

City of Cranston

Zoning Board of Review

May 13, 2020

Chairman of the Board

Matthew Gendron

Members

Chris Buonanno

Paula McFarland

Tom Barbeiri

Joy Montanaro

Craig Norcliffe (1st Alternate)

Vacant (2nd Alternate)

Vacant (3rd Alternate)

Joshua Catone (4th Alternate)

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 AP 7 Lot 1774 and a portion of 1773 (Parcel 1)

0 Harmon Avenue Ap 7 Lot 1772 and a portion of 1773 (Parcel 2)

Area 4800 sqft zone A6. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity Regulations. Application filed 3/11/20. Robert D. Murray, Esq.

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 AP 7 Lot 1813 and a portion of 1814 (Parcel 3)** Area 4800 sqft zone A6. The existing two family dwelling at 212 Crescent Avenue will remain on a reconfigured lot of 8000 sqft on Lots 1815, 1378 and a portion of 1814. 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.

0 Harmon Avenue Parcels 1 & 2

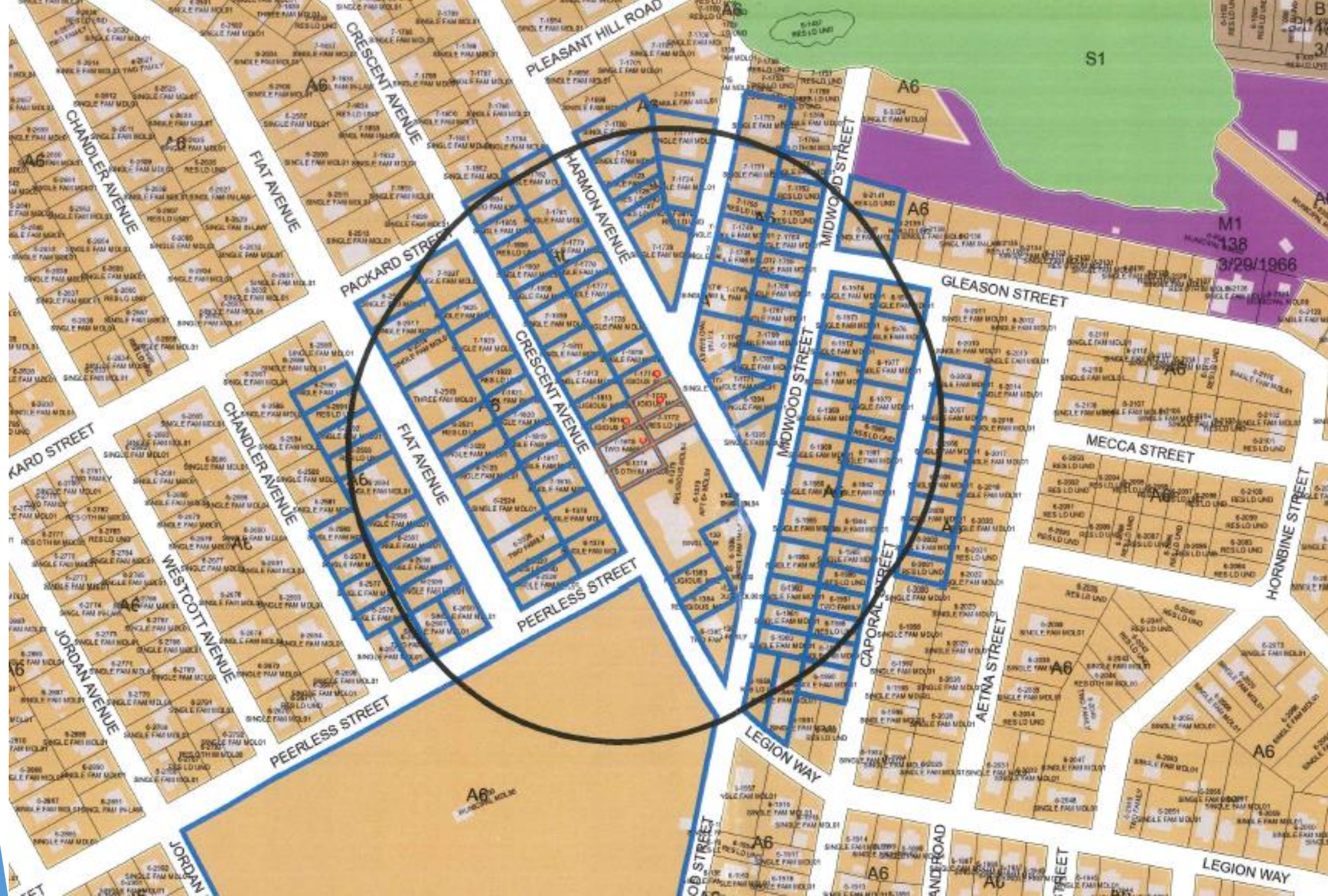


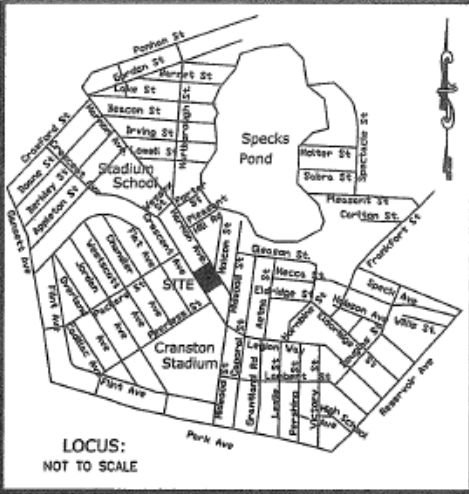
0 Crescent Avenue



AERIAL VIEW – close up







LOCUS:
NOT TO SCALE

GENERAL NOTES:

ALL PARCELS LOCATED ON ASSESSOR'S PLAT 7/5
TOTAL AREA OF SUBDIVISION - 19,200 S.F.
NUMBER OF LOTS PRIOR TO SUBDIVISION - 6
NUMBER OF LOTS AFTER SUBDIVISION - 4

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE
FOUR (4) BUILDABLE RESIDENTIAL LOTS OF RECORD FROM
6 LOTS OF RECORD ALSO KNOWN AS 6 ASSESSOR LOTS.
BY SUBDIVISION AND ZONING BOARD OF REVIEW APPROVAL.

FEMA:

ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION
"X" (AREAS OF MINIMAL FLOODING) ZONE
PER F.R.M. 44067C0318H, Effective 10/02/2015.

ZONING:

ALL LOTS SHOWN ARE LOCATED IN AN A-6 ZONED AREA

- A-6 ZONING REQUIREMENTS:**
- AREA 6,000 S.F. MIN.
 - FRONTAGE 60' MIN.
 - FRONT SETBACK 25' MIN.
 - REAR SETBACK 20' MIN.
 - SIDE SETBACK 8' MIN.
 - BLDG. HEIGHT 35' MAX.
 - LOT COVERAGE 35% MAX.

REFERENCES:

- CITY OF CRANSTON, CLERK'S OFFICE
- PLAT CARD 25 ENTITLED
"WEST ARLINGTON"
- DEED BOOK 5081, PAGE 71
- SEWER AS-BUILT
WELLINGTON PART 2, SHT. 44
POCASSETT PART 4, SHT. 46

CERTIFICATION:

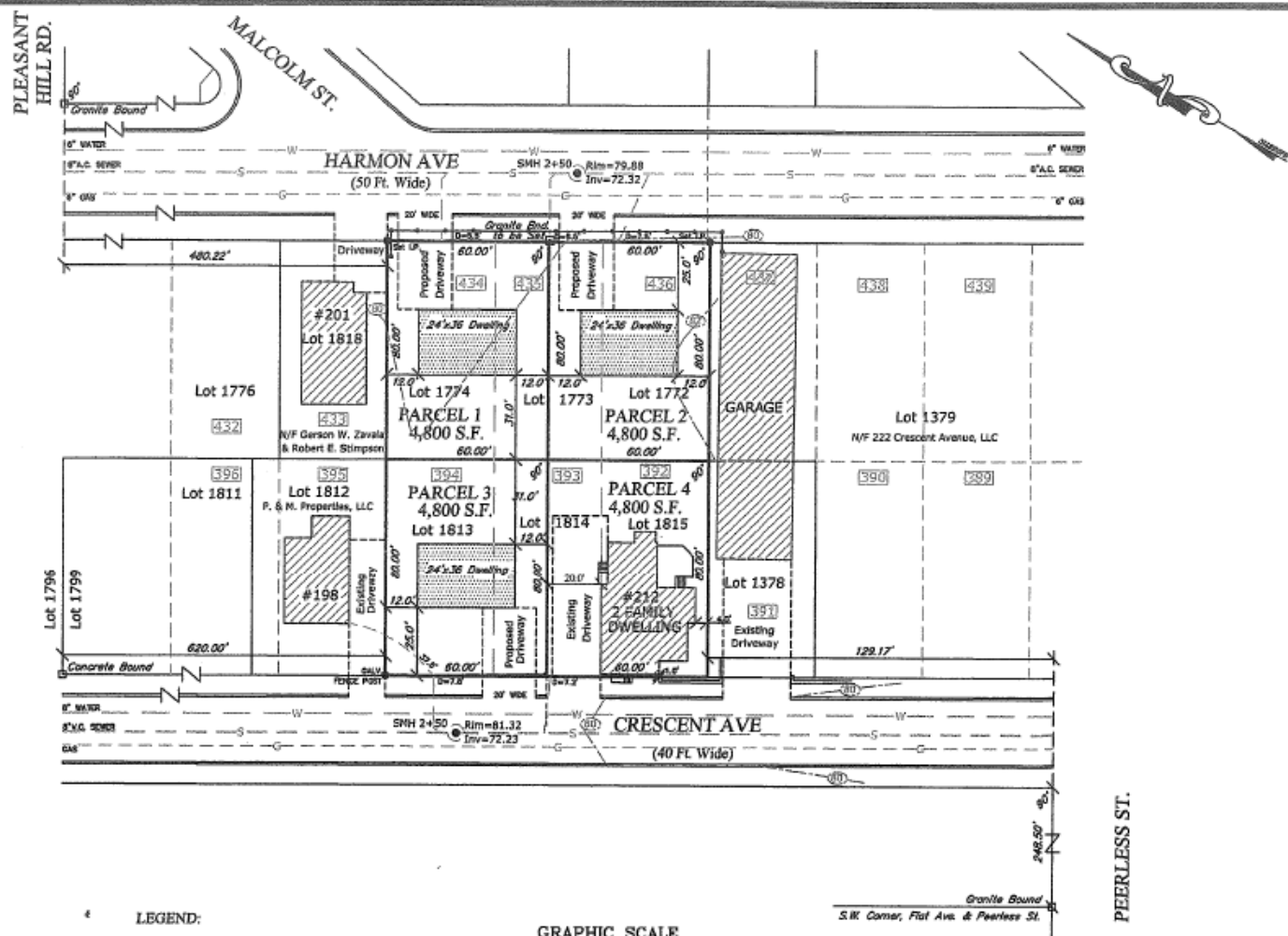
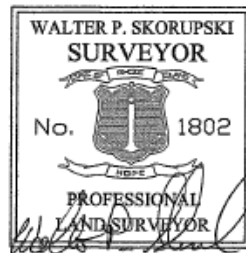
This Survey has been conducted and the Plan prepared
pursuant to Section 9 of the Rules and Regulations
adopted by the Rhode Island Board of Registration
for Professional Land Surveyors.

- BOUNDARY SURVEY - CLASS I
- SITE FEATURE SURVEY - CLASS II
- TOPOGRAPHIC SURVEY - CLASS II

The Purpose and the Conduct of the Survey and for the
Preparation of the Plan is as follows:

To Demonstrate the Location and Dimensions of Site Features,
Locate Particular Property Lines and prepare a Four Lot Minor Subdivision
From Six Lots of Record, Located on Assessor Plat 7/5, Lots 1772,
1773, 1774, 1775, 1813, 1814 and 1815, Cranston, R.I., 02910

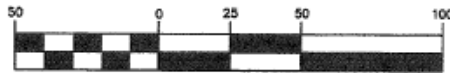
By: *Walter P. Skorupski* 3/1/2020
Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-COA Date:



LEGEND:

- WEST ARLINGTON
RECORD LOT # 390
- FORMER ASSESSOR
PLAT LOT LINE
- EXISTING CONTOUR
- CHAIN LINK FENCE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

STREET INDEX
CRESCENT AVE
HARMON AVE
ZBR SUBMISSION

OWNERS:
LOTS 1773, 1774, 1813 & 1814
CRANSTON BIBLE CHAPLE INC.
226 CRESCENT AVENUE
CRANSTON, R.I. 02910

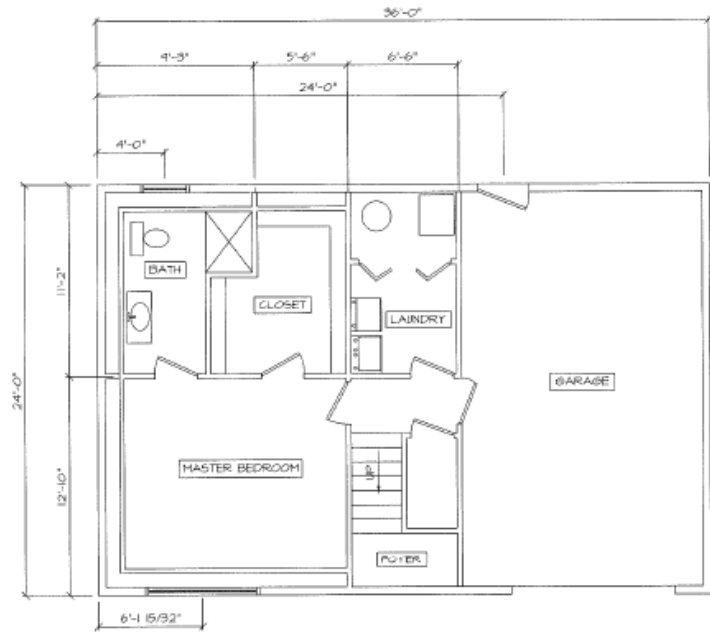
LOTS 1772 & 1815
CHARLOTTE A. LAWSON
212 CRESCENT AVENUE
CRANSTON, R.I. 02910

SURVEYOR:
WALTER P. SKORUPSKI
7 WESSEX STREET
CRANSTON, R.I. 02910

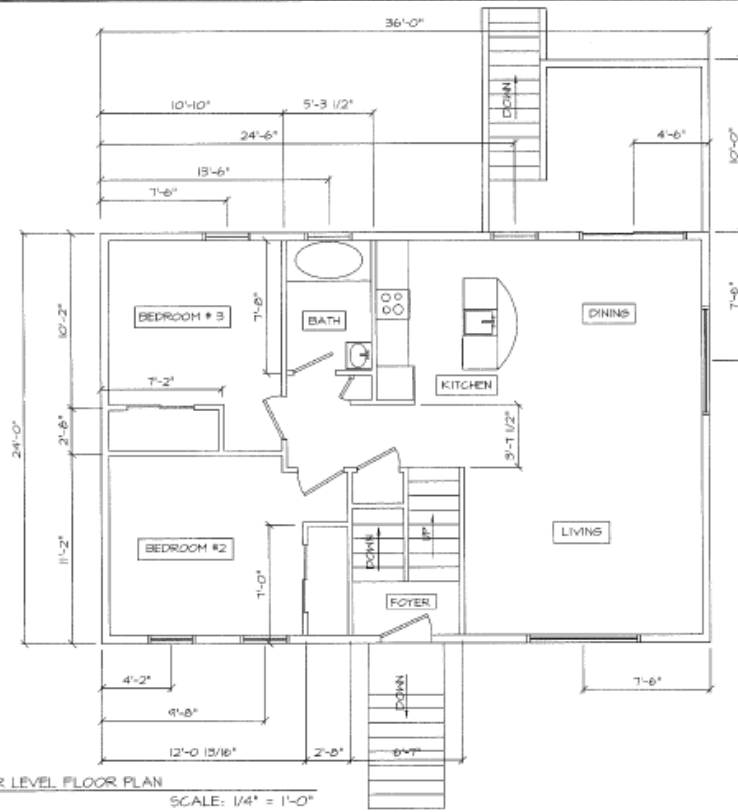
REVISIONS:

#	DATE	COMMENT
0	2/22/2020	1 st. Submission

WEST ARLINGTON - REPLAT OF LOTS
LOTS 392, 393, 394, 434, 435 & 436
A MINOR SUBDIVISION
BY W. P. SKORUPSKI
LOCATED IN
CITY OF CRANSTON
ASSESSORS PLAT 7/5,
LOTS 1772, 1773, 1774, 1813, 1814 & 1815
FEBRUARY, 2020



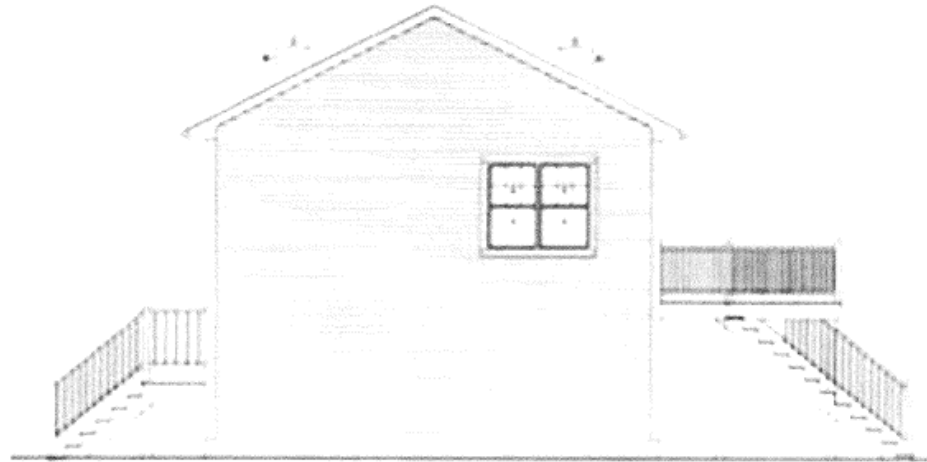
LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: N.T.S.



RIGHT SIDE ELEVATION
SCALE: N.T.S.

PROJECT:
PROPOSED HOUSE
AT
CRESCENT / HARMON LOTS
CRANSTON, RI

DRAWING PREPARED
FOR:
KEITH L'HEUREUX

BY
COASTAL DRAFTING
SERVICES
401-318-4561

REVISION	DATE

ZONING DRAWING

DATE: 01-11-20
SCALE: AS NOTED
DRAWN BY: AB
PROJECT NO.:
A1.0

Staff Analysis

- The applicant proposes 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(no ZBR approval needed).
- 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.).
- 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.
- Staff finds that 8,000 sq. ft. is a sufficient size to accommodate a two-family dwelling based on comparable zoning standards from the B-1 zone and the specific conditions of the subject property. Furthermore, staff finds that a two-family dwelling is not inconsistent the character of the surrounding neighborhood.

Abutter Comments

- The Planning Director received comments from three (3) abutters via email on April 7, 2020 as detailed in planning staff memorandum to the City Plan Commission dated April 29, 2020.

- In summary, the abutters expressed concerns with the subject application for the following issues:

Congestion/density of existing housing stock, traffic volume and speed on Harmon Ave. and Crescent Ave., on-street parking creating safety/visibility issues, overnight parking (illegal), loss of trees, dirt/litter on streets and sidewalks, difficulty accessing Malcolm Street due to intersection with Harmon Ave.

- City staff/department heads have provided comment in response to abutter concerns as detailed in same planning memorandum as noted above.

Plan Commission Recommendations

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 Plan Commission took 3 separate votes on this matter at its May 5, 2020 meeting, and the 3 votes were all unanimously approved for the same recommendation as stated below.

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the proposed lot size is consistent with the character of the surrounding neighborhood, the Plan Commission forwards a positive recommendation on this application to the Zoning Board of Review.