

CITY PLANNING DEPARTMENT



Memorandum – FINAL Amended 5/5/25

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP | Senior Planner
Date: May 2, 2025
RE: 97 Amanda Street– Assessors Plat 18, Lots 1501
Application for Dimensional Variance

Owner: Robin A. Letterle
Applicant: Gregory Dizoglio
Location: 97 Amanda Street
Zoning: A-8 – Single-family residential (8,000 SF) & Special Flood Hazard Area (SFHA)
FLUM Designation: Single Family Residential 7.26 to 3.64 Units Per Acre

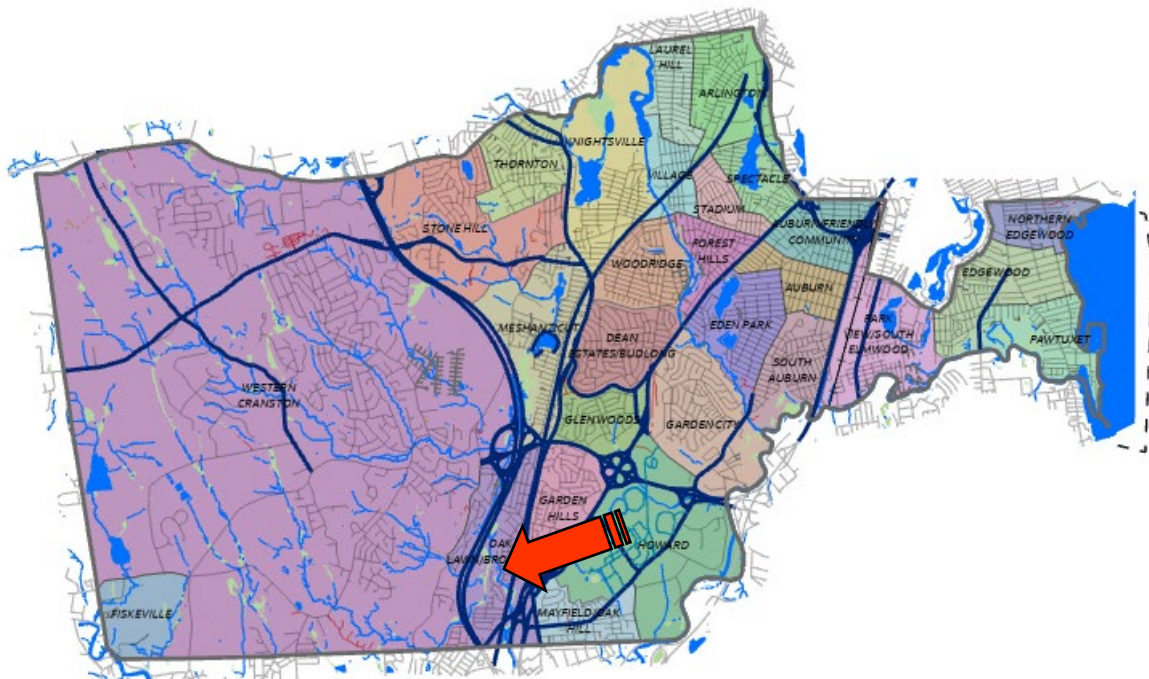
Subject Property:

The subject property is located at 97 Amanda Street, identified as Plat 18, Lots 1501, and has a land area of 0.1837± acres, (8,000± sq. ft.) with frontage on Amanda Street.

Request:

To modify the Zoning Board approval granted June 8, 2022 to permit side and front yard setback relief for a garage addition built without benefit of a permit. The applicant seeks to strike the condition that requires all applicable approvals from the Rhode Island Department of Environmental Management.

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



SURVEY

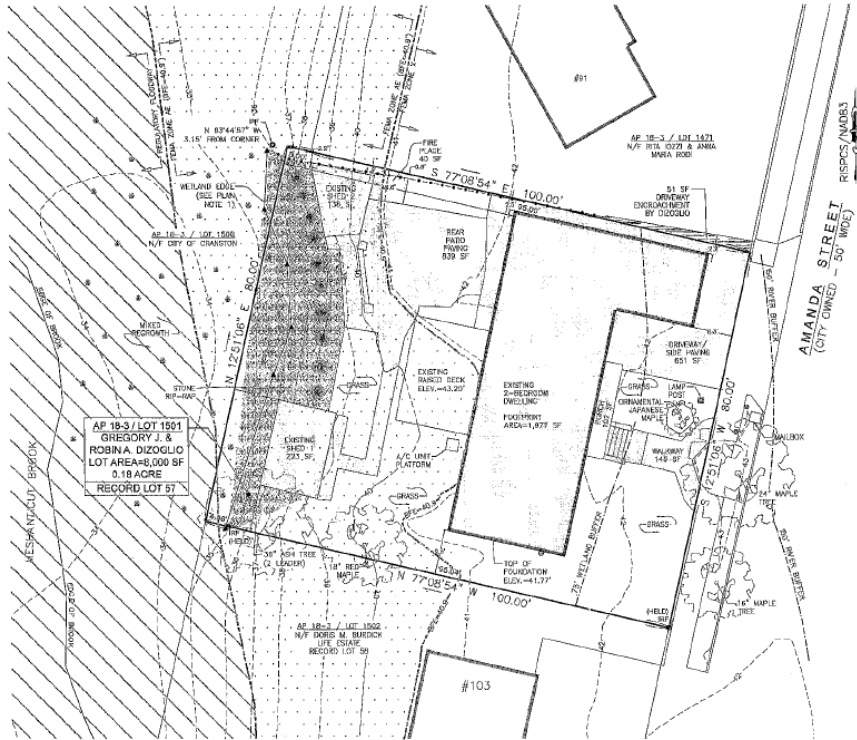
<p>PARCEL ZONE=AE NO DIMENSIONAL REGULATIONS MINIMUM LOT AREA=5,000 SF MINIMUM LOT WIDTH/FRONTAGE=50 FEET SETBACKS: FRONT=25 FEET SIDE=10 FEET REAR=20 FEET MAXIMUM LOT COVERAGE=30% MAXIMUM BUILDING HEIGHT=25'</p> <p>LOT COVERAGE CALCULATION IMPERVIOUS SURFACE LIST: DWELLING=1,877 SF PDRIVE=101 SF WALKWAY=149 SF UNIMPAVED SIDE YARD=651 SF FIREPAD=40 SF PARK PAVES (PDRIVE+SIDE) SIDE 1=123 SF SIDE 2=123 SF TOTAL IMPERVIOUS SURFACE=4,119 SF TOTAL LOT AREA=6,000 SF 4,119/6,000=68.65% OR 23.4% LOT COVERAGE</p>	<p>LEGEND / SYMBOLS / ABBREVIATIONS</p> <p>AP ASSOCIATED PLAT N/E NOIR OR FORMERLY BFE BASE FLOOD ELEVATION TOP OF FOUNDATION BRIDGE ISLAND IRSPCS IRF IRON PIPE FOUND IRP IRON PIPE FOUND UPZ UTILITY POLE WATER VALVE LAMP POST ORNAMENTAL SPRUCE WETLAND PLANT (NOTE 1) WETLAND AREA</p> <p>PROPERTY LINE (OWNED) EXISTING CONDUIT FEMA FLOOD ZONE BOUNDARY WOOD FENCE FEMA ZONE AE FEMA REGULATORY FLOOD WAY IMPERVIOUS SURFACE CALCULATED AREA OF ENCROACHMENT</p>
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PLAN NOTES

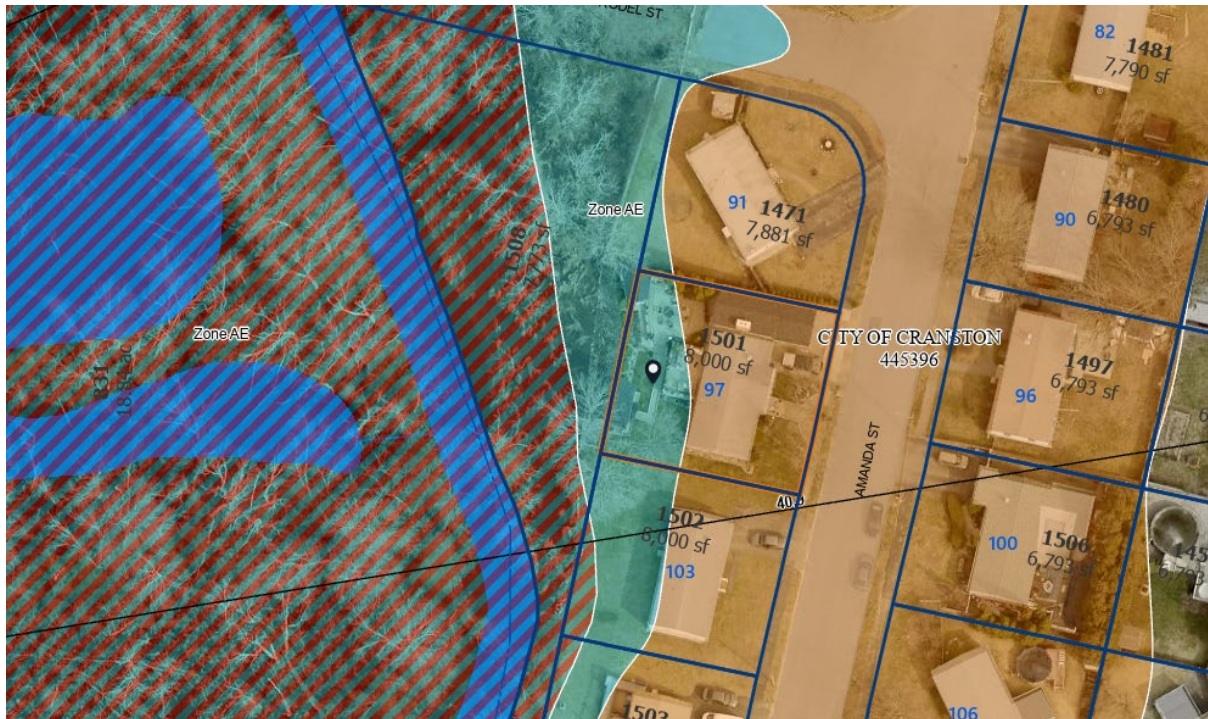
1. WETLAND PLACES ARE SHOWN BASED ON A PLAN PREPARED BY OCEAN STREET PLANNERS, INC. DATED JULY 8, 2020.
2. THIS PARCEL IS LOCATED WITHIN FEMA FLOOD ZONE AE (AREA WITH A BASE FLOOD ELEVATION). THE BASE FLOOD ELEVATION IS 405'. REFER TO FIRM MAP NUMBER 440070428H.

PLAN REFERENCES:

1. DEED BOOK 5597 / PAGE 331
2. MAP ENTITLED, "WATERS GARDENS SUBDIVISION NO. 4, CRANSTON, R.I. FEB. 1944 KENNETH W. ANTHONY, REG. LAND SURVEYOR" THAT IS RECORDED IN THE CITY OF CRANSTON LAND RECORDS AS PLAT BOOK 16, PAGE 32 AND PLAT CARD 474.
3. MAP ENTITLED, "TOWNSHIPS ZONE-OUT SURVEY A/B 18-3 / LOT 1501 OF AMANDA STREET CRANSTON, R.I. 02920 SCALE 1"=10' DATED JULY 8, 2020, PREPARED FOR GREG DIZIOLO & ROBIN A. LITTELL, PREPARED BY COAST STATE PLANNERS, INC.
4. FIRM MAP NUMBER 440070428H, EFT. 10/2/2015
5. ZONING ORDINANCE 44-03-01
6. LIDAR: MUNCIPAL CODE 44-03-01



FLOOD ZONE MAP



ZONE AE is within the Special Flood Hazard Area.

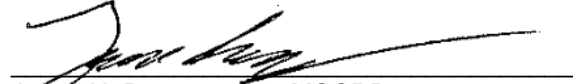
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- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood.
 - The request to remove the condition for receiving RIDEM permits has potential to be harmful to the area as it will continue non-compliance with floodplain management requirements of the City and RIDEM. Particularly the continuance of structures and floatable objects in the floodplain can create issues in the case of a flooding event moving these objects downstream, potentially polluting the water body and/or causing damage to downstream properties and natural resources.
 - The principal dwelling is in the SFHA. The proposed garage is structurally connected to the rest of the house, therefore the entire structure is considered to be in the SFHA.
- The Future Land Use Map (FLUM) designates the subject property as “*Single-Family Residential 7.26 to 3.64 Units Per Acre.*”
 - The application is for an existing single-family residential use with no changes to density or use. Therefore, the application is consistent with the FLUM designation.
- Staff find that the following goals, policies, and action items outlined in the Comprehensive Plan do not support the approval of this Application:
 - Goal NR-1: Protect and enhance Cranston’s natural environment and resources.
 - Policy NR-5: Preserve and protect environmentally sensitive natural resource areas, including prime farmlands, steep slopes, floodplains, watersheds, aquifers, shorelines, and coastal and inland wetlands.

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff find this Application inconsistent with the goals and purposes of the Comprehensive Plan and is not compatible with

the general character of the surrounding neighborhood. Staff therefore recommend that the City Plan Commission adopt the Findings of Fact documented above and forward a **NEGATIVE RECOMMENDATION** under the following conditions on the Application to the Zoning Board of Review.

Respectfully Submitted,


Jonas U. Bruggemann, MSCRP
Senior Planner/Administrative Officer