



CITY OF CRANSTON
NOTICE OF PUBLIC HEARING
“The AlMBERG Plat”
Minor Subdivision with Zoning Relief
Unified Development Review

You are hereby notified that the City Plan Commission will hold a public hearing to review a Minor Subdivision – Preliminary Plan requiring zoning relief entitled “**The AlMBERG Plat.**” This public hearing will be held on **Tuesday, May 7, 2024** at 6:30 P.M., at City Hall, 3rd Floor Council Chamber, 869 Park Avenue, Cranston RI. As a neighboring property owner, you are invited to attend this public hearing, at which time plans will be presented for public comment and City Plan Commission review and consideration.

Zoom webinar information for remote participation:

Please click the link below to join the webinar:

<https://zoom.us/j/95494275114?pwd=bkxRMVFLV1ZKMmxuUk40ZFloK1hVUT09>

Passcode: 184450

Or One tap mobile :

+13017158592,,95494275114# US (Washington DC)

+13052241968,,95494275114# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

Webinar ID: 954 9427 5114

International numbers available: <https://zoom.us/u/adoBTRo5ld>

The entire meeting of the City Plan Commission will be live streamed on the City’s YouTube channel. You will only be able to watch the proceedings: <https://www.youtube.com/@cityofcranston>



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In accordance with the provisions of RIGL §§ 45-23-50.1 and 45-24-46.4, (Unified Development Review), effective January 1, 2024, the City Plan Commission will consider and vote upon any requested zoning relief **in lieu of** the Zoning Board of Review for subdivisions and land development projects.

The Proposal requires relief from provisions of the Zoning Ordinance including: § 17.20.120 – Schedule of Intensity Regulations, (front and rear yard setbacks, and frontage requirements).

The subject parcel is located at 11 Jennie Street and Bateman Avenue, Assessors Plat 15/1, Lots 541-545. The Owners are Robert E. and Lucy R. AlMBERG, and the Applicant is Ryan AlMBERG of 11 Jennie Street, Cranston, RI 02920. The property is zoned **A-8**, which allows for single-family dwellings on a minimum of 8,000 sq. ft. lot with 80’ of frontage.

The Proposal is to replat the five (5) existing record lots, totaling 18,500 square feet into two (2) new conforming lots consistent with the A-8 zoning district; Parcel A (existing house at 11 Jennie Street) will be 9,065 square feet and Parcel B will be 9,417 square feet. The Proposal will be serviced by public water and sewer.

A copy of the Site Plan is included this notice. The full Site Plan, Staff Report, and additional materials will be available on the City’s webpage at <https://www.cranstonri.gov/city-plan-commission-5.7.24/> prior to the meeting. If you are unable to access the internet, you can contact the City Planning Department directly at (401) 780-3222 to setup an appointment to review the materials in the City Planning Department, City Hall – 3rd Floor, Room 309, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday.

Pursuant to the Subdivision & Land Development Regulations, the Minor Subdivision may be revised by the City Plan Commission as a result of further study or because of views expressed at this meeting. Individuals requesting interpreter services for the hearing impaired should contact the City Planning Department at 461-1000 ext. 3222, seventy-two (72) hours prior to the meeting date.

Michael E. Smith
President

Jason M. Pezzullo, AICP
City Planning Director



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