

City Planning Department



Memo **REVISED**

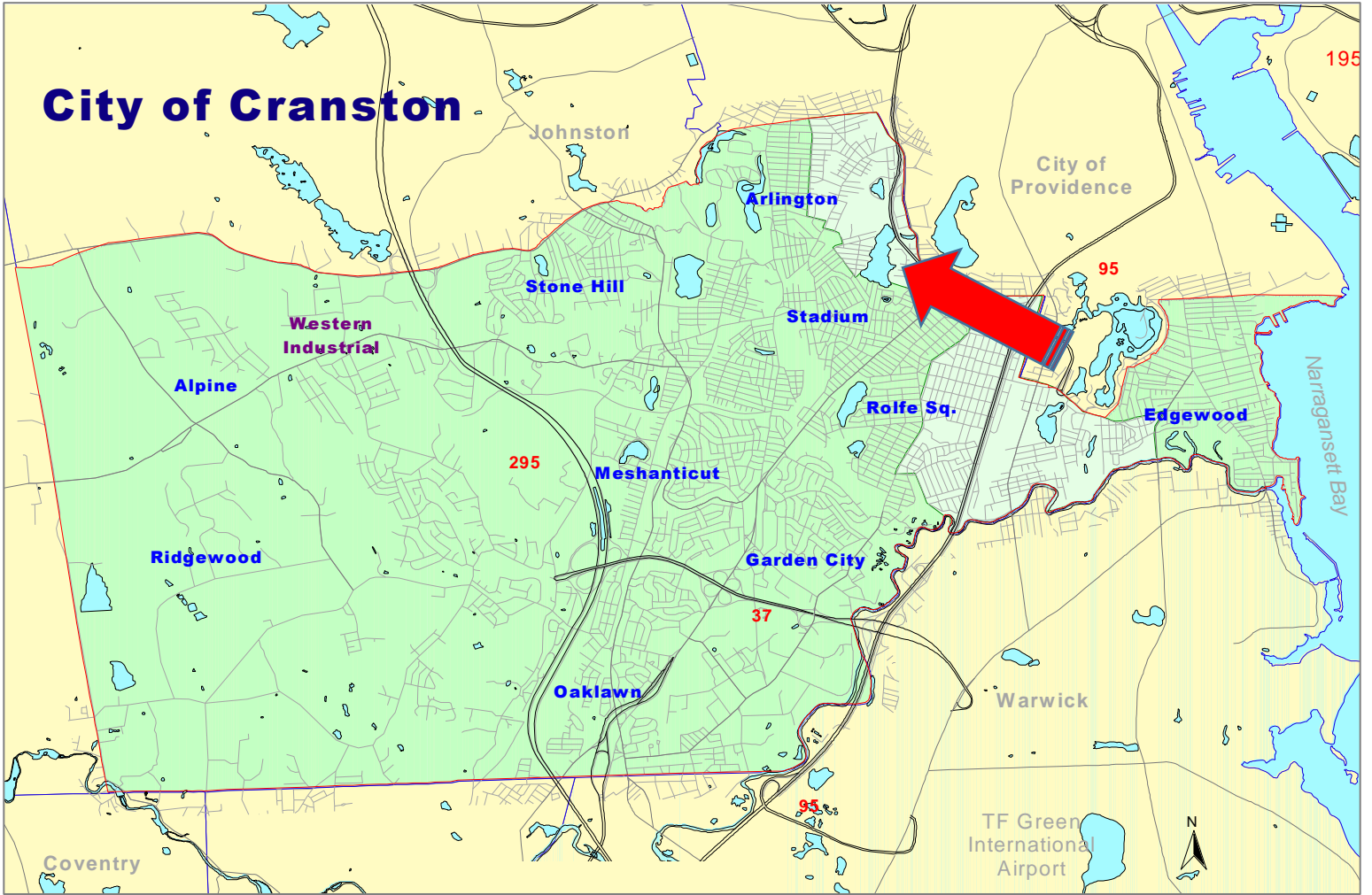
To: Cranston City Plan Commission
From: Amelia Lavalley – Interim Planning Technician
Date: August 1st, 2023
Re: Dimensional variance request (Construct a single family home on an undersized lot with restricted width and frontage) @ 0 Dyer Avenue

Owner/App: Papillon Home Solutions, LLC
Location: 0 Dyer Avenue - AP 8, Lot 1386
Zone: B-1 (Single-family and two-family dwellings)
FLU: Single/Two-Family Residential Less Than 10.89 units/acre

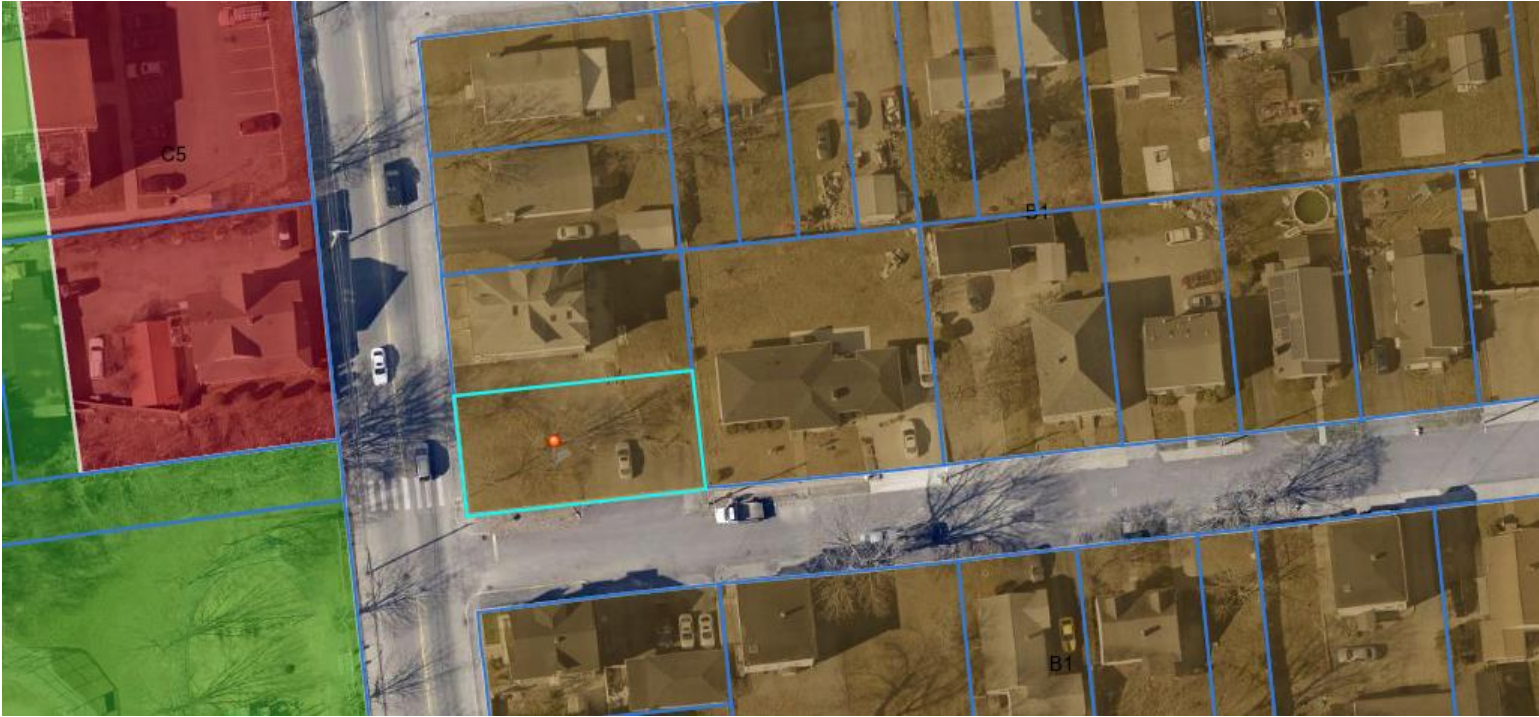
DIMENSIONAL VARIANCE REQUEST:

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. To allow a two-family dwelling on an undersized lot (5,000) ft² where (6,000) ft² is required [Section 17.20.090 – Specific Requirements, Section 17.20.120 Schedule of Intensity Regulations]
3. ~~To allow a portion of the proposed structure to be 18.5 feet from the rear lot line where 20 feet is required [Section 17.20.120 Schedule of Intensity Regulations]~~
4. To allow restricted lot width and frontage of fifty (50) ft. where sixty (60) ft. is required [Section 17.20.120 Schedule of Intensity Regulations]
5. To allow the corner lot front setback to be 16 feet where 25 feet is required [Section 17.20.120 Schedule of Intensity Regulations]

LOCATION MAP



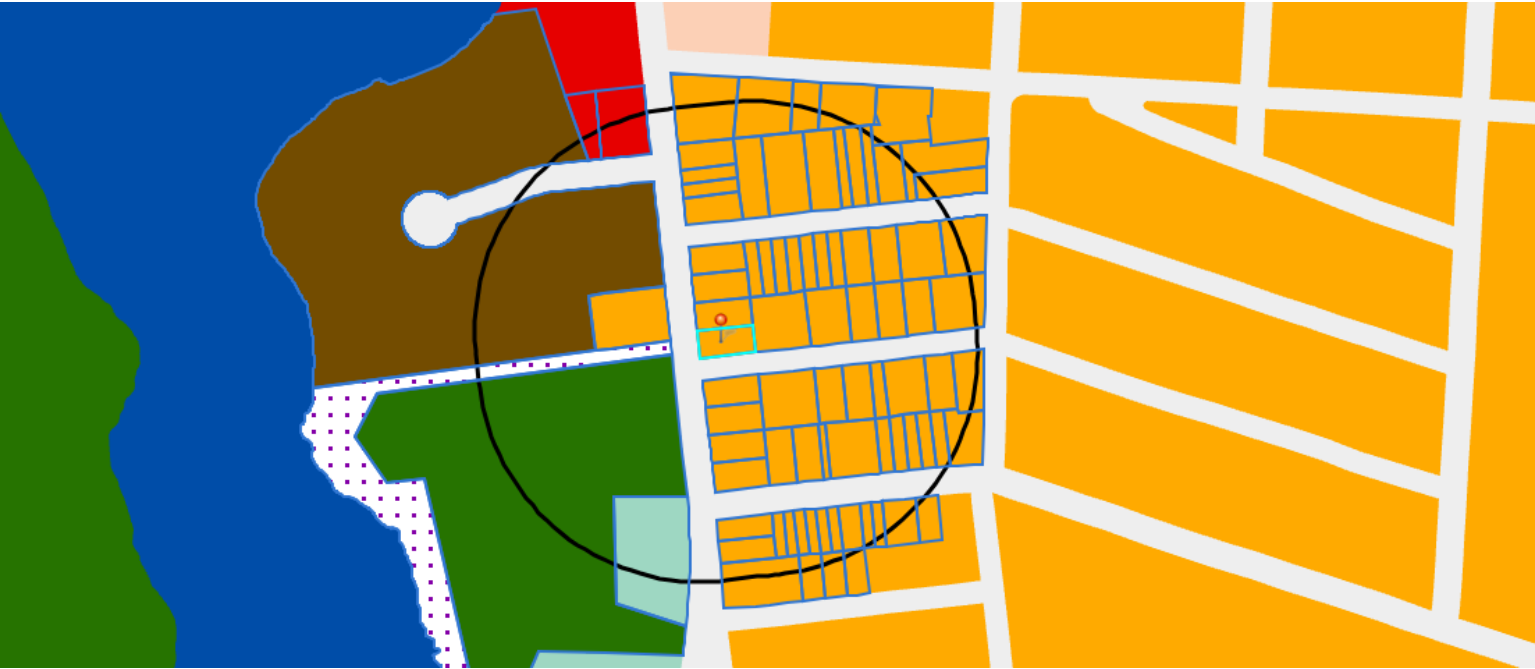
AERIAL VIEW



ZONING MAP



FUTURE LAND USE MAP



STREET VIEW

(from Dyer Avenue)



STREET VIEW
(from Lookout Avenue)



Google

DIMENSIONAL CONFORMANCE SURVEY

REFERENCE:

1. DEED BK. 0653 PG. 129
2. LOTS 545 AND 548 ON "CHESTNUT HILL, ARLINGTON, R.I. BY J.A. LATHAM, MARCH 1902" WHICH IS RECORDED ON PLAT CARD 112
3. AN UNRECORDED SURVEY ENTITLED "BOUNDARY STAKEOUT SURVEY AP 8-3 LOT 1351, 1352, AND 1353 87 OLD OAK AVENUE, CRANSTON PREPARED BY OCEAN STATE PLANNERS, INC. JOB # 9814"

NOTE:
PARCEL IS IN A B-1 ZONE, FOR WHICH NO MULTI-FAMILY USE IS PROVIDED. B-2 ZONE BEGINS 6 BLOCKS (~1300') AWAY

ZONING DISTRICT B-2

- THREE FAMILY**
- MINIMUM LOT AREA: 14,000 S.F.***
 - MINIMUM LOT FRONTAGE: 60 FT.
 - MINIMUM SETBACKS: FRONT: 25 FT.
 - SIDE: 8 FT.
 - REAR: 20 FT.
 - MAXIMUM STRUCTURE HEIGHT: 35 FT.
 - MAXIMUM LOT COVERAGE: 50%
 - ***SEE FORMULA SECTION 17.20.090(a)
- SINGLE FAMILY**
- MINIMUM LOT AREA: 6,000 S.F.
 - MINIMUM LOT FRONTAGE: 60 FT.
 - MINIMUM SETBACKS: FRONT: 25 FT.
 - SIDE: 8 FT.
 - REAR: 20 FT.
 - MAXIMUM STRUCTURE HEIGHT: 35 FT.
 - MAXIMUM LOT COVERAGE: 35%

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 7/12/23
RICHARD T. BZYDRA, PLS. LICENSE #1785; COA # LS-A10

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELAT TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

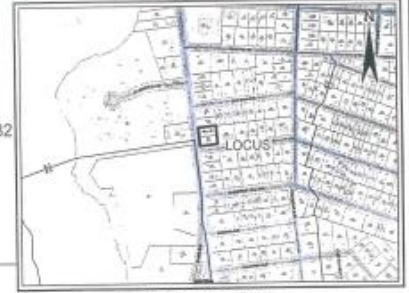
DRILL HOLE FOUND
50.00'

IRON PIPE FOUND

A.P. 8-3 / LOT 1384
N/F
ALFRED N. &
LORETTA R. CONTI

A.P. 8-3 / LOT 1382
N/F
JULIO A. FELIZ

A.P. 8-3 / LOT 1387
N/F
ARGEL & BRIAN
GUTIERREZ



LOCUS MAP
NOT TO SCALE

[Signature]
7/12/23

DYER AVENUE
(50' PUBLIC)

LOOKOUT AVENUE
(40' PUBLIC)

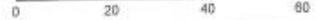
DIMENSIONAL CONFORMANCE SURVEY

A.P. 8-3 / LOT 1385 & 1386
592 DYER AVENUE
CRANSTON
SCALE: 1"=20' DATE: JULY 5, 2023

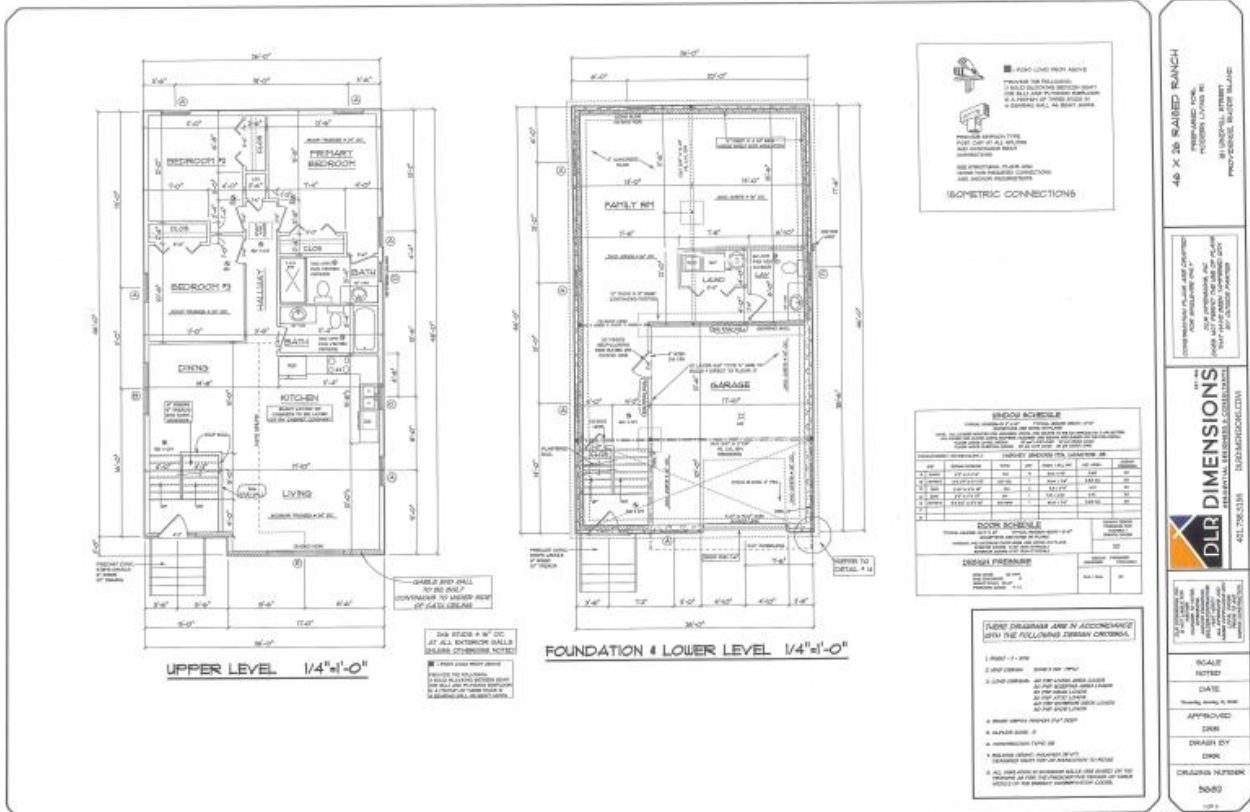
PREPARED FOR:
PAPILLON HOME SOLUTIONS LLC.
300 CENTREVILLE ROAD WARWICK, RI 02886
SUMMIT EAST SUITE 320
401-243-3590
PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 483-8696 info@osplanners.com

JOB NO. 10585 / DWG. NO. 10585 - C1 - (BMB)

GRAPHIC SCALE: 1" = 20'



PROPOSED FLOOR PLAN



PLANNING STAFF FINDINGS

1. The applicant seeks to build a single-family dwelling on a vacant lot at 0 Dyer Avenue (AP 8, Lot 1386).
2. The subject parcel (AP 8, Lot 1386) is located on two adjacent, substandard lots (each with 5,000 ft² of area) in the B-1 zone (Single-family and two-family dwellings).
 - a. In the B-1 zone a single-family dwelling requires a minimum lot size of 6,000 ft² thus the applicant seeks a variance for lot size [Section 17.20.090 – Specific Requirements, Section 17.20.120 Schedule of Intensity Regulations].
3. The applicant seeks dimensional relief from the following requirements;
 - a. ~~To allow a portion of the proposed structure to be 18.5 feet from the rear lot line where 20 feet is required [Section 17.20.120 Schedule of Intensity Regulations].~~
 - b. **To allow restricted lot width and frontage of 50 ft. where 60 ft. is required [Section 17.20.120 Schedule of Intensity Regulations].**
 - c. **To allow the corner lot front setback to be 16 feet where 25 feet is required [Section 17.20.120 Schedule of Intensity Regulations].**
4. The average size of the twenty-seven (27) single-family residential lots within 400' radius is 6,257 +/- square feet. Of the twenty-seven (27) single family residential lots, nineteen (19) of them contain 5,000 square feet or less.
5. The Future Land Use Map designates this area as Single/Two-Family Residential Less Than 10.89 units/acre. This request would amount in a density designation of 8.71 units/acre.
6. Granting relief would be generally consistent with the following Comprehensive Plan elements and goals; Land Use Element Principle 4, to *“Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life.”* (p. 34), Housing Goal 4, to *“Promote housing opportunity for a wide range of household types and income levels.”*

PLANNING ANALYSIS

Staff finds that the request is consistent with the Comprehensive Plan Future Land Use Map designation as Single/Two-Family Residential Less Than 10.89 units/acre, as the proposed structure would have a density designation of 8.71 units/acre.

The proposal is consistent with the aforementioned housing goals (LUP 4, HG 4) as the conversion request remains in character with the density of the surrounding neighborhood and creates an additional housing opportunity within central Cranston.

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 the City at a scale and intensity that is consistent with the existing neighborhood.

RECOMMENDATION

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