

City Planning Department



Memo

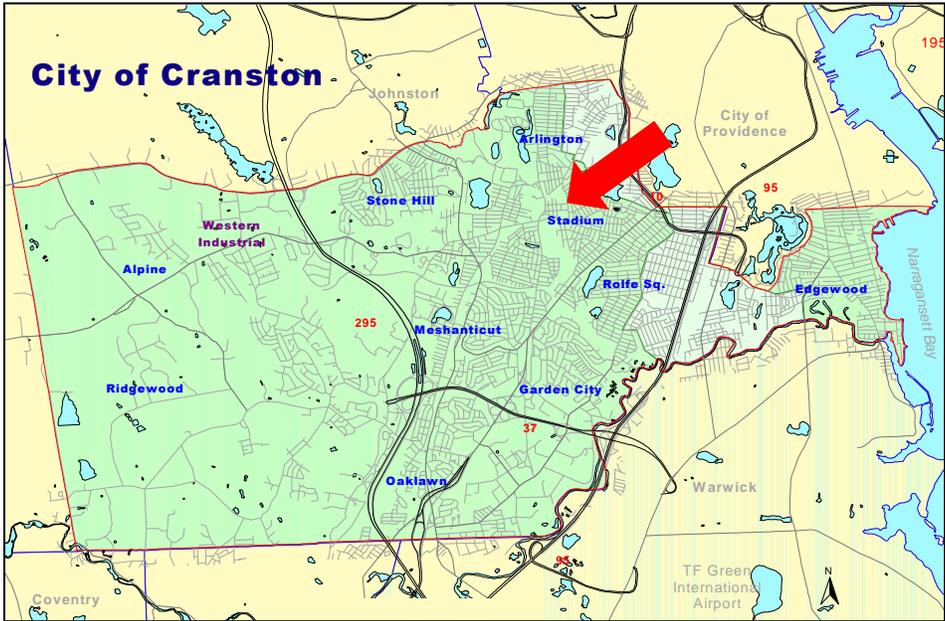
To: Cranston City Plan Commission
From: Doug McLean – Principal Planner
Date: September 29, 2022
Re: Dimensional Variance at 132 Gansett Ave.

Owner: Richard and Elizabeth Ruggiero
Applicant: Carmin Aquino
Location: 132 Gansett Ave., Ap 6, Lot 2449
Zone: C-2
FLU: Neighborhood Commercial/Services

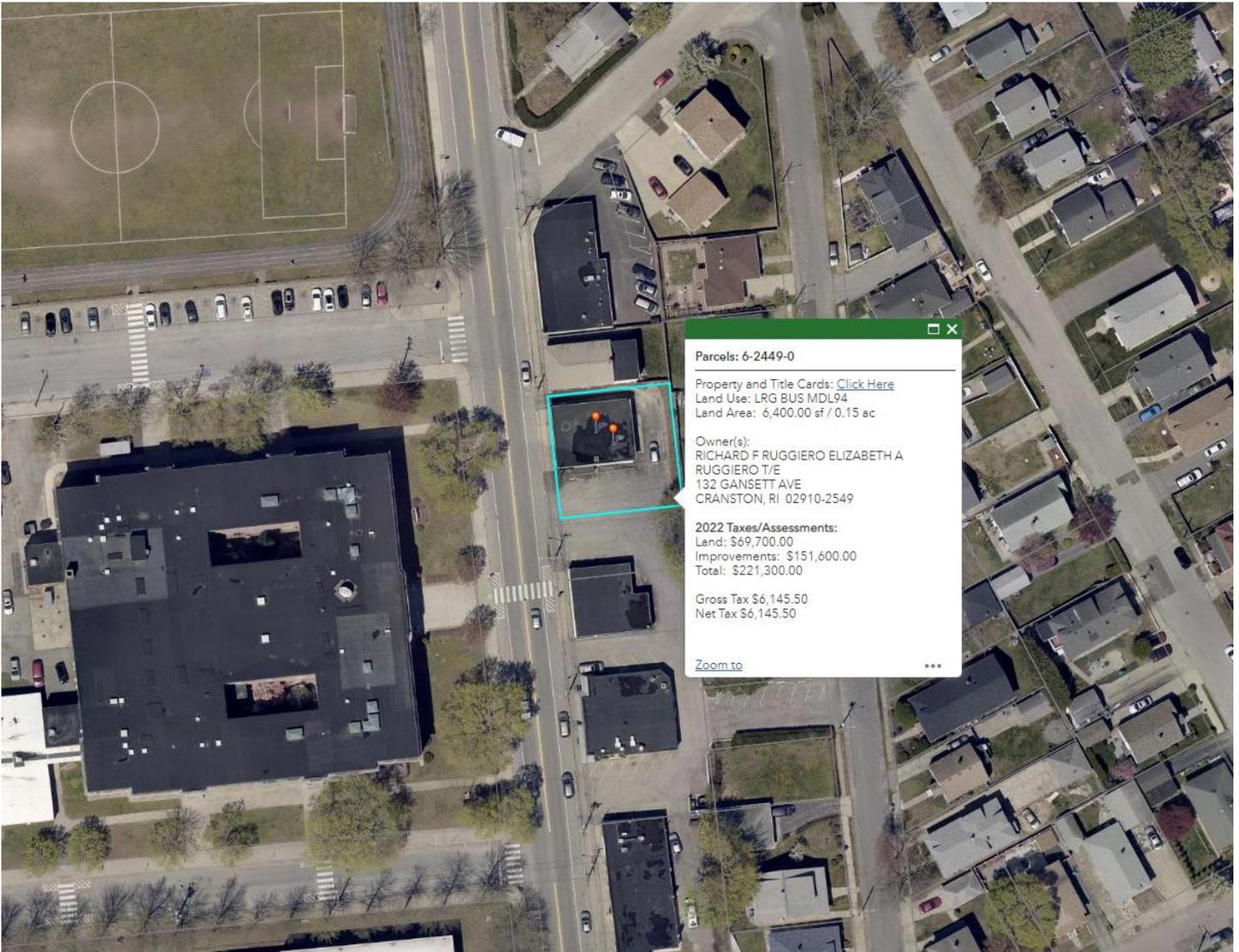
DIMENSIONAL VARIANCE REQUEST:

To allow the proposed religious worship use to move forward with less than the required number of parking spaces. [17.64 – Off Street Parking]

LOCATION MAP



AERIAL VIEW - NEIGHBORHOOD



Parcels: 6-2449-0

Property and Title Cards: [Click Here](#)
Land Use: LRG BUS MDL94
Land Area: 6,400.00 sf / 0.15 ac

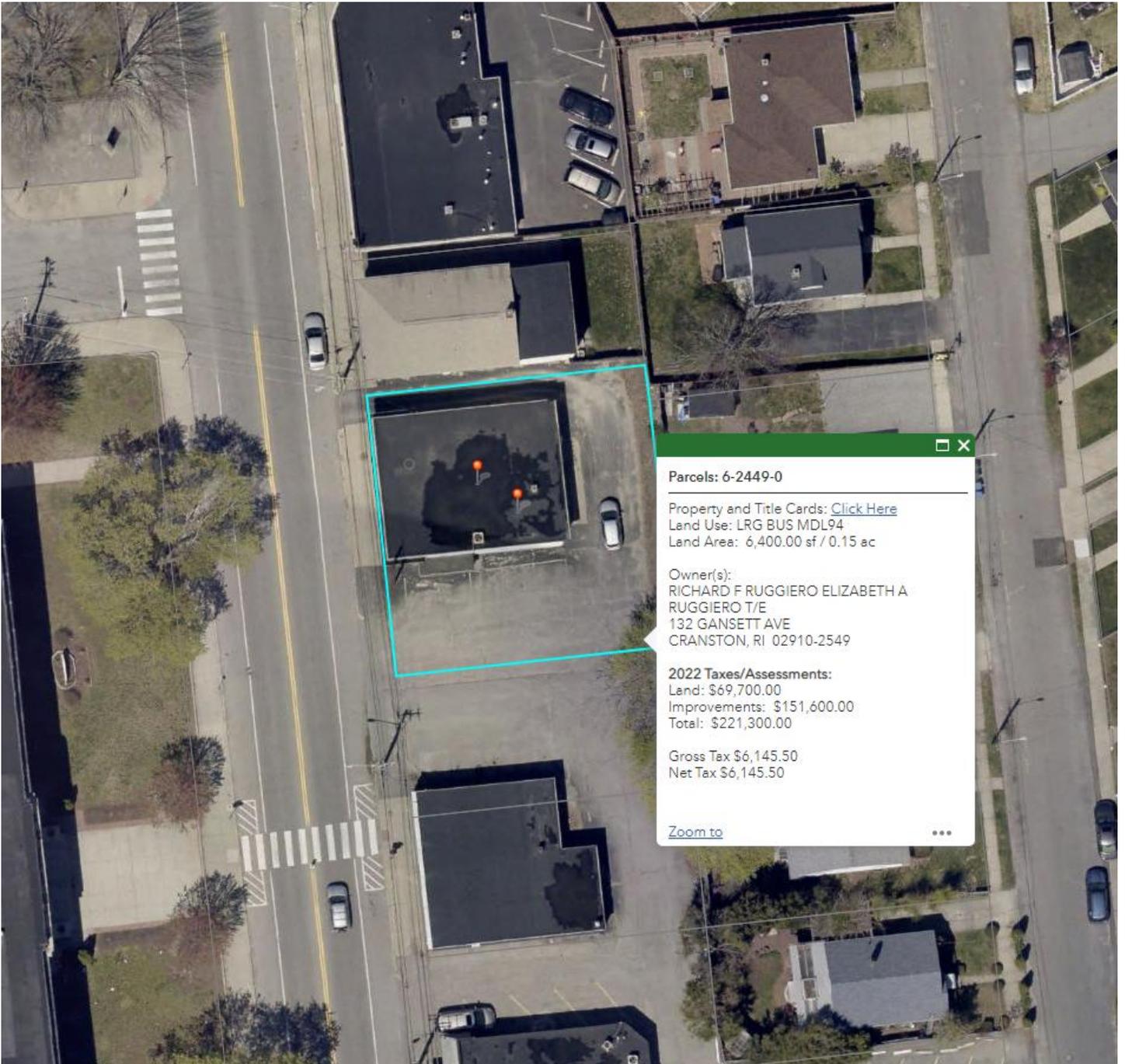
Owner(s):
RICHARD F RUGGIERO ELIZABETH A
RUGGIERO T/E
132 GANSETT AVE
CRANSTON, RI 02910-2549

2022 Taxes/Assessments:
Land: \$69,700.00
Improvements: \$151,600.00
Total: \$221,300.00

Gross Tax \$6,145.50
Net Tax \$6,145.50

[Zoom to](#) ...

AERIAL VIEW - PARCEL



Parcels: 6-2449-0

Property and Title Cards: [Click Here](#)
Land Use: LRG BUS MDL94
Land Area: 6,400.00 sf / 0.15 ac

Owner(s):
RICHARD F RUGGIERO ELIZABETH A
RUGGIERO T/E
132 GANSETT AVE
CRANSTON, RI 02910-2549

2022 Taxes/Assessments:
Land: \$69,700.00
Improvements: \$151,600.00
Total: \$221,300.00

Gross Tax \$6,145.50
Net Tax \$6,145.50

[Zoom to](#)

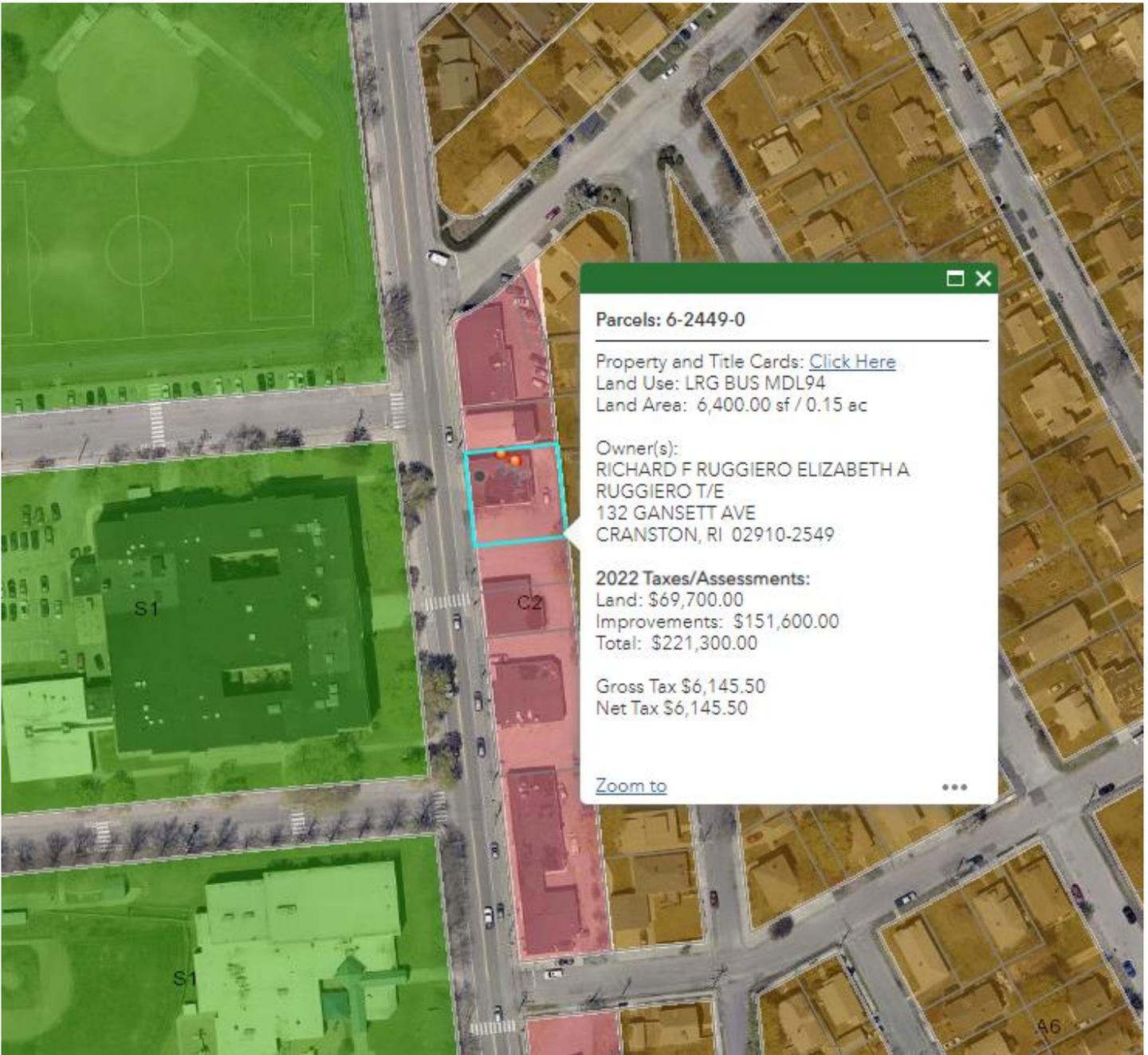
3-D VIEW (GANSETT AVENUE IN FOREGROUND)



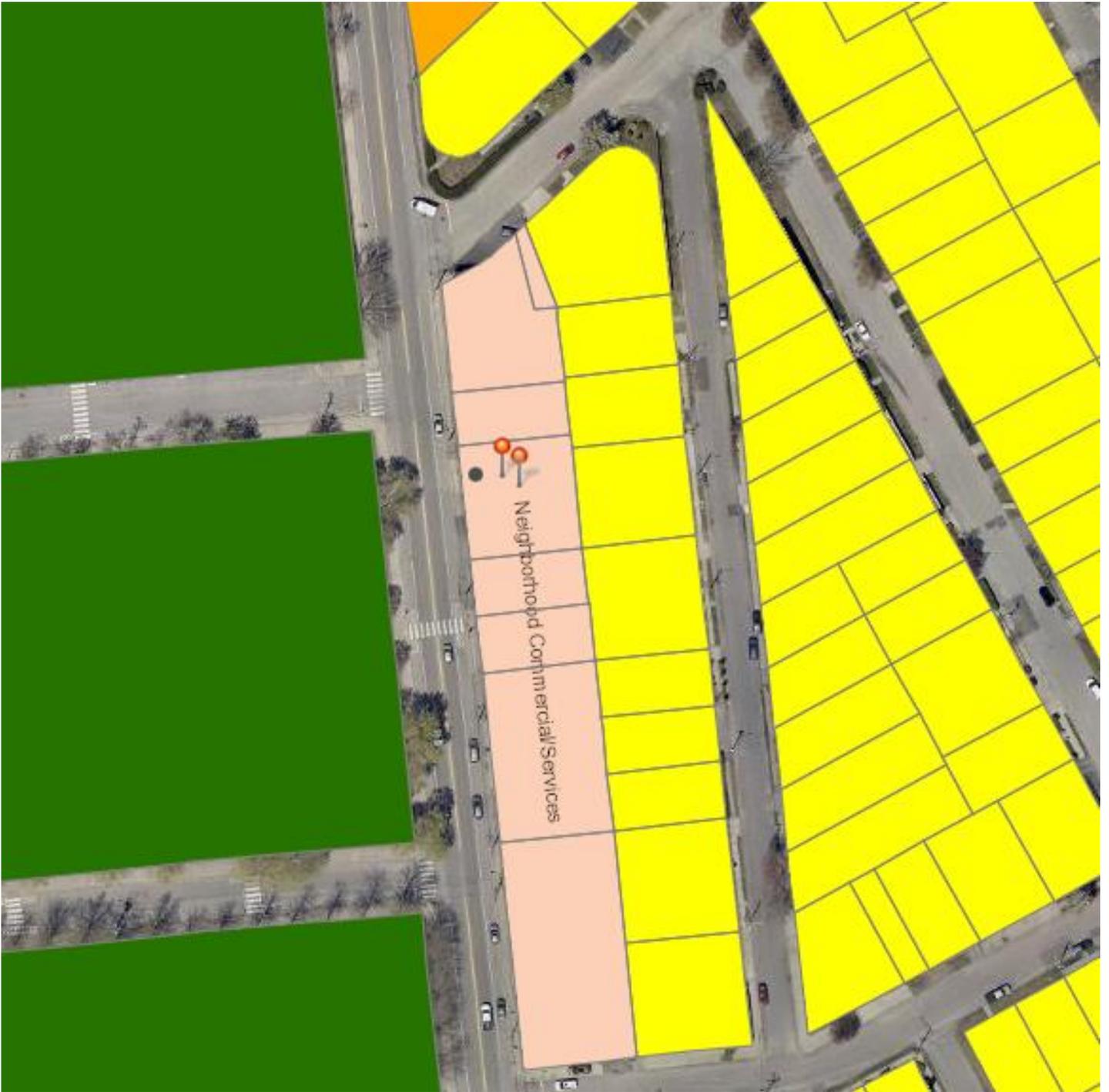
STREET VIEW



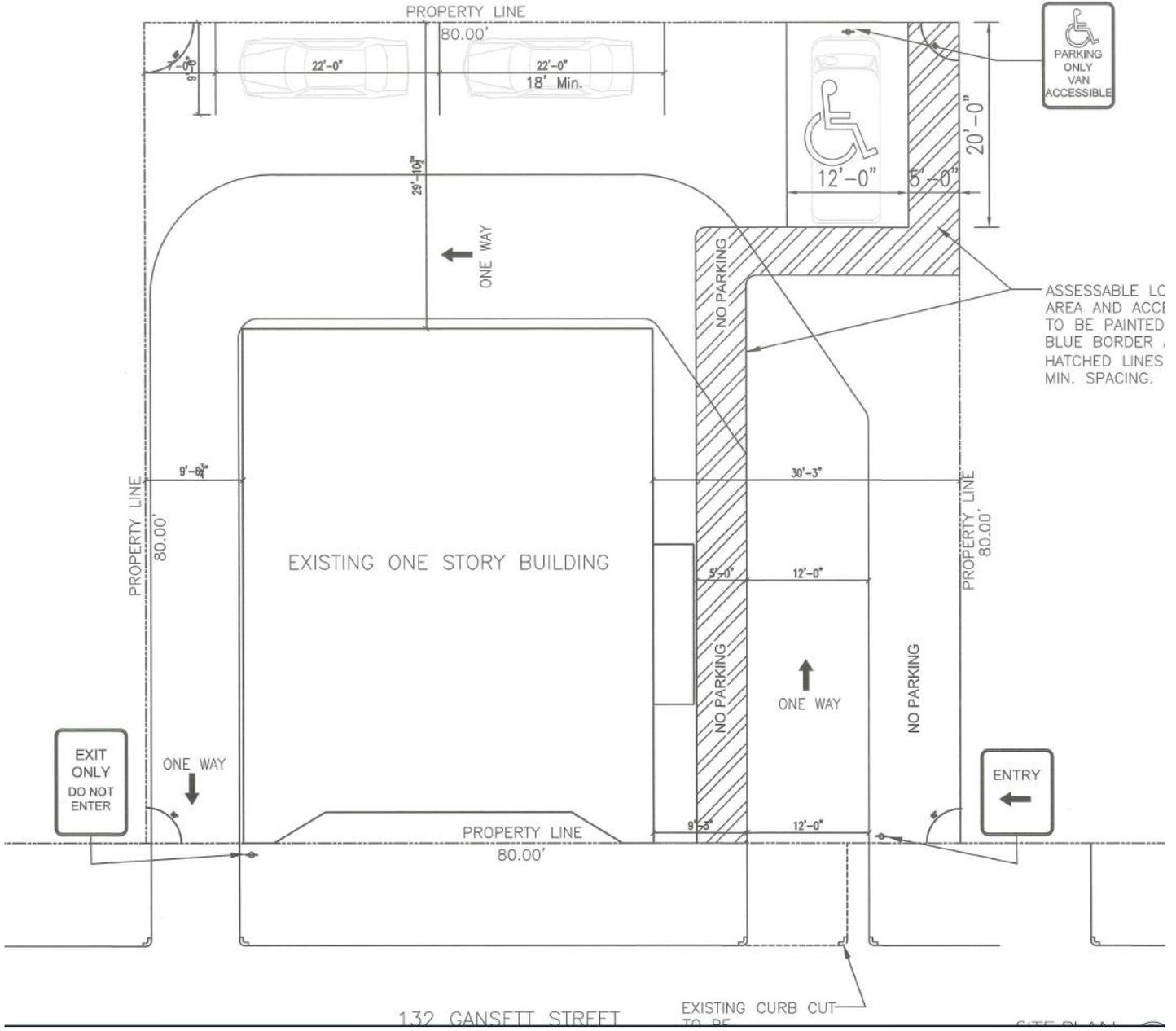
ZONING MAP



FUTURE LAND USE MAP



ARCHITECT PLAN



FINDINGS:

1. The applicant proposes to use an existing commercial building at 132 Gansett Ave for a "Place of Religious Worship".
2. The subject lot comprises 6,400 sq.ft. and is zoned C-2.
3. A Place of Religious Worship is allowed in the C-2 zone so only dimensional relief for parking is needed.
4. A Place of Religious Worship is defined in the zoning code as "...means a building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purposed. This use includes synagogues, temple, mosque or other such place for worship and religious activities."
5. The property is surrounding by commercial uses to the north and south along Gansett Ave., and residential uses directly to the east.
6. Per the zoning code, the applicant is required to provide 1 parking space for every 10 seats. The applicant is required to provide 5 parking spaces per code and they are only proposing 3 spaces, therefore they are substandard by 2 spaces.
7. The site currently has 5 parking spaces but they are all non-conforming, a situation that the applicant is attempting to address through this proposal. Namely, the applicant is adding an ADA accessible space and the applicant is changing the parking and circulation arrangement around the building so that the vehicles will no longer need to cross over abutting commercial properties in order to pull in and back out of the parking spaces.
8. The plan offers a unique siting arrangement for the ADA vehicle parking space due to the existing conditions of the property and building. Such an arrangement has been reviewed by the City's traffic engineer through multiple iterations as part of a pre-application process, and the City does NOT have concerns regarding the public safety aspects of this proposal.
9. Although the Comprehensive Plan is not explicit in discussing Places of Religious Worship, this use is considered consistent with the Future Land Use Map designation of this property of "Neighborhood Commercial/Services". Therefore, staff finds the application is consistent with the Comprehensive Plan.
10. Staff finds the amount of parking relief needed (substandard by 2 parking spaces) is not a significant quantitative deficiency.
11. Staff finds the proposal offers an improvement over the existing parking conditions on the site. Under the existing parking arrangement, all 5 of the the spaces are aligned so that entering and existing the site must rely on crossing over an abutting property. The new paring arrangement would avoid such off-site turning movements and better control vehicles in an orderly fashion on the subject property. Based on this, staff finds the proposal is compatible with the surrounding properties and is specifically an improvement as it relates to the abutting commercial property to the south.

RECOMMENDATION:

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application is compatible with the surrounding properties, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.