

# City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Alexander Berardo – Planning Technician  
Date: June 2, 2023  
Re: **Use Variance @ 1030 Oaklawn Ave**

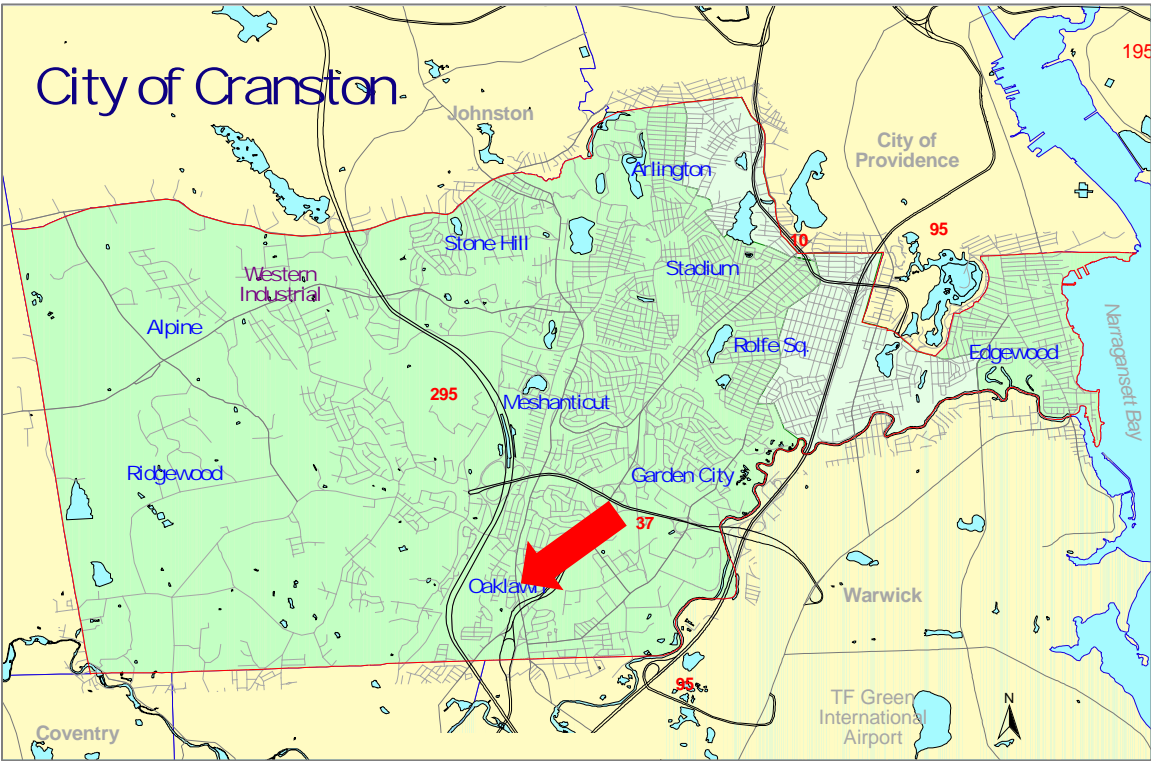
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**Owner:** Louise Bottella  
**Applicant:** Milton Kalashian  
**Location:** 1030 Oaklawn Avenue, AP 18, Lot 1285  
**Zone:** A-8 (Single-family dwellings on 8,000 ft<sup>2</sup> minimum lots)  
**FLU:** Single-Family Residential 7.26-3.64 units/acre

**USE VARIANCE REQUEST:**

1. To replace a professional office use (previously approved by variance) with a beauty salon. [17.20.030 – Schedule of Uses]

### LOCATION MAP





# AERIAL VIEW



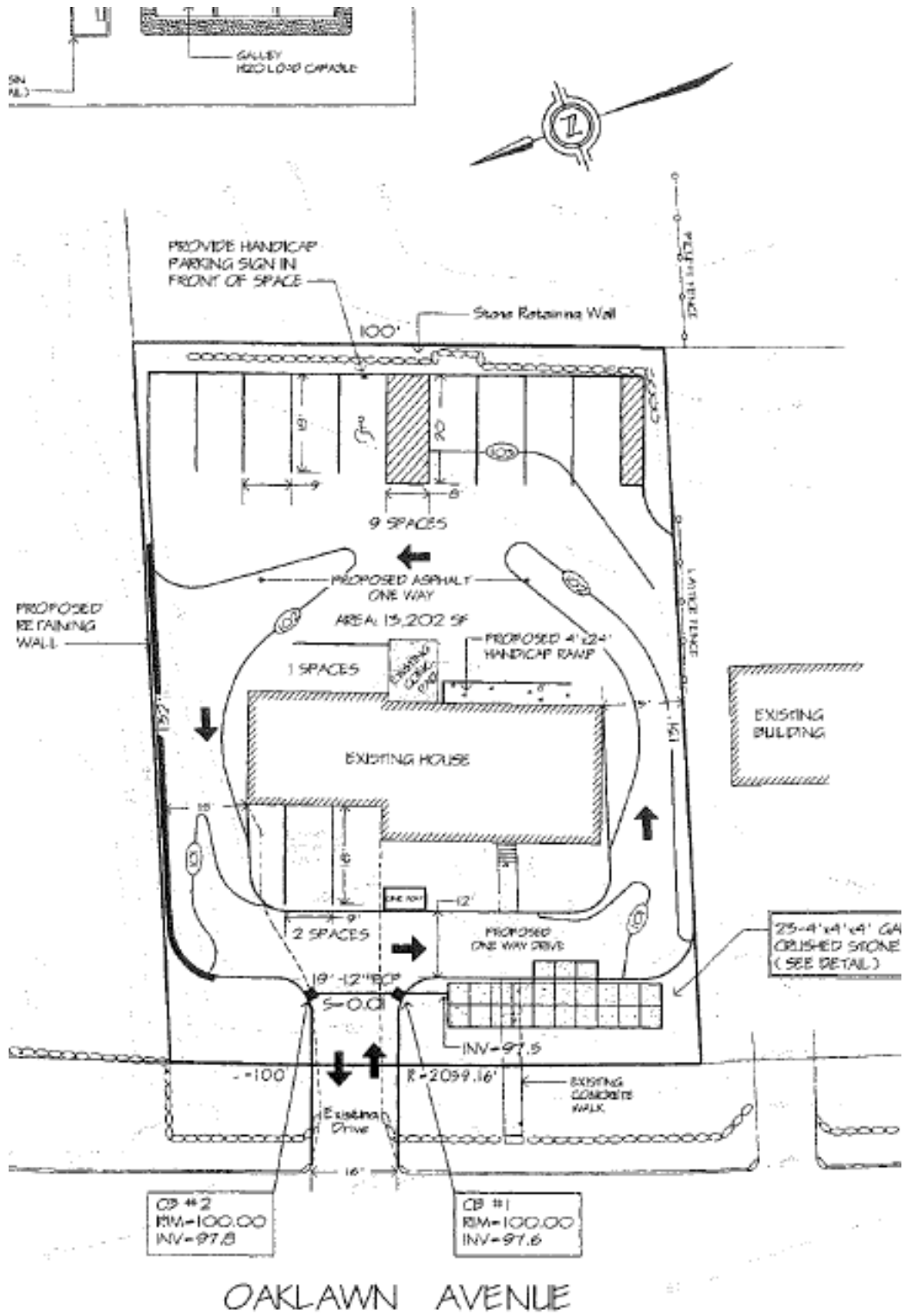
# 3-D AERIAL VIEW (facing north)



# STREET VIEWS



# SITE PLAN (excerpt)



## PLANNING STAFF FINDINGS

1. The applicant seeks a use variance to replace a professional office tenant with a hair/beauty salon tenant. The professional office use was authorized through the Zoning Board of Review's decision to grant a use variance during its December 14, 2005 meeting.
2. The change of tenant would not entail any modifications to the existing building's footprint or the subject parcel's layout/circulation patterns. The applicant provided a site plan showing it can accommodate a total of 12 parking spaces, although these do not currently appear to be striped on the pavement.
3. In a May 31<sup>st</sup> telephone conversation, the applicant indicated that the proposed salon would consist of roughly six chairs for hairdressers and one chair for a nail technician. The applicant also indicated that typically, about half of a salon's workstations are in use on weekdays at any given time, while weekends are somewhat busier.
4. The subject parcel has a Zoning designation of A-8 and has a Future Land Use Map designation of Single-Family Residential 7.26 to 3.64 units/acre. The subject parcel's frontage is along Oaklawn Avenue, which bisects a largely residential, A-8 zoned swath of land with commercial uses and zones.
5. Within a 400-foot radius, all but two of the parcels on the western side of Oaklawn Avenue (including the one directly across the street from the subject parcel) are zoned C-2 and have a FLUM designation of Highway Commercial Services. On the eastern side of Oaklawn Avenue, the subject parcel's direct abutter to the south is another example of a single-family house that was granted a use variance and has accommodated a commercial use for roughly two decades.
6. The Comprehensive Plan's Economic Development Goals 2 and 5 advise to *"Attract capital into the Cranston area and expand the City's economic base"* and *"Ensure that new and expanded commercial development along major arterials...is compatible with existing roadway functions and adjacent residential neighborhoods,"* respectively.
7. The Comp Plan also discussed a strategy for *"Promulgation of regulations that accommodate certain home-based businesses"* (p. 87) which considered how the City might foster the formation of commercial activities within houses that are compatible (in terms of parking, signage, traffic, business type, etc) with residential neighborhoods.

## STAFF ANALYSIS

Staff does not believe that granting the applicant's request for a use variance would alter the character of, or otherwise negatively impact, the neighborhood. The subject parcel received a use variance and has accommodated a business for nearly 20 years; has frontage on Oaklawn Avenue; abuts and is within 400 feet of other commercial uses; and will not require any exterior building or site modifications. Further considering the applicant's comments regarding the intensity of the salon it intends to open, Staff finds that granting relief to allow a salon tenant to replace a professional office tenant would be consistent with the City's interest in supporting the growth of neighborhood-scale businesses as discussed in the Comprehensive Plan.

## 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.