

City Planning Department



Memo

To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician
Date: July 29, 2022
Re: **Dimensional Variances @ 147 Southern Street & 0 Connecticut Street**

Owner: Donna C. Varone
Applicant: Anthony Carl and Mark Harrington
Location: 147 Southern Street (AP 8, Lots 2303-2305) and 0 Connecticut Street (AP 8, Lots 2300-2302)
Zone: B-1 (Two-family dwellings on 8,000 ft² minimum lots)
FLU: Single/Two Family Residential less than 10.89 units/acre

DIMENSIONAL VARIANCE REQUESTS:

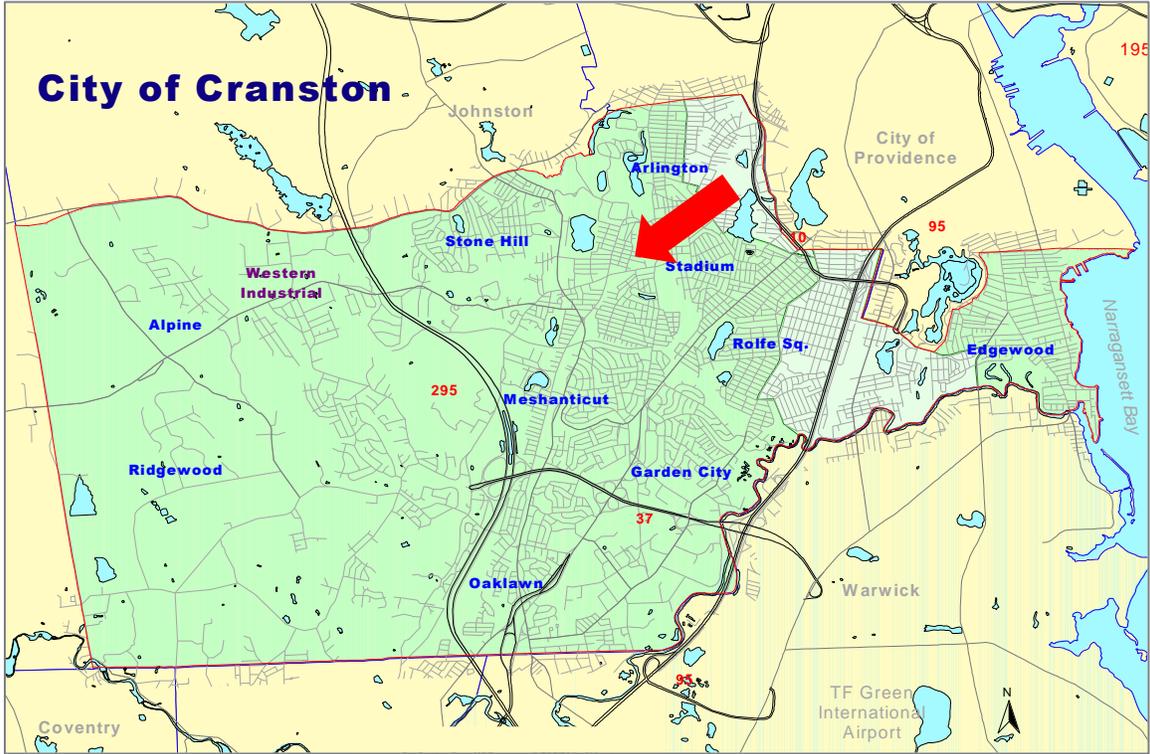
147 Southern Street (AP 8, Lots 2303-2305)

1. Relief from the merger clause to allow the six abutting lots totaling 9,600 ft² to be unmerged into two nonconforming lots of 4,800 ft² each. [17.88.010 *Substandard Lots of Record and Lot Mergers*]
2. Relief for substandard lot area (AP 8, Lots 2303-2305 total 4,800 ft² where 8,000 ft² is required for a two-family dwelling in a B-1 zone). [17.20.120 – *Schedule of Intensity*]
3. Relief for encroachment into the required 25' front setbacks (pre-existing non-conforming house is located on a corner lot and encroaches by 3' into the Connecticut St setback and 22' into the Southern St setback). [17.20.120 – *Schedule of Intensity*]

0 Connecticut Street (AP 8, Lots 2300-2302)

1. Relief from the merger clause to allow the six abutting lots to be unmerged into two nonconforming lots. [17.88.010 *Substandard Lots of Record and Lot Mergers*]
2. Relief to allow the construction of a single-family residence on a lot with substandard area (4,800 ft² where 6,000 ft² is required for a single-family dwelling in a B-1 zone). [17.20.120 – *Schedule of Intensity*]

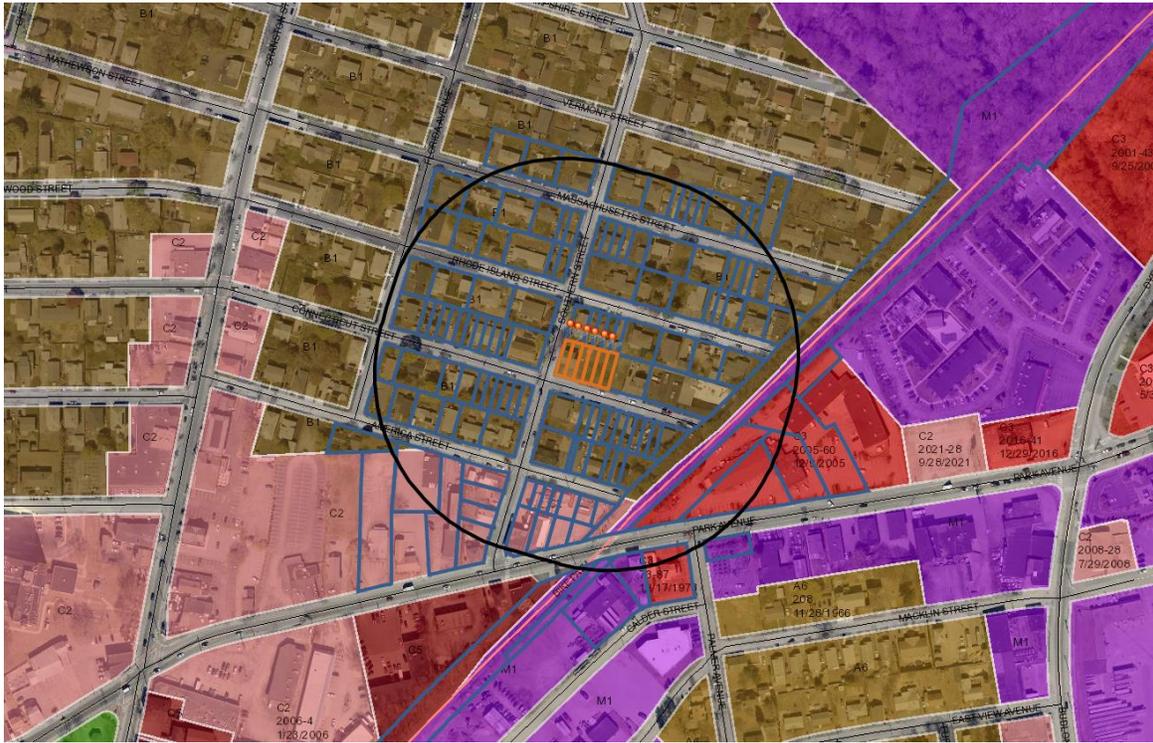
LOCATION MAP



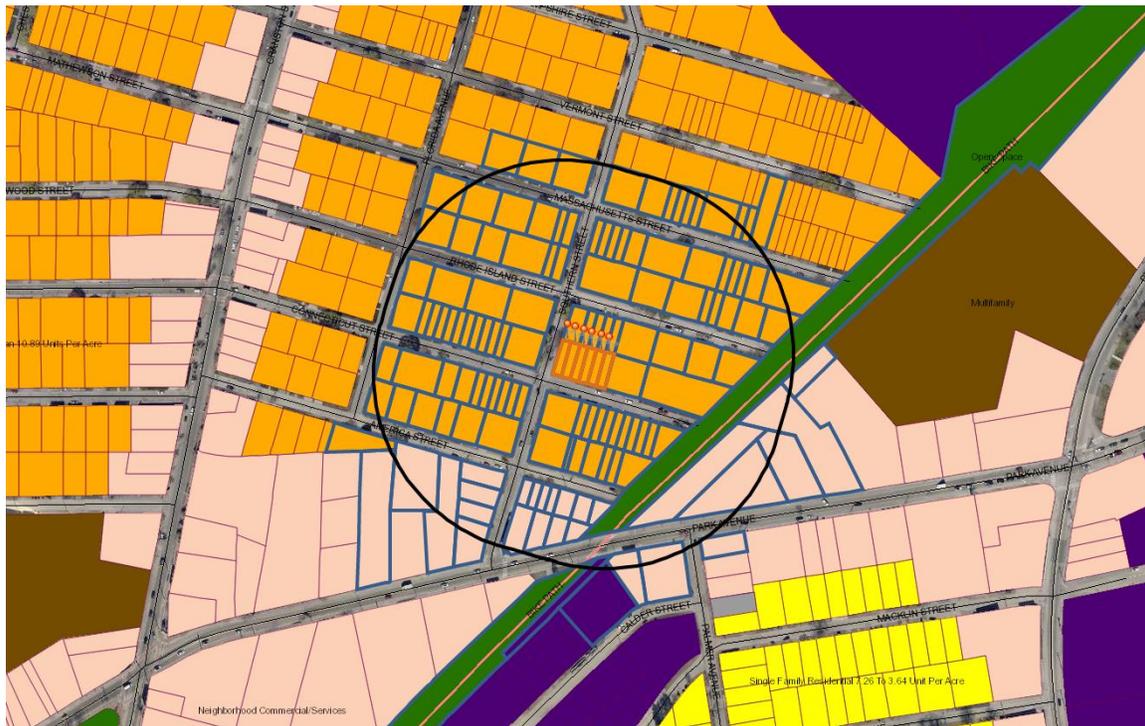
AERIAL VIEW



ZONING MAP



FUTURE LAND USE MAP



STREET VIEW
(147 Southern St, AP 8, Lots 2303-2305)



STREET VIEW
(0 Connecticut St, AP 8, Lots 2300-2302)



ELEVATIONS

FRONT ELEVATION 1/4"=1'-0"

BACK ELEVATION 1/4"=1'-0"

LEFT SIDE ELEVATION 1/4"=1'-0"

RIGHT SIDE ELEVATION 1/4"=1'-0"

TYPICAL DECK DETAIL 1/4"

GENERAL NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.
2. FINISH GRADE SHALL BE INDICATED BY A DASHED LINE.
3. FOUNDATION SHALL BE CONCRETE ON GRADE.
4. ROOF SHALL BE ASPH/FLT SHINGLES.
5. EXTERIOR WALLS SHALL BE BRICK OR CONCRETE BLOCK.
6. INTERIOR WALLS SHALL BE GYP/BOARD OR GYP/PLASTER.
7. FLOORING SHALL BE AS NOTED.
8. CEILING SHALL BE GYP/BOARD OR GYP/PLASTER.
9. DOOR AND WINDOW THRESHOLS SHALL BE ALUMINUM.
10. ALL ELECTRICAL SHALL BE PER LOCAL CODES.
11. ALL MECHANICAL SHALL BE PER LOCAL CODES.
12. ALL PLUMBING SHALL BE PER LOCAL CODES.
13. ALL FINISHES SHALL BE PER LOCAL CODES.
14. ALL MATERIALS SHALL BE PER LOCAL CODES.
15. ALL WORK SHALL BE PER LOCAL CODES.
16. ALL WORK SHALL BE PER LOCAL CODES.
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18. ALL WORK SHALL BE PER LOCAL CODES.
19. ALL WORK SHALL BE PER LOCAL CODES.
20. ALL WORK SHALL BE PER LOCAL CODES.

20' X 34' COLONIAL
 PREPARED FOR:
 HUBBARD WARRINGTON ARCHITECTURAL
 1015 W. 10TH ST. SUITE 100
 DENVER, CO 80202

DLR DIMENSIONS
 CONSULTING ENGINEERS & ARCHITECTS
 1015 W. 10TH ST. SUITE 100
 DENVER, CO 80202

SCALE: NOTED
 DATE: 10/15/14
 APPROVED: [Signature]
 DRAWN BY: [Signature]
 DRAWING NUMBER: 6662
 1 OF 2

FLOOR PLANS

FIRST FLOOR PLAN 1/4"=1'-0"

SECOND FLOOR PLAN 1/4"=1'-0"

LEGEND:

- SOLID BEARING TO FOUNDATION
- ▨ TRUSS/RAFTER GLASS
- ⊗ SMOKE DETECTOR
- ⊕ SMOKE DETECTOR & CARBON MONOXIDE
- ⊖ HEATING UNIT/BOILER
- ⊙ HOT WATER
- ⊕ HEAT DETECTOR
- ⊖ HEAT IN CLOSET
- ⊕ HANG UP COATERS
- ▨ BEARING WALL
- ▨ NEW INTERIOR WALL
- ▨ NEW INTERIOR WALL
- ▨ EXISTING INTERIOR WALL TO REMAIN
- ▨ EXISTING INTERIOR WALLS TO REMAIN
- ⊖ EXISTING TO BE REMOVED
- ⊕ EXISTING BUT NOT REMOVED
- ⊙ DOOR AND WINDOW

MODEL SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CEILING	1	SQ. FT.	1.00	1.00
2	FLOORING	1	SQ. FT.	1.00	1.00
3	WALLS	1	SQ. FT.	1.00	1.00
4	ROOFING	1	SQ. FT.	1.00	1.00
5	PAINT	1	SQ. FT.	1.00	1.00
6	GLASS	1	SQ. FT.	1.00	1.00
7	DOORS	1	EA.	1.00	1.00
8	WINDOWS	1	EA.	1.00	1.00
9	STAIRS	1	EA.	1.00	1.00
10	BATHS	1	EA.	1.00	1.00
11	KITCHENS	1	EA.	1.00	1.00
12	LIVING ROOMS	1	EA.	1.00	1.00
13	DINING ROOMS	1	EA.	1.00	1.00
14	BEDROOMS	1	EA.	1.00	1.00
15	BATHS	1	EA.	1.00	1.00
16	HALLWAYS	1	EA.	1.00	1.00
17	CLOSETS	1	EA.	1.00	1.00
18	PORCHES	1	EA.	1.00	1.00
19	GARAGES	1	EA.	1.00	1.00
20	COVERED PORCHES	1	EA.	1.00	1.00

DESIGN PRESSIONS:

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PLANNING STAFF FINDINGS

1. The subject parcel (AP 8, Lots 2300-2305) is comprised of six adjacent, substandard lots (each with 20 feet of frontage and 1,600 ft² of area) which are presently merged to form one conforming lot of 9,600 ft² in a B-1 zone.
2. A neighborhood analysis submitted by the applicant notes that within a 400-foot radius of the subject parcels, there are 38 lots hosting single-family residential uses and 21 hosting two-family uses. The average lot size for both single- and two-family uses fell within the 5,100 ft² range, so the proposed lots would be slightly smaller than average.
3. An existing two-family house located on AP 8, Lots 2304 and 2305 stands at the corner of Southern and Connecticut Streets. It encroaches into both front setbacks, standing just over 3 feet from the Southern Street lot line and just under 23 feet from the Connecticut Street lot line. The house was built in 1908; it predates zoning and is a pre-existing non-conforming structure.
4. The proposed single-family house to be built on AP 8, Lots 2300-2302 would be constructed in compliance with all contemporary setbacks for the B-1 zone.
5. The Future Land Use Map (FLUM) designates the subject parcels as Single-Family Residential less than 10.89 Units/Acre. The proposed cumulative density of the proposal is 13.61 units/acre, which is slightly higher than the FLUM's prescribed density.
6. Granting relief would be generally consistent with the Comprehensive Plan Land Use Element Principle 4, which advises to "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life.*" (p. 34), and Housing Goal 4, to "*Promote housing opportunity for a wide range of household types and income levels.*"

PLANNING ANALYSIS

Staff finds that granting relief to allow the six lots comprising the parcel to become unmerged into two lots, and to allow for the construction of a new single-family house to be built on the resulting vacant lot, would be consistent with the Comprehensive Plan, particularly through Housing Goal 4 and Land Use Principle 4. The proposal is consistent with the City's interest in supporting neighborhood housing needs and it would not alter the character of the neighborhood. This is an opportunity to create infill housing in Eastern Cranston at a scale and intensity that is consistent with the existing neighborhood. Staff recognizes that the existing single-family house was built in 1908 and therefore is a pre-existing, non-conforming use. Staff also notes that the proposed single-family house could be built in conformance with all required setbacks for a B-1 zone, and although the resulting density for the two parcels would slightly exceed the range prescribed by the FLUM, Staff feels the practical impact of the addition of one single-family house to an established neighborhood would be minimal.

RECOMMENDATION (applies to both AP 8, Lots 2300-2302 and AP 8, Lots 2303-2305)

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.