

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

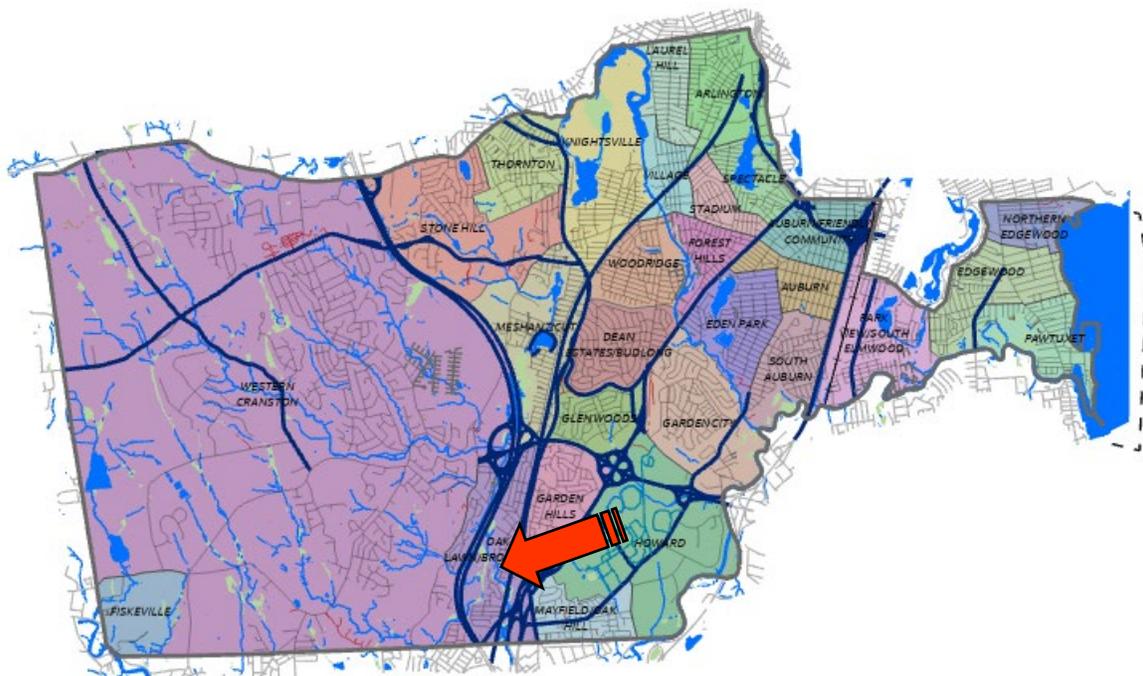
Subject Property:

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.

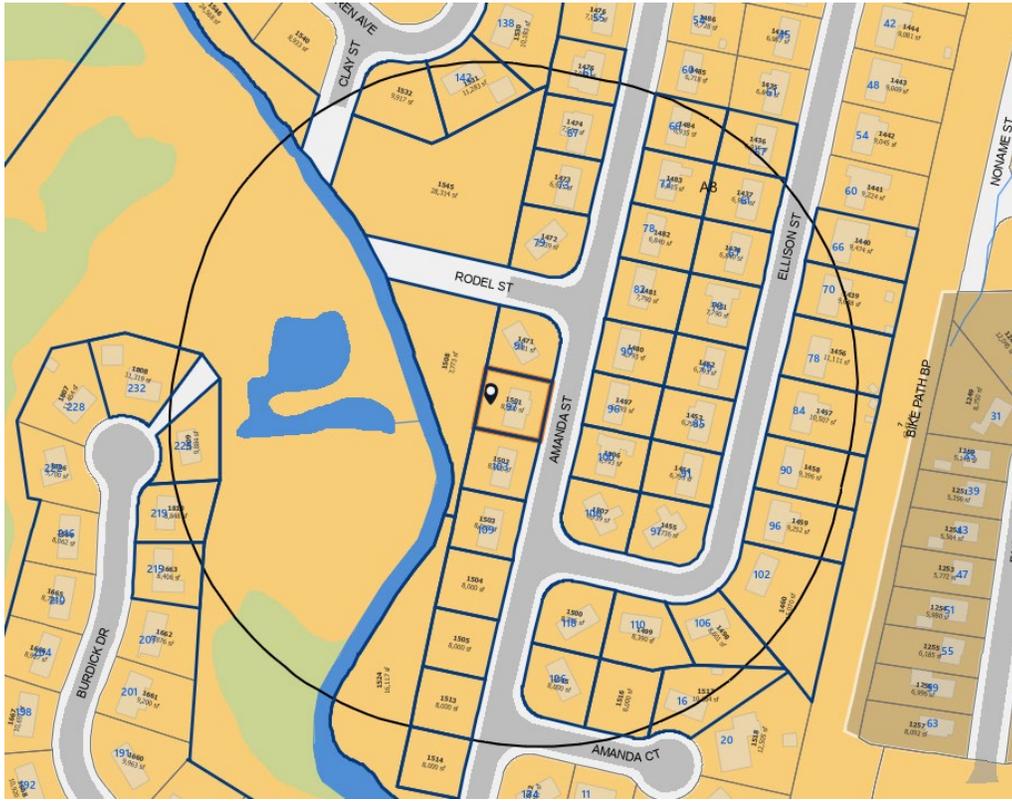
Request:

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

PARCEL ZONE=AE NO DIMENSIONAL REGULATIONS MINIMUM LOT AREA=8,000 SF MINIMUM LOT WIDTH/FRONTAGE=50 FEET REAR YARD FRONT=35 FEET SIDE=10 FEET REAR=20 FEET MAXIMUM LOT COVERAGE=30% MAXIMUM BUILDING HEIGHT=25'

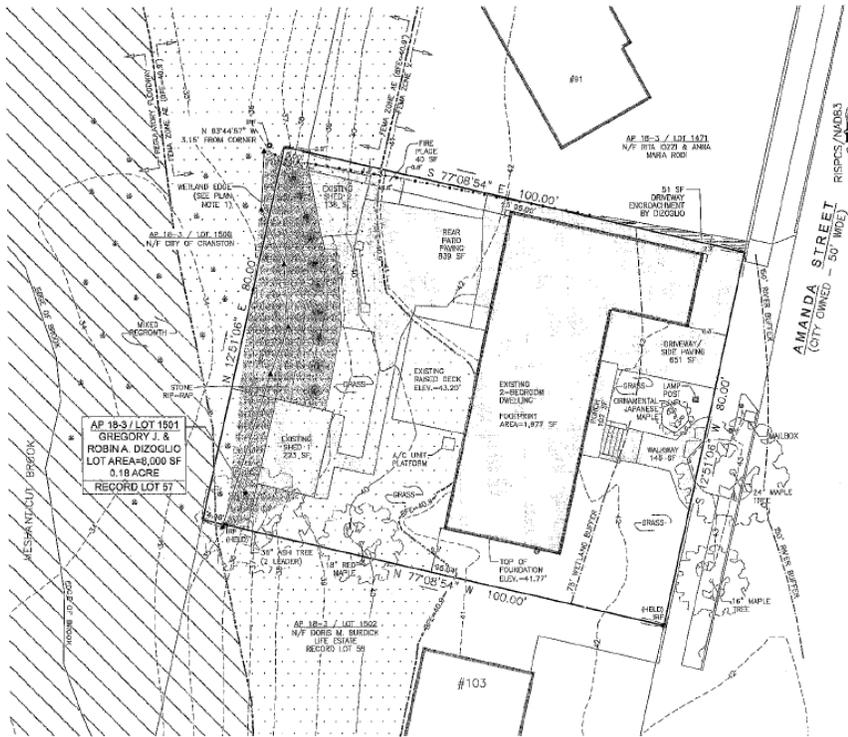
LEGEND / SYMBOLS / ABBREVIATIONS
AP ASSOCIATIVE PLAT
N/F NOISE OR FIREARM
B/E BASE FLOOD ELEVATION
T/F TOP OF FOUNDATION
B/S BRIDGE ISLAND
S/S SIDE PLANE
C/S CONCRETE SYSTEM
I/P IRON PIPE FOUND
R/P IRON ROD FOUND
U/P UTILITY POLE
W/V WATER VALVE
L/P LAMP POST
C/S CORONAMENTAL SPRUCE
W/F WETLAND FLAG (ZONE 1)
W/A WETLAND AREA
P/L PROPERTY LINE (OWNED)
E/C EXISTING CONTOUR
F/F FEMA FLOOD
Z/C ZONE COLUMBARY
W/F WOOD FENCE
F/Z FEMA ZONE AE
F/S FEMA REGULATORY
F/D FLOOD WAY
I/S IMPERVIOUS SURFACE CALCULATED
E/A AREA OF ENCROACHMENT

PLAN NOTES:

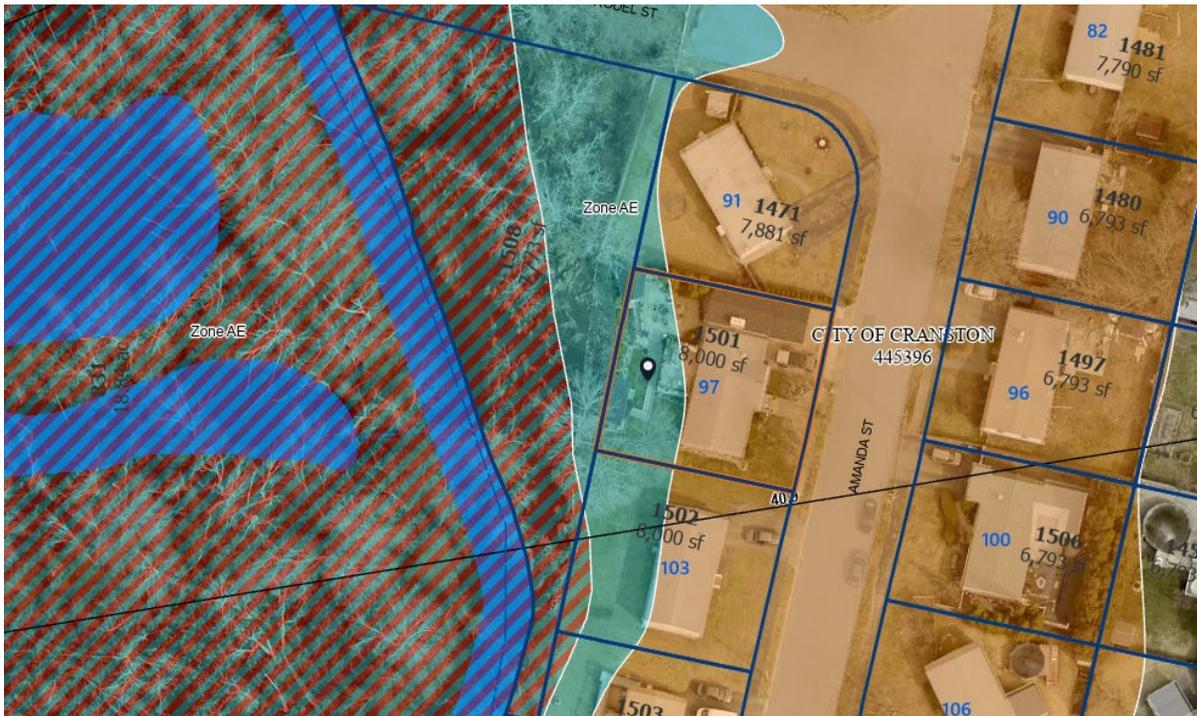
1. WETLAND FLAGS ARE SHOWN BASED ON A PLAN PREPARED BY OSCAR STREET PLANNERS, INC DATED JULY 6, 2020.
2. THIS PARCEL IS LOCATED WITHIN FEMA FLOOD ZONE AE (AREA WITH A BASE FLOOD ELEVATION, THE BASE FLOOD ELEVATION IS 405'. REFER TO FIRM MAP NUMBER 44007042204).

PLAN REFERENCES:

1. DEED BOOK 6587 / PAGE 331
2. MAP ENTITLED "WINDSOR GARDENS SUBDIVISION NO. 4, CRANSTON, R.I. FEB. 1984 KENNETH W. ANTHONY, REG. LAND SURVEYOR" THAT IS RECORDED IN THE CITY OF CRANSTON LAND RECORDS DEPARTMENT AS PLAT BOOK 16, PAGE 33 AND PLAT CARD 474.
3. MAP ENTITLED "BOUQUINRY STONE-CUT SQUARE A.P. 18-3 / LOT 1501 BY AMANDA STREET CRANSTON, RI 02920 SCALE 1"=10' DATED JULY 6, 2020, PREPARED FROM GREG DIZIOLO & ROBIN LETTERLE, PREPARED BY OSCAR STREET PLANNERS, INC.
4. FIRM MAP NUMBER 44007042204, EFF. 10/2/2015
5. ZONING ORDINANCE CRAWFORD 1928C
6. USFIRM.MUNICORP.COM/RI/CRANSTON/C0005/C0005_C0005_DISTANCES

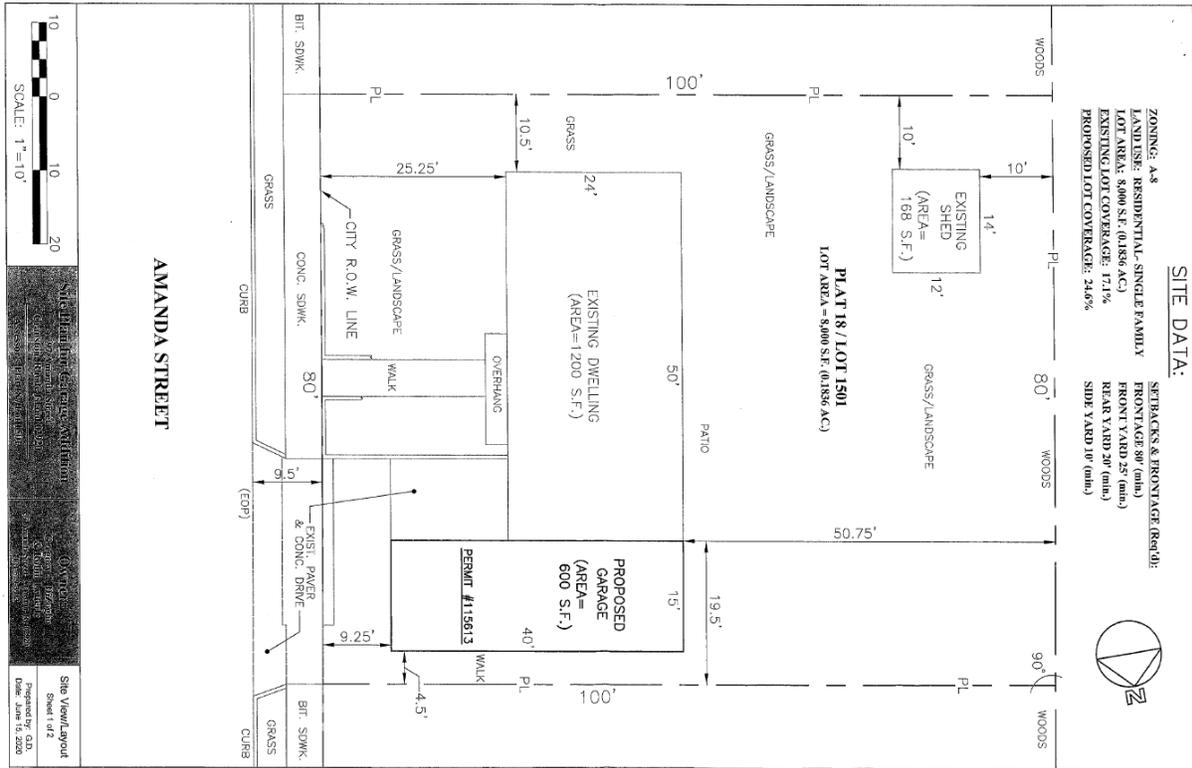


FLOOD ZONE MAP



ZONE AE is within the Special Flood Hazard Area.

SITE PLAN



Findings of Fact:

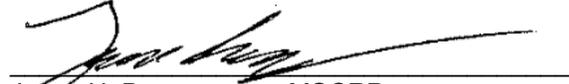
- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood.
 - The request to remove the condition for receiving RIDEM permits has potential to be harmful to the area as it will continue non-compliance with floodplain management 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.

Recommendation:

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,

A handwritten signature in black ink, appearing to read 'Jonas U. Bruggemann', written over a horizontal line.

Jonas U. Bruggemann, MSCRP
Senior Planner/Administrative Officer