

# City Planning Department



## Memo

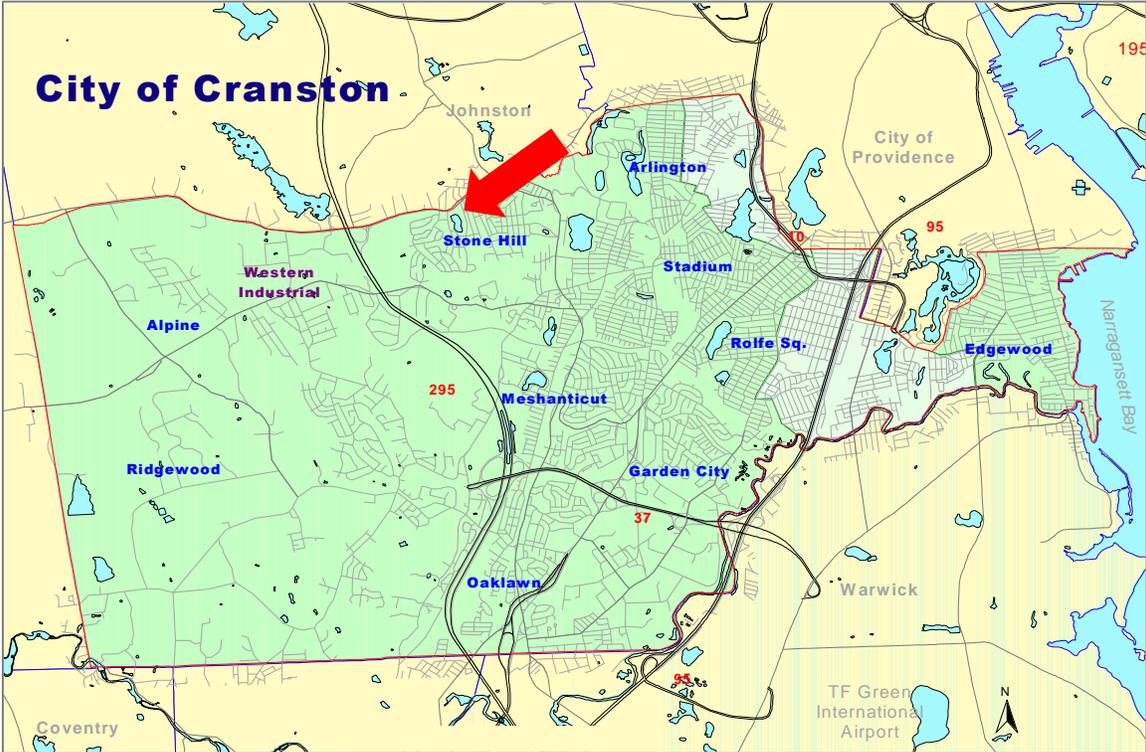
To: Cranston City Plan Commission  
From: Alexander Berardo – Planning Technician  
Date: September 1, 2022  
Re: **Dimensional Variance @ 0 Woodland Ave**

**Owner/App:** David C. & Lianne DiMaio  
**Location:** 0 Woodland Avenue, AP 37, Lot 20  
**Zone:** A-8 (Single-family dwellings on 8,000 ft<sup>2</sup> minimum lots)  
**FLU:** Single-Family Residential 7.26 to 3.64 units/acre

**DIMENSIONAL VARIANCE REQUEST:**

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

### LOCATION MAP



# ZONING MAP



# FUTURE LAND USE MAP



**AERIAL VIEW**



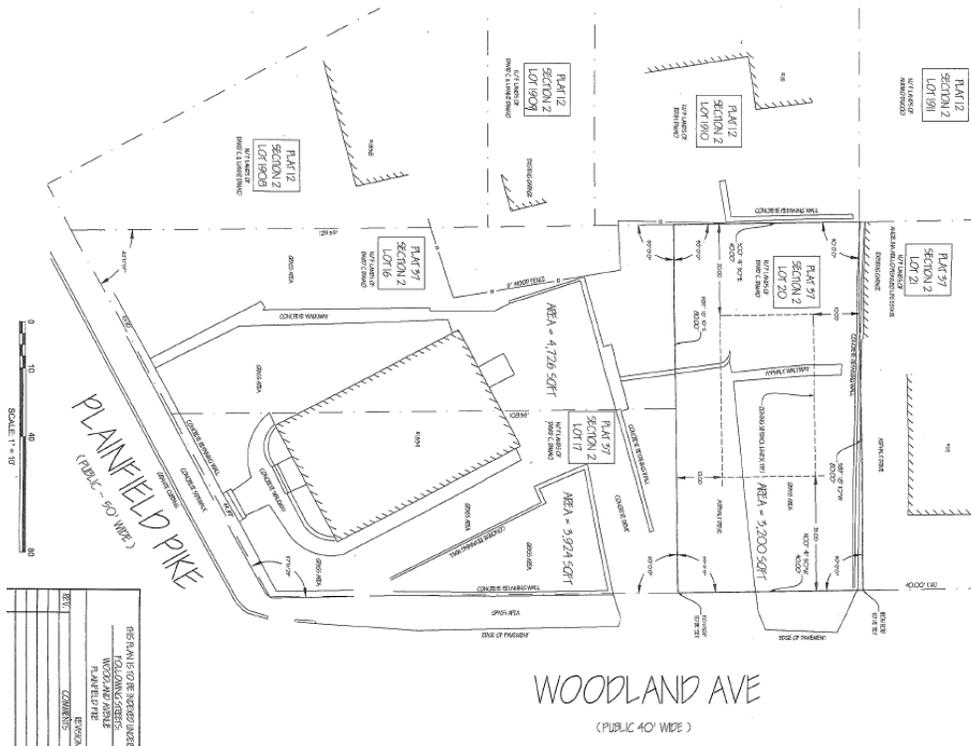
**3-D AERIAL VIEW (facing west)**



# STREET VIEW



# SITE PLAN



## PLANNING STAFF FINDINGS

1. The applicants seek to construct a single-family house on an undersized lot of 3,200 ft<sup>2</sup> and 40 feet of frontage. The minimum standards for by-right development in an A-8 zone are 8,000 ft<sup>2</sup> of area and 80 feet of frontage.
2. The proposed single-family house would be built within all required setbacks for an A-8 zone. The resulting lot coverage would be 22.5%, which also complies with the 30% coverage limit for the A-8 zone.
3. A neighborhood analysis submitted by the applicant notes that, of the 38 lots within a 400-foot radius of the subject parcels hosting single-family uses, the average lot size for was 6,361 ft<sup>2</sup>, nearly double the size of the lot on which the applicants propose to build a new single-family house. The analysis also found that 29 of the 38 single-family house lots were undersized (less than 8,000 ft<sup>2</sup>).
4. The Future Land Use Map (FLUM) designates the subject parcel as Single-Family Residential 7.26 to 3.64 Units/Acre. The density that would result from the proposal is 13.61 units/acre, which is nearly double the FLUM's prescribed density.
5. The Comprehensive Plan's Land Use Principle 4 advises to "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life*" and to "*Protect the natural, historic and visual resources that define the neighborhoods*" (p.34). Aside from the lot abutting directly to the south (AP 37, Lot 21), compact development as envisioned by this proposal is not typical for the neighborhood.

## STAFF ANALYSIS

Staff finds that granting relief to allow a single-family home to be built on an undersized lot of only half the minimum size for an A-8 zone would be inconsistent with the character and visual resources of the existing neighborhood, per the Comp Plan's Land Use Principle 4.

Staff is generally supportive of variance requests that would enable new housing to be built and thereby respond to the City's ongoing need to produce sufficient housing for its growing population. Staff recognizes that there are merits to the proposal, including that the proposed single-family house could be built without have to request any relief for encroachment into setbacks.

That being said, Staff notes that the subject site is only half the average size of the other 38 single-family house lots within a 400-foot radius and would amount to twice the average density. Especially considering that only one other property within that same radius is similarly proportioned, Staff finds that on balance, the benefits of adding one additional housing unit are slightly outweighed by the degree of relief this proposal would require.

## RECOMMENDATION

Due to the findings that the application is generally inconsistent with the Comprehensive Plan and that it does alter the character of the neighborhood, staff recommends the Plan Commission forward a **negative recommendation** on the application to the Zoning Board of Review.