

POWER HOUSE REALTY, LLC (“OWNER/APPLICANT”)

**Waldron Avenue
Cranston, RI 02910**

PROJECT NARRATIVE

This project narrative is offered in connection with application of Powerhouse Realty LLC for permission to re-subdivide three existing lots on Waldron Avenue into two lots.

An existing single family house at 97 Waldron Avenue would remain on a 6,000 square foot lot (AP 9/3 Lot 1157 and a portion of Lot 1156). A new single family home is proposed for Lot 1155 and the remaining portion of Lot 1156 and would be on a lot of 5,000 square feet. The lots are in a B-2 residential zone with a minimum lot size of 6,000 square feet.

A preliminary application for the re-plat is being submitted for the Record Lots 568, 569 and 570.

Zoning board dimensional variances will be sought to allow the proposed house to be built on a 5,000 square foot lot with the required 60 feet of frontage. The existing house built in 1912 encroaches on the front setback requirement but would be on a 6,000 square foot lot with 60 feet of frontage..

The lots to be re-platted are on the Eden Park No. 2 Pontiac Avenue Plat and involve Record Lot Nos. 568, 569 and 570.

Presently the lots are configured

Lot No. 1155	3,000 square feet	40' x 75'
Lot No. 1156	4,000 square feet	40' x 100'
Lot No. 1157	<u>4,000 square feet</u>	40' x 100'
	11,000 square feet	

If the preliminary subdivision and zoning relief is granted the lot configurations will be:

New Lot A	5,000 square feet	with 60' of frontage
New Lot B	<u>6,000 square feet</u>	with 60' of frontage
	11,000 square feet	

The Applicant seeks Preliminary Plan approval subject to obtaining the required dimensional relief from the Zoning Board of Review.

The following dimensional variances are sought from the Zoning Board of Review

17.20.090 (Specific requirements)

E. Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines for their full length from front to rear with the following exception:

Side lot lines may deviate from this requirement in areas where natural constraints such as watercourses, wetlands, etc. or where prudent division practices necessitate special consideration. In all such cases, the burden will be on the owner to justify such deviation in design.

Proposed Lot A shall be a reversed L-shaped lot because Lot 1155 only has 75 feet of depth.

17.20.120 (Schedule of intensity regulations)

A. The new lot will contain 5,000 square feet and the B-2 zone requires 6,000 square feet for a single family dwelling.

17.92.010 Variance for dimensional relief

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;

The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;

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 codified in this title or the comprehensive plan upon which the ordinance is based; and

The relief to be granted is the least relief necessary.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience.

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NEIGHBORHOOD ANALYSIS

This analysis is compiled to review the land uses and lot sizes within the 400’ radius of the subject application for the property on Waldron Avenue designated as Lot Nos. 1155, 1156 and 1157 on Assessor’s Plat No. 9.

Please note that the zoning designation is B-1, similar to the subject properties.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS</u>
SINGLE FAMILY	76
TWO FAMILY	17
THREE FAMILY	4
UNDEVELOPED/OTHER	15
MUNICIPAL	3
	<hr/> 115

The average size of the 112 “residential” lots within 400’ radius is 5,124 +/- square feet.

Please note that this analysis does not include the acreage for the Aqueduct Field property owned by the City of Cranston. That parcel totals 976,180 square feet (22.41 acres) and even though it is within the 400’ radius its use and size must be considered an outlier for the intent of the analysis. It also does not include two other small city owned lots including the triangle at the corner of Colonial and Hawthorne Avenues which contain a total of 5,078 square feet.

The proposed lot to be built on is 5,000 square feet which is slightly smaller than the average lot sizes in the 400’ radius and neighborhood. The existing house would remain on a 6,000 square feet of land.

Of the 112 residential lots sixty three (63) of them contain 5,000 square feet or less.

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