



## City Planning Department

# Memo

To: Cranston City Plan Commission  
From: Gregory Guertin, Senior Planner  
Date: December 14, 2022  
Re: Dimensional Variance Application @ 50 Blackamore Ave

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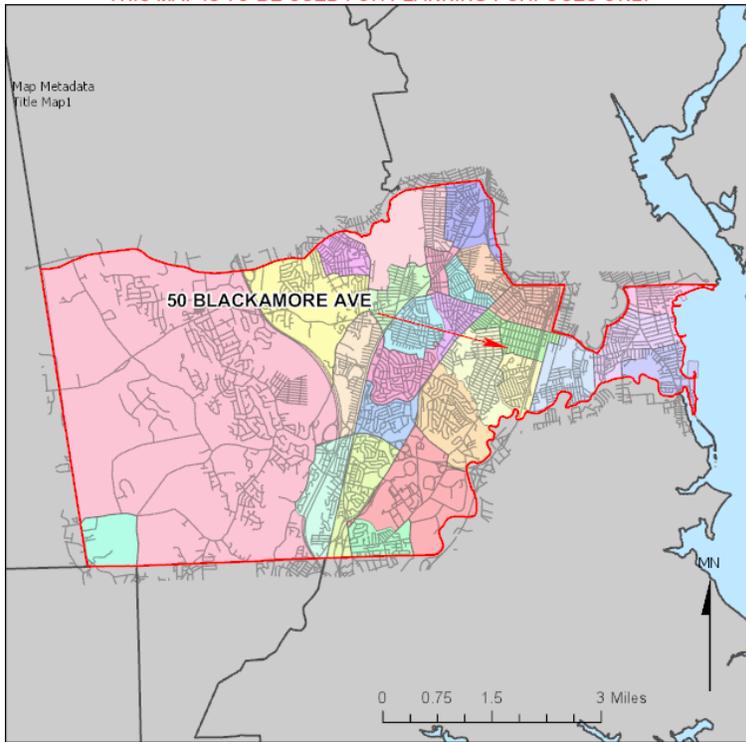
**Owner:** Alexandria Nelson  
**Applicant:** Alexandria Nelson  
**Location:** 50 Blackamore Ave, Cranston RI 02910  
**Zone:** B1 (Single-Family and Two-Family Dwellings)  
**FLU:** Residential Less than 10.89 Units Per Acre

### **DIMENSIONAL VARIANCE REQUEST:**

To allow the conversion of a garage into a single-family dwelling unit that exceeds multiple dimensional standards within the zoning code for a B-1 zone [17.20 – Permitted Uses].

## LOCATION

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY

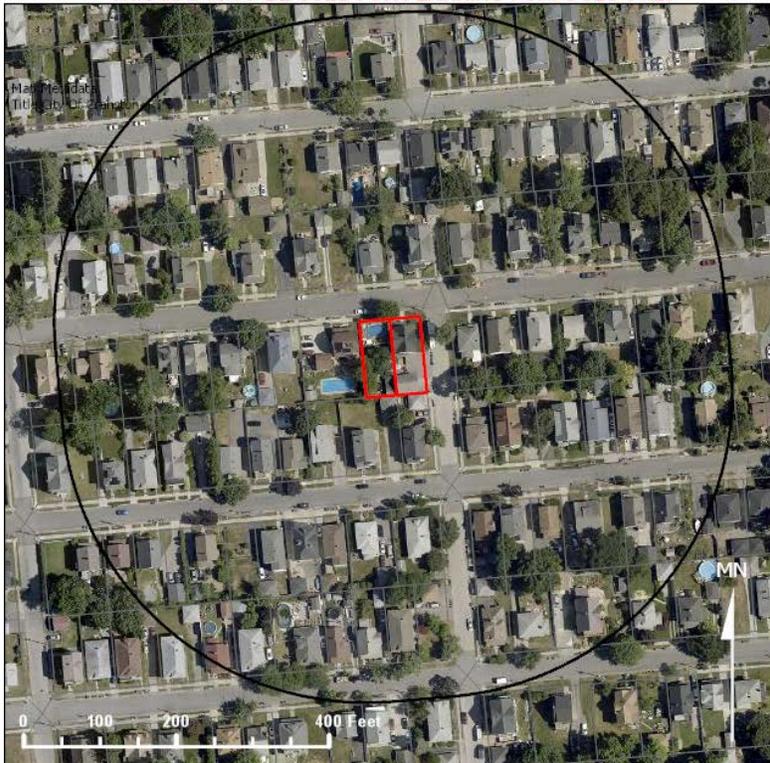


### Legend

- City of Granston
- Municipal Boundary's
- Neighborhoods**
- NeighborhoodName**
- 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/Brookfield
- Park View/South Elmwood
- Pawtuxet
- South Auburn
- Spectacle
- Stadium
- Stone Hill
- Thornton
- Village
- Western Granston
- Streets**
- Streets

## AERIAL VIEW

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



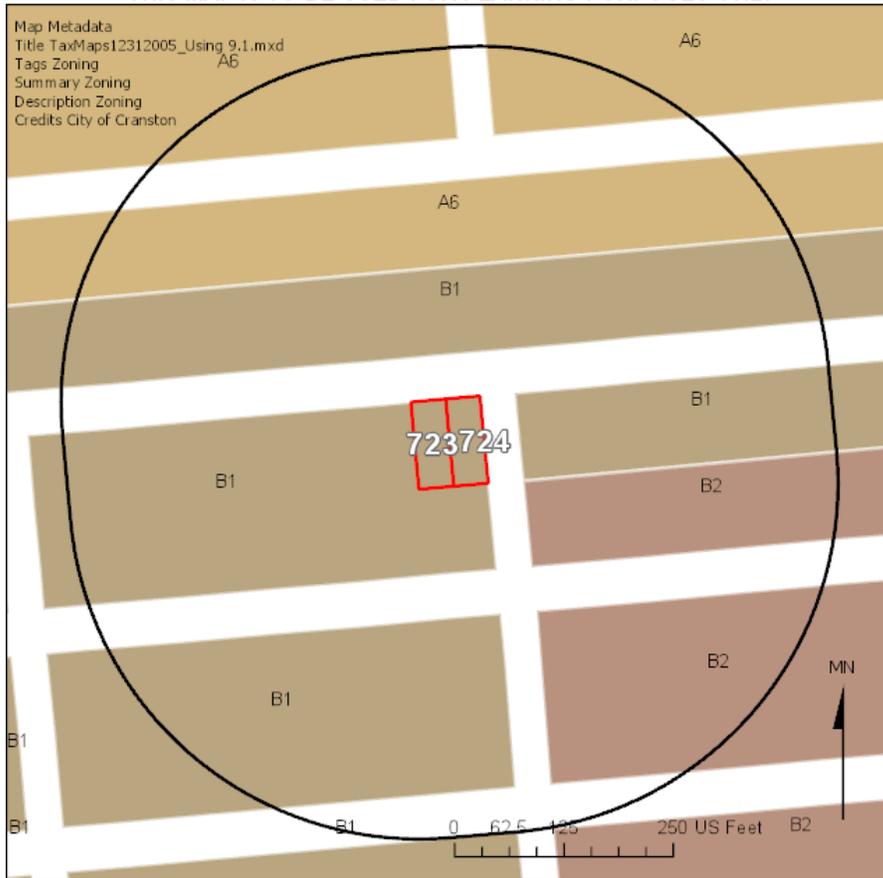
### Legend

- Citywide Parcels
- 50 Blackamore**
- 50 Blackamore Ave
- 400 ft Buffer: 50 Blackamore



## ZONING

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



## Legend

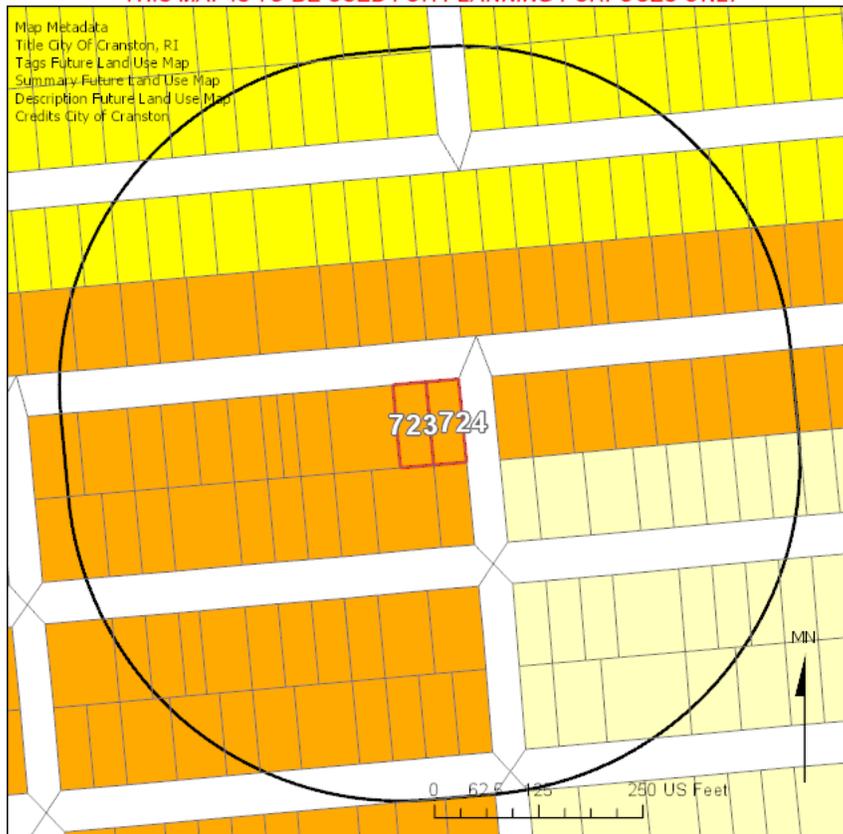
- 400 ft Buffer
- 50 Blackamore Ave

## Zoning

- A6
- B1
- B2

## FUTURE LAND USE

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



## Legend

- 50 Blackamore Ave
- 400 ft Buffer
- Citywide Parcels

## Future Land Use

- Residential Less Than 10.39 Units Per Acre
- Single Family Residential 7.26 To 3.64 Unit Per Acre
- Single/Two Family Residential Less Than 10.89 Units Per Acre

## FRONT OF EXISTING TWO-FAMILY RESIDENCE



## EXISTING GARAGE



## SITE PLAN

**PROPOSED RENOVATIONS**  
**50 BLACKAMORE AVENUE**  
**CRANSTON, R.I.**  
**OCTOBER 28, 2022**

**GENERAL NOTES:**

GENERAL INTERIOR & EXTERIOR RENOVATIONS TO EXISTING 2 STORY GARAGE AT REAR OF PROPERTY TO CONVERT TO NEW ONE FAMILY DWELLING

THIS CHANGE OF USE WAS ORIGINALLY STARTED AFTER THE SAME OWNER WAS GRANTED A ZONING APPROVAL BY THE CITY OF CRANSTON FOR THIS CHANGE OF USE IN 2010. HOWEVER, THIS WORK WAS NEVER COMPLETED.

OWNER NOW WISHES TO COMPLETE RENOVATION WORK NEEDED INCLUDING A NEW 2ND FLOOR ADDITION 22'X16' WHICH WILL REPLACE AN APPROVED DECK AT THIS LOCATION

REBUILD 4' WIDE STAIRS UP TO NEW 2ND FLOOR BEDROOM ADDITION AND SMALL DECK AS PER PLANS

REMOVE SPIRAL STAIRWAY ORIGINALLY PROPOSED FROM LIVING ROOM UP TO 2ND FLOOR WITH NEW STAIRWAY TO CODE.

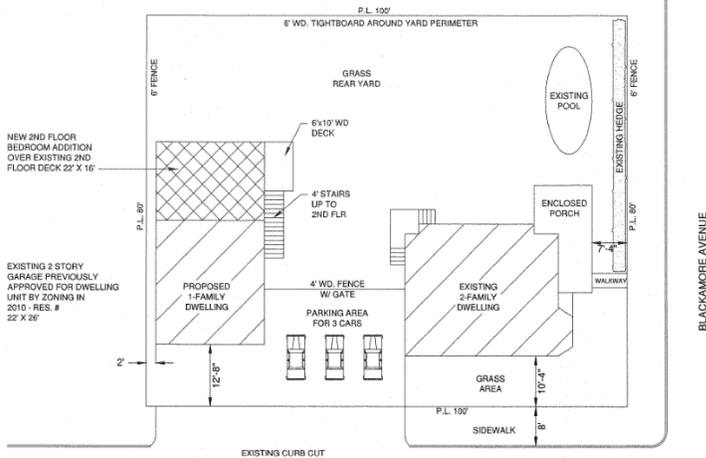
FINISH BATHROOMS AND KITCHEN AREA AS ORIGINALLY APPROVED

THIS REDESIGN BASICALLY FOLLOWS THE ORIGINAL Z.B. DESIGNS BUT HAS BEEN UPGRADED FOR A MORE USABLE HABITABLE SPACE

ALL ELECTRICAL WORK...

ALL PLUMBING WORK...

ALL HVAC WORK...



**SITE PLAN**

SCALE: 1" = 10'

**NOTES:**

LOCATION:	50 BLACKAMORE AVE
	CRANSTON
ASSESSORS MAP:	95
LOTS:	704, 723
ZONE:	B-1
AREA:	6000 SQ. FT.
USE GROUP:	1-FAMILY DWELLING
BUILD. CLASS:	WOOD-FRAMED
BUILD. HEIGHT:	2-STORIES

**RENDERING OF PROPOSED STRUCTURE**



**FRONT EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"



**SIDE EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"

PROPOSED RENOVATIONS 50 BLACKAMORE AVE (REAR) CRANSTON, RI	DATE: 10-31-22 DRAWN: MCM CHECKED: REVISED:
<b>MCM DESIGN</b> ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A3

## FINDINGS OF FACT:

- The applicant proposes to convert an existing garage into a single-family residence on a lot that contains a two-family residence and 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)
    - 17.20.070 More than one dwelling structure on any lot prohibited
      - A two-family dwelling structure currently exists on this lot, more than one dwelling structure on any lot is prohibited per this section of code.
    - 17.20.120 Schedule of Intensity
      - B-1 lots are restricted to single-family and two-family dwellings, with a minimum lot area of 8000sq ft. Lots with 3 or more units are categorized as multi-family which are not permitted in B-1 lots.

## 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 ~16 Units per acre.
  - However, many of the existing lots in this neighborhood far exceed the proposed density of the subject lot at ~32 units per acre.
- Existing non-conforming single, two and three family dwelling units with lot area's of 4000 sq-ft are common in this neighborhood and more specifically within a 400ft radius of the subject lot:
  - There are 40 lots (zoned A-6, B-1 & B-2), each with a lot area of 4000 sq-ft containing single-family dwelling units.
  - There are 6 lots (zoned B-1 & B-2), each with a lot area of 4000 sq-ft containing three-family dwelling units.
  - There are 14 lots (zoned A-6, B-1 & B-2), each with a lot area of 4000 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 conversion of the existing structure into a single-family dwelling on a lot that does not meet the minimum lot size for its proposed use and to allow more than one dwelling structure on the subject lot.

## RECOMMENDATION:

Due to the findings that the applicant's 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.