



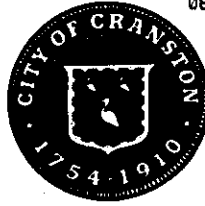
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RECORDED Cranston, RI 1/3
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Hon. Kenneth J. Hopkins
Mayor

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Chair

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City Planning Director



Thomas Barbieri
David Exter
Kathleen Lanphear
Lisa Mancini
Nicole Renzulli

Frank Corrao P.E.
Public Works Director

Thomas Zidellis
Finance Director

CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue – Cranston, RI 02910

August 6, 2025

Owners/Applicants:
Conrado Sanchez
Dilaine Rodriguez Benitez

Representative:
Zachary Bourdony, Esq.
Conley Law & Associates
123 Dyer Street, Suite 3B
Providence, RI 02903

DECISION
“199 Gladstone Street Subdivision”
Preliminary Plan – Minor Subdivision | File #1148
199 Gladstone Street
AP 8/3, Lot 90

Dear Applicant / Owner,

Please be advised that on August 5, 2025, the City Plan Commission reviewed the above-referenced project under Unified Development Review and voted to grant the requested dimensional relief and approve the Preliminary Plan.

Upon motion made by Commissioner Lanphear and seconded by Commissioner Barbieri, the Commission unanimously voted (8-0) to adopt the Findings of Fact denoted below and **approve** the following dimensional variance request:

Variance 1: The newly created lot will be granted zoning relief for a new single-family structure, to have a lot size of 5000 sq. ft. where 6000 sq. ft. is required and be granted relief to have 50' of frontage where 60' is required.

Variance 2: The existing lot, **AP 8/3 Lot 90** will be granted zoning relief for the existing single-family house to remain on a lot size of 5000 sq. ft. where 6000 sq. ft. is required and be granted relief to have 50' of frontage where 60' is required.

Findings of Fact – Dimensional Variance Request under Unified Development Review

An orderly, thorough, and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 400' radius have been notified via certified mail, return receipt requested, and the meeting agenda has been properly posted.

The City Plan Commission has reviewed the requested dimensional relief for conformance and consistency with the required Findings of Fact in accordance with RIGL § 45-24-41 and finds as follows:

RIGL § 45-24-41. General provisions – variances. (d)(1) states, “That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);”



- Staff note that the location of the single-family home off center on the lot is consistent with plans to add a second house at a future time.

RIGL § 45-24-41. General provisions – variances. (d)(2) states, “That the hardship is not the result of any prior action of the applicant.”

- There do not appear to be any prior actions by the applicant that would have resulted in hardship.

RIGL § 45-24-41. General provisions – variances. (d)(3) states, “That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.”

- This area of Laurel Hill is a walkable traditional neighborhood with a mix of housing types. The proposal for 199 Gladstone is in keeping with the neighborhood density and character.
- The Application is consistent with the Future Land Use Map designation as the proposed use stays within the range “Single/ Two Family Residential Less than 10.89 Unit Per Acre.”

RIGL § 45-24-41. General provisions – variances. (e)(2) states, “In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief. The zoning board of review, or, where unified development review is enabled pursuant to § 45-24-46.4, the planning board or commission has the power to grant dimensional variances where the use is permitted by special-use permit.”

- Staff note that the variances and subdivision are required to allow an additional home to be built on the property.

Upon motion made by Commissioner Zidelis and seconded by Commissioner Renzulli, the Commission unanimously voted (8-0) to adopt the Findings of Fact denoted below and **approve** this Preliminary Plan.

Findings of Fact – Subdivision and Land Development Standards

The City Plan Commission has reviewed this Preliminary Plan application for conformance and consistency with the required Findings of Fact in accordance with RIGL § 45-23-60 as well as the Subdivision & Land Development Regulations and finds as follows:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, “The proposed development is consistent with the comprehensive plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

- The Proposal is consistent with the Comprehensive Plan's Future Land Use Map designation of “Single/Two Family Residential Less Than 10.89 Units Per Acre” as well as the following goals and policies of the Comprehensive Plan:
 - Housing Goal 4: Promote housing opportunity for a wide range of household types and income levels.
 - Housing Policy 4.1: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.
 - Housing Policy 5.2: Review zoning for existing residential neighborhoods to ensure the zoning matches, as closely as possible, the dimensions and unit types of what has already been built.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, “The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance.”

- Staff notes that this Proposal requires and seeks dimensional zoning relief for lot size and frontage which if granted, will establish compliance with the standards and provisions of the Zoning Ordinance.

*RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, “There will be no significant negative environmental impacts from the proposed development as shown on the **preliminary** plan, with all required conditions for approval.”*



- The location of a new single-family home on this parcel creates a new residential unit with minimal environmental impacts and where it can utilize existing urban infrastructure.
- The Proposal will be subject to all state and local regulations pertaining to environmental impacts and wetlands.
- This finding pertains specifically to the Final Plan, however, no significant environmental impacts are anticipated as:
 - The project area is outside of any FEMA flood hazard zones.
 - No wetlands are known to be on the subject lot.
 - RIDEM's Natural Heritage Map shows that there are no known rare species or sensitive habitats located on or near the site.

RIGL § 45-23-60. Procedure – Required findings. (a)(4) states, “The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.”

- The Proposal will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.”

- All proposed lots have adequate permanent physical access to an improved public city street.
- The Proposal provides for safe and adequate local circulation for vehicular traffic.

Condition of Approval:

Approval of the variance(s) shall be conditioned on approval of the final plan of the minor subdivision as required by RIGL § 45-23-50.1 (b)(1).

The Final Plan submittal shall be subject to the following:

1. To remove the existing cabana located on the newly created lot.
2. To meet or exceed the off-street parking requirement for the existing lot and the newly created lot.
3. Curb-to-curb pavement restoration shall occur as needed in accordance with and to the satisfaction of the Department of Public Works.
4. That the that the new property will be a one family residence.
5. Payment of the Eastern Cranston Capital Facilities Development Impact Fee of \$593.46 prior to recording of Final Plan.

Minutes from August 5, 2025, City Plan Commission meeting reflect that the applicant agreed to place a tree in the yard of the new single-family house lot. The minutes also reflect that due to its minimal height, the removal of the stone wall that crosses the newly proposed lot line is under the jurisdiction of the applicant.

Brianna L. Valcourt

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