



## City Planning Department

# Memo

To: Cranston City Plan Commission  
From: Gregory Guertin, Senior Planner  
Date: December 14, 2022  
Re: Dimensional Variance Application @ 0 Narragansett Ave

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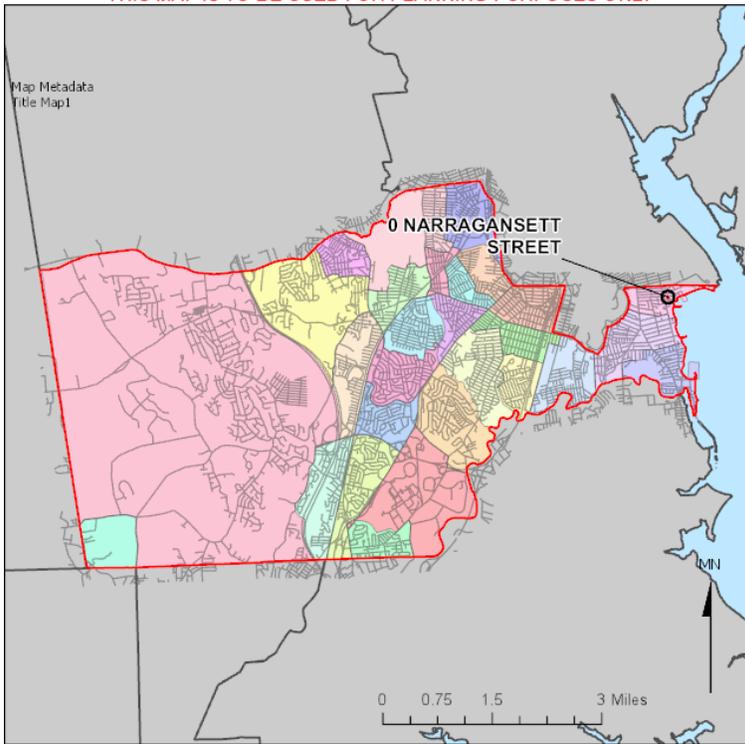
**Owner:** Sokheng Rithy  
**Applicant:** Sokheng Rithy  
**Location:** AP 2 Lot 672  
**Zone:** B2 (Single-Family, Two-Family Dwellings and Multi-Family Dwellings)  
**FLU:** Residential Less than 10.89 Units Per Acre

### **DIMENSIONAL VARIANCE REQUEST:**

To allow the construction of a two-family dwelling unit that exceeds multiple dimensional standards within the zoning code for a B-2 zone [17.20 – Permitted Uses].

## LOCATION

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



### Legend

- City of Cranston
  - City of Cranston
- Municipal Boundary's
  - Municipal Boundary's
- Neighborhoods
  - Arlington
  - Auburn
  - Auburn/Friendly Community
  - Budlong
  - Dean Estates/Woodridge
  - Eden Park
  - Edgewood
  - Fiskeville
  - Forest Hills
  - Garden City
  - Garden Hills
  - Glen Woods
  - Howard
  - Knightsville
  - Laurel Hill
  - Mayfield/Oak Hill
  - Meshanticut
  - Northern Edgewood
  - Oaklawn/Brockfield
  - Park View/South Elmwood
  - Pawtuxet
  - South Auburn
  - Spectade
  - Stadium
  - Stone Hill
  - Thornton
  - Village
  - Western Cranston
- Streets
  - Streets
- AP2\_Lot672
  - 400ft Buffer
  - AP 2, Lot 672

## AERIAL VIEW

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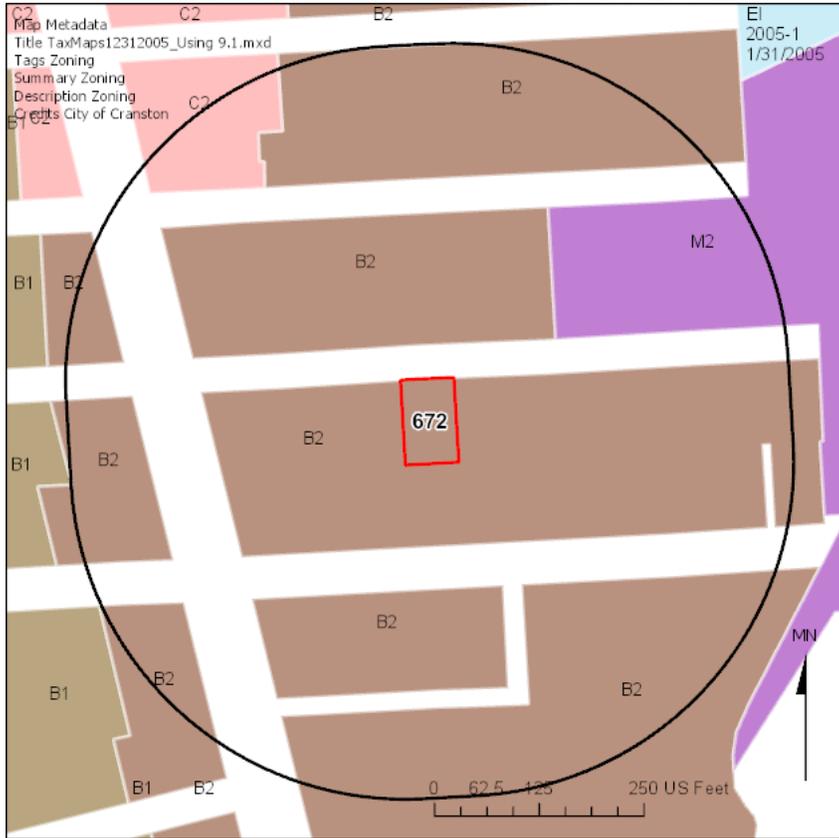
### Legend

- Citywide Parcels
- AP2\_Lot672
  - AP 2, Lot 672
  - 400ft Buffer



## ZONING

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### Legend

#### Zoning

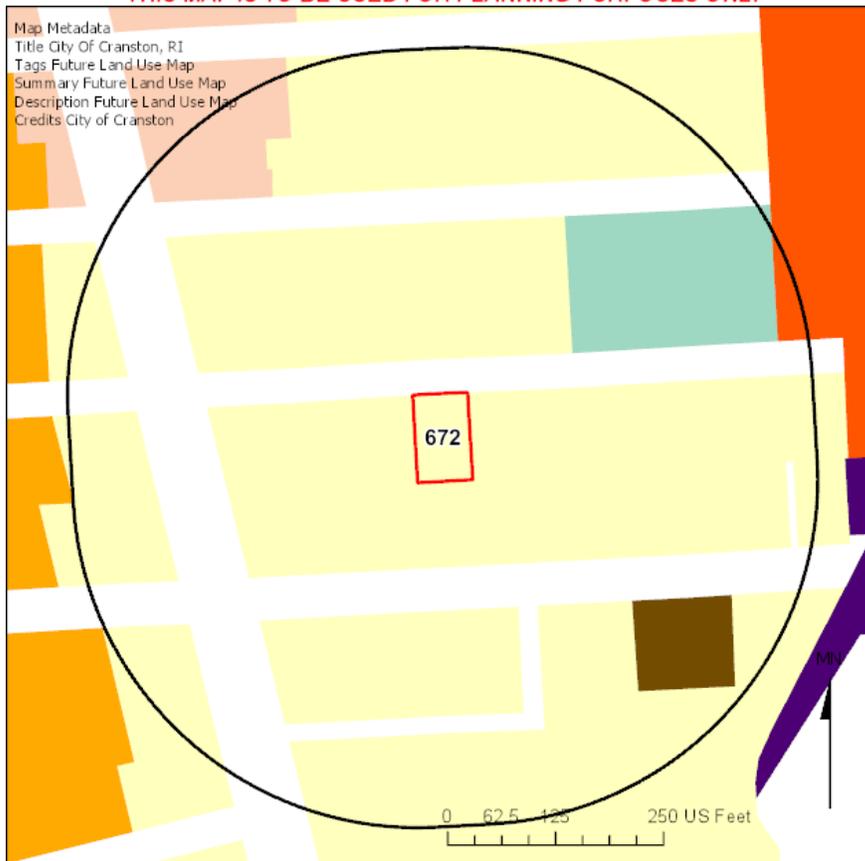
- B1
- B2
- C2
- M2
- EI

#### AP2\_Lot672

- 400ft Buffer
- AP 2, Lot 672

## FUTURE LAND USE

*THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY*



### Legend

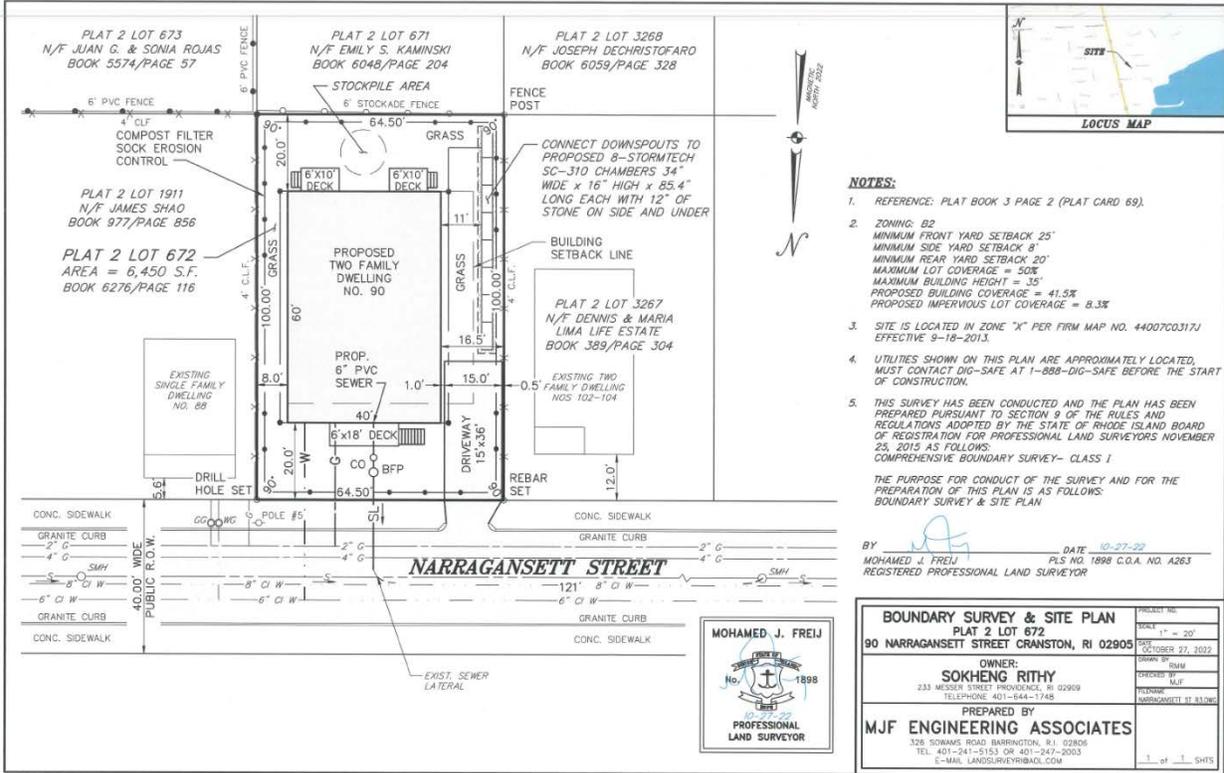
#### Future Land Use

- Governmental/Institutional
- Industrial
- Mixed Plan Development
- Multifamily
- Neighborhood Commercial/Services
- Residential Less Than 10.39 Units Per Acre
- Single/Two Family Residential Less Than 10.89 Units Per Acre

#### AP2\_Lot672

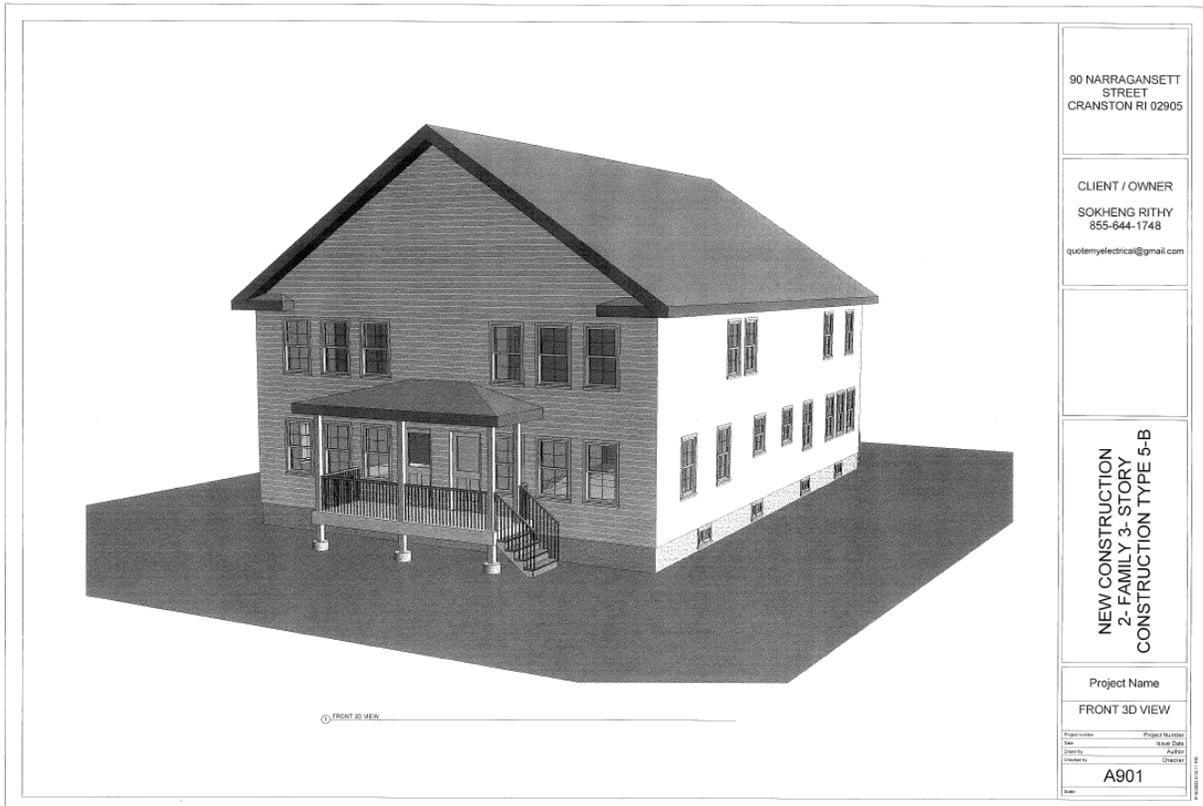
- 400ft Buffer
- AP 2, Lot 672

# SITE PLAN



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## RENDERING OF PROPOSED DWELLING (FRONT)



**FRONT OF LOT (Southeast)**



**FRONT OF LOT (Southwest)**



## FINDINGS OF FACT:

- The applicant proposes to construct a two-family dwelling on an under-sized lot that also exceeds allowable lot coverage. The applicant is seeking relief from use requirements within Section 17.20 (Permitted Uses).
- The applicant itemized specific relief requests in their application form, namely the following elements:
  - Permitted Uses (Sections 17.20.070 and 17.20.120)
    - 17.20.120 Schedule of Intensity
      - Under this section of the zoning regulation, a two-family dwelling requires 8000 sq-ft whereas this lot area is 6450 sq-ft.
      - Additionally, the proposed structure exceeds the maximum lot coverage
        - Maximum lot coverage for a two-family dwelling on a B-2 district: 35%
        - Proposed lot coverage: 41.5%

## ANALYSIS:

- The Future Land Use Map (FLUM) indicates that the desired density is 10.89 units per acre on the subject lot.
  - The proposed density for the subject lot is higher than what the FLUM calls for, at 13.6 Units per acre.
  - However, the average number of units per acre on existing lots with two family dwellings in this neighborhood already exceeds the proposed density of the subject lot at an average of 15.37units per acre.
- Existing non-conforming two-family dwelling units with lot area's less than the required 8000 sq-ft are common in this neighborhood and more specifically within a 400ft radius of the subject lot:
  - There are 11 lots (zoned B-2), each with an average lot area of 5686 sq-ft containing two-family dwelling units.
- Given the frequency of these existing non-conforming lots planning staff find this property to be consistent with the *Cranston Comprehensive Plan Housing Action-14*: "Preserve the quality and character of the built environment in selected areas throughout Cranston."
- *Housing Action 5* "Reduce the burden of zoning and building regulations" in the *Cranston Comprehensive Plan* supports the applicants request by reducing the burden of zoning and building regulations to allow the applicant to construct a two-family dwelling on an undersized lot that exceeds allowable lot coverage.

## RECOMMENDATION:

Due to the findings that the applicants proposal is generally consistent with the Cranston Comprehensive Plan staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.