

City Planning Department



Memo **REVISED**

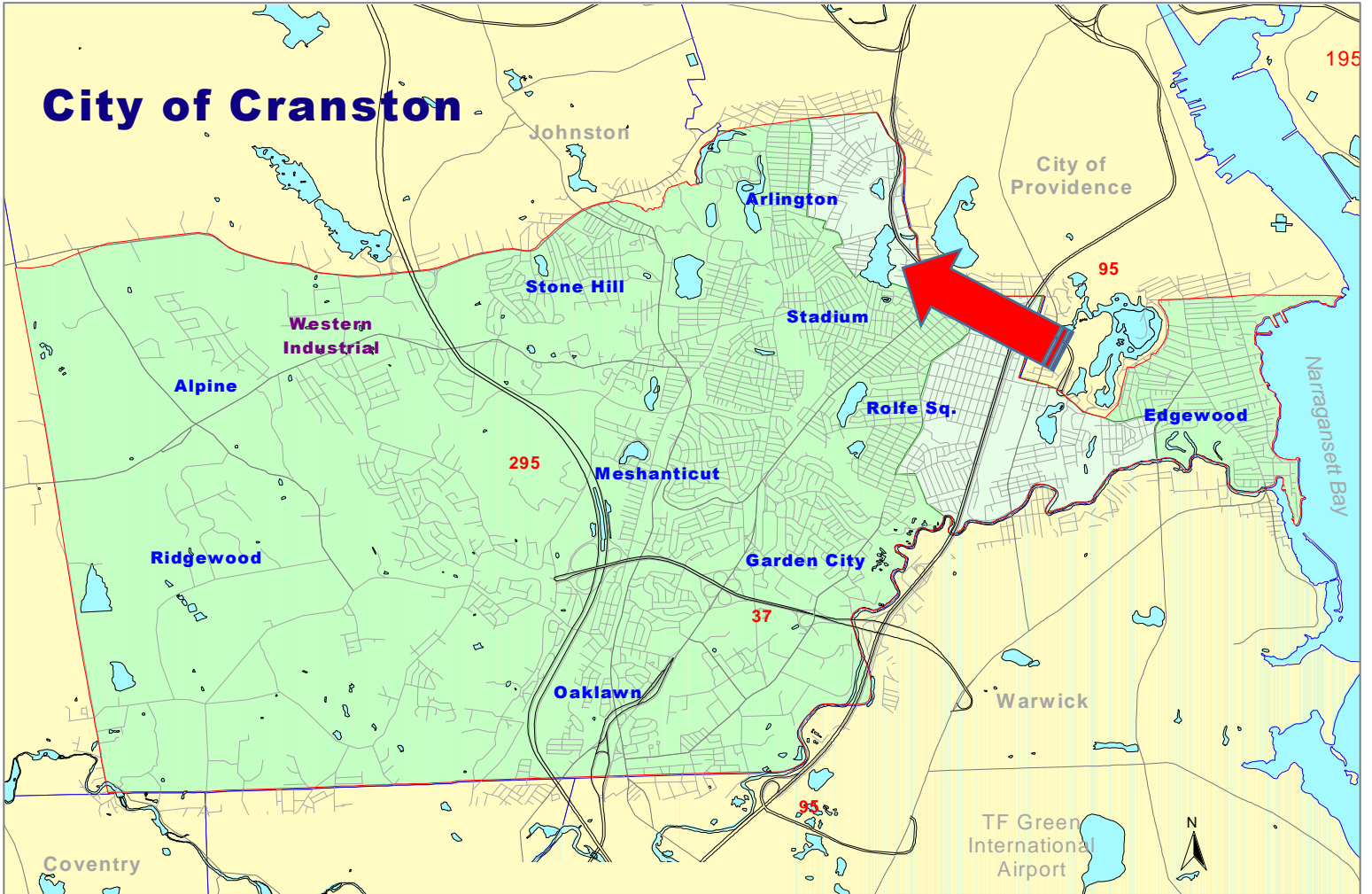
To: Cranston City Plan Commission
From: Amelia Lavalley – Interim Planning Technician
Date: August 1st, 2023
Re: Dimensional variance request (Conversion from a three-family dwelling to a two-family)
@ 592 Dyer Avenue

Owner/App: Papillon Home Solutions, LLC
Location: 592 Dyer Avenue - AP 8, Lot 1385
Zone: B-1 (Single-family and two-family dwellings)
FLU: Single/Two-Family Residential Less Than 10.89 units/acre

DIMENSIONAL VARIANCE REQUEST:

1. To allow the existing dwelling to maintain a side setback of ~~(6.6 ft.)~~ **(5.2 feet)** where 8 feet is required [Section 17.20.120 Schedule of Intensity Regulations]
2. ~~To allow the existing dwelling to maintain a portion of the structure to have a rear setback of (4 ft.) where 20 feet is required [Section 17.20.120 Schedule of Intensity Regulations]~~
3. To allow the existing dwelling to maintain a pre-existing front yard setback of ~~(23.5 ft.)~~ **(15.3 feet)** where 25 feet is required [Section 17.20.120 Schedule of Intensity Regulations]
4. To allow a two-family dwelling on (5,000) ft² where (8,000) ft² is required [Section 17.20.090 – Specific Requirements, Section 17.20.120 Schedule of Intensity Regulations]

LOCATION MAP



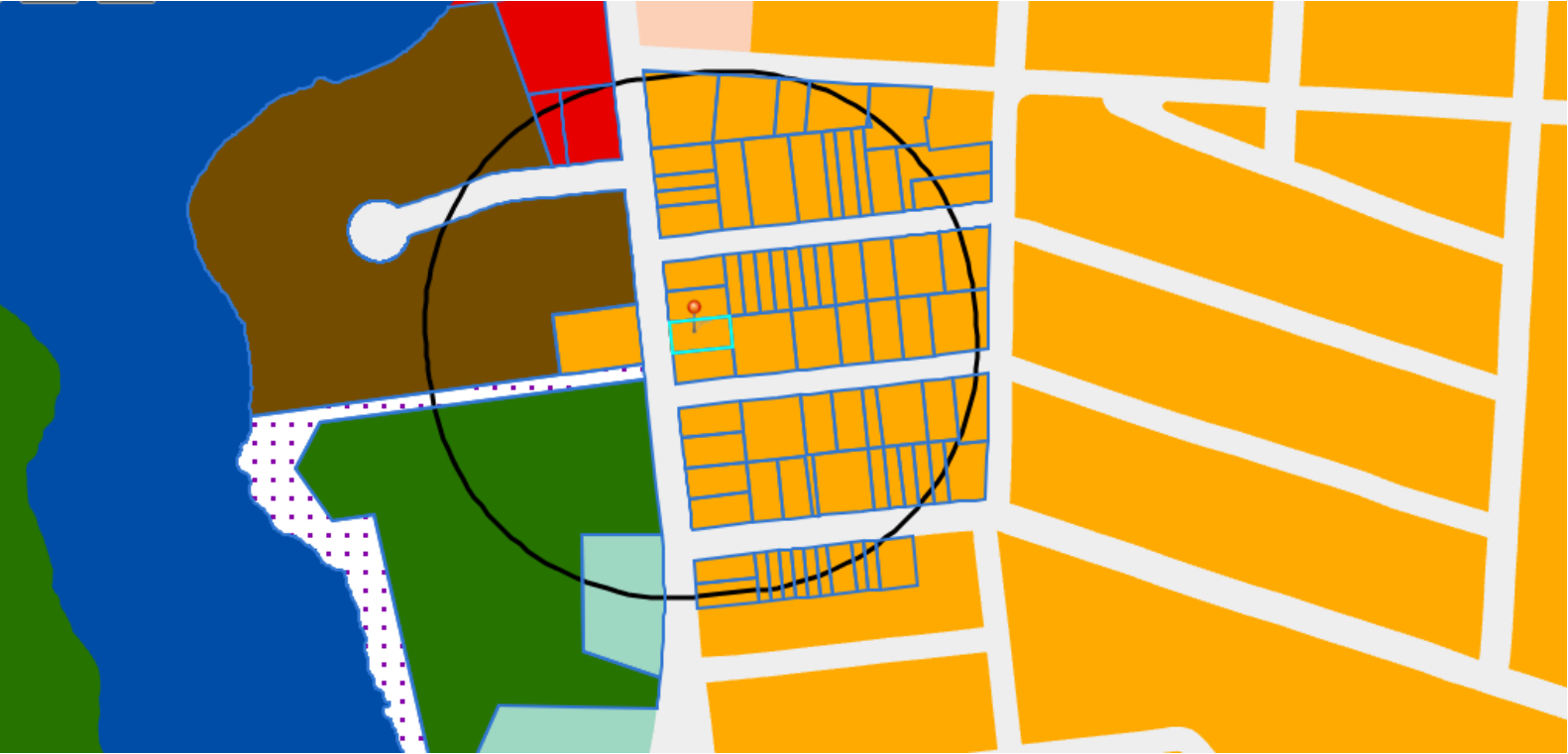
AERIAL VIEW



ZONING MAP



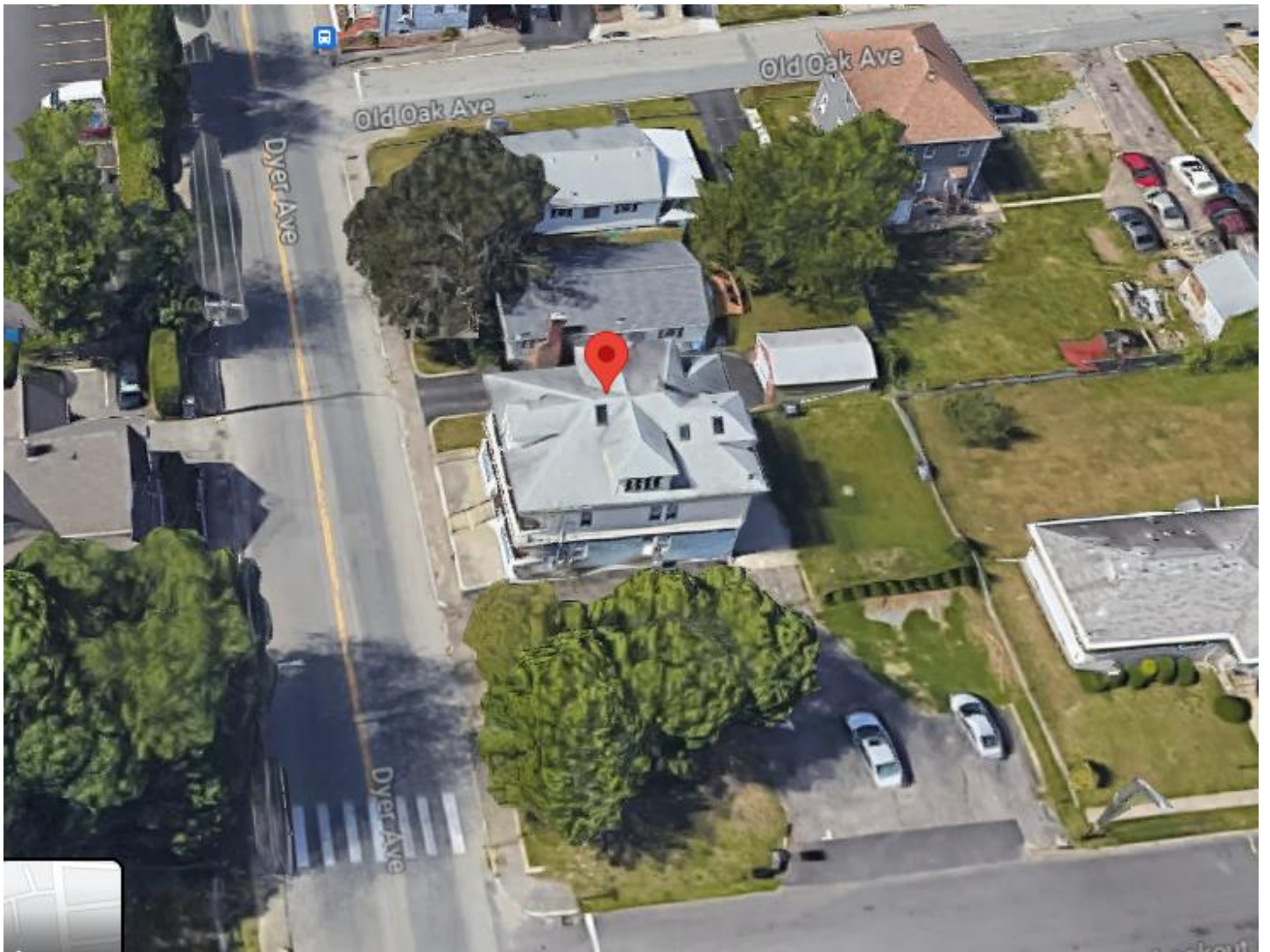
FUTURE LAND USE MAP



STREET VIEW



3-D AERIAL VIEW



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. BZDYRA, 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)

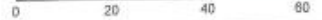
DIMENSIONAL CONFORMANCE SURVEY

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'



PLANNING STAFF FINDINGS

1. The applicant seeks to convert an existing three-family dwelling to a two-family dwelling located at 592 Dyer Avenue (AP 8, Lots 1385).
 - a. For context, in 2001 the Zoning Board of Review approved a request to convert this property, formerly an office, to a residential apartment with an additional unit.
2. The applicant seeks dimensional relief from side, front, ~~and rear~~ setback requirements.
 - a. To allow the existing dwelling to maintain a side setback of ~~(6.6 ft.)~~ **(5.2 feet)** where 8 feet is required [Section 17.20.120 Schedule of Intensity Regulations]
 - b. To allow the existing dwelling to maintain a pre-existing front yard setback of ~~(23.5 ft.)~~ **(15.3 feet)** where 25 feet is required [Section 17.20.120 Schedule of Intensity Regulations]
3. The average size of the twenty-two (22) two-family residential lots within 400' radius is 6,497 +/- square feet. Of the twenty-two (22) two family residential lots, eleven (11) of them contain 5,000 square feet or less.
4. 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 17.4 units/acre, a less intense density designation than the existing 26.14 units/acre.
5. 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

According to records of the property, the existing three-family house was initially built in 1919 as an office, over time being converted to a two-family, then three-family home as indicated by the property's title card. Staff does not find that the request to convert the existing home from a three-family to a two-family dwelling will alter the character of the surrounding neighborhood.

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 a housing opportunity for a different need.

Staff finds that although the request is technically inconsistent with the Comprehensive Plan Future Land Use Map designation as Single/Two-Family Residential Less Than 10.89 units/acre, the proposed conversion would have a less dense designation than the existing use as a three-family dwelling, and would be in character within a fairly dense, built neighborhood.

RECOMMENDATION

Due to the findings that the application is generally 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.