

City Planning Department



Memo

To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician
Date: July 7, 2023
Re: **Dimensional Variance @ 0 Oaklawn Ave**

Owner/App: Amir & Pamela Jourabachi
Location: 0 Oaklawn Ave, AP 16, Lot 305
Zone: A-8 (Single-family dwellings on 8,000 ft² minimum lots)
FLU: Single-Family Residential 7.26-3.64 units/acre

DIMENSIONAL VARIANCE REQUEST:

1. To secure relief to construct a single-family dwelling on an undersized lot with reduced lot frontage. [17.20.120 – Schedule of Intensity Regulations]
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DISCUSSION:

Subsequent to this application's listing on the July docket of the Zoning Board of Review, Planning Staff and the Zoning Official jointly determined that the applicant's proposal to construct a single-family home on an unmerged, substandard lot of record (5,845 ft² of area and 45 feet of frontage in an A-8 zone, whose minimum standards are 8,000 ft² of area and 80 feet of frontage) **does not require a variance** because it meets the standards set forth in Section 17.20.040.B.1. of the Zoning Code, which states:

“Primary structures shall be permitted on substandard lots of record that have a minimum of two-thirds the lot area specified for the district which it is located unless said lot is merged to form a conforming lot per Section 17.88.010, Substandard lots of records and lot mergers, and provided that the lot has sufficient accommodations for vehicular access including that required for emergency vehicles as determined by the fire chief or his/her designee. Such proposals shall not require conformance with minimum lot area and lot width and frontage. This provision shall not apply to two-family or multi-family development which are subject to Section 17.20.090, Specific requirements and Section 17.20.120, Schedule of intensity regulations.”