

# City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Amelia Lavalley – Planning Intern  
Date: March 3, 2023  
Re: **Dimensional Variance Application for 189 Kearney Street**

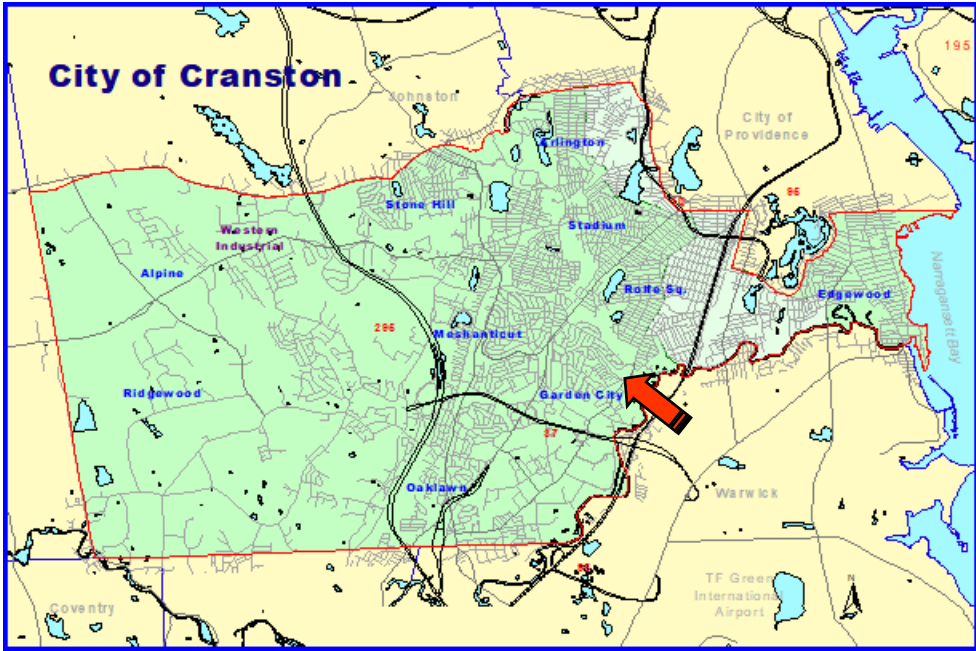
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**Owner:** Hassan Hasaba  
**Location:** 189 Kearney Street; AP 10, Lots 223-226, 316 & 317  
**Zone:** A-8 (Single-Family Dwellings on 8,000 ft<sup>2</sup> Lots)  
**FLU:** Single-Family Residential

**DIMENSIONAL VARIANCE REQUEST:**

The applicant has applied for permission to subdivide a lot, leaving an existing single-family dwelling with reduced side and rear setbacks at 189 Kearney Street, Parcel B, A.P. 10, lots 316 & 317, zoned A-8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

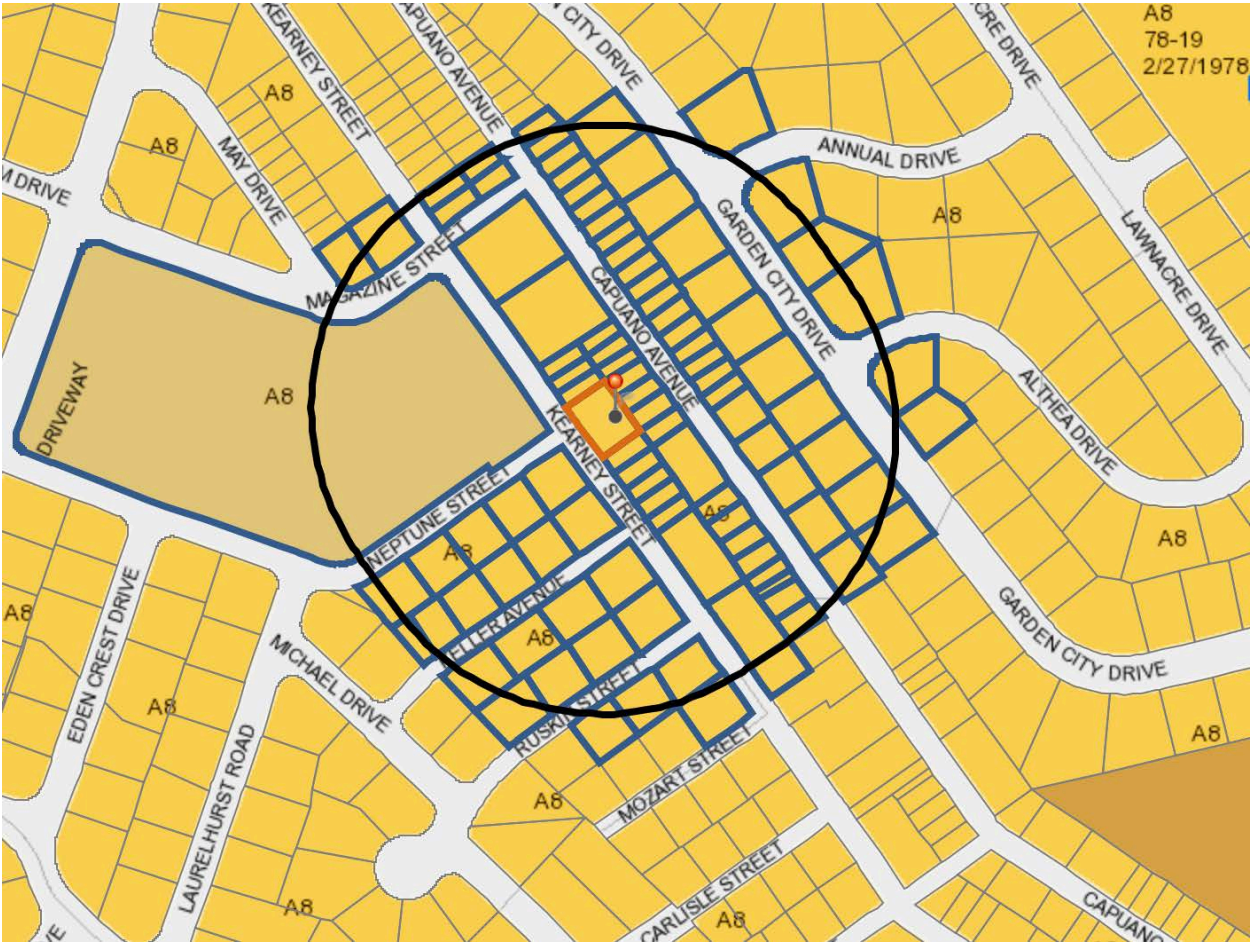
### LOCATION MAP



# ZONING MAP



# FUTURE LAND USE MAP



**AERIAL VIEW**



### 3-D AERIAL VIEW



**STREET VIEW (Kearney Street)**



**STREET VIEW (Kearney Street)**



## STREET VIEW (Capuano Avenue)



## FINDINGS OF FACT:

1. The applicant is proposing to construct a single-family home on the back lots of an existing single-family residence, fronting on Capuano Avenue.
  - a. The property is located in an A-8 zone (Single-family dwellings on lots of minimum areas of eight thousand (8,000) square feet).
2. The applicant has proposed dimensional relief from the following;
  - a. The existing one family house at 189 Kearney Street is 23.5 feet for the front setback (25 feet required – difference of 1.5 feet) and 6.6 feet from the side yard on the north side (8 feet required – difference of 1.4 feet).
  - b. The proposed rear setback in the minor subdivision will be (4 feet) for a portion of the existing house where (20 feet) is required in the A-8 zone.
  - c. The proposed single-family house would be constructed on (7,869) square feet where (8,000) square feet is required.
  - d. Based on the new property line being established, the proposed house will be 16'5" for a portion of the rear setback where 20 feet is required in the A-8 zone.
3. The Comprehensive Plan - Future Land Use Map designates the property as Single Family Residential 7.26 to 3.64 units per acre. The zoning is **A-8** (Single-family dwellings on lots of minimum areas of eight thousand (8,000) square feet).
  - a. The parcels immediately abutting the property, as well as an extensive portion of the surrounding neighborhood along both Capuano Avenue and Kearney Street in a north and south direction contains single-family residential homes.
4. The new single-family house lot is **consistent** with the land use and density prescribed by the Comprehensive Plan Future Land Use Map allocation of Single Family Residential 7.26 to 3.64 units per acre.
  - a. The applicant's proposed density is **5.46** units per acre, which is consistent with the prescribed density of the Future Land Use Map.
5. The Comprehensive Plan supports the preservation of existing residential neighborhoods through Land Use Element Principle 4, which seeks to "Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life" and Housing Action 14, to "Preserve the quality and character of the built environment in selected areas throughout Cranston".
  - a. Staff finds that this application does not detract from the surrounding residential area and is not inherently destabilizing to the neighborhood.
6. It is salient to note that the existing pool, fence, bocce court will be removed to allow for construction of the new residence.



**PLANNING ANALYSIS:**

Staff is of the view that this proposal is consistent with the Future Land Use Map, does not exceed maximum density allowed within the designated area, and is of a use that is consistent with the surrounding neighborhood. Furthermore, policy language outlined in the Comprehensive Plan (see Land Use Element Principle 4 - defined on pg. 34 and Housing Action 14 - defined on pg. 71) is applicable and consistent with this proposal. 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.