

# City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Jason M. Pezzullo, AICP - Planning Director  
Date: May 2, 2023  
Re: Height & Use Variance Request @ 320 Scituate Avenue (Plat 20/2, Lot 2112), 0 Scituate Avenue (Plat 20/2, Lot 2116), 0 Scituate Avenue (Plat 20/4, Lot 2117)

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**Owner / App:** Carpionato Properties, Inc.; Alfred Carpionato c/o Carol Deangelis; West Bay LLC

**Location:** 320 Scituate Avenue (Plat 20/2, Lot 2112), 0 Scituate Avenue (Plat 20/2, Lot 2116), 0 Scituate Avenue (Plat 20, Lot 2117)

**Zone:** AP 20/2, Lots 2112 & 2116 – Residential A-20 (Single-family dwellings on lots of minimum areas of twenty thousand (20,000) square feet.)  
AP 20/4, Lot 2117 – Residential B-2 (Single-family, two-family, and multi-family dwellings.)

**FLU:** Residential < 10.39 units/acre

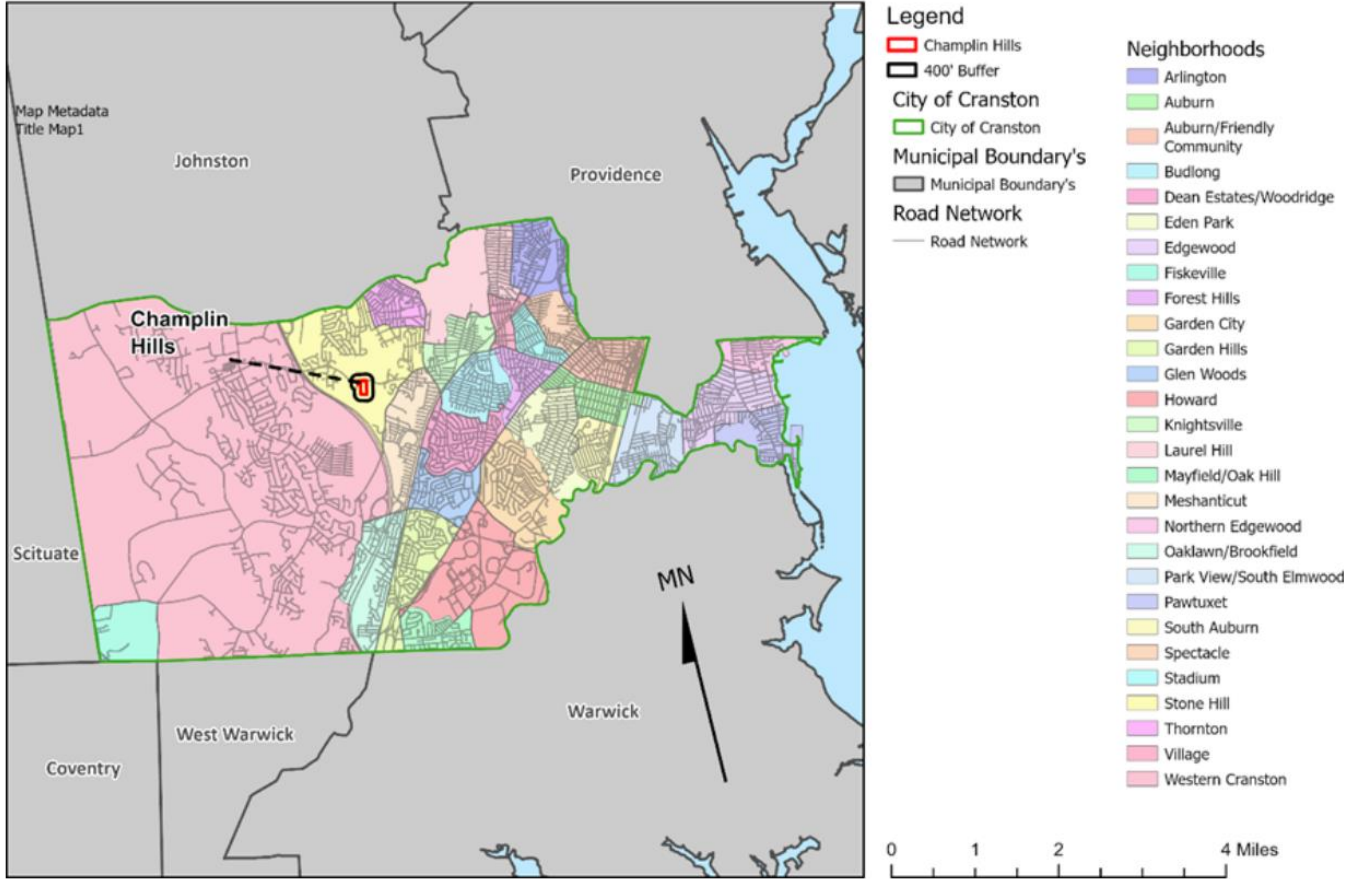
### I. DIMENSIONAL VARIANCE REQUEST:

1. To exceed maximum building height from 35 ft. 63 ft. [17.20.020. Schedule of Intensity Regulations].

# LOCATION MAP

## LOCATION

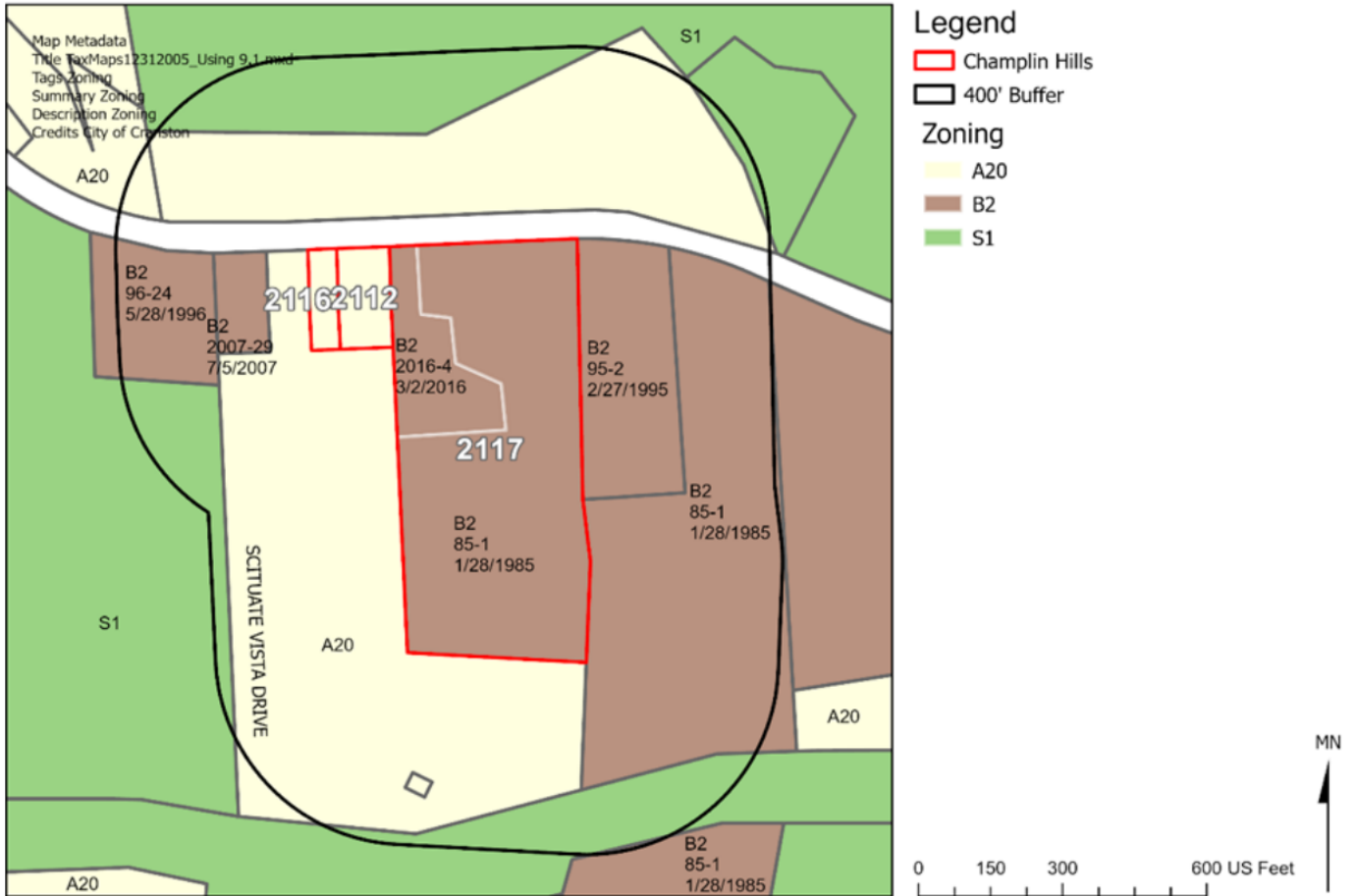
*THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY*



# ZONING MAP

## ZONING

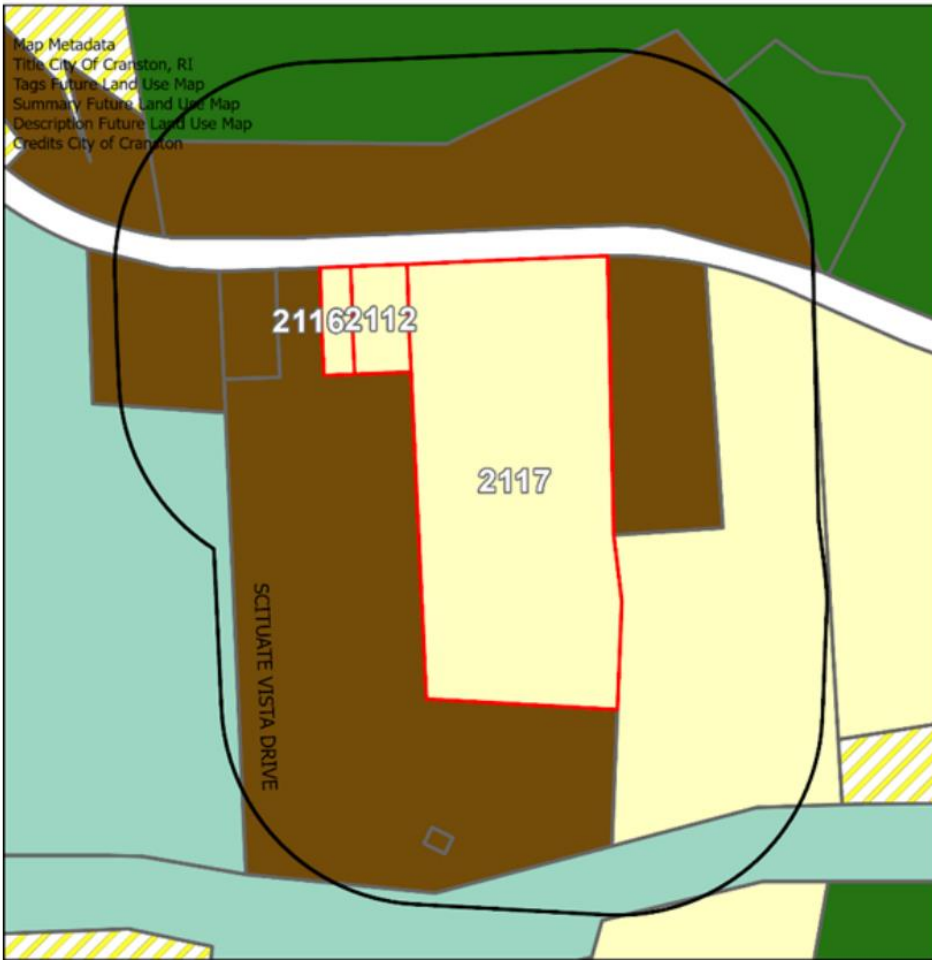
**THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY**



# FUTURE LAND USE

## FUTURE LAND USE

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### Legend

Champlin Hills

400' Buffer

### Future Land Use

Governmental/Institutional

Multifamily

Open Space

Residential Less Than 10.39  
Units Per Acre

Single Family Residential 3.63 To  
1 Unit Per Acre

# AERIAL VIEW

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### Legend

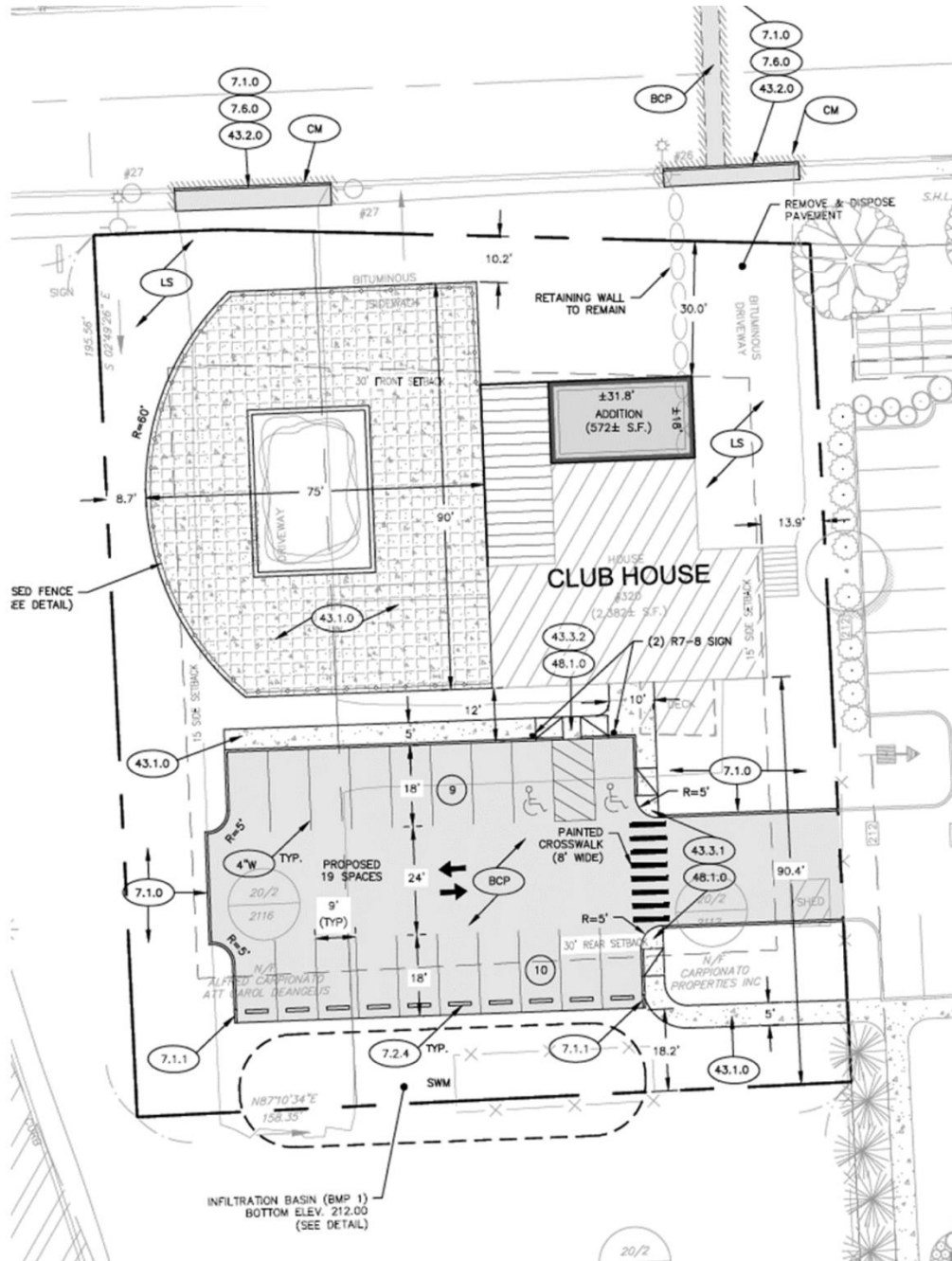
- Champlin Hills
- 400' Buffer



# 3-D AERIAL VIEW



# SITE PLAN SNIPPET



## I. Dimensional relief request (height)

### FINDINGS OF FACT:

- 1) The applicant requires relief for total building height from the maximum allowed 35' ft. to 63' ft for the development of a 4-story residential building with an accessory clubhouse.
- 2) The building closest to Scituate Avenue, the smaller of the two, will have three stories and a peaked roof and will be 50' at its highest. The building in the rear will house twice as many units, have four floors, and rise to a maximum height of 63' at the peak of the roof. This proposal concerns the accessory clubhouse building, a smaller building on-site with 18 units, requesting a 63' ft. height allowance.
  - a) It is salient to note that height relief was previously granted by the Zoning Board of Review on 5/11/2016 for the two aforementioned buildings.
- 3) This use is complementary to other residential uses within the vicinity, as this project is entirely surrounded by other multi-family development with additional height in the surrounding area. The Comprehensive Plan Future Land Use Map designates this area for higher density and multi-family uses in this area.
  - a) The multi-family residences are allowed by-right within the B-2 zoning district, thus an addition of another story to the existing three-story buildings shall not impact the property's use or zoning designation.
- 4) The applicant has proposed extended building height due to an existing wetland tracing the outskirts of the residential units which prevents any additional residential buildings from being constructed.

### STAFF ANALYSIS:

Due to the fact that the proposed site is surrounded by multi-family apartment complexes with additional height ranging from two stories to four stories, staff finds that the proposed relief from maximum building height would not be out of character or injurious to the area, as the character of the area is suited to additional height.

Staff finds the request to be reasonable based on the existing conditions, the character of Scituate Avenue, and the history of approved relief associated with this project. The denial of the request to extended maximum building height does not appear to serve any other policy or goal of the Comprehensive Plan, so staff finds that the request is not inconsistent with the Comprehensive Plan.

### RECOMMENDATION:

Staff finds that the request for dimensional relief for total building height is necessary to accommodate the existing area and wetlands that exist on-site. Staff finds that this proposal is also consistent with the Comprehensive Plan Future Land Use Map and the surrounding area of neighboring multi-family complexes, thus staff recommends that the Plan Commission forward a **positive recommendation** on this application to the Zoning Board of Review.



## II. USE VARIANCE REQUEST:

To renovate and expand an existing single-family house as an accessory clubhouse and pool facility. [17.20.030. Permitted Uses, Schedule of Uses].

### FINDINGS OF FACT:

1. The applicant is proposing to construct and use a building as a clubhouse and pool facility as an accessory structure to a residential development, thus the immediate request amounts to a use variance.
  - a. The applicant seeks to relocate a proposed clubhouse and pool facility that was approved for the adjacent lot (AP 20-4, Lot 2117) onto 320 Scituate Avenue (AP 20-2, Lot 2112) and 0 Scituate Avenue (AP 20-2, Lot 2116). These lots are zoned Residential A-20 rather than B-2 (the zoning of AP 20-4, Lot 2117), requiring a use variance.
2. As part of this project, a use variance was previously issued by the Zoning Board of Review on 4/11/2018 for use as an adult day care and a medical clinic. Since seeking these initial approvals, the property owners have altered the site plans, requiring modified relief for a *less* intensive use.
3. The property is surrounded by multi-family apartment complexes (Scituate Vista Apartments, Western Hills Apartments).
4. The clubhouse and pool facility located on the two A-20 lots will serve the residents of the adjacent Champlin Hills residential development as an accessory structure. The clubhouse will not have any residential occupancy.
5. The Comprehensive Plan Future Land Use Map designates this area for higher density and multi-family uses in this area.

### PLANNING ANALYSIS:

The Comprehensive Plan Future Land Use Map designates this area for higher density and multi-family uses in this area. Staff finds that this accessory structure is an amenity of a high-density development.

On-site obstacles such as wetlands present in the area limit the suitable area for development. As the site is surrounded by multi-family uses, staff finds that a freestanding single-family home would be an impractical use in this area, as it would be surrounded by and/or located directly at the entrance of hundreds of multi-family housing units.

Staff finds the request to be reasonable based on the existing conditions, the character of the surrounding area, and the history of approved relief associated with this project.

Staff is of the view that this proposal is not inconsistent with the Future Land Use Map. As Use Variance Requests maintain a high standard of review, it is crucial to assess this application with focuses on appropriate land use, neighborhood consistency, and consistency with the Comprehensive Plan – Future Land Use Map. With this, staff has no outstanding concerns with the outcomes that would be created with positive consideration of the proposal as presented.

**RECOMMENDATION:**

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