

City Planning Department



Memorandum- REVISED 2.28.25

To: Cranston City Plan Commission
From: Grace Brownell | Planner Technician
Date: February 26, 2025
Re: 175 Farmington Ave.- Assessors Plat 8, Lot 1022
Application for Dimensional Variance

Owner/App: Heidy C. Paz
Location: 175 Farmington Avenue, AP 8, Lot 1022
Zone: B-1 (Single-family dwellings on 6,000 ft² minimum lots)
FLU: Single- and Two-Family Residential less than 10.89 units/acre

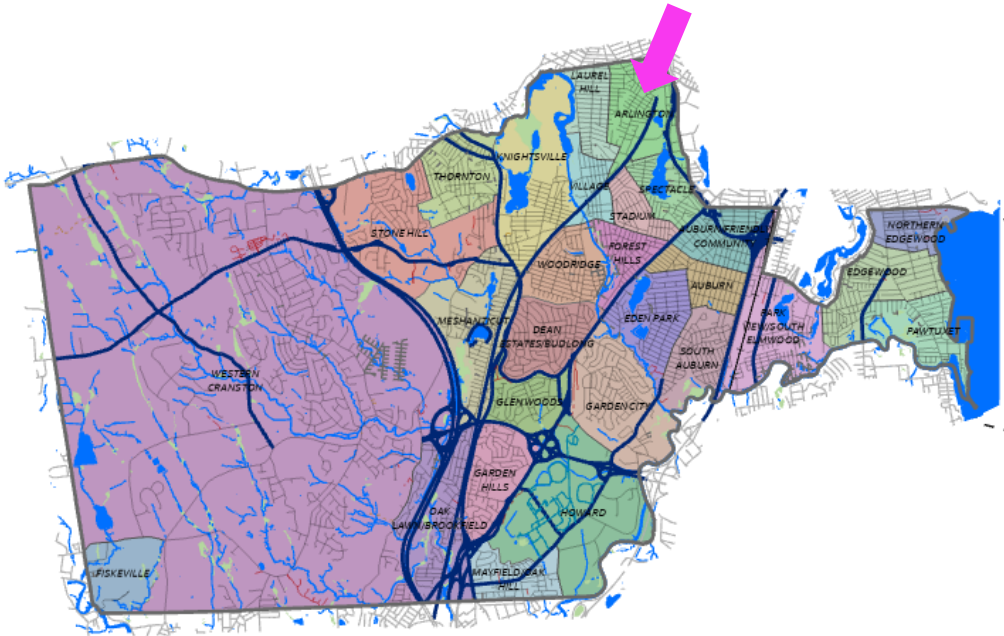
Subject Property:

The subject property is located at 175 Farmington Ave, identified as Plat 8, Lot 1022, and has a land area of .103 ± acres, (4,500± sq. ft.) with frontage on Farmington Avenue.

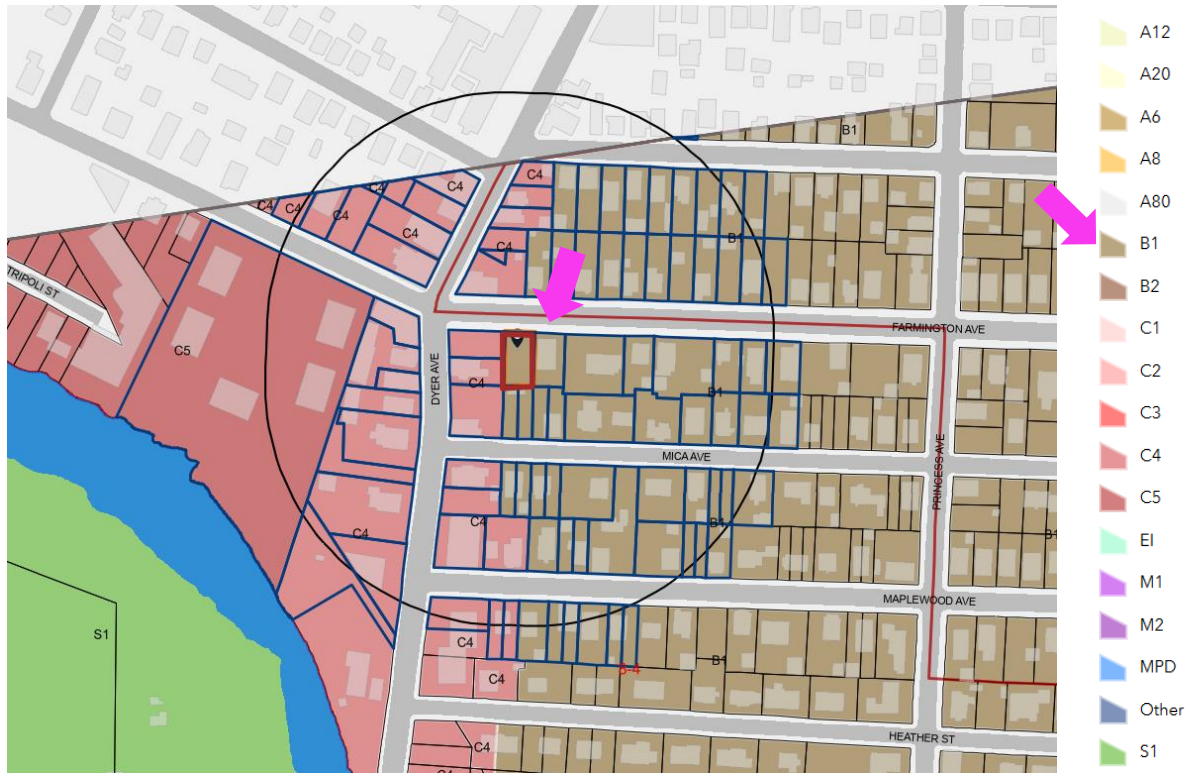
Request:

To amend the previously granted variance for this property due to the submission of changed Building Plans to the Building Department. The previous granted relief specifically related to lot size and frontage. The Applicant now is additionally requesting relief for building height. (17.20.120 – Schedule of Intensity Regulations and 17.92.010 – Variances).

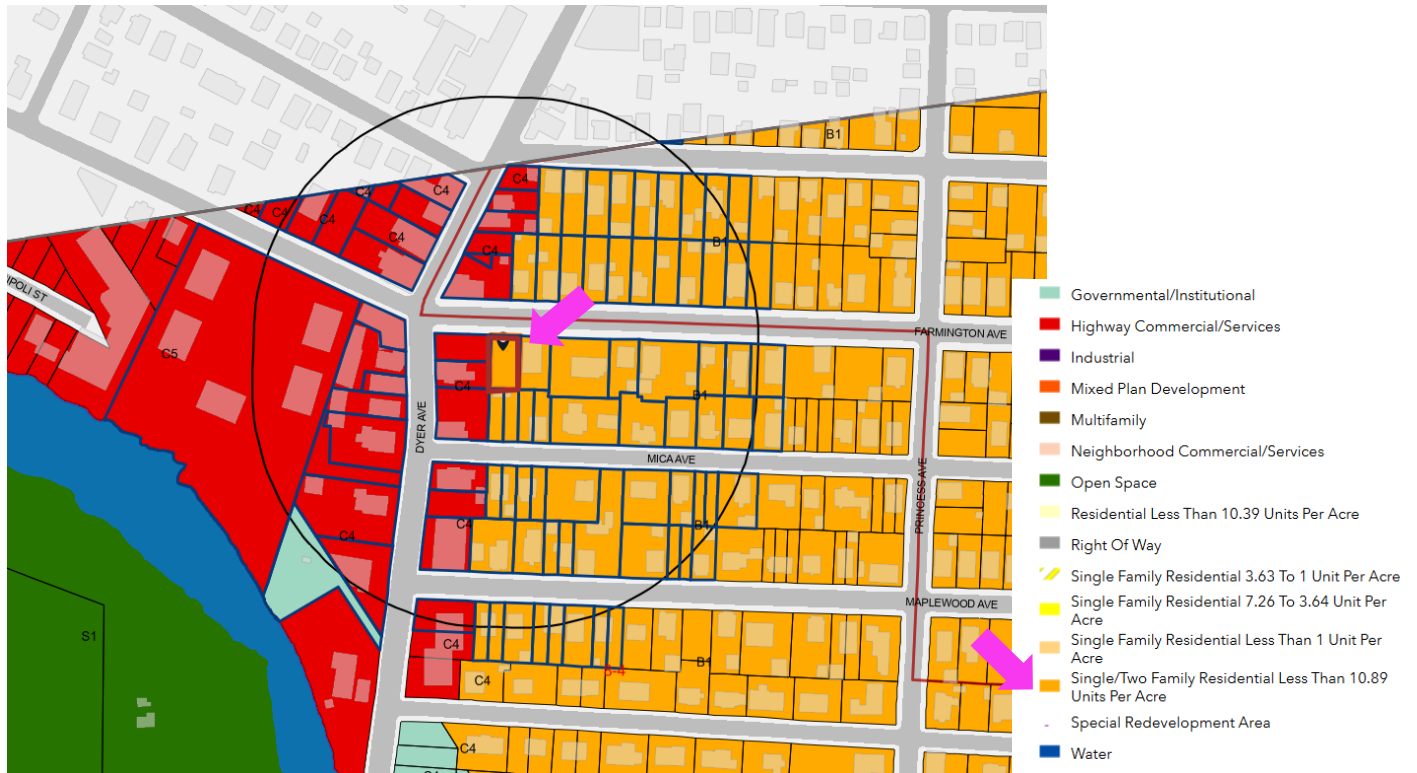
LOCATION MAP



ZONING MAP



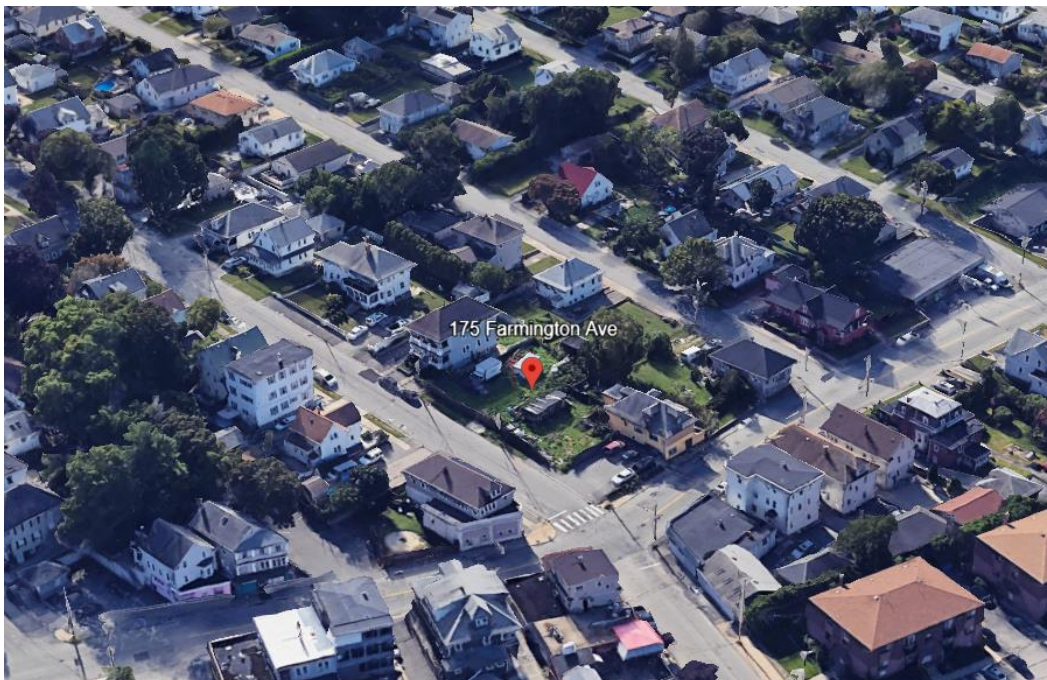
FUTURE LAND USE MAP



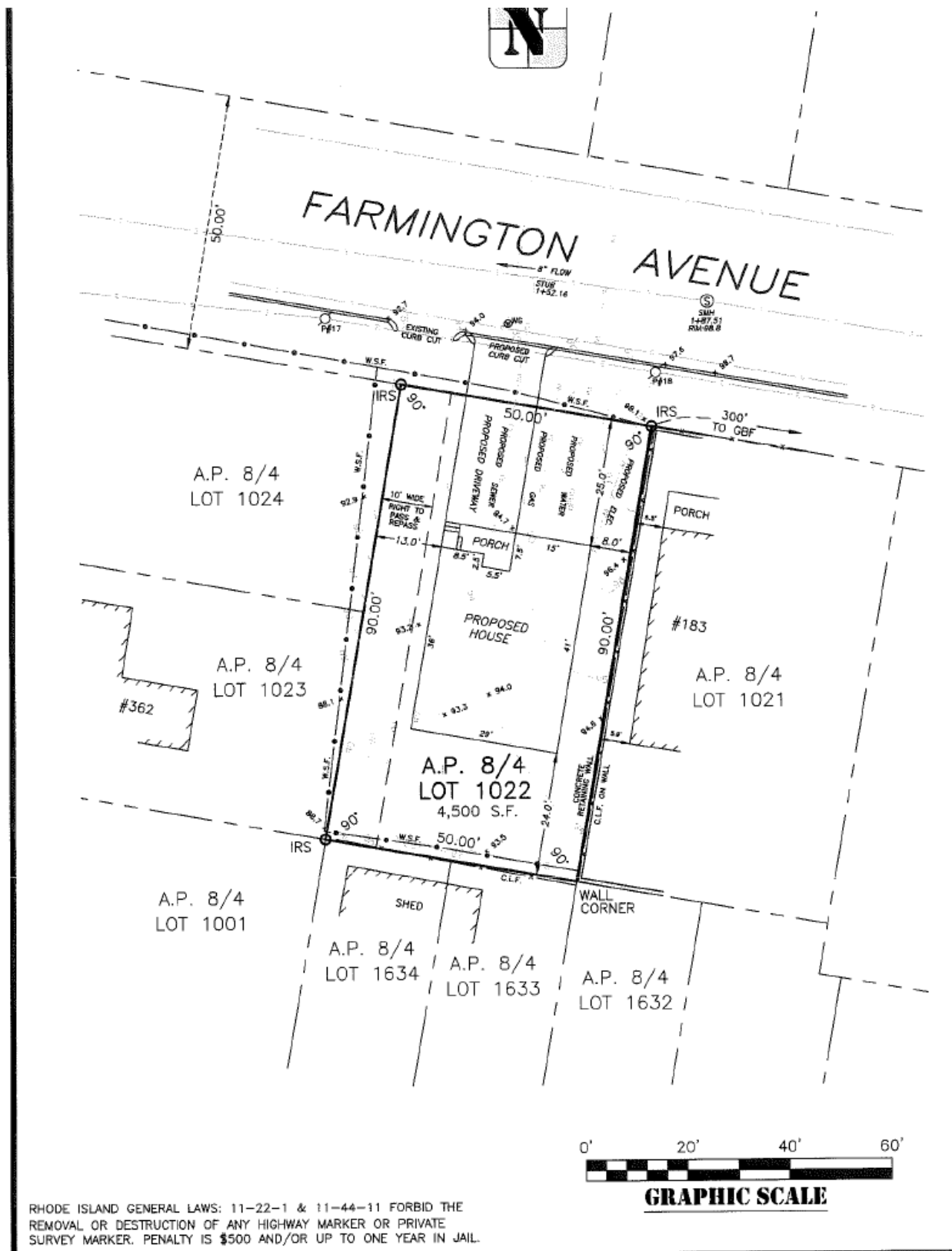
AERIAL VIEW (PRIOR TO CONSTRUCTION)



3-AERIAL VIEW (PRIOR TO CONSTRUCTION)



ORIGINAL SITE PLAN SUBMITTED DURING 2022 APPROVAL



NEW SITE PLAN

Zoning

Set backs Per 17.20.120 Table of Dimensional Standards:

Frontage Min. 60'

Front 25'

Side 8'

Rear 20'

Max Height 35'

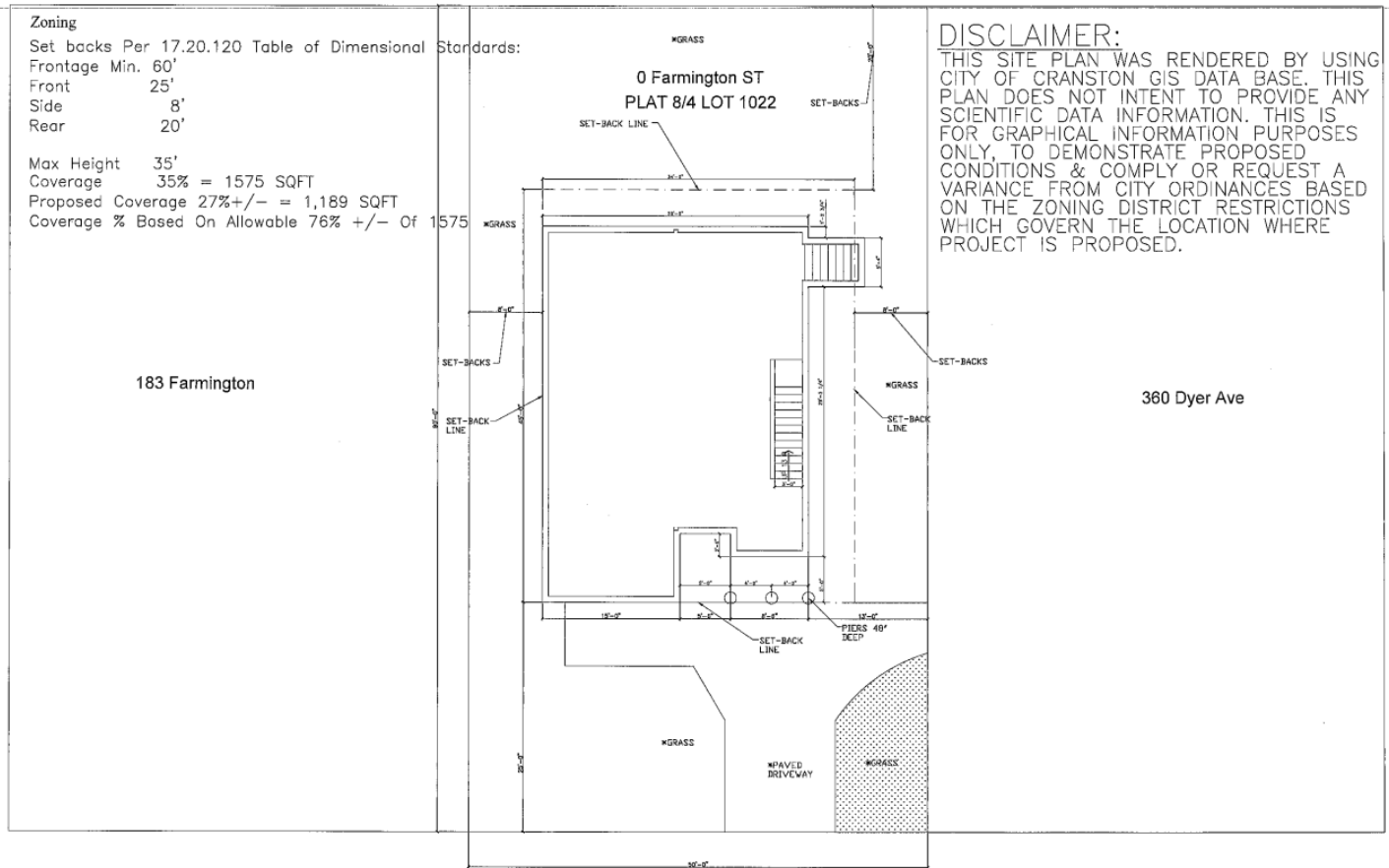
Coverage 35% = 1575 SQFT

Proposed Coverage 27%+/- = 1,189 SQFT

Coverage % Based On Allowable 76% +/- Of 1575

DISCLAIMER:

THIS SITE PLAN WAS RENDERED BY USING CITY OF CRANSTON GIS DATA BASE. THIS PLAN DOES NOT INTENT TO PROVIDE ANY SCIENTIFIC DATA INFORMATION. THIS IS FOR GRAPHICAL INFORMATION PURPOSES ONLY, TO DEMONSTRATE PROPOSED CONDITIONS & COMPLY OR REQUEST A VARIANCE FROM CITY ORDINANCES BASED ON THE ZONING DISTRICT RESTRICTIONS WHICH GOVERN THE LOCATION WHERE PROJECT IS PROPOSED.



Farmington St

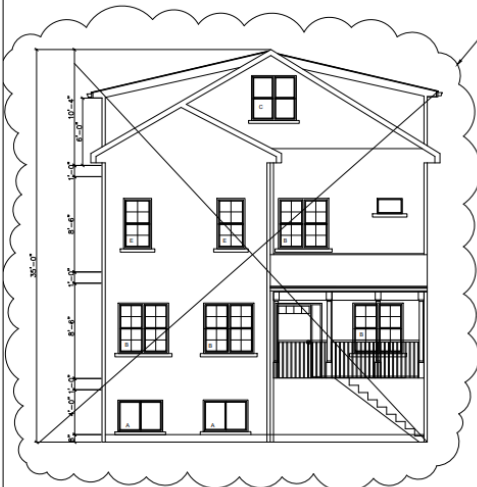
ELEVATIONS



Building deviated from initially depicted roof construction, and constructed top floor with 6' walls no dormer conditions.



Building deviated from initially depicted roof construction, and constructed top floor with 6' walls no dormer conditions.



Design Consultant depicted restricted dormers with sloped rafters to top of Subfloor at attic space.

FOR DECK CONSTRUCTION
SEE DETAILS ON A009

2X8 Rafters @12" O.C.

Gutters

6 X 6 X 8' Post Wrapped On P/V Cover

2X8 Joist @16" O.C.

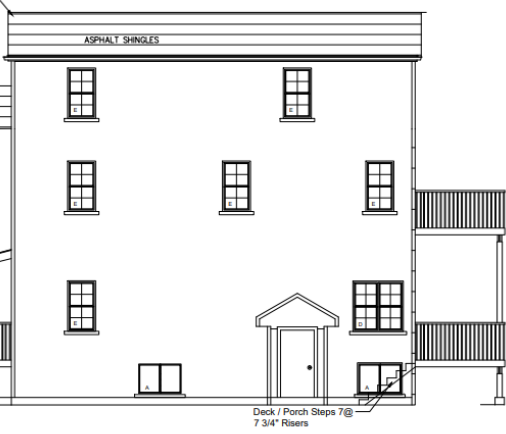
(3) 2X8 Beam PT

6X6 PT Post

10" Dia. Concrete Pier

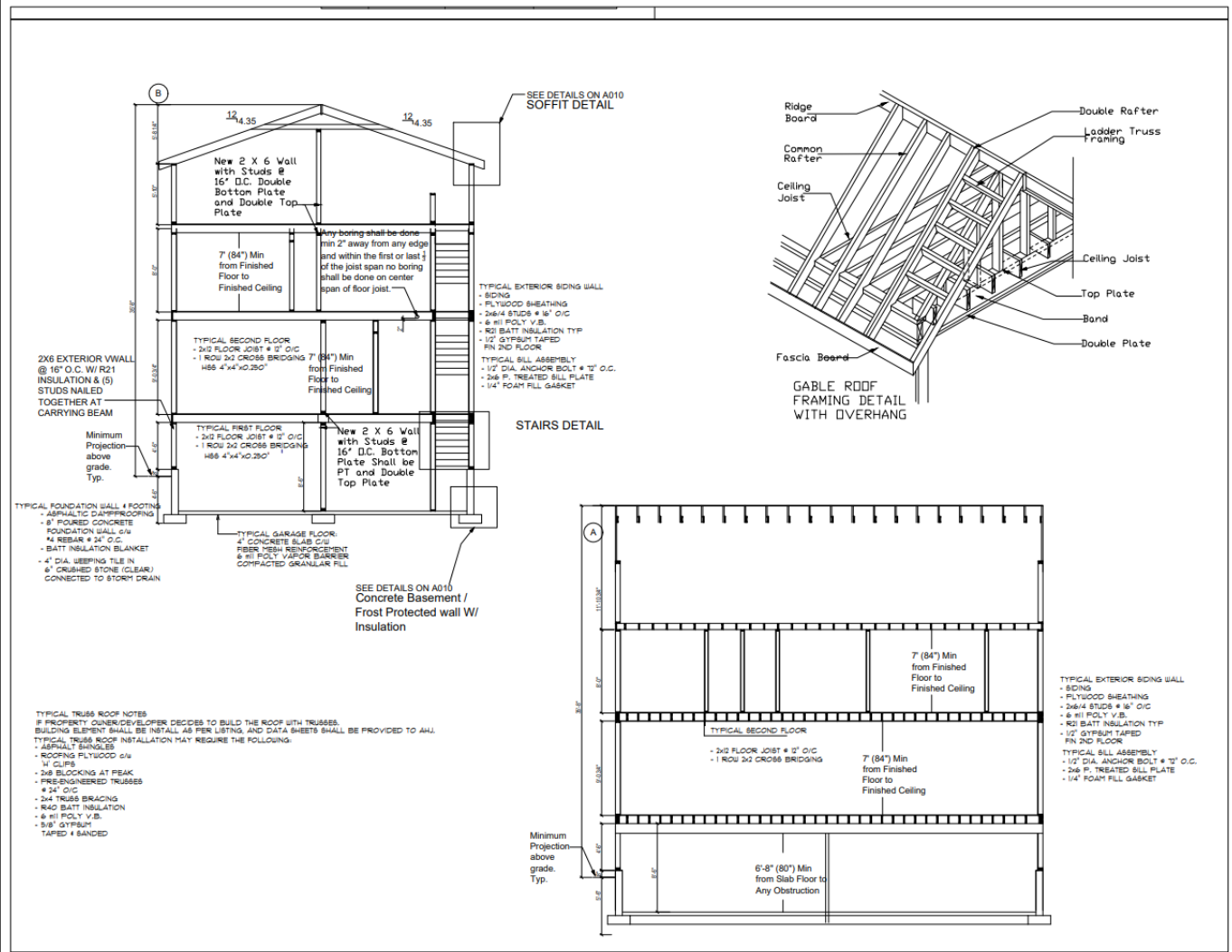
Deck / Porch Steps 7@ 7 3/4" Risers

Building deviated from initially depicted roof construction, and constructed top floor with 6' walls no dormer conditions.



Deck / Porch Steps 7@ 7 3/4" Risers

DETAILS PLAN



PHOTOS OF RESIDENCE (FEBRUARY 2025)







FINDINGS OF FACT:

- On November 9, 2022, the Applicant received dimensional variance approval from the Zoning Board of Review to build a single-family two-story home (45' x 29'). The applicant was granted the following relief:
 - 17.20.030- Schedule of Intensity
 - Lot Size:
 - Required: 6,000 sq. ft.
 - Proposed in 2022: 4,500 sq. ft.
 - Relief Granted: 1,500 sq. ft.
 - Frontage:
 - Required: 60 ft.
 - Proposed in 2022: 50 ft.
 - Relief Granted: 10 ft.
- According to City permit records, on July 16, 2024, the Building Permit was issued by the City. On September 10, 2024, new plans were submitted and later approved to increase the height of the attic to create greater entry access. Following, the Building Department conducted inspections in which the change of plans was identified. As a result of this recognition, on January 27, 2025, a stop work order was assigned to the property. At this point, the Zoning Official advised the Applicant to submit a new zoning application for the same relief requested in 2022, for the new revised plans. Following the original posting of this memo on 2.26.25 and the submission of new Elevation Plans, on 2.28.25 information on the application was updated to state that the building height now stands at 35'-8". Thus, under this Application, in addition to the relief above, the applicant is now requesting:
 - Building Height
 - Required: 35'
 - Proposed: 35'8"
 - Relief Requested: 8"
- Staff finds the proposed single-family house was built within all required setbacks for a B-1 zone. The resulting lot coverage is 27%, which also complies with the 35% coverage limit for this zone.
- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding area and the request does not impose undue nuisances and is not out of character within the surrounding area:
 - The surrounding area (400') consists of a mix of residential and commercial uses. The existing use of single-family residential does not encourage incompatible uses nor is disruptive to the surrounding area.
 - An informal review of the surroundings via GIS suggests that the lot size and density is lower than the average among other residential parcels within the usual 400' radius.
 - An analysis of all B-1 zoned lots within (400') of the property showed that over 80% of the properties have non-conforming frontage and lot size. Furthermore, such analysis concluded that the new proposed height is generally consistent with the immediate area.
- The Future Land Use Map (FLUM) designates the subject parcel as Single- and Two-Family Residential less than 10.89 Units/Acre. The density that has resulted from the

construction of the existing single-family home is 9.70 units per acre and in compliance with the FLUM designation.

- The Comprehensive Plan outlines goals, policies, and action items pertaining to accessory residential development which Staff find to support the approval of this Application, specifically:
 - Housing Goal H-4: Promote housing opportunity for a wide range of household types and income levels.
 - Policy H-3: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
 - Policy H-6: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

STAFF ANALYSIS

Staff finds that granting relief to allow the completion of the construction of a single-family home on an undersized lot would be consistent with the City's interest in supporting neighborhood housing needs and it would not alter the character of the neighborhood, as this is an opportunity to create infill housing in Eastern Cranston at a scale and intensity that is consistent with the existing neighborhood. The existing single-family house was built in conformance with all required setbacks for a B-1 zone and the resulting density for the parcel remains within the range prescribed by the FLUM.

RECOMMENDATION

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 recommend that the Plan Commission forward a **POSITIVE RECOMMENDATION** on the application to the Zoning Board of Review.

Respectfully Submitted,



Grace Brownell,

Planner Technician \ Administrative Officer

Cc: City Planning Director File