

City of Cranston
Zoning Board of Review
Application

Application for exception or variation under the zoning ordinance “City of Cranston Zoning Code, December 1994 Edition as amended.”

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Date: 12/7/21

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: CRANSTON PUBLIC SCHOOL DISTRICT c/o ED COLLINS

ADDRESS: 845 PARK AVENUE CRANSTON, RI ZIP CODE: 02910

APPLICANT: SAA

ADDRESS: SAA ZIP CODE: SAA

LESSEE: N/A

ADDRESS: N/A ZIP CODE: N/A

1. ADDRESS OF PROPERTY: 180 OAKLAND AVENUE

2. ASSESSOR’S PLAT #: 9 BLOCK #: 3 ASSESSOR’S LOT #: 2847 WARD: 2

3. LOT FRONTAGE: 1,462 L.F. LOT DEPTH: 166 FT LOT AREA: 2.29 AC / 99,806 S.F.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B1 6,000 S.F. 35 FT
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: APPROX. 20 FT. PROPOSED: APPROX. 28 FT.

6. LOT COVERAGE, PRESENT: 31.6% (BUILDINGS) PROPOSED: 39.6% (BUILDING)

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? SEVENTY-TWO (72) YEARS; ACQUIRED IN 1949

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? YES

9. GIVE SIZE OF EXISTING BUILDING(S): 31,583 S.F. (31.6%)

10. GIVE SIZE OF PROPOSED BUILDING(S): 39,521 S.F. (39.6%)

11. WHAT IS THE PRESENT USE? ELEMENTARY SCHOOL

12. WHAT IS THE PROPOSED USE? ELEMENTARY SCHOOL

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: N/A

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: EXPANSION OF EXISTING EDEN PARK
ELEMENTARY SCHOOL BUILDING (THREE (3) ADDITIONS: GYMNASIUM, LIBRARY & LEARNING STUDIO)
ALONG WITH VARIOUS ASSOCIATED SITE IMPROVEMENTS (WALKWAYS, PLAYGROUND, OUTDOOR
LEARNING PLAZAS, SIDEWALKS, LANDSCAPE, ETC.)

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? PENDING

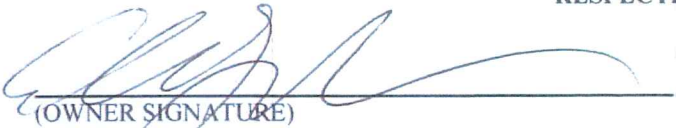
16. WERE YOU REFUSED A PERMIT? NO

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH
APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
CODE OF ORDINANCES 'SECTION 17.92.010 - VARIANCES'; RELIEF REQUESTED FROM:
SECTION 17.20.120 - SCHEDULE OF INTENSITY REGULATIONS FOR LESS THAN REQUIRED
FRONT YARD SETBACKS AND GREATER THAN MAXIMUM LOT COVERAGE.
SECTION 17.88.030 B. FOR AN EXTENSION OF THE NON-CONFORMING USE.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: SEE APPENDED SUMMARY MEMO

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE)

N/A
(OWNER SIGNATURE)

N/A
(APPLICANT SIGNATURE)

N/A
(LESSEE SIGNATURE)

(ATTORNEY SIGNATURE)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS:

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

(401) 270-8191

(PHONE NUMBER)

N/A

(PHONE NUMBER)

N/A

(PHONE NUMBER)

N/A

(PHONE NUMBER)

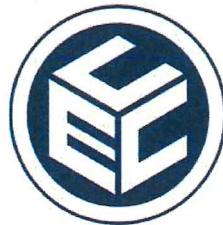
(PHONE NUMBER)

**VARIANCE REQUESTS
SUMMARY REPORT
FOR
EDEN PARK ELEMENTARY SCHOOL
CRANSTON, RI**

PREPARED FOR:

*CRANSTON PUBLIC SCHOOL DISTRICT
845 PARK AVENUE
CRANSTON, RI 02910*

PREPARED BY:



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 Smith Street
Providence, RI 02908
Tel. (401) 273-6600, Fax (401) 273-6674
www.commonwealth-eng.com

DECEMBER 2021

CEC PROJECT NO. 21052.00

I - INTRODUCTION

The following Variance Requests summary report has been prepared on behalf of the Cranston Public School District (CPS) by Commonwealth Engineers & Consultants, Inc. (CE&C) as a supplement to the Development Plan Review and Zoning Variance submissions for the Eden Park Elementary School. The report discusses the proposed building additions for the school, and provides justification for the requested waivers from the front yard setback and maximum lot coverage requirements of the City of Cranston Zoning Ordinance.

II – EXISTING SCHOOL

Eden Park Elementary School, located at 180 Oakland Avenue, currently serves approximately 300 students in the Eden Park neighborhood. The school parcel (Plat 9-3 Lot 2847, zoning district B1) is surrounded by four (4) City streets (Oakland Avenue, Glengrove Avenue, Chestnut Avenue and Eden Park Drive), and contains approximately 2.29 acres of land. Because the parcel is surrounded on four (4) sides by right-of-ways, it is considered to have only front yard (25-foot) setbacks. The existing school buildings (consisting of the main building and the library trailer behind the school) occupy 31.6% of the total lot area, and portions of the existing building currently encroach into the setbacks from both Chestnut Avenue and Oakland Avenue.

Presently, the school does not have a dedicated indoor gymnasium space; the existing cafeteria on the rear (south) side of the building also serves as a gym space. In addition, the school library is housed in a trailer located behind the school between the eastern and center wings; there is no enclosed connection between the main building and the library.

The portions of the site outside of the existing building currently have multiple improved outdoor spaces, particularly on the east side of the building, and there are a number of mature and healthy trees on and around the site.

III – PROPOSED SCHOOL ADDITIONS

The project consists of the construction of three (3) new additions for the school:

- Gymnasium on the south (rear) side of the school, immediately adjacent to the existing cafeteria ≈6,200 s.f.
- Library on the south (rear) side of the school, in about the same location as the existing library trailer ≈1,720 s.f
- Learning studio on the north (front) side of the school, attached to the northwest corner of the eastern wing ≈1,360 s.f.

Of these, the proposed gymnasium and the learning studio will each encroach into the setbacks from Oakland Avenue and Chestnut Avenue, respectively. In addition, there will be a net increase in building coverage (accounting for the removal of the existing library trailer) from 31.6% to 39.6%.

IV – ZONING VARIANCE REQUEST

Per Zoning Ordinance **Section 17.92.010 – Variances**, the CPS seeks relief from the front yard setback requirements for two (2) of the three (3) proposed building additions (the amount of setback relief varies, and is depicted on the Site Layout plan), as well as for the total lot coverage by the building (which will be 39.6%, or 4.6% greater than the maximum allowable coverage of 35%). The following are offered as justifications for granting this relief:

- In order to satisfy the needs of the CPS’s educational programming and applicable Rhode Island Department of Education (RIDE) standards, Eden Park must have a dedicated indoor gymnasium and library spaces; combined-use areas (sometimes referred to as “cafegymatoriums”) are no longer allowed, and the detached library trailer is obviously suboptimal.
- The proposed sizes of the new additions are what are required to accommodate the proposed functions of each; more specifically, the gymnasium size is the minimum possible that will still satisfy applicable dimensional requirements for an elementary school gymnasium space.
- The building additions are proposed in the most practical and efficient locations relative to the existing use and configuration of the school:
 - The proposed gymnasium is located in the only location on the site where it will fit without adversely affecting other existing site features (specifically on either the east or west side of the site), and is in an already paved area of the site
 - The proposed library is in a similar location to the existing trailer, also in a currently paved area
 - The proposed learning studio will “square off” the eastern wing, and allow for an interior layout of the wing that will be consistent with that of the recently-renovated western wing.
- The need for the relief is largely the result of the size and configuration of the parcel, which cannot practicably be changed.
- The visual impact of the gymnasium addition will be mitigated by relocating the adjacent sidewalk, creating a larger planting area along the full length of the addition, and providing dense screening vegetation in the vegetated bed along the gymnasium. Though the gymnasium addition will be appreciably closer to the road, the visual aesthetics will still be an improvement over the “sea of asphalt” view that currently exists in the area behind the building.
- The requested relief satisfies each of the four (4) standards of Section 17.92.010.B.



Photo 1 – View to northwest of existing rear of school



Photo 2 – View to west of existing paved play area (Gymnasium location)



Photo 3 – View to east of existing northwest corner of east wing

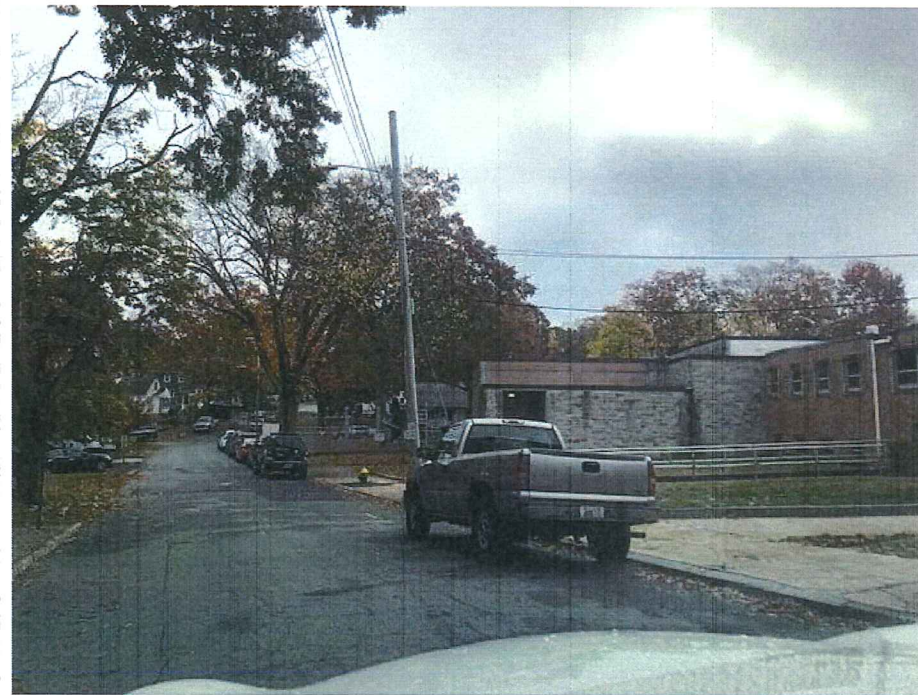
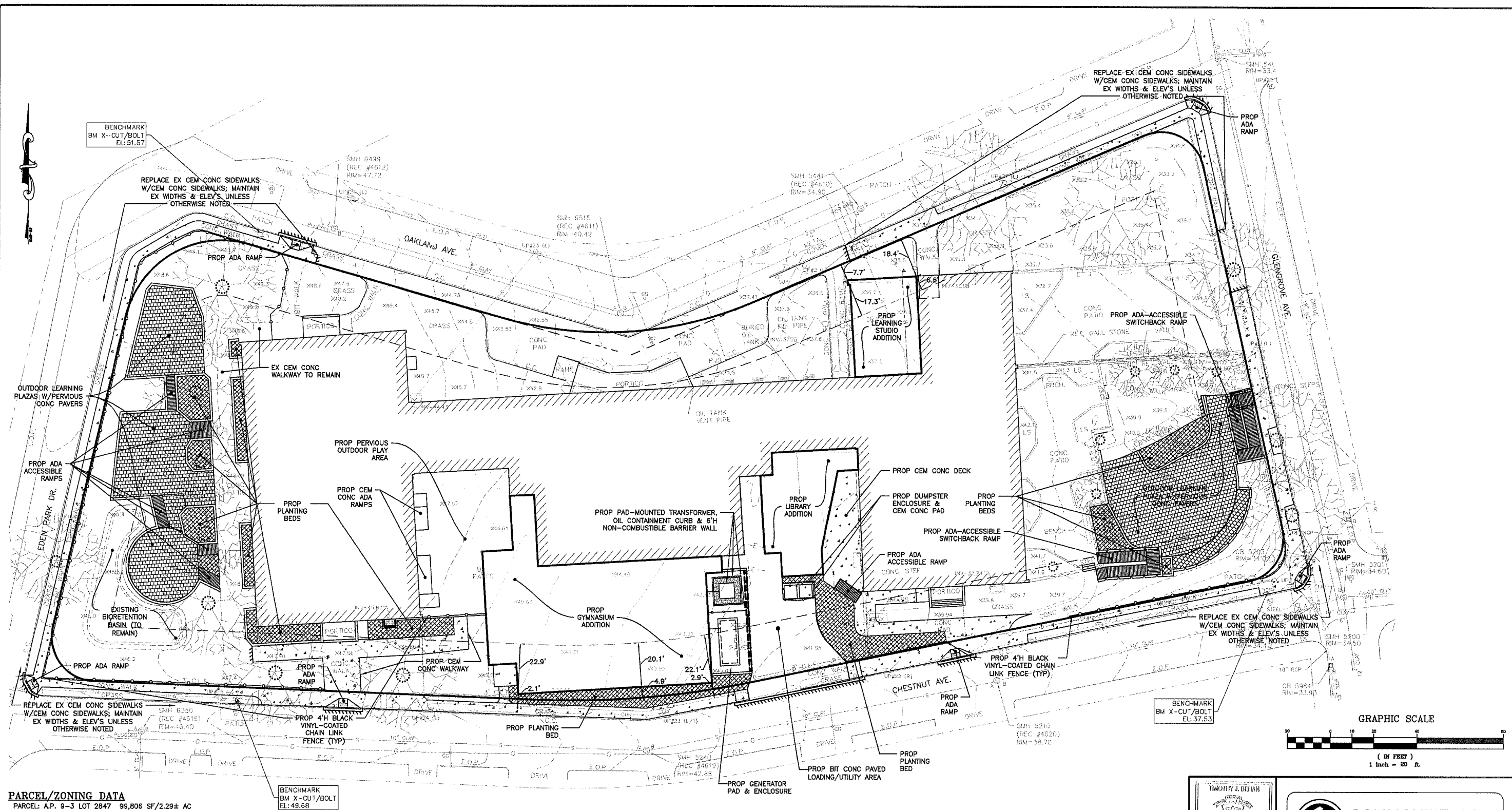


Photo 4 – View southeast of existing northwest corner of east wing



PARCEL/ZONING DATA
 PARCEL: A.P. 9-3 LOT 2847 99,806 SF/2.29± AC

ZONING REFERENCE:

MINIMUM LOT AREA: 6,000 SF
 MINIMUM LOT WIDTH & FRONTAGE: 60'

MINIMUM SETBACKS: MINIMUM SETBACKS: FRONT YARD - 25' (NOTE: FRONT YARD SETBACKS ARE APPLIED FROM ALL SURROUNDING ROADS; NO SIDE OR REAR SETBACKS APPLY TO THIS PARCEL)

PROPOSED SETBACKS/SETBACK RELIEF:

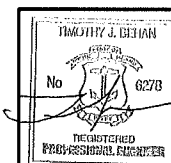
GYMNASIUM ADDITION (FRONT SETBACK) - VARIABLE:
 SOUTHWEST CORNER: 2.1' PL CLEARANCE/22.9' RELIEF
 MIDPOINT OF PROPERTY LINE CURVE: 4.9' PL CLEARANCE/20.1' RELIEF
 SOUTHEAST CORNER: 2.9' PL CLEARANCE/22.1' RELIEF
LEARNING STUDIO ADDITION (FRONT SETBACK) - VARIABLE:
 NORTHWEST CORNER: 7.7' PL CLEARANCE/17.3' RELIEF
 NORTHEAST CORNER: 18.4' PL CLEARANCE/6.6' RELIEF

MAXIMUM LOT COVERAGE: 35% (34,932 SF)
 EXISTING LOT COVERAGE: 31.6% (30,226 SF MAIN BUILDING + 1,357 SF DETACHED LIBRARY = 31,583 SF TOTAL)
 PROPOSED LOT COVERAGE: 39.6% (39,521 TOTAL PROPOSED BUILDING FOOTPRINT)
 REQUESTED COVERAGE RELIEF: 4.6% (4,589 SF)
 MAXIMUM BUILDING HEIGHT: 35'

PLAN VIEW

DRAWING ISSUE:

- ☐ CONCEPT
 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



REVISIONS

No.	DATE	DRWN	CHKD



PERMITTING PLANS
 FOR
EDEN PARK ELEMENTARY SCHOOL
 180 OAKLAND AVENUE
 A.P. 9-3, LOT 2847
 CRANSTON, RHODE ISLAND
SITE LAYOUT PLAN

SCALE: 1" = 20' SHEET NO: 5 OF 12
 DRAWN BY: MCZ DESIGN BY: MCZ CHECKED BY: TJB
 DATE: DECEMBER 2021 PROJECT NO.: 21052.00

EXISTING SITE CONDITIONS



Street View – Chestnut Ave. Looking West

EXISTING SITE CONDITIONS



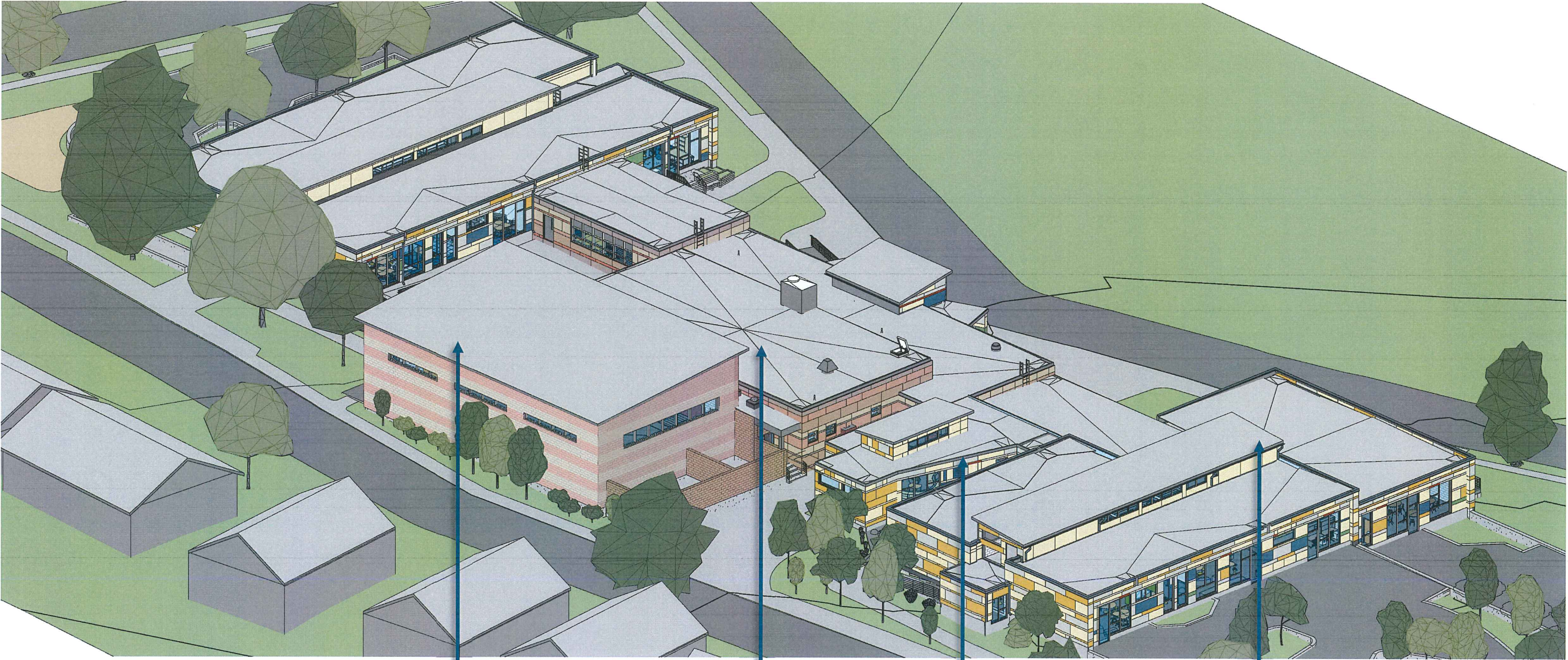
Street View – Chestnut Ave. Looking East

ADDITIONS TO EDEN PARK CAMPUS – PHASE 2



Aerial View – Chestnut Ave. Looking West

ADDITIONS TO EDEN PARK CAMPUS – PHASE 2



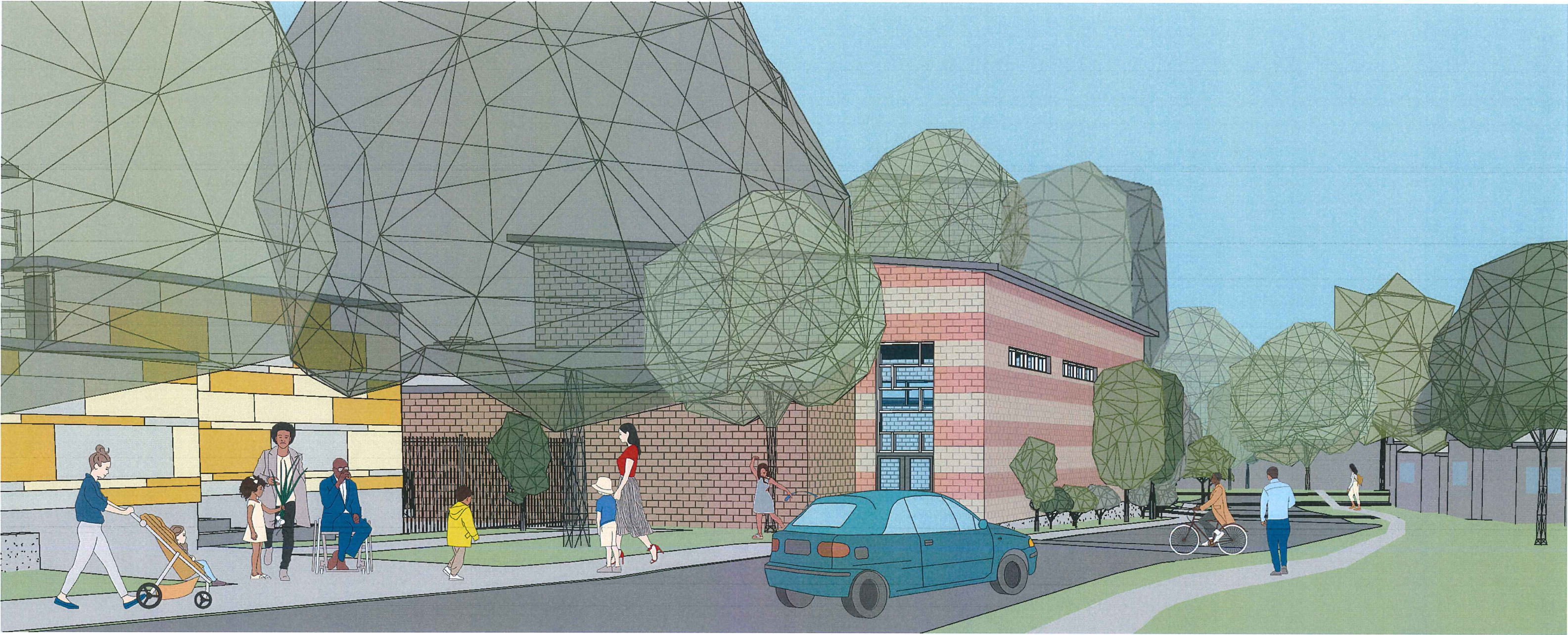
New Gym

Renovation of Cafeteria
and Kitchen

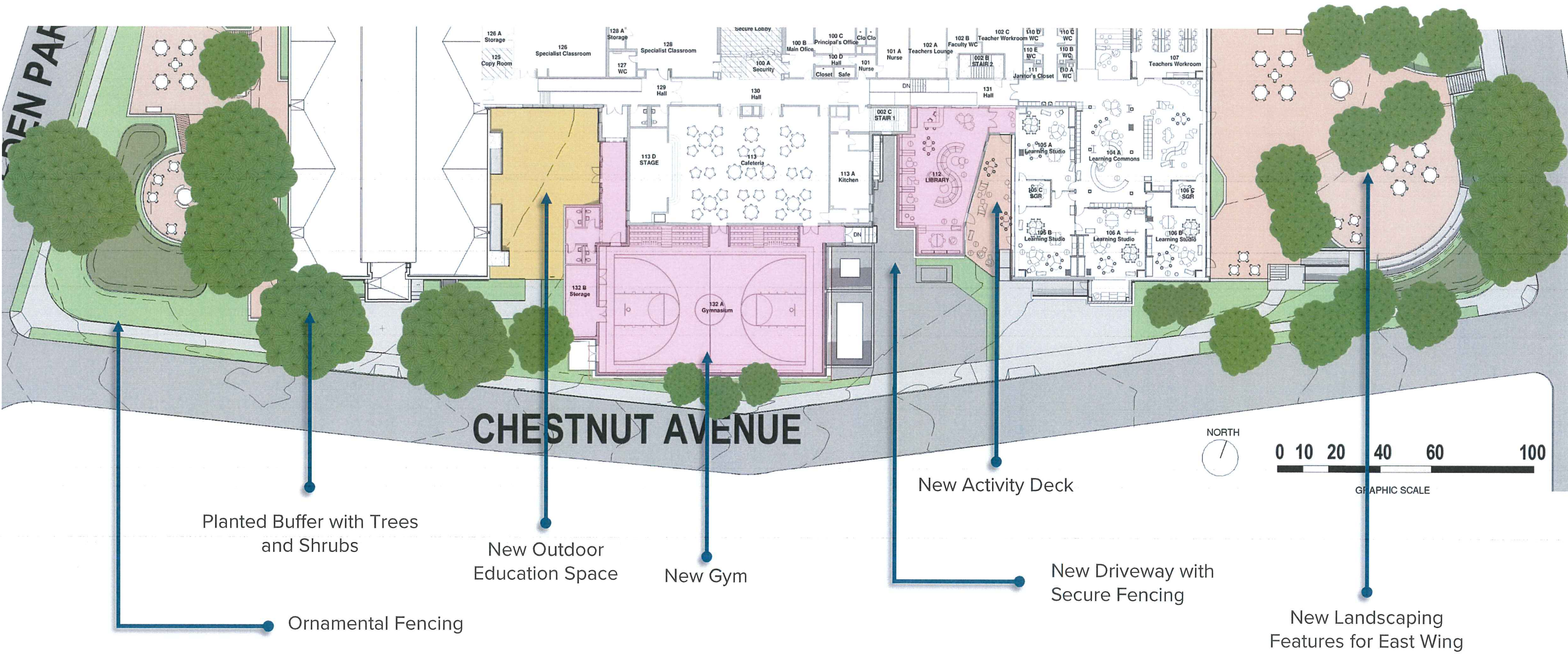
New Library

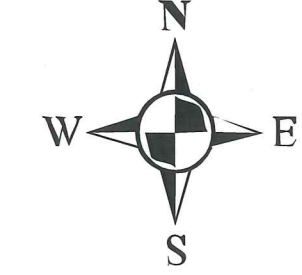
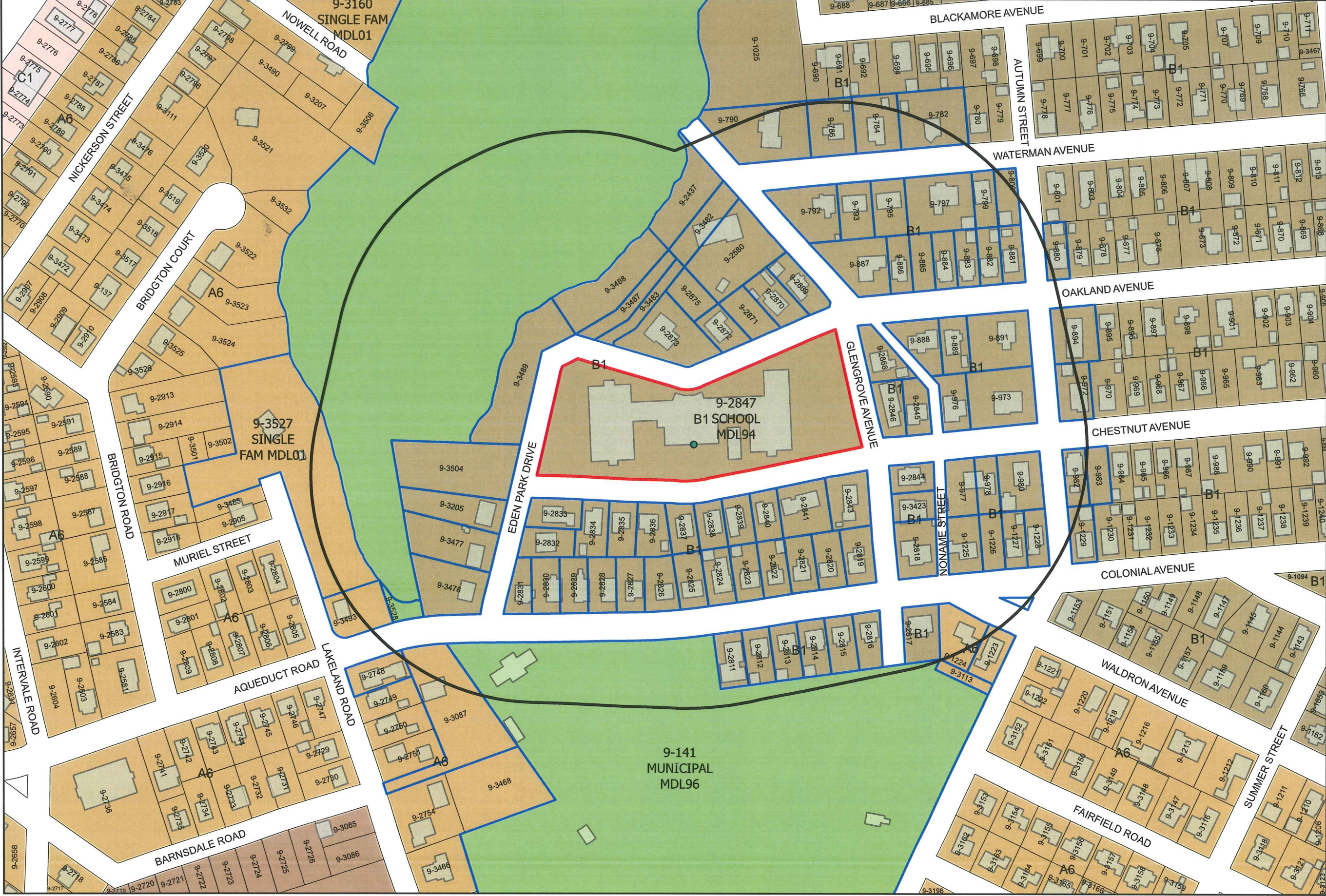
Renovation of East Wing

PROPOSED PROJECT STREET VIEW



SITE PLAN – NEW AMENITIES





- Buildings
- Cranston Boundary
- Cranston Parcels
- Zoning
 - none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - EI
 - EI
 - MPD
 - S1
 - Other
- Historic Overlay District
- Parcel Set Point
- Parcels in Buffer
- Lot 2847
- 400' Radius

This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warrantee, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

