

A meeting of the Cranston Zoning Board of Review was called to order via WebEx voice and video conference by Chairperson Matthew Gendron on **Wednesday May 13, 2020 at 6:30 pm**. Also present were Joy Montanaro, Thomas Barbieri, Christopher Buonanno, Paula McFarland, 1<sup>st</sup> alternate Craig Norcliffe, and second alternate Josh Catone. Assistant Solicitor Stephen Marsella, Esq. was Counsel to the Board.

WebEx.com Video and Voice Conference reference:

[+1-408-418-9388](tel:+14084189388) :

**Meeting number: [622 971 044](tel:622971044),**

The Board heard the following applications:

**OLD BUSINESS:**

**CHARLOTTE LAWSON (OWN) and CRANSTON BIBLE CHAPEL, INC. (OWN) and KEITH L'HEUREUX (APP)** have filed an application to reconfigure an existing lot to create a new lot to construct a new single family dwelling at **0 Harmon Avenue, Parcel 1**, A.P.7, Lot 1774 and a portion of Lot 1773, Area 4,800 s.f.,zone A6.

**CHARLOTTE LAWSON (OWN) and CRANSTON BIBLE CHAPEL, INC. (OWN) and KEITH L'HEUREUX (APP)** have filed an application to reconfigure an existing lot to create a new lot to construct a new single family dwelling at **0 Harmon Avenue, Parcel 2**, A.P.7, Lot 1772 and a portion of Lot 1773, Area 4,800 s.f.,zone A6.

**CRANSTON BIBLE CHAPEL, INC. (OWN)and CHARLOTTE LAWSON (OWN) and KEITH L'HEUREUX (APP)** have filed an application to reconfigure an existing lot to create a new lot to construct a new single family dwelling at **0 Crescent Avenue, Parcel 3**, A.P.7, Lot 1813 and a portion of Lot 1814, Area 4,800 s.f.,zone A6. The existing two family dwelling at 212 Crescent Avenue will remain on a reconfigured lot of 8,000 s.f. on Lots 1815, 1378 and a portion of Lot 1814

*NOTE: The overall application to the Zoning Board of Review has been broken into 3 separate applications, representing 1 application for each of the proposed 3 substandard lots. The Zoning Board took 3 separate votes on this matter at its May 13, 2020 meeting, and the 3 votes were all unanimously approved for the same approvals as stated below.*

**Ward 3**

**CHARLOTTE LAWSON (OWN) and CRANSTON BIBLE CHAPEL, INC. (OWN) and KEITH L'HEUREUX (APP)** have filed an application to reconfigure an existing lot to create a new lot to construct a new single family dwelling at **0 Harmon Avenue, Parcel 1**, A.P.7, Lot 1774 and a portion of Lot 1773, Area 4,800 s.f.,zone A6. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity Regulations. Application filed 3/11/2020. Robert D. Murray Esq.

On a motion made by Ms. Montanaro, and seconded by Mr. Buonanno, the Board voted unanimously to **approve** the variance as presented.

The Board made their decision based on the following findings of fact:

1. The applicant submitted a proposal to subdivide/merge a total of 7 existing lots into 4 proposed new lots that will be larger in size. The project proposes 3 lots that will each be 4,800 sq. ft. for future single-family houses (requires ZBR approval), and 1 lot that will be 8,000 sq. ft. with a pre-existing, nonconforming two-family dwelling
2. The average size of residential lots within 400 feet of the subject parcels is 4,225 sq. ft., which is less than the proposed 3 substandard parcels (4,800 sq. ft.).

3. The Comprehensive Plan supports the development of undersized lots. Furthermore, the proposal is consistent with the Comprehensive Plan Housing Element in that development of infill lots is encouraged in Eastern Cranston.
4. The applicant put forth a proposal and testimony for the approval of the lots.
5. There was testimony about the square footage of other lots in the neighborhood and how these lots are in conformity with the other lots
6. There was no testimony in opposition to the project
7. The Board found this application to be the least relief necessary

In this case, applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is due to the unique characteristics of the property, and is not due to a physical or economic disability of the applicant, that the hardship does not result primarily from the desire of the applicant to realize greater financial gain, will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan, is the least relief necessary. In granting a dimensional variance, the Board finds 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 and that the Applicant met the requirements of the Zoning Code and relief per Section 17.92.010, Section 17.20.120 - Schedule of Intensity Regulations.

### Ward 3

**CHARLOTTE LAWSON (OWN) and CRANSTON BIBLE CHAPEL, INC. (OWN) and KEITH L'HEUREUX (APP)** have filed an application to reconfigure an existing lot to create a new lot to construct a new single family dwelling at **0 Harmon Avenue, Parcel 2, A.P.7, Lot 1772** and a portion of Lot 1773, Area 4,800 s.f., zone A6. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity Regulations. Application filed 3/11/2020. Robert D. Murray Esq.

On a motion made by Ms. McFarland, and seconded by Ms. Montanaro, the Board voted unanimously to **approve** the variance as presented.

The Board made their decision based on the following findings of fact:

- 1 The applicant submitted a proposal to subdivide/merge a total of 7 existing lots into 4 proposed new lots that will be larger in size. The project proposes 3 lots that will each be 4,800 sq. ft. for future single-family houses (requires ZBR approval), and 1 lot that will be 8,000 sq. ft. with a pre-existing, nonconforming two-family dwelling
- 2 The average size of residential lots within 400 feet of the subject parcels is 4,225 sq. ft., which is less than the proposed 3 substandard parcels (4,800 sq. ft.).
- 3 The Comprehensive Plan supports the development of undersized lots. Furthermore, the proposal is consistent with the Comprehensive Plan Housing Element in that development of infill lots is encouraged in Eastern Cranston.
- 4 The applicant put forth a proposal and testimony for the approval of the lots.
- 5 There was testimony about the square footage of other lots in the neighborhood and how these lots are in conformity with the other lots
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On a motion made by Mr. Barbieri, and seconded by Mr. Buonanno, the Board voted unanimously to **approve** the variance as presented.

The Board made their decision based on the following findings of fact:

- 1 The applicant submitted a proposal to subdivide/merge a total of 7 existing lots into 4 proposed new lots that will be larger in size. The project proposes 3 lots that will each be 4,800 sq. ft. for future single-family houses (requires ZBR approval), and 1 lot that will be 8,000 sq. ft. with a pre-existing, nonconforming two-family dwelling
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