

City Planning Department



Memo

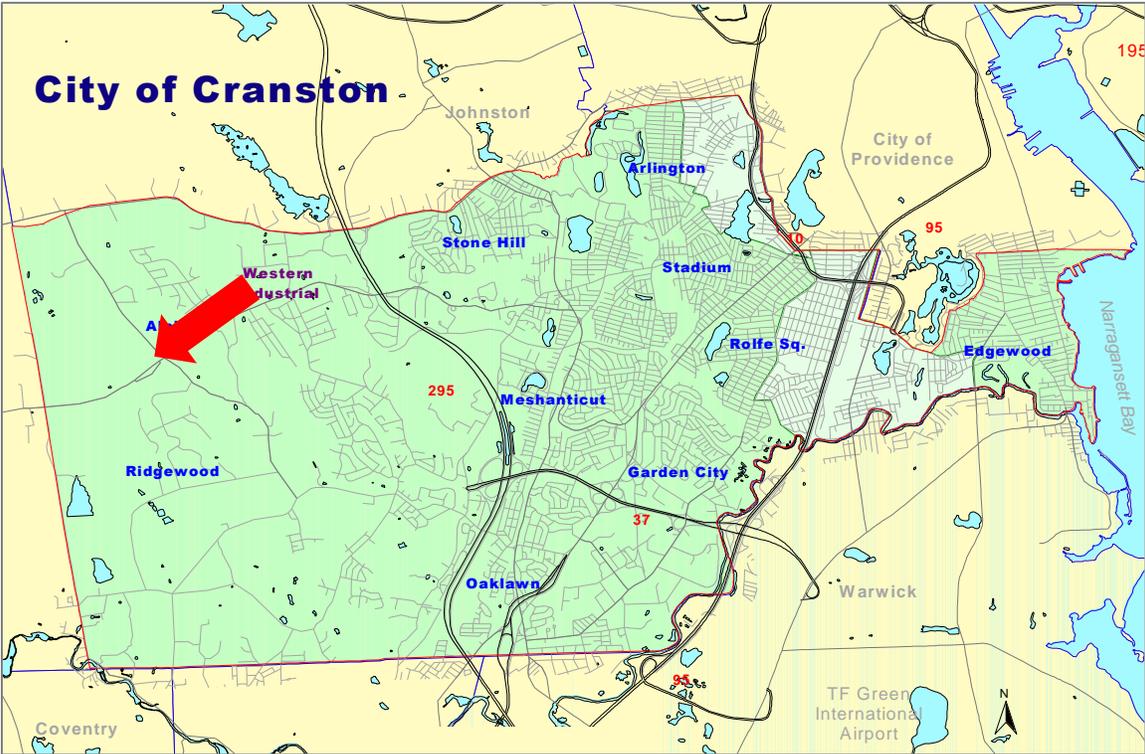
To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician
Date: April 29, 2022
Re: **Dimensional Variance @ 801 Pippin Orchard Road**

Owner/App: Michael and Stacey Tortorella
Location: 801 Pippin Orchard Road, AP 34, Lot 22
Zone: A-80 (Single-family dwellings on 80,000 ft² minimum lots)
FLU: Single Family Residential less than 1 unit/acre

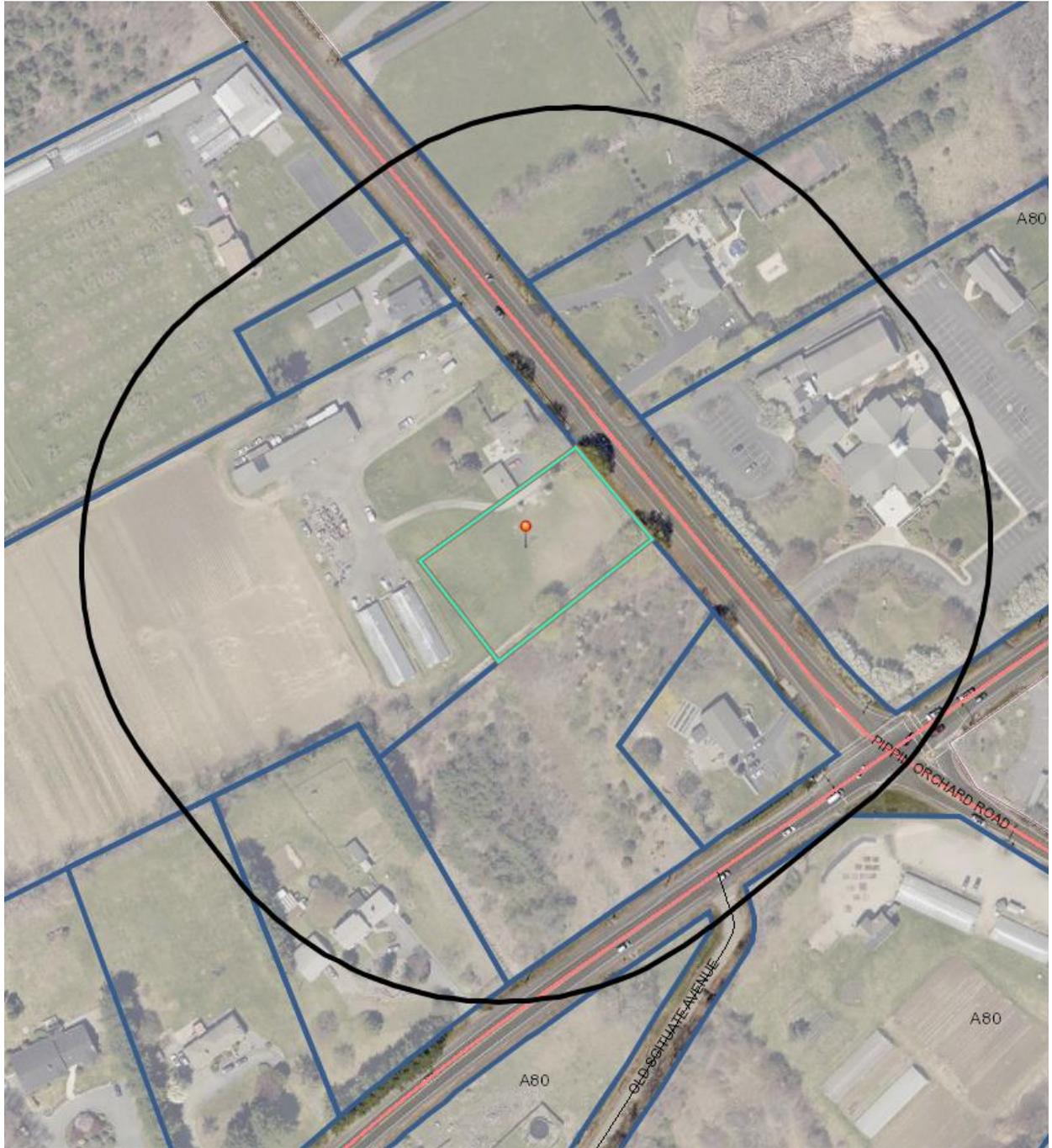
DIMENSIONAL VARIANCE REQUEST:

1. To construct a new single-family dwelling on an undersized lot with reduced lot frontage that would exceed the maximum lot coverage. [17.20.120 – Schedule of Intensity]

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



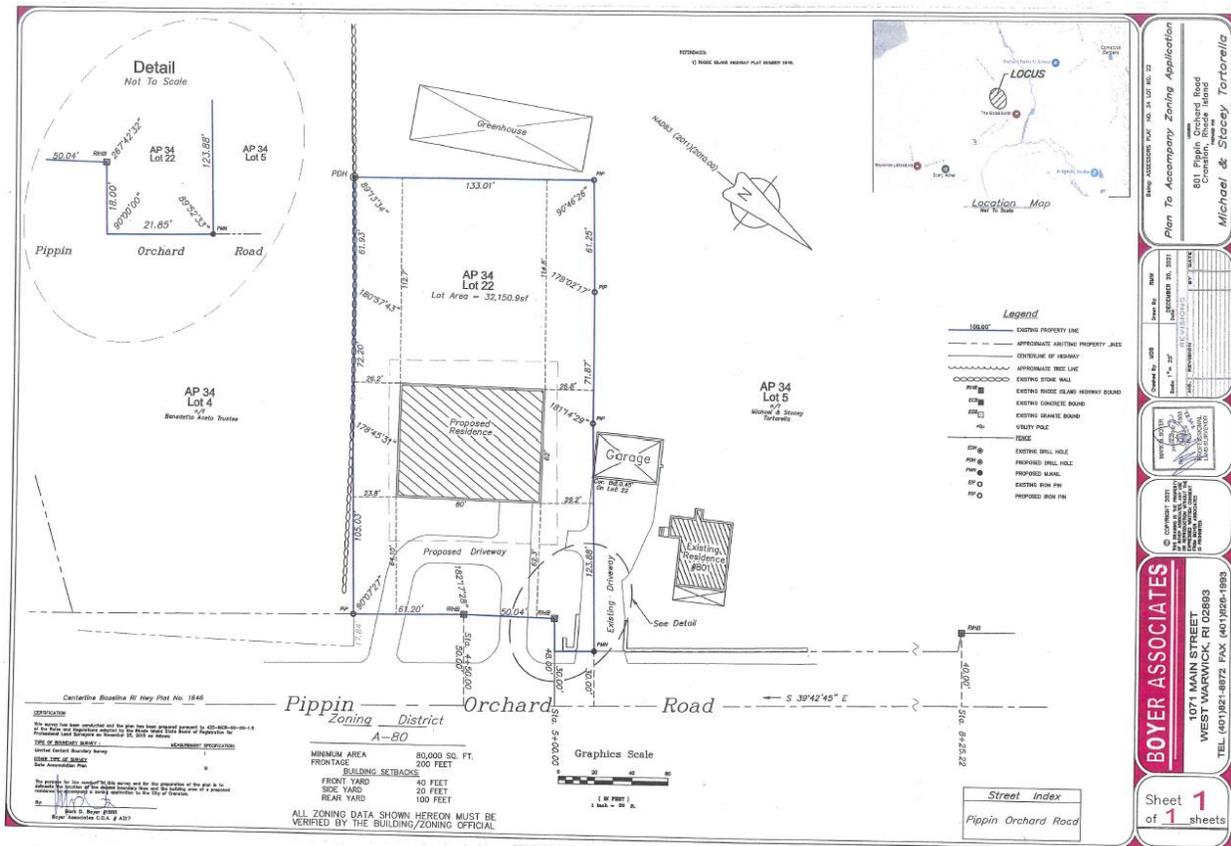
STREET VIEW



3-D AERIAL VIEW (facing west)



SITE PLAN



PLANNING STAFF FINDINGS

1. The parcel (AP 34, Lot 22) is located on a 32,395 ft² lot in an A-80 zone with approximately 140 feet of frontage. The lot appears to have been created in 1924.
2. The construction of the proposed single-family house on the parcel, which would occupy a roughly 5,000 ft² area, would result in a lot coverage figure of 15.4% -- exceeding the maximum allowable lot coverage (10%) in an A-80 zone. Recontextualized in proportional terms, however, on an 80,000 ft² lot in an A-80 zone, up to 8,000 ft² could be built upon.
3. The proposed single-family house would be built within all required setbacks for an A-80 zone.
4. Granting relief to allow the construction of a house on this site would not negatively alter the character of the neighborhood, as two other single-family houses within a 400-foot-radius and on the same side of Pippin Orchard Road are located on even smaller lots. (AP 4, Lot 38 is 21,934 ft² with just under 100 feet of frontage, while AP 4, Lot 21 to the south, is a 28,862 ft² corner lot with adequate frontage.)
5. Any visual/neighborhood impacts resulting from the new house construction would be minimal, as the house is consistent with the general character of this section of Pippin Orchard Road.
6. Granting relief would be generally consistent with the Comprehensive Plan's Land Use 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).

STAFF ANALYSIS

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...*" (p. 34). Staff finds that granting relief to allow the construction of a single-family house would be consistent with addressing neighborhood needs and enhancing quality of life. Staff recognizes that the applicant's property is located on a lot with substandard area and frontage, but notes that the proposed house would be built within all setback lines and its use is consistent with the A-80 zone.

Given the fact that other single-family houses built on undersized lots already exist in close proximity to the subject parcel, and given that the existing vegetated buffers will effectively screen the subject parcel from its abutters, **staff finds that granting relief would not negatively alter the character of the neighborhood and is generally consistent with the Comprehensive Plan.**

RECOMMENDATION

Due to the findings that the application is generally consistent with the Comprehensive Plan and that 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.