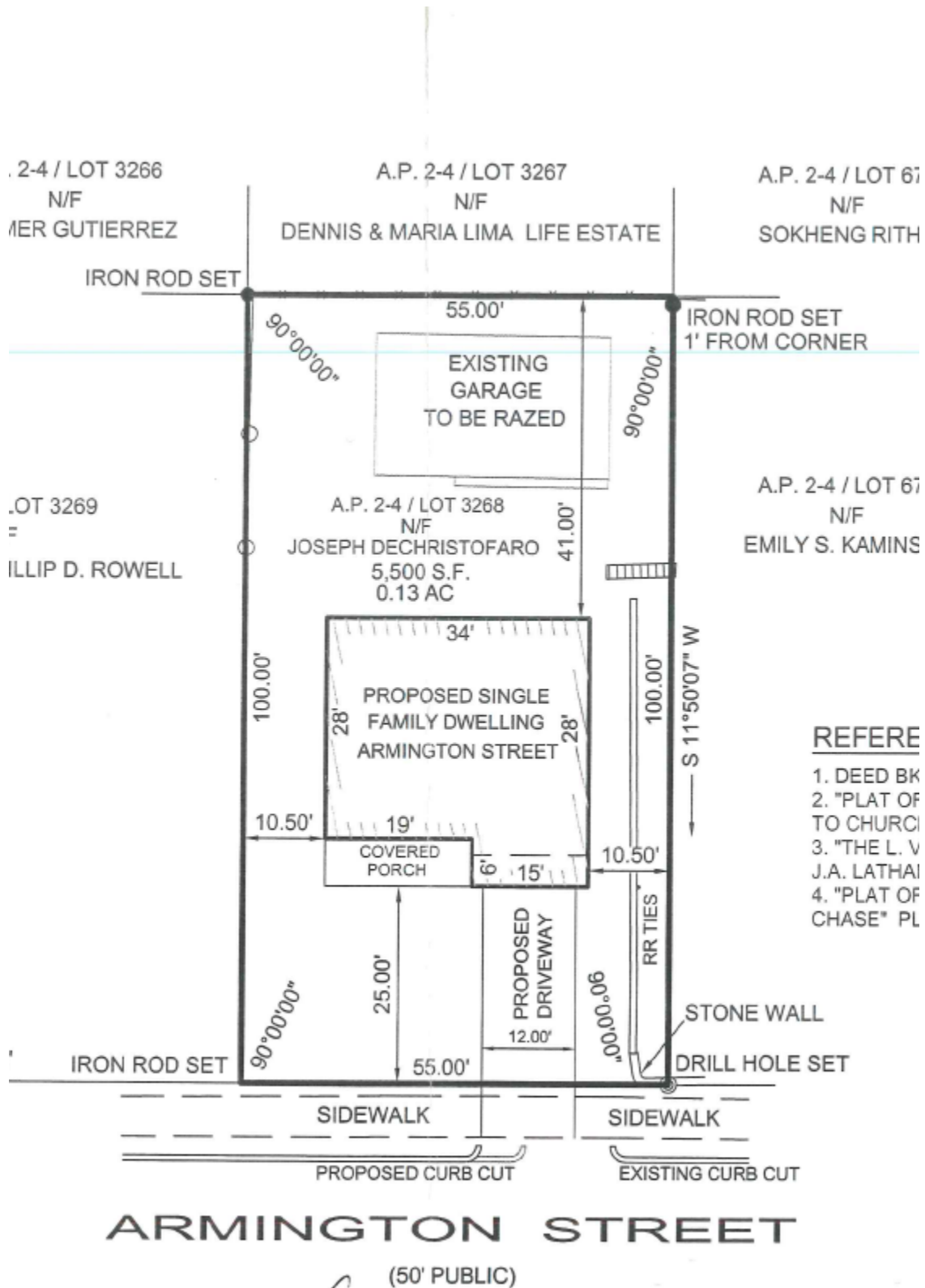
3-D AERIAL VIEW (facing north)



STREET VIEWS



SITE PLAN (excerpt)



- REFERE**
1. DEED BK
 2. "PLAT OF TO CHURCI
 3. "THE L. V J.A. LATHAI
 4. "PLAT OF CHASE" PL

FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION



PLANNING STAFF FINDINGS

1. The applicants seek to construct a single-family house on an undersized lot of 5,500 ft² and 55 feet of frontage that currently hosts a detached two-car garage. The minimum standards for by-right development in a B-1 zone (for single-family houses) are 6,000 ft² of area and 60 feet of frontage.
2. The proposed single-family house would be built within all required setbacks for a B-1 zone. The resulting lot coverage would be 18.9%, which also complies with the 35% coverage limit for that zone.
3. A neighborhood analysis submitted by the applicant notes that within a 400-foot radius of the subject parcel, there are 59 single-family residential lots, with an average lot size of 5,190 ft²; roughly two-thirds of them are smaller in size than the subject parcel.
4. The Future Land Use Map (FLUM) designates the subject parcel as Residential less than 10.39 Units/Acre. The density that would result from the proposal is 7.92 units/acre, which is within the FLUM's prescribed density.
5. The subject parcel was under common ownership with the abutting lot (AP 2, Lot 671) as recently as 2012, but the lots were sold to separate owners. (Lot 671 is a conforming lot of record, so the lots are not merged and the selling of each lot to separate parties did not constitute an "illegal subdivision.") It is unclear whether the subject parcel has continued to provide Lot 671's off-street parking needs after coming under separate ownership; the applicant did not mention the existence of any easements or other parking-related agreements in the application.
6. The Comprehensive Plan's Housing Goal 4 advises to *"Promote housing opportunity for a wide range of household types and income levels."*

STAFF ANALYSIS

Staff finds that granting relief to allow a single-family home to be built on an undersized lot would be consistent with the City's interest in supporting neighborhood housing needs and it would not alter the character of the neighborhood, as this is an opportunity to create infill housing in Eastern Cranston at a scale and intensity that is consistent with the existing neighborhood. The proposed single-family house could be built in conformance with all required setbacks for a B-2 zone and that the resulting density for the parcel would remain within the range prescribed by the FLUM.

With respect to the subject parcel's relationship to the abutting Lot 671, Staff would observe that because the lots are (legally) under separate ownership, the scope of review for this application is limited only to the subject parcel. It is the responsibility of the owner of Lot 671 to meet the parcel's off-street parking requirements.

RECOMMENDATION

Due to the findings that the application is generally consistent with the Comprehensive Plan and that it does not alter the character of the neighborhood, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.