



Memo

To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician
Date: December 2, 2022
Re: **Dimensional Variances @ 85 Randall Street & 0 Randall Street**

Owner/App: Roberto Piccolino
Location: 85 Randall Street (AP 12, Lot 16) and 0 Randall Street (AP 12, Lot 15)
Zone: B-1 (Single-family dwellings on 6,000 ft² minimum lots)
FLU: Single/Two Family Residential less than 10.89 units/acre

DIMENSIONAL VARIANCE REQUESTS:

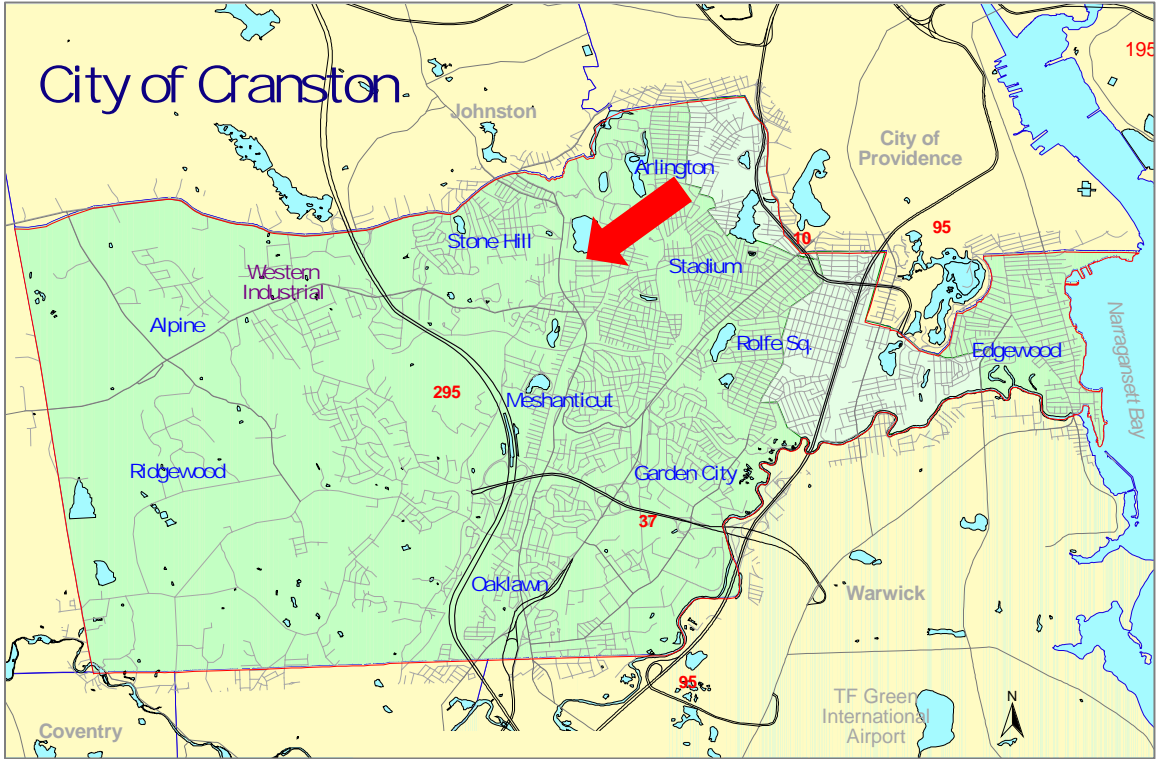
86 Randall Street (AP 12, Lot 16)

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 12, Lot 16 is 5,060 ft² where 6,000 ft² is required). [17.20.120 – *Schedule of Intensity*]
3. Relief for substandard lot width and frontage (AP 12, Lot 16 has 50' of width and frontage where 60' is required). [17.20.120 – *Schedule of Intensity*]
4. Relief for encroachment into the required 25' front and 8' side setbacks (existing house encroaches by 6' and 3.5', respectively). [17.20.120 – *Schedule of Intensity*]

0 Randall Street (AP 12, Lot 15)

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 to allow the construction of a single-family residence on a lot with substandard area (5,053 ft² where 6,000 ft² is required) and frontage (50' of frontage where 60' is required). [17.20.120 – *Schedule of Intensity*]

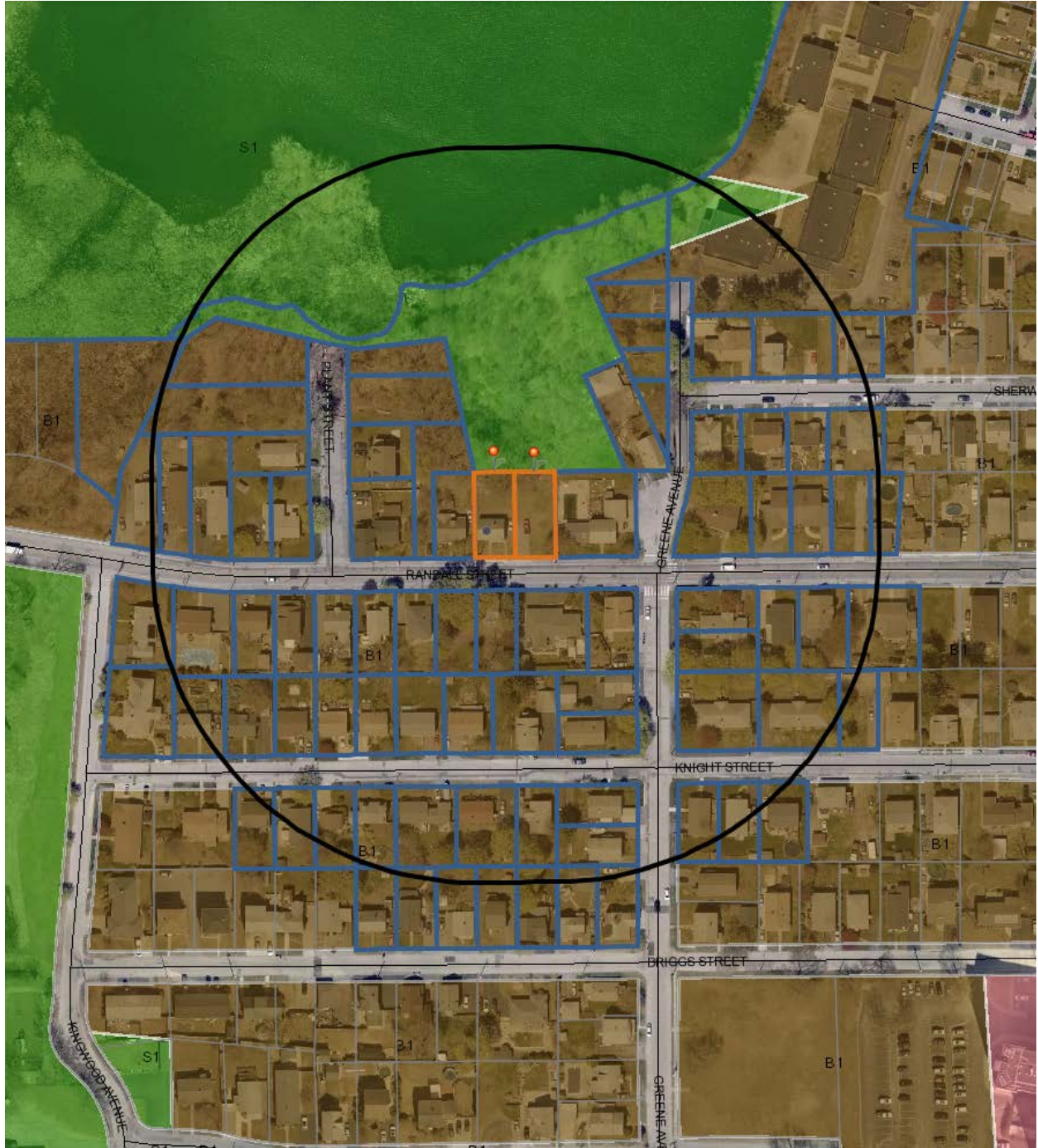
LOCATION MAP



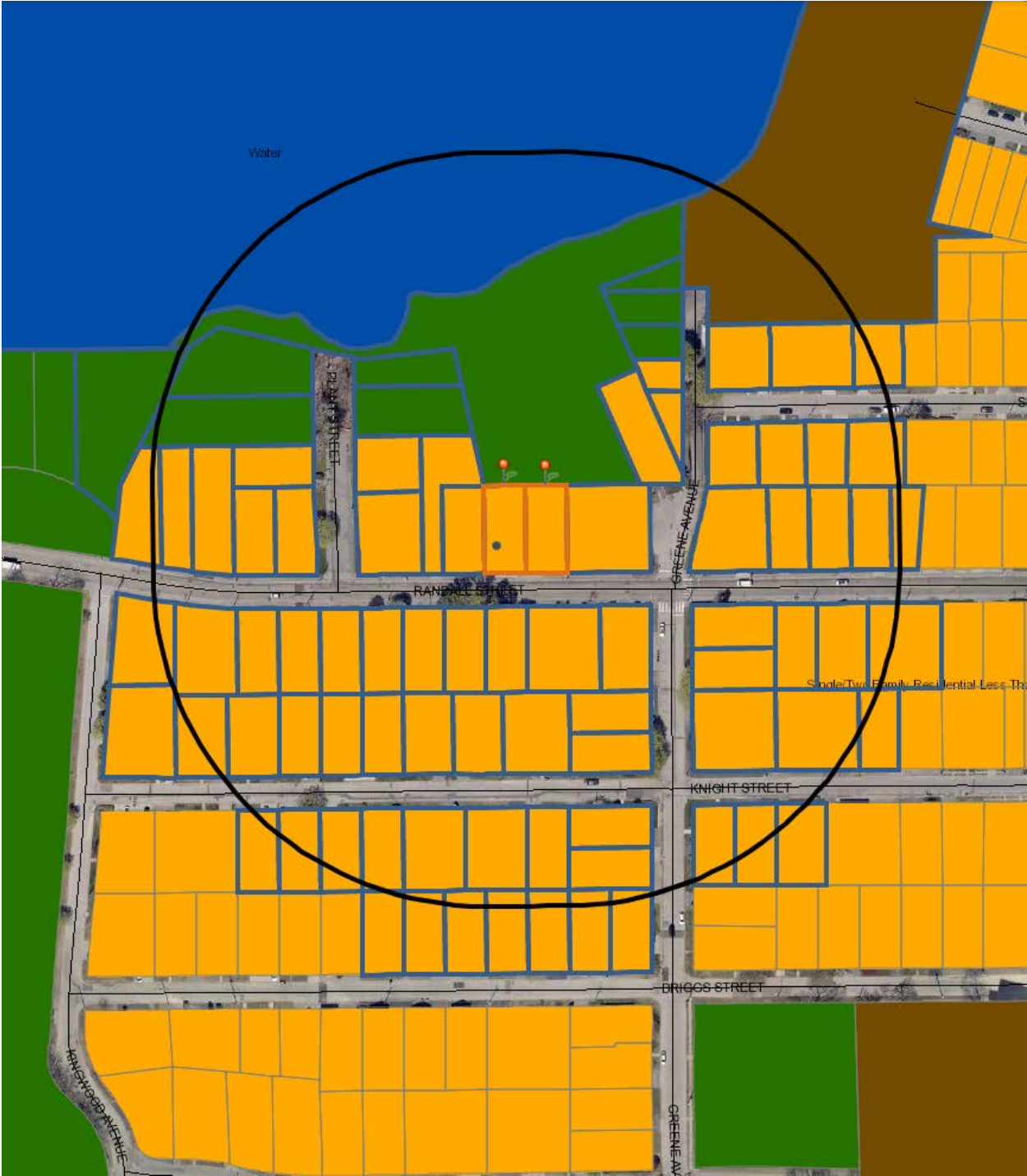
AERIAL VIEW



ZONING MAP



FUTURE LAND USE MAP



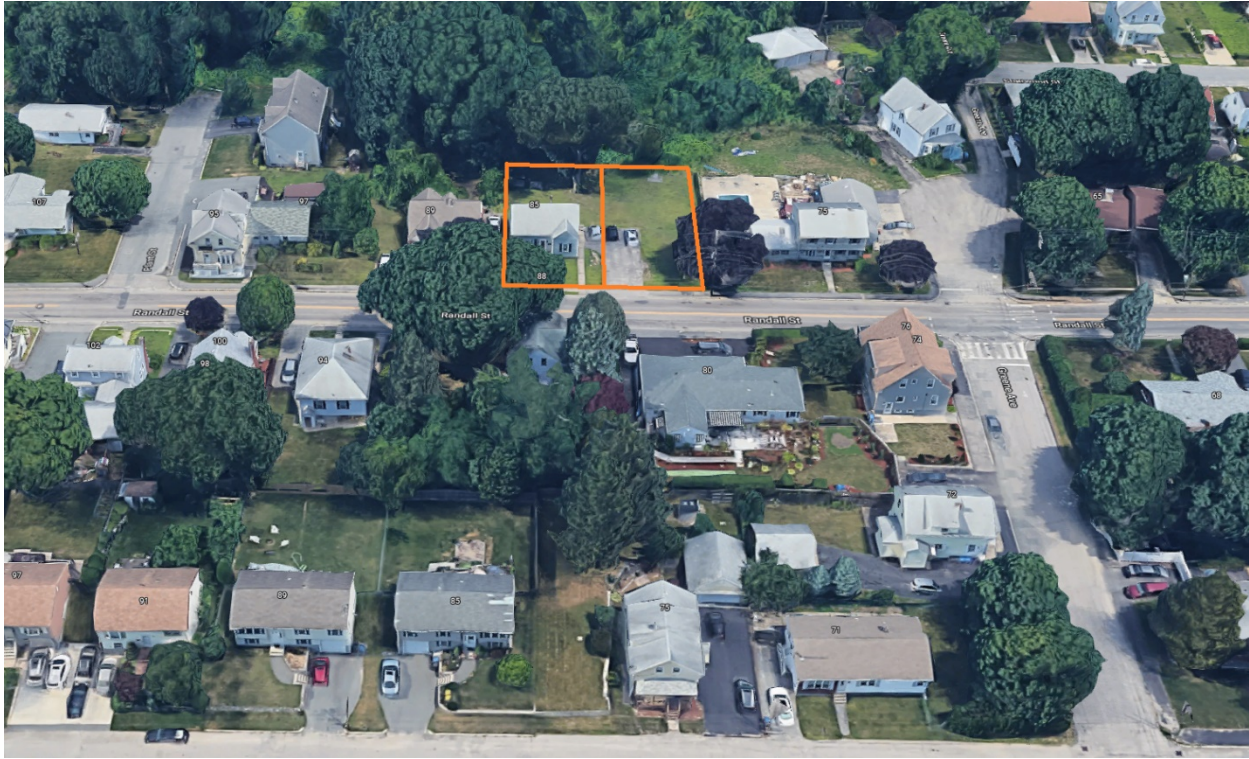
STREET VIEW
(85 Randall St, AP 12, Lot 15)



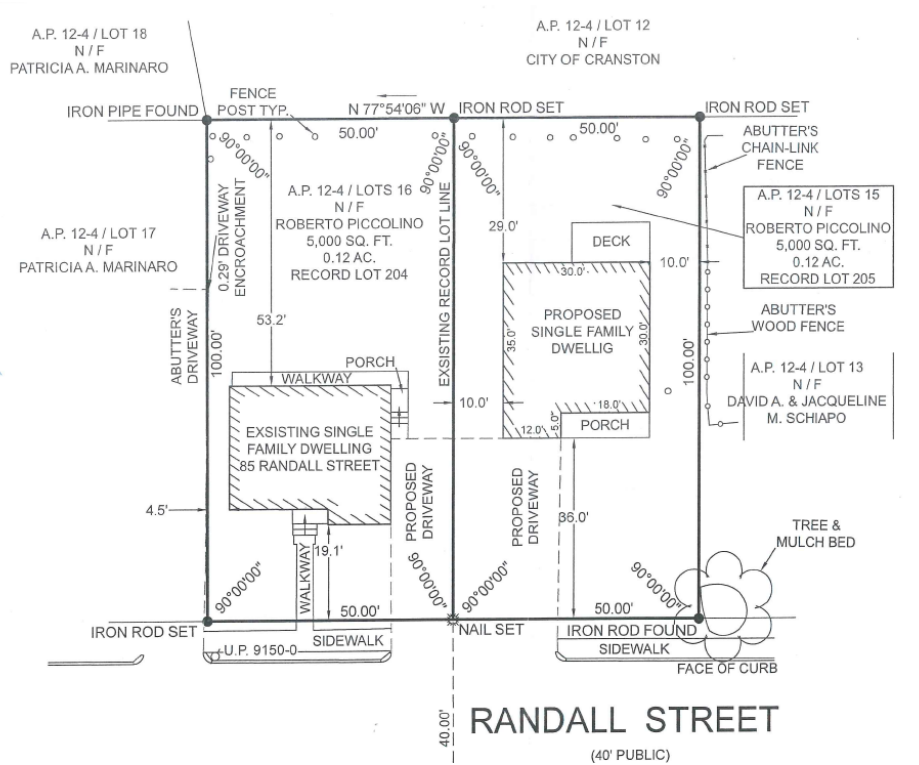
STREET VIEW
(0 Randall St, AP 12, Lot 16)



3-D AERIAL VIEW (facing southwest)



SITE PLAN

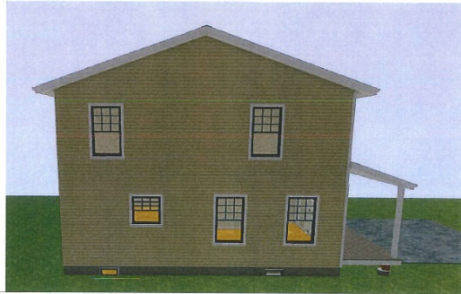


ELEVATIONS

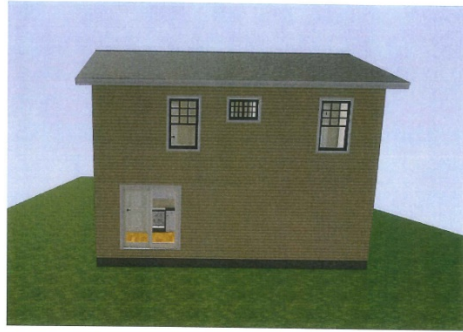
FRONT ELEVATION FACING
RANDALL STREET



LEFT ELEVATION



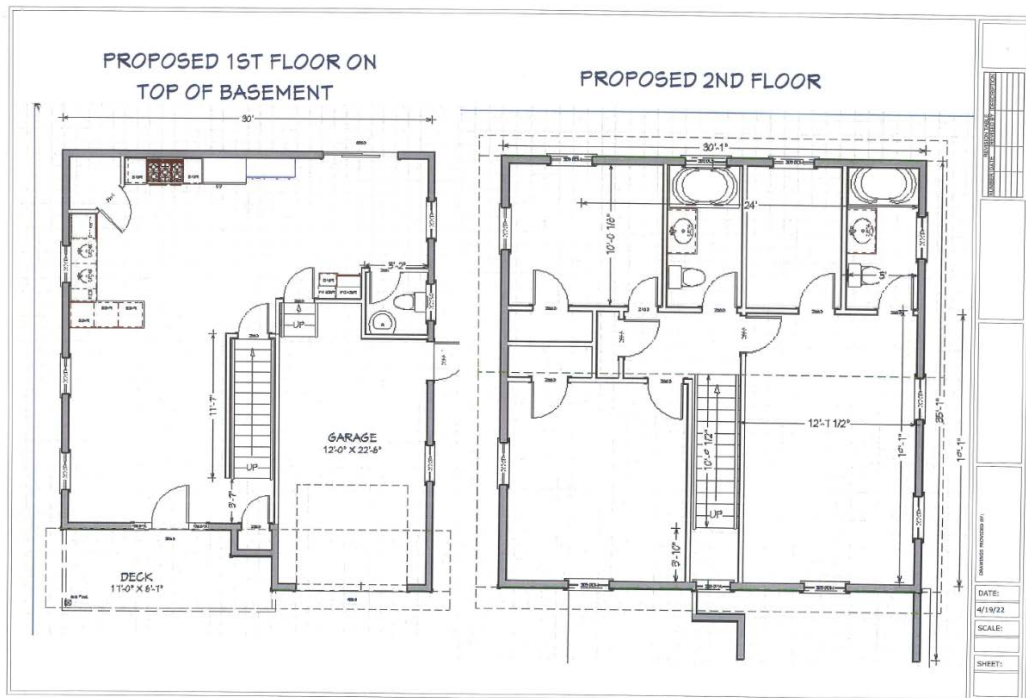
REAR ELEVATION



RIGHT ELEVATION



FLOOR PLANS



PLANNING STAFF FINDINGS

1. The subject parcels (AP 12, Lots 15-16) are located on two adjacent, substandard lots (each with 50 feet of frontage and 5,000 ft² of area) which are merged to form one conforming lot of 10,113 ft² in a B-1 zone.
2. A neighborhood analysis submitted by the applicant notes that within a 400-foot radius of the subject parcels, there are 46 lots hosting single-family residential uses, and roughly half (20) of these lots are 5,000 ft² or less in size.
3. An existing single-family house located on AP 12, Lot 16 stands just over 19 feet from the front lot line and just under 4.5 feet from the western side lot line. The house appears to be a pre-existing non-conforming structure.
4. The proposed single-family house to be built on AP 12, Lot 15 would be constructed in compliance with all contemporary setbacks for the B-1 zone.
5. The Future Land Use Map (FLUM) designates the subject parcels as Single-Family Residential less than 10.89 Units/Acre. The proposed cumulative density of the proposal is 8.61 units/acre, which is consistent with the FLUM.
6. 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

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 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. Staff believes that the existing single-family house is likely a pre-existing, non-conforming use. Staff also notes that the proposed single-family house could be built in conformance with all required setbacks for a B-1 zone and that the resulting density for the two parcels remains within the range prescribed by the FLUM.

RECOMMENDATION (applies to both AP 12, Lot 16 and AP 12, Lot 15)

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.