



REVISED Memo

To: Cranston City Plan Commission
From: Amelia Lavalée – Planning Intern
Date: May 2, 2023
Re: Waiver from merger provision & dimensional variance request @ 64 Westwood Avenue

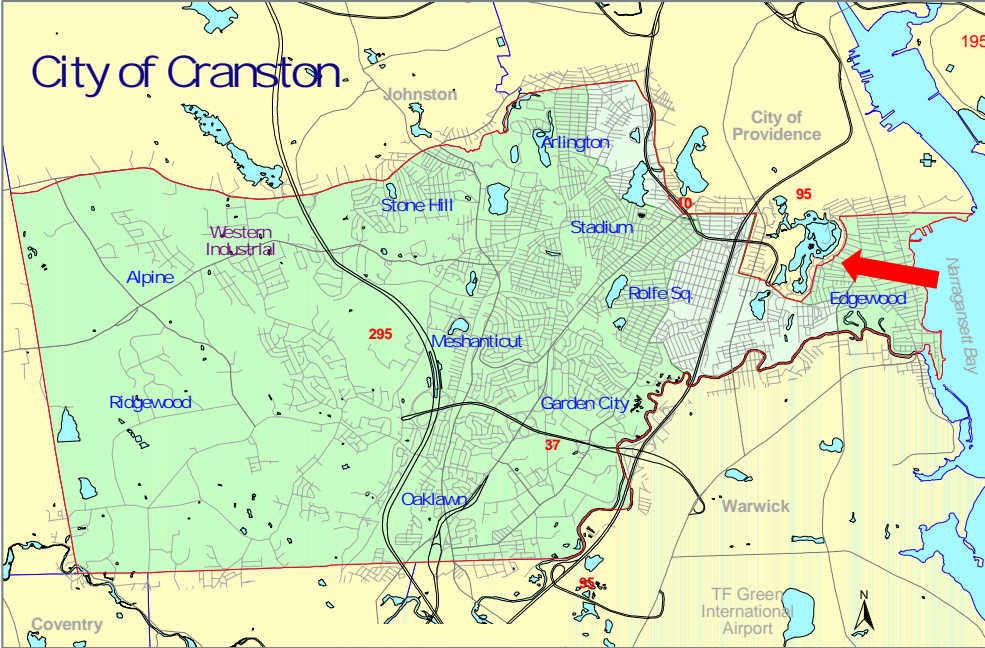
Owner/App: RSR Investments & Construction LLC
Location: 64 Westwood Avenue (AP 2, Lot 1387)
Zone: A-6 (Single-family dwellings on 6,000 ft² minimum lots)
FLU: Single Family Residential 7.26 to 3.64 units/acre

WAIVER & DIMENSIONAL VARIANCE REQUEST:

64 Westwood Avenue (AP 2, Lot 1387)

1. Relief from the merger clause to allow the two abutting nonconforming lots to be unmerged. [17.88.010 *Substandard Lots of Record and Lot Mergers*]
2. Relief for substandard lot area (AP 2, Lot 1387 is 4,000 ft² where 6,000 ft² is required). [17.20.120 – *Schedule of Intensity*]

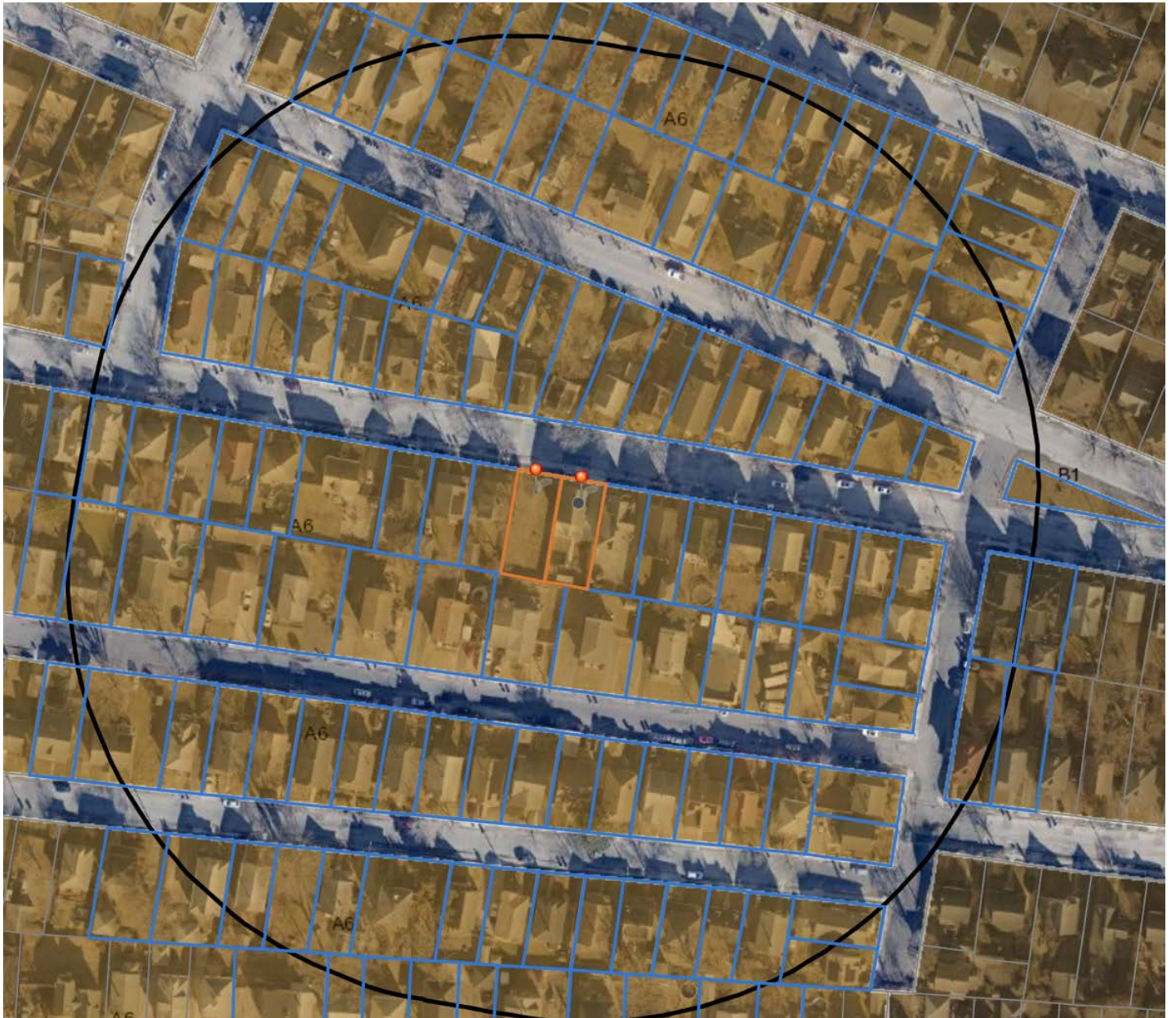
LOCATION MAP



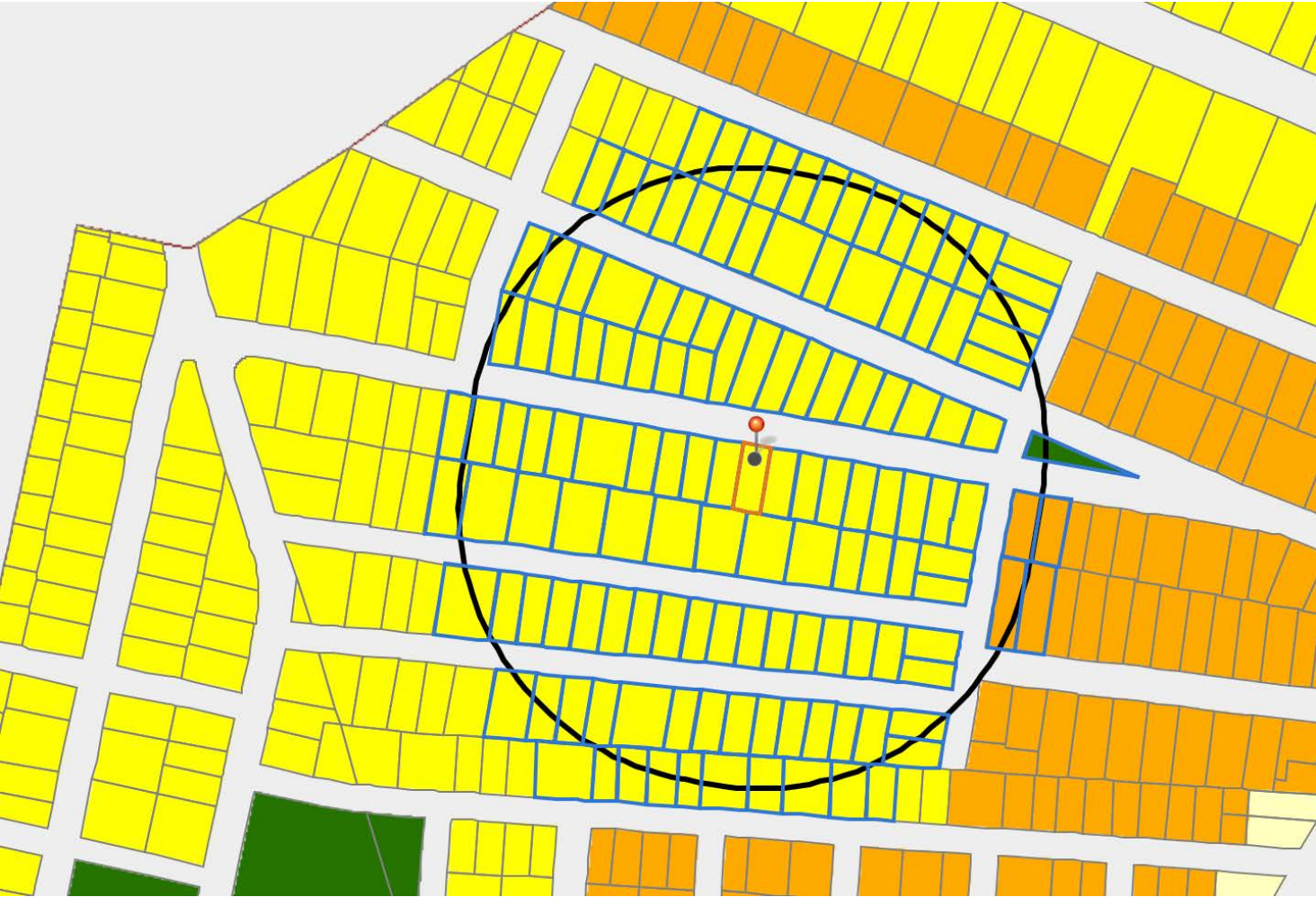
AERIAL VIEW



ZONING MAP



FUTURE LAND USE MAP



STREET VIEW (from Westwood Avenue)
Staff photo taken; April 2023

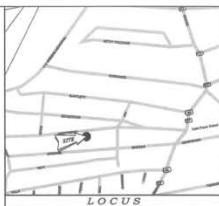
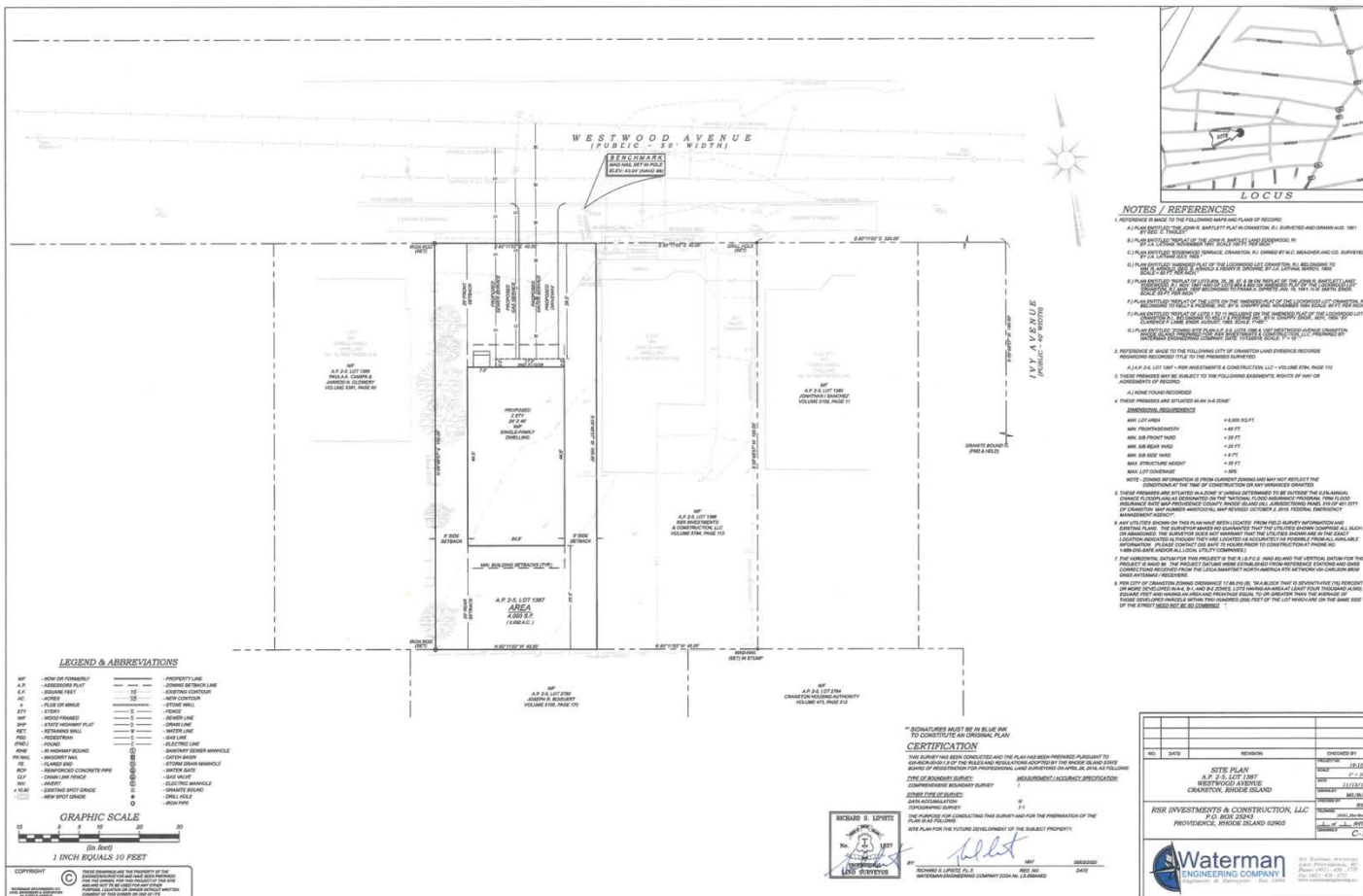






STREET VIEW OF LOT TO BE MERGED
(FROM WESTWOOD AVENUE)
Staff photo taken; April 2023

SITE PLAN



- NOTES / REFERENCES**
- REFERENCE IS MADE TO THE FOLLOWING MAPS AND RECORDS:
 - A.P. 2.5 LOT 1387
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 - A.P. 2.5 LOT 1387
 - REFERENCE IS MADE TO THE FOLLOWING CITY OF CHARLOTTE LAND USE AND ZONING ORDINANCES:
 - A.P. 2.5 LOT 1387
 - A.P. 2.5 LOT 1387
 - ALL OTHER NOTES REFERRED TO BY THESE REFERENCES.
 - THESE PRELIMINARY AND TENTATIVE DRAWINGS DO NOT REPRESENT THE FINAL DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR ERECTION.
 - THESE PRELIMINARY AND TENTATIVE DRAWINGS DO NOT REPRESENT THE FINAL DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR ERECTION.

LEGEND & ABBREVIATIONS

AD	- ADJUSTMENT	PL	- PROPERTY LINE
A.P.	- ADDRESS ONLY	PS	- PROPOSED STRUCTURE
BL	- BOUNDARY LINE	SE	- SETBACK
CA	- CENTERLINE	SS	- STREET RIGHT-OF-WAY
CL	- CENTERLINE	ST	- STREET
CR	- CENTERLINE	STW	- STREET WIDTH
DI	- DRIVEWAY	STR	- STREET RIGHT-OF-WAY
DR	- DRIVEWAY	STW	- STREET WIDTH
EM	- EASEMENT	T	- TYPICAL
FD	- FENCED	U	- UTILITY
FL	- FENCED	V	- VENT
FR	- FENCED	W	- WALL
GR	- GRASS	X	- CROSSING
GS	- GRASS	Y	- YIELD
GRV	- GRAVEL	Z	- ZONE
H	- HUB	1	- 1" SCALE
IA	- IRON	2	- 2" SCALE
IB	- IRON	3	- 3" SCALE
IC	- IRON	4	- 4" SCALE
ID	- IRON	5	- 5" SCALE
IE	- IRON	6	- 6" SCALE
IF	- IRON	7	- 7" SCALE
IG	- IRON	8	- 8" SCALE
IH	- IRON	9	- 9" SCALE
II	- IRON	10	- 10" SCALE
IJ	- IRON	11	- 11" SCALE
IK	- IRON	12	- 12" SCALE
IL	- IRON	13	- 13" SCALE
IM	- IRON	14	- 14" SCALE
IN	- IRON	15	- 15" SCALE
IO	- IRON	16	- 16" SCALE
IP	- IRON	17	- 17" SCALE
IQ	- IRON	18	- 18" SCALE
IR	- IRON	19	- 19" SCALE
IS	- IRON	20	- 20" SCALE
IT	- IRON	21	- 21" SCALE
IU	- IRON	22	- 22" SCALE
IV	- IRON	23	- 23" SCALE
IW	- IRON	24	- 24" SCALE
IX	- IRON	25	- 25" SCALE
IY	- IRON	26	- 26" SCALE
IZ	- IRON	27	- 27" SCALE

CERTIFICATION

THE SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT. THE SURVEYOR'S NAME AND LICENSE NUMBER ARE SHOWN ON THIS PLAN. THE SURVEYOR'S SIGNATURE AND SEAL ARE ALSO SHOWN ON THIS PLAN. THE SURVEYOR'S OFFICE ADDRESS IS ALSO SHOWN ON THIS PLAN. THE SURVEYOR'S PHONE NUMBER IS ALSO SHOWN ON THIS PLAN. THE SURVEYOR'S FAX NUMBER IS ALSO SHOWN ON THIS PLAN. THE SURVEYOR'S E-MAIL ADDRESS IS ALSO SHOWN ON THIS PLAN. THE SURVEYOR'S WEBSITE ADDRESS IS ALSO SHOWN ON THIS PLAN. THE SURVEYOR'S SOCIAL MEDIA ADDRESSES ARE ALSO SHOWN ON THIS PLAN. THE SURVEYOR'S CONTACT INFORMATION IS ALSO SHOWN ON THIS PLAN.

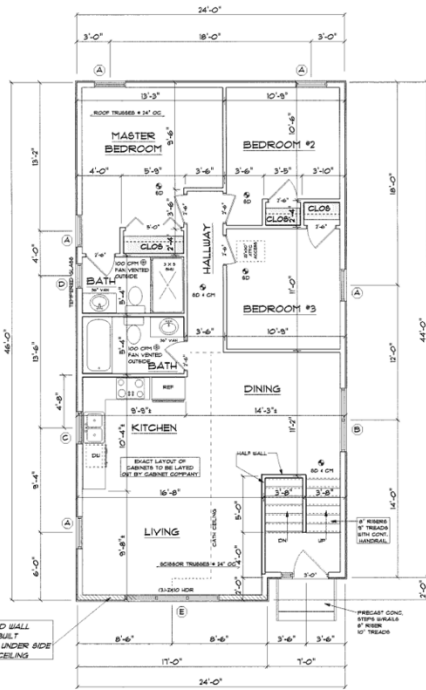


NO.	DATE	REVISION	DRAWN BY
1	11/11/23	ISSUED FOR PERMIT	RLS
2	11/11/23	ISSUED FOR PERMIT	RLS

Rise Investments & Construction, LLC
P.O. Box 2244
Providence, Rhode Island 02905

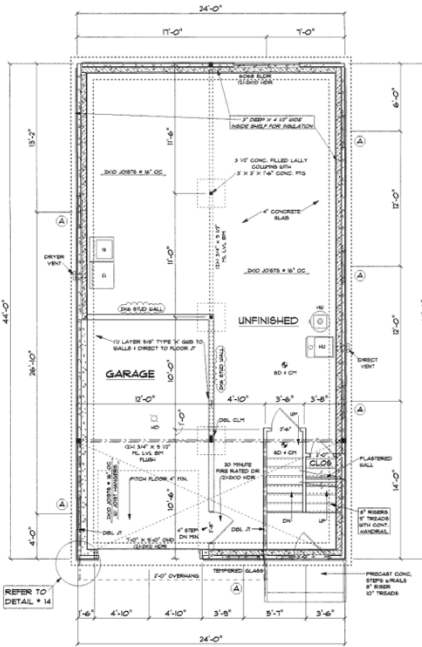
Waterman Engineering Company
200 Waterman Avenue
Providence, Rhode Island 02905
Phone: 401-277-4000
Fax: 401-277-4001
E-Mail: info@watermaneng.com

PROPOSED FLOOR PLAN



UPPER LEVEL 1/4"=1'-0"

2x6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED



FOUNDATION & LOWER LEVEL 1/4"=1'-0"

2x6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED



FRONT ELEVATION 1/4"=1'-0"

WINDOW SCHEDULE

TYPICAL WINDOW: 3'0" x 4'0" (DOUBLE HUNG) UNIT WEIGHT: 110 LB

NOTE: ALL WINDOW WEIGHTS AND DIMENSIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS: WINDOW WEIGHTS ARE BASED ON THE WEIGHT OF THE WINDOW FRAME AND GLASS ONLY. WINDOW WEIGHTS DO NOT INCLUDE THE WEIGHT OF THE WINDOW SILL OR THE WEIGHT OF THE WINDOW CASE.

NO.	DESCRIPTION	TYPE	UNIT WEIGHT (LB)	NO. UNITS	TOTAL WEIGHT (LB)
1	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
2	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
3	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
4	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
5	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
6	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
7	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
8	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
9	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
10	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
11	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
12	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
13	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
14	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
15	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
16	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
17	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
18	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
19	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110
20	3'0" x 4'0" (DOUBLE HUNG)	1	110	1	110

DOOR SCHEDULE

TYPICAL DOOR: 3'0" x 7'0" (SLIP DOOR) UNIT WEIGHT: 150 LB

NOTE: ALL DOOR WEIGHTS AND DIMENSIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS: DOOR WEIGHTS ARE BASED ON THE WEIGHT OF THE DOOR FRAME AND GLASS ONLY. DOOR WEIGHTS DO NOT INCLUDE THE WEIGHT OF THE DOOR SILL OR THE WEIGHT OF THE DOOR CASE.

NO.	DESCRIPTION	TYPE	UNIT WEIGHT (LB)	NO. UNITS	TOTAL WEIGHT (LB)
1	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
2	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
3	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
4	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
5	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
6	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
7	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
8	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
9	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
10	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
11	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
12	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
13	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
14	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
15	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
16	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
17	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
18	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
19	3'0" x 7'0" (SLIP DOOR)	1	150	1	150
20	3'0" x 7'0" (SLIP DOOR)	1	150	1	150

DESIGN PRESSURE

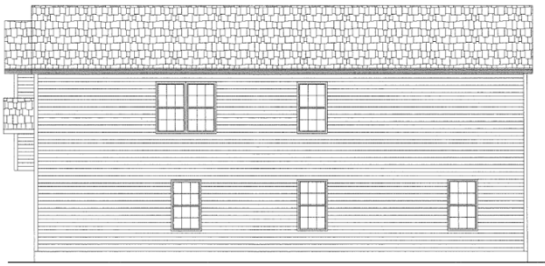
WIND SPEED (MPH)	DESIGN PRESSURE (PSF)
30	15.0
35	18.8
40	22.6
45	26.4
50	30.2
55	34.0
60	37.8
65	41.6
70	45.4
75	49.2
80	53.0
85	56.8
90	60.6
95	64.4
100	68.2

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

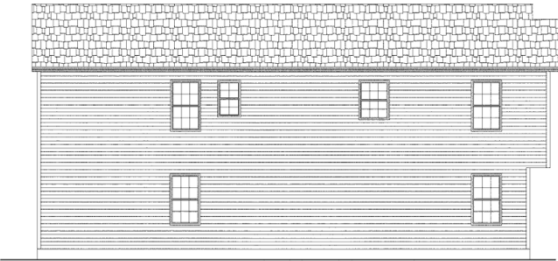
1. RIBBID - 2 - 2018
2. WIND DESIGN: ZONE I (100 MPH)
3. LOAD DESIGN: 40 PSF LIVING AREA LOADS, 20 PSF SLEEPING AREA LOADS, 20 PSF DECK LOADS, 20 PSF ATTIC LOADS, 20 PSF EXTERIOR DECK LOADS, 20 PSF BRIDGE LOADS
4. ROOF DEPTH: MINIMUM 2'-0" DEEP
5. CLIMATE ZONE: 5A
6. CONSTRUCTION TYPE: 2B
7. OCCUPANCY TYPE: R3
8. BUILDING HEIGHT: MAXIMUM 35'-0" (MEASURED FROM TOP OF FOUNDATION TO RIDGE)
9. ALL ANALYSIS IN EXTERIOR WALLS ARE BASED ON THE PERMITS AS PER THE PRESCRIPTIVE METHOD OF TABLE 6-1 OF THE ENERGY CONSERVATION CODE.

<p>DLR DIMENSIONS, INC. RESIDENTIAL DESIGNERS</p> <p>63 GREENWICH AVENUE WARWICK, RHODE ISLAND 02886</p> <p>PHONE: (401) 738-3366 EMAIL: dldimensions@earthlink.net</p>	<p>26 X 44 SHOT GUN RAISED RANCH WESTWOOD AVE, CRANSTON, RI</p>	
	<p>DATE: July 8, 2020</p> <p>SCALE: NOTED</p> <p>PREPARED FOR: RBR INVESTMENT & CONSTRUCTION, LLC</p>	<p>DRAWN BY: DMR</p> <p>REVISION:</p> <p>DRAWING NUMBER: 6045</p> <p>1 OF 2</p>

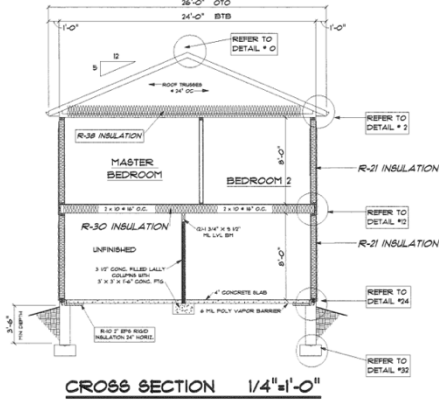
ELEVATIONS



RIGHT SIDE ELEVATION 1/4"=1'-0"

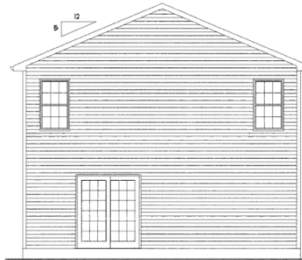


LEFT SIDE ELEVATION 1/4"=1'-0"

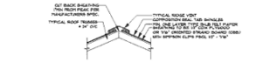


CROSS SECTION 1/4"=1'-0"

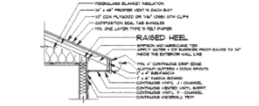
2x6 STUDS @ 16" O.C.
AT ALL EXTERIOR WALLS
UNLESS OTHERWISE NOTED



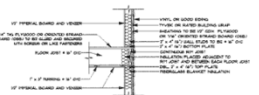
BACK ELEVATION 1/4"=1'-0"



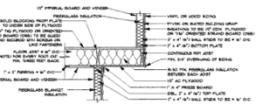
TYPICAL RIDGE W/ TRUSSES DETAIL #0
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



TYPICAL TRUSS W/ VINYL & SOFFIT DETAIL #2
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



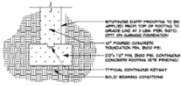
TYPICAL WALL TO FLOOR TO WALL DETAIL #2



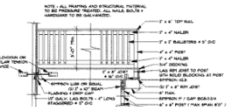
TYPICAL WALL TO FLOOR TO WALL CANTILEVER DETAIL #4



TYPICAL SLAB ON GRADE DETAIL #4
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



TYPICAL FOOTING DETAIL #3
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



TYPICAL DECK DETAIL #6

GENERAL NOTES:
1. ALL FINISHES AND MATERIALS TO BE AS SHOWN UNLESS OTHERWISE NOTED.
2. REFER TO SPECIFICATIONS FOR ALL MATERIALS.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DLR DIMENSIONS, INC. RESIDENTIAL DESIGNERS 633 GREENWICH AVENUE WARWICK, RHODE ISLAND 02886 PHONE: (401) 738-8886 EMAIL: dlrdimensions@gmail.com	26 X 44 SHOT GUN RAISED RANCH WESTWOOD AVE. CRANSTON, RI	
	DATE: Aug. 11, 2020 SCALE: NOTED DRAWN BY: JDR	PREPARED FOR: RSR INVESTMENT & CONSTRUCTION, LLC

PLANNING STAFF FINDINGS

1. The subject parcel (AP 2, Lots 1387) is located on two adjacent, substandard lots (each with 4,000 ft² of area) in an A-6 zone.
2. The surrounding neighborhood within a 400-foot radius consists of 132 single-family and two-family residential units. Within this subset, the average lot size is 3,985 s.f., with an average density designation of 10.93 units/acre.

***The surrounding neighborhood within a 400-foot radius consists of 134 parcels. 132 parcels are of single-family and two-family residential uses. Four of the lots are merged, with a total of 128 residential lots in the 400-foot radius analysis. Within this subset, the average unit size is 3,985 s.f., or 10.93 units per acre.**

3. Applicant's narrative states that within a 400-foot radius of the subject parcels of the 25 lots on the same side of Westwood Avenue, 20 lots have equal or less than 4,000 square feet.
 - a. These lots also have frontage *less than or equal to* that of the proposed structure to be built.
4. The proposed single-family house to be built on AP 2, Lot 1387 would be constructed in compliance with all contemporary setbacks for the A-6 zone.
5. Granting relief would be generally consistent with the Comprehensive Plan Land Use Element Principle 4, which advises to "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life.*" (p. 34), and Housing Goal 4, to "*Promote housing opportunity for a wide range of household types and income levels.*"

PLANNING ANALYSIS

According to the Future Land Use Map, this area is designated for single-family residential with a density designation of 7.26 to 3.64 units/acre. The surrounding area (within a 400-foot radius) has an average density of 10.93 units/acre. With this, staff finds that the proposed construction of a single-family home on a substandard lot does not detract from the character of the existing neighborhood and fits the existing density designation of the built area.

***According to the Future Land Use Map, this area is designated for single-family residential with a density designation of 7.26 to 3.64 units/acre. The surrounding neighborhood (with a 400-foot radius) has an average density of 10.93 units/acre. Staff recognizes the inconsistency between the Future Land Use Map designation of Single-Family Residential (7.26 to 3.64 units/acre) for this area and the existing built neighborhood with a significantly higher density designation at nearly 11 units per acre.**

Staff recognizes that the existing single-family house was built in 1920 and therefore is pre-existing, non-conforming to zoning. Staff also notes that the proposed single-family house would be built in conformance with all required setbacks for an A-6 zone.

One of the lots on the same side of the street (within the 200 feet range) has over 4,000 s.f. resulting in an average greater than what would be permitted under 17.88.010(B)(3), in which this lot precludes the merger exemption, therefore the lots were merged. If this lot were 4,000 s.f. or less, this application would not only *not* require a waiver for the merger provision but would be considered a buildable lot exempt from zoning relief.

Staff finds that granting relief to allow the lots to become unmerged and to allow for the construction of a new single-family house to be built on the vacant lot would be consistent with the Comprehensive Plan, particularly through Housing Goal 4 and Land Use Principle 4. The proposal is consistent with the City's interest in supporting neighborhood housing needs and that it would not alter the character of the neighborhood, as this is an opportunity to create infill housing in Eastern Cranston at a scale and intensity that is consistent with the existing neighborhood.

RECOMMENDATION

Due to the findings that the application is generally consistent with the Comprehensive Plan and that does not alter the character of the neighborhood, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.