

City of Cranston

City Plan Commission

Kenneth J. Hopkins
Mayor

Jason Pezzullo
Planning Director



Michael Smith
Chair

Ken Mason

Robert Coupe

Kathleen Lanphear

Robert Strom

Anne Marie

Frank Ritz

Steven Frias

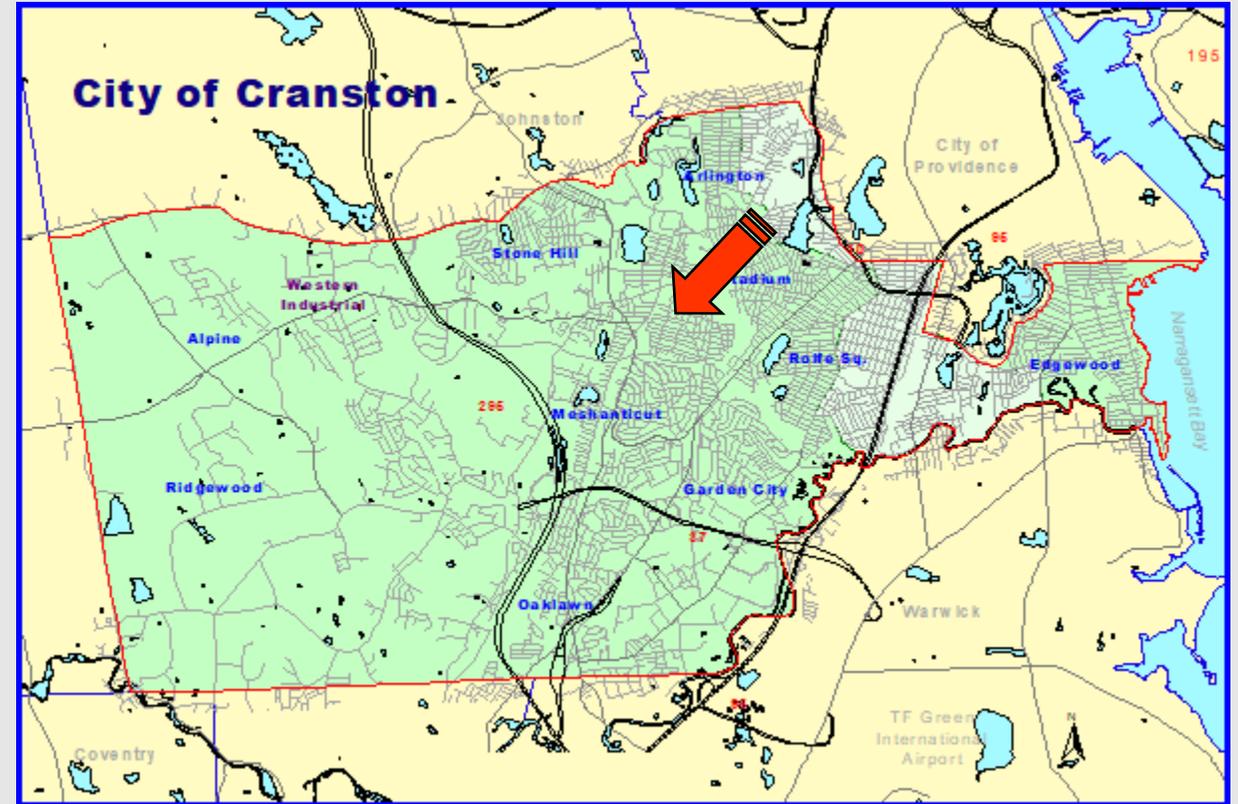
Maccarone

Jim Donahue

February 1, 2022

15 Usher Ave & 0 Midvale Ave Dimensional Variance Applications

- Owner/app:** Donald B. Colletti
- Location:** 15 Usher Ave (AP 11 Lot 2524) and
0 Midvale Ave (AP 11 Lot 2523)
- Zone:** A-6 (SF Res on min 6,000 ft² lots)
- FLU:** SF Res 7.26-3.64 units/acre
- Summary:** Applicant seeks relief to unmerge
two nonconforming lots and
construct a new SF home
that encroaches into a front setback
on a corner lot.



VARIANCE REQUESTS

15 Usher Ave – AP 11 Lot 2524

1. Relief from the **merger clause** to allow the two abutting nonconforming lots to be unmerged.
2. Relief for substandard **lot area** (AP Lot 2524 is 4,000 ft² where 6,000 ft² is required).
3. Relief for substandard **lot width and frontage** (AP Lot 2524 has 40' of width and frontage where 60' is required).

VARIANCE REQUESTS

0 Midvale Ave – AP 11 Lot 2523

1. Relief from the **merger clause** to allow the two abutting nonconforming lots to be unmerged.
2. Relief for substandard **lot area** (AP Lot 2523 is 4,618 ft² where 6,000 ft² is required).
3. Relief to allow the construction of a single-family residence to **encroach 17' into the required 25' front setback**.

ZONING MAP



- User Selected Parcels
- vParcels_Buffer
- ParcelsInBufferOutput
- Parcels
- Streets Names
- Zoning Dimensions
- Historic Overlay District
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- E1
- MPD
- S1
- Other
- Street Names
- Red: Red
- Green: Green
- Blue: Blue

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 warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.



FUTURE LAND USE MAP



- UserSelectedParcels
- vParcels_Buffer
- ParcelsInBufferOutput
- Parcels
- Streets Names
- Future Village Centers
- Future Land Use**
 - Governmental/Institutional
 - Highway Commercial/Services
 - Industrial
 - Mixed Plan Development
 - Multifamily
 - Neighborhood Commercial/Services
 - Open Space
 - Residential Less Than 10.39 Units Per Acre
 - Right Of Way
 - Single Family Residential 3.63 To 1 Unit Per Acre
 - Single Family Residential 7.26 To 3.64 Unit Per Acre
 - Single Family Residential Less Than 1 Unit Per Acre
 - Single/Two Family Residential Less Than 10.89 Units Per Acre
 - Special Redevelopment Area
 - Water
 - Street Names
 - Red: Red
 - Green: Green
 - Blue: Blue

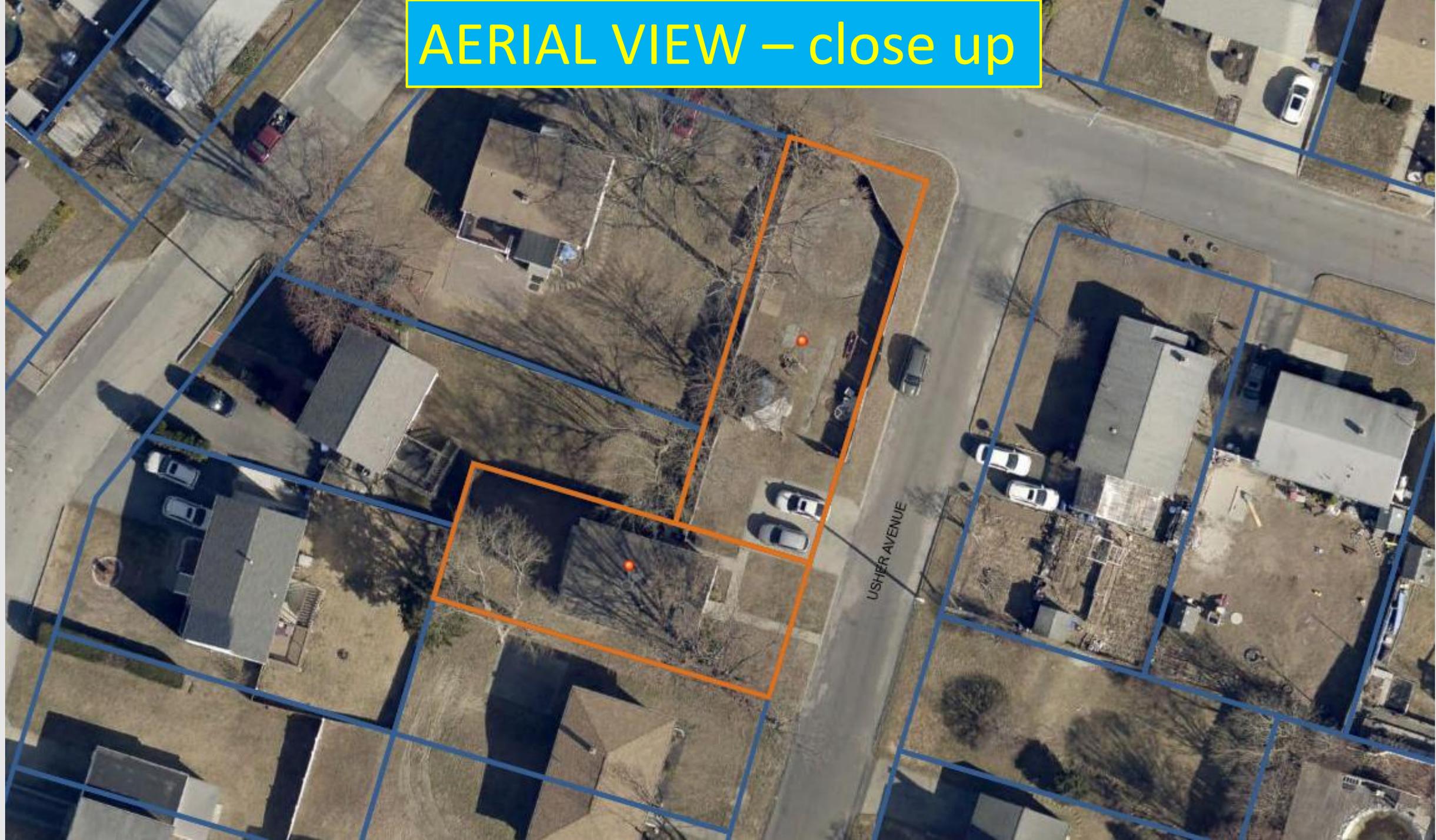
This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the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



AERIAL VIEW - neighborhood



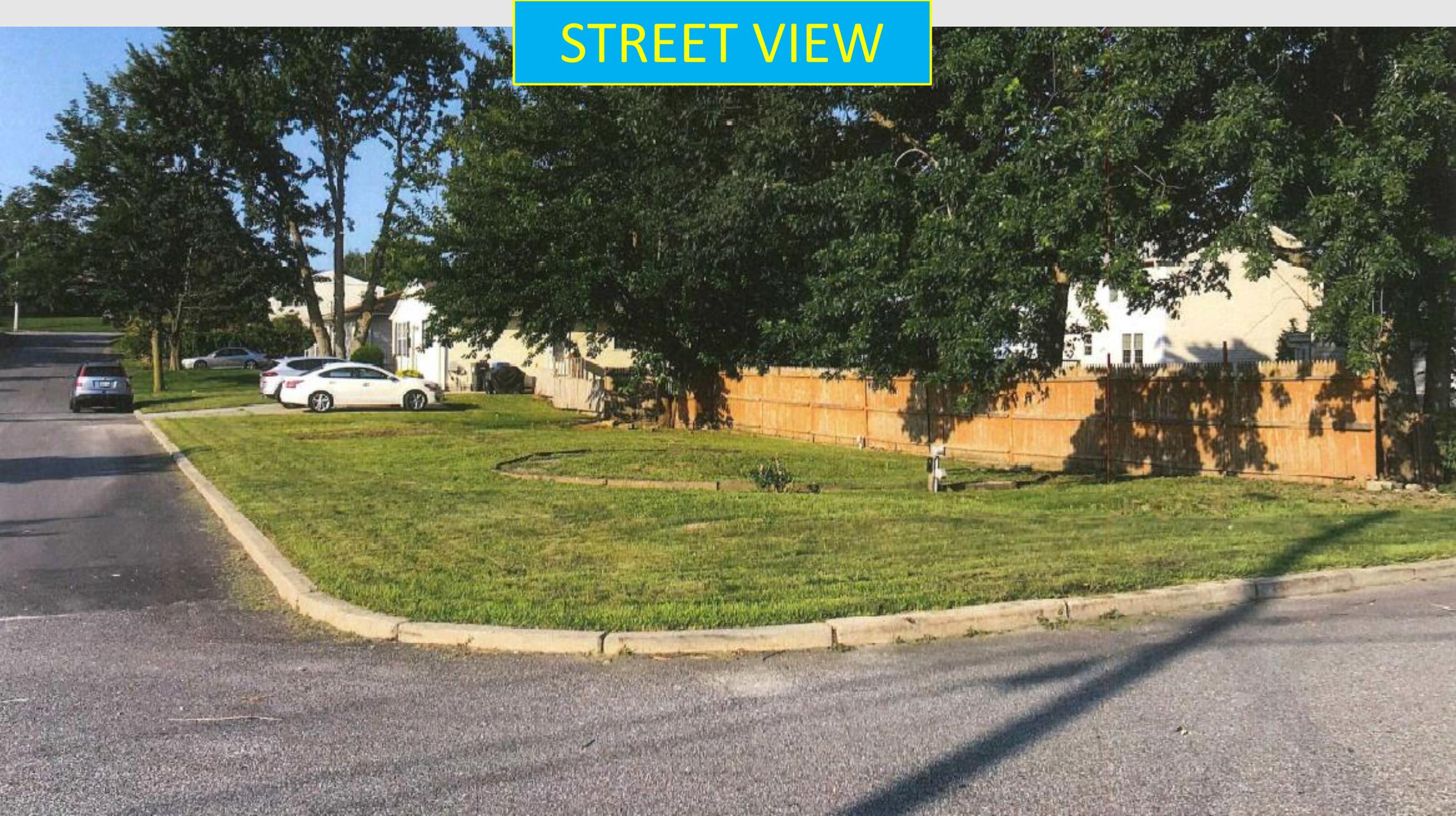
AERIAL VIEW – close up



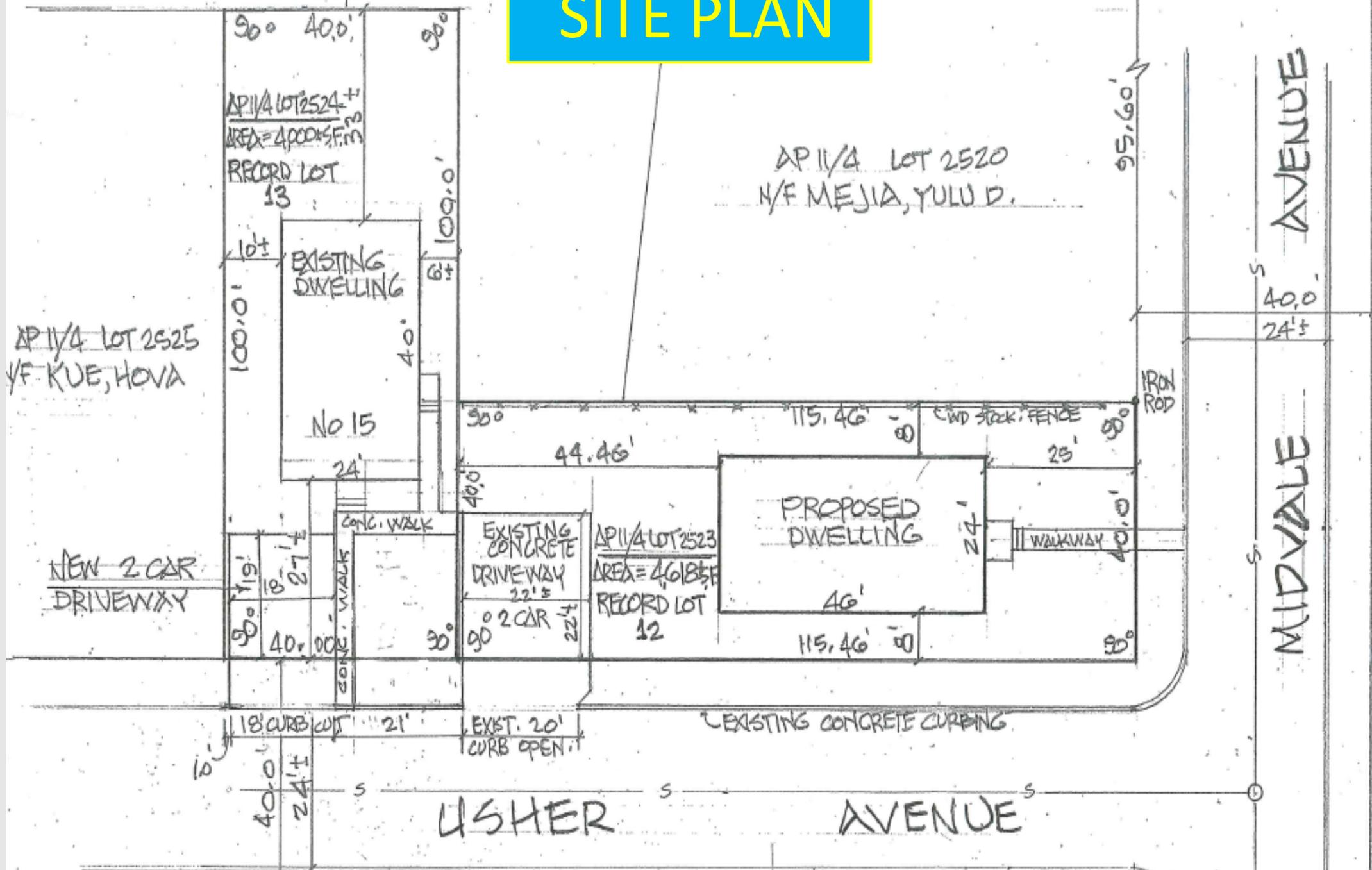
3-D AERIAL VIEW



STREET VIEW



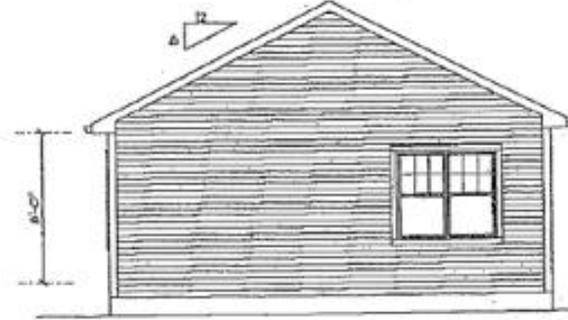
SITE PLAN



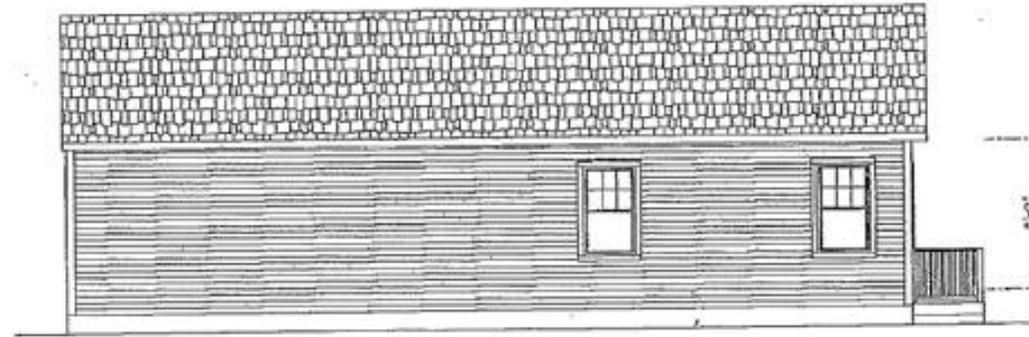
ELEVATIONS



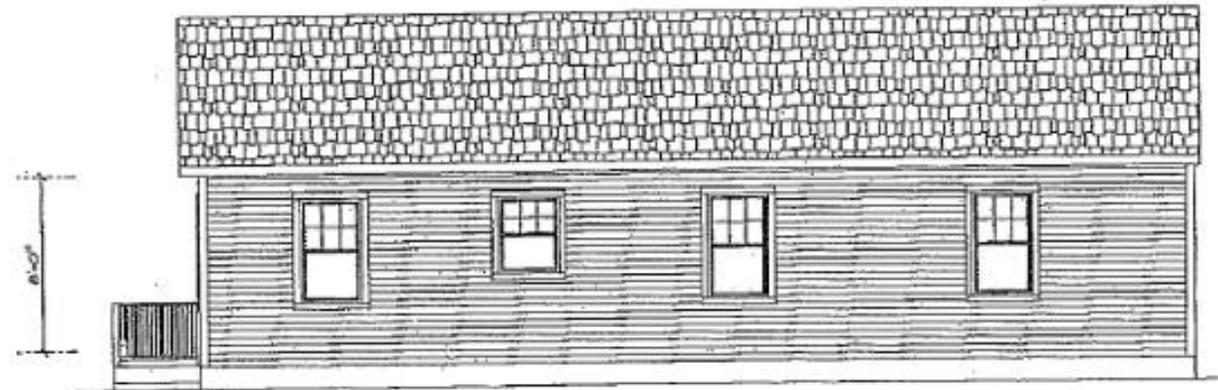
FRONT ELEVATION 1/4"=1'-0"



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



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



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

Key Facts

- The proposed home would encroach 17' into the 25' front setback from Usher Ave. It could be located 3' closer to the interior side lot line due to the reduced setback provision in 17.20.090 (F);
- The surrounding area has a range of lot shapes and sizes, including undersized lots, encroachments into setbacks on corner lots, and a buildable undersized lot directly across the street;
- The proposed density of 10.12 units/acre is *inconsistent* with the FLUM prescribed density of 7.26 to 3.64 units/acre;
- The off-street parking requirements are met for both proposed lots.

Staff Analysis

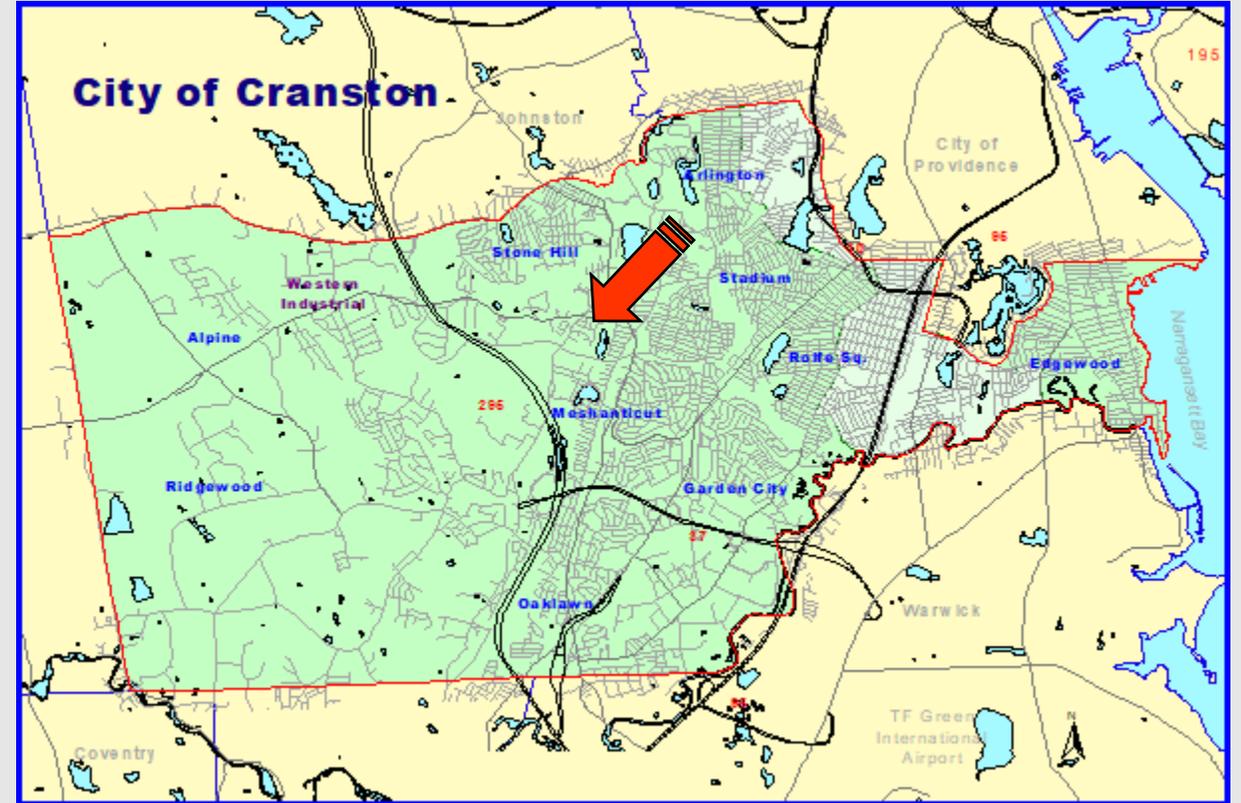
- The substandard lot dimensions proposed for 15 Usher Ave & 0 Midvale Ave are consistent with the character with the surrounding area;
- The proposal is consistent with several policies in the Comprehensive Plan, including but not limited to HG-4, HP-4.1, HP-4.6;
- Cranston is experiencing a significant housing shortage;
- It is *inconclusive* whether the encroachment into the front setback will negatively impact the aesthetic character of the area.

Recommendation

Due to the findings that the relief would be consistent with housing policy in the Comprehensive Plan and that the substandard lot dimensions would not be out of character with the surrounding area, staff recommends the Plan Commission forward a *positive recommendation* on the applications to the Zoning Board of Review.

29 Carpathia Road Dimensional Variance Application

- Owner/app:** James J. & Vanessa Jaworski
- Location:** 29 Carpathia Rd (AP 12 Lots 2354, 2355, and 2356)
- Zone:** A-6 (SF Res on min 6,000 ft² lots)
- FLU:** SF Res 7.26-3.64 units/acre
- Summary:** Applicant seeks relief to construct a garage addition to a single-family house that encroaches into the front setback. [17.20.120 – Schedule of Intensity]



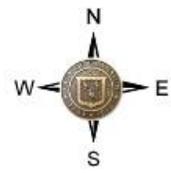
ZONING MAP



- Legend**
- vParcels_Buffer
 - UserSelected...
 - ParcelsInBuff...
 - Parcels
 - Streets Names
 - Cranston_Bo...
 - Hydro Lines 2001
 - Hydro Poly 2001**
 - Stream/Water Body
 - Swamp
 - Zoning Dimensions
 - Historic Overlay District
 - C5
 - M1
 - M2
 - EI
 - MPD
 - S1
 - Other
 - Plat Bounds
 - Red: Red
 - Green: Green
 - Blue: Blue
- Zoning**
- none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4

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 warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

FUTURE LAND USE MAP



- Legend
- vParcels_Buffer
 - UserSelected...
 - ParcelsInBuff...
 - Parcels
 - Streets Names
 - Cranston_Bo...
 - Hydro Lines 2001
 - Hydro Poly 2001
 - Stream/Water Body
 - Swamp
 - Zoning Dimensions
 - Historic Overlay District
 - Zoning
 - none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - EI
 - MPD
 - S1
 - Other
 - Future Village Centers
 - Future Land Use
 - Governmenta...
 - Highway
 - Commercial/...
 - Industrial
 - Mixed Plan Development
 - Multifamily
 - Neighborhood Commercial/...
 - Open Space
 - Residential Less Than 10.39 Units Per Acre
 - Right Of Way
 - Single Family Residential 3.63 To 1 Unit Per Acre
 - Single Family Residential 7.26 To 3.64 Unit Per Acre
 - Single Family Residential Less Than 1 Unit Per Acre
 - Single/Two Family Residential Less Than 10.89 Units Per Acre
 - Special Redevelom... Area
 - Water
 - Plat Bounds
 - Red: Red
 - Green: Green
 - Blue: Blue

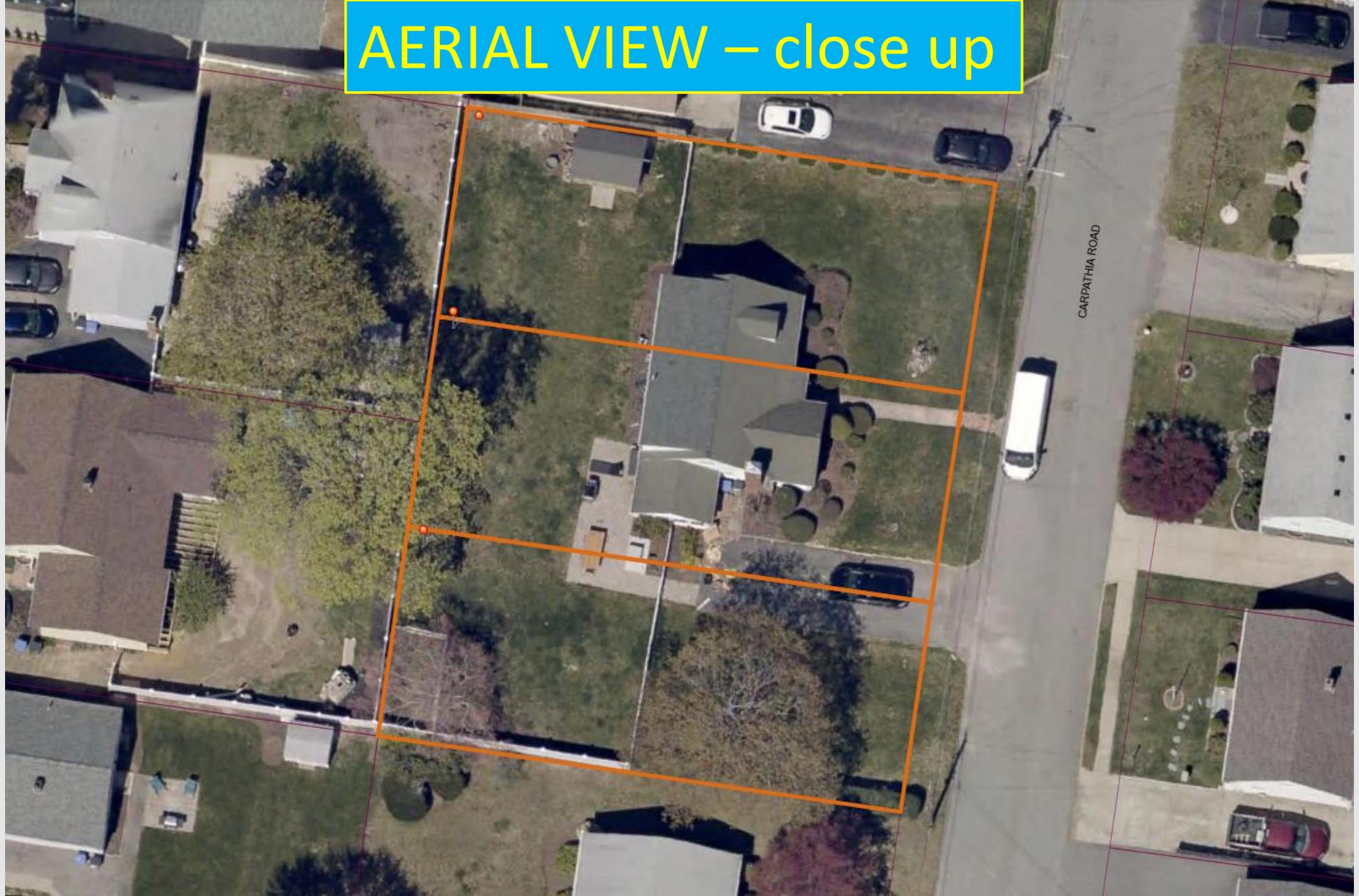
0 0.025 0.05 0.075 mi

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 warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

AERIAL VIEW - Neighborhood



AERIAL VIEW – close up



3-D AERIAL VIEW



STREET VIEW



SITE PLAN

AP 12 LOT 2365
n/f
CAITLIN
d.b. 4693 pg 109

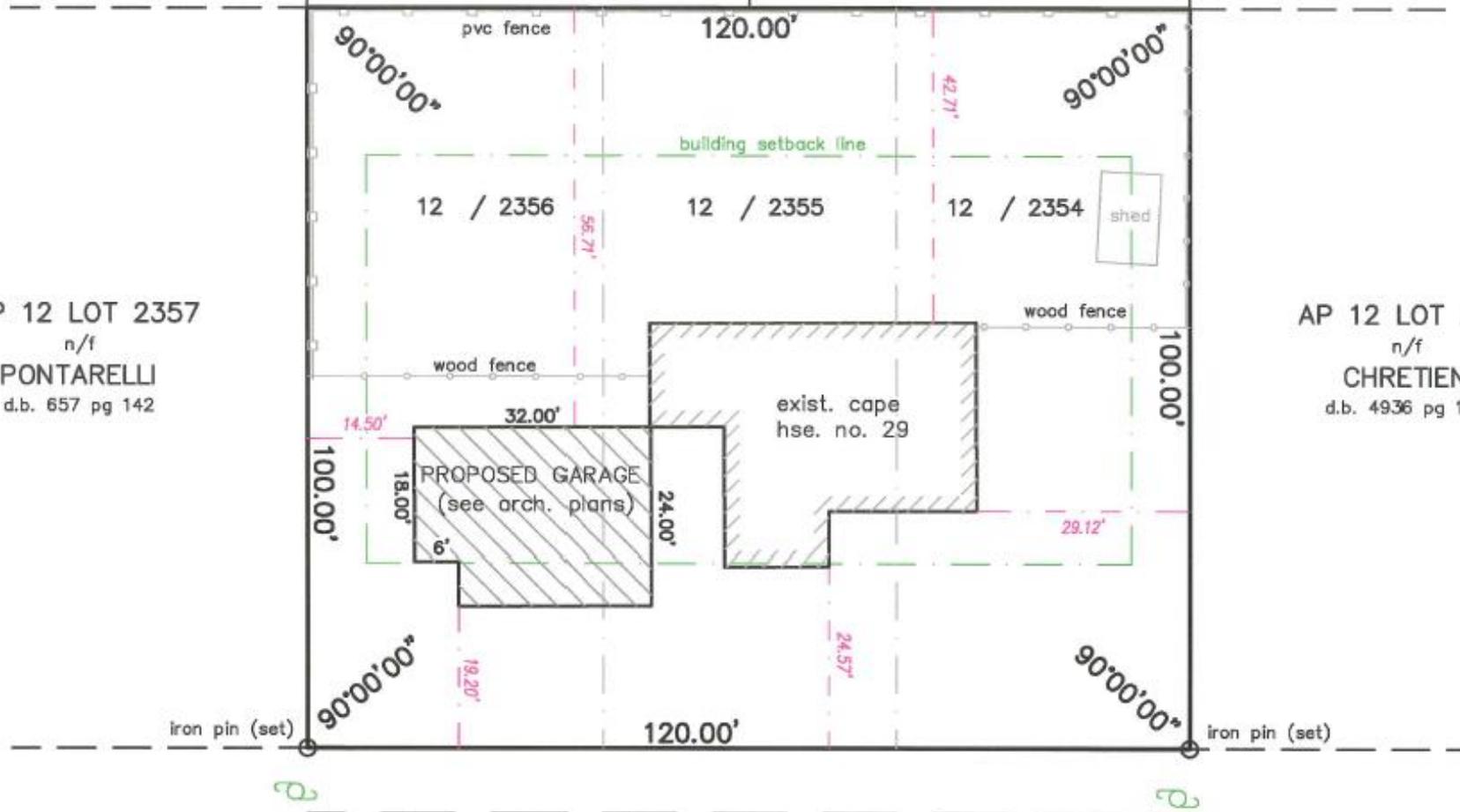
AP 12 LOT 2366
n/f
NADEAU
d.b. 6257 pg 306

AP 12 LOT 2368
n/f
LEONARD
d.b. 5386 pg 21

AP 12 LOT 2369
n/f
RIGNEY / DIONIZIO
d.b. 5445 pg 163

AP 12 LOT 2357
n/f
PONTARELLI
d.b. 657 pg 142

AP 12 LOT 2353
n/f
CHRETIEN
d.b. 4936 pg 190



CARPATHIA ROAD
(public 40' wide)

ELEVATIONS



1 FRONT (EAST) ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



3 REAR (WEST) ELEVATION
Scale: 1/4" = 1'-0"



4 RIGHT (NORTH) ELEVATION
Scale: 1/4" = 1'-0"

Key Facts

- The subject site (AP 12, Lots 2354-56) is comprised of three substandard lots that are merged to form one conforming lot of 12,000 ft₂ in an A-6 zone.
- The proposed garage would encroach 6' into the 25' front setback from Carpathia Road.
- Garages are prevalent throughout the neighborhood; 7 out of 10 houses with frontage on Carpathia Rd have either attached or detached garages.
- The proposed 672 ft₂ garage to the parcel, which already hosts an existing 1,088 ft₂ single-family house, will increase the lot coverage from 9% to 14%. This remains well below the maximum allowable lot coverage (30%) in an A-6 zone.

Staff Analysis

- Staff believes that granting relief to allow a 6-foot encroachment into the front setback would not significantly detract from the visual qualities of the neighborhood.
- The addition of a garage would be consistent with the character of the neighborhood, as both attached and detached garages are prevalent in the area.
- Granting relief would be generally consistent with the Comprehensive Plan's Land Use 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).
- Although there appears to be enough room to build the garage within all setbacks, Planning staff's purview does not extend to determinations of matters such as hardship, which are the domain of the Zoning Board of Review.

Recommendation

Due to the findings that the application is generally consistent with the Comprehensive Plan and 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.