

City of Cranston

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# City Plan Commission

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Kenneth J. Hopkins  
Mayor

Jason Pezzullo  
Planning Director



Michael Smith  
Chair

Frederick Vincent  
Vice-Chair

Robert Strom  
Ken Mason

Robert Coupe  
Kathleen Lanphear

Joseph Morales  
Robert DiStefano

Anne Marie  
Maccarone

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June 1, 2021

# 145 Wayland Avenue

## Minor Subdivision with Street Extension - Preliminary Plan & Dimensional Variances

**Owner:** Bryan White

**Applicant:** Gary White

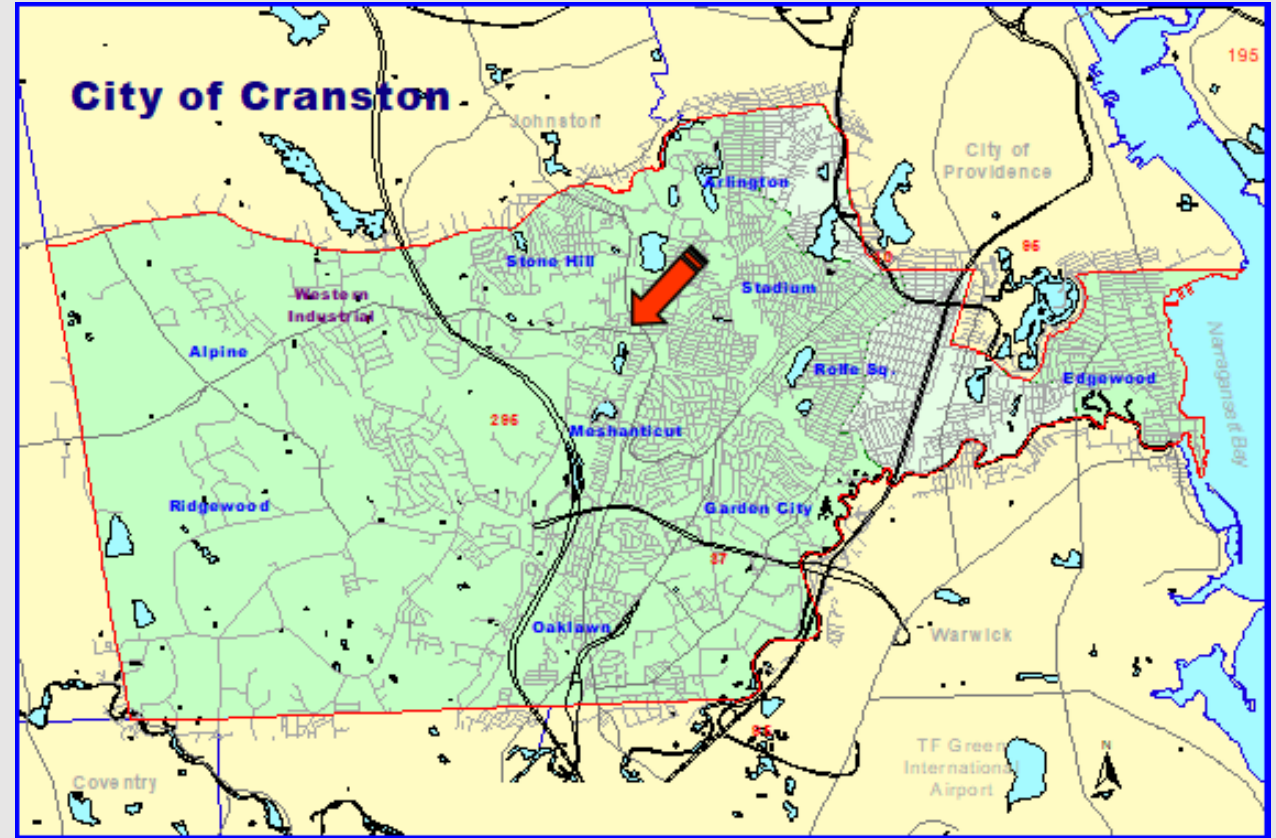
**Location:** 145 Wayland Ve & 0 Elmhurst Ave  
AP 12/5 Lots 294-299

**Zone:** A-6 (Single Fam – 6,000 ft<sup>2</sup> Lots)

**FLU:** Single Fam Res – 7.26–3.63  
Units/Acre

### Subdivision Summary:

Replat/subdivide 26,000 ft<sup>2</sup> site into 2 lots to yield a lot for a two-family.



# VARIANCE REQUESTS

## USE VARIANCE:

### **0 Elmhurst Ave – AP 12 Lots 294, 295 and 296 (New Lot)**

1. To allow a two-family use, a prohibited use in A-6 zoning.

## DIMENSIONAL VARIANCES:

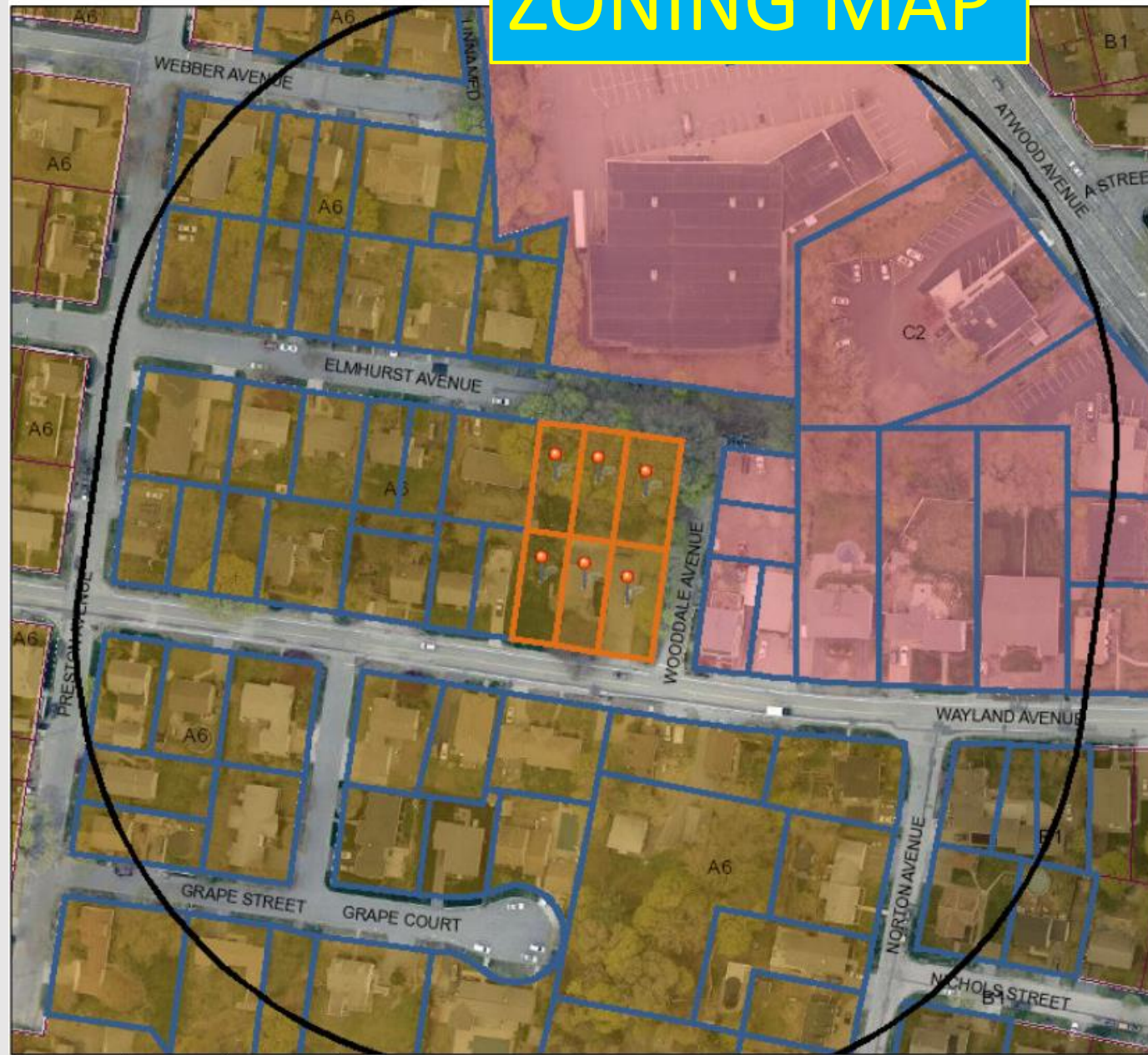
### **0 Elmhurst Ave – AP 12 Lots 294, 295 and 296 (New Lot)**

2. To allow a dwelling to be erected on a lot which does not abut a public street for the full frontage of the lot.
3. To allow a lot to be created with 46' of frontage where 60' is required in A-6 zoning.

### **145 Wayland Ave – AP 12 Lots 297, 298 and 299 (Existing Lot)**

4. To allow an existing single-family residence to encroach 2.87-feet into a required 20-foot rear yard setback created by a proposed subdivision.  
[Section 17.20.120 – Schedule of Intensity]

# ZONING MAP



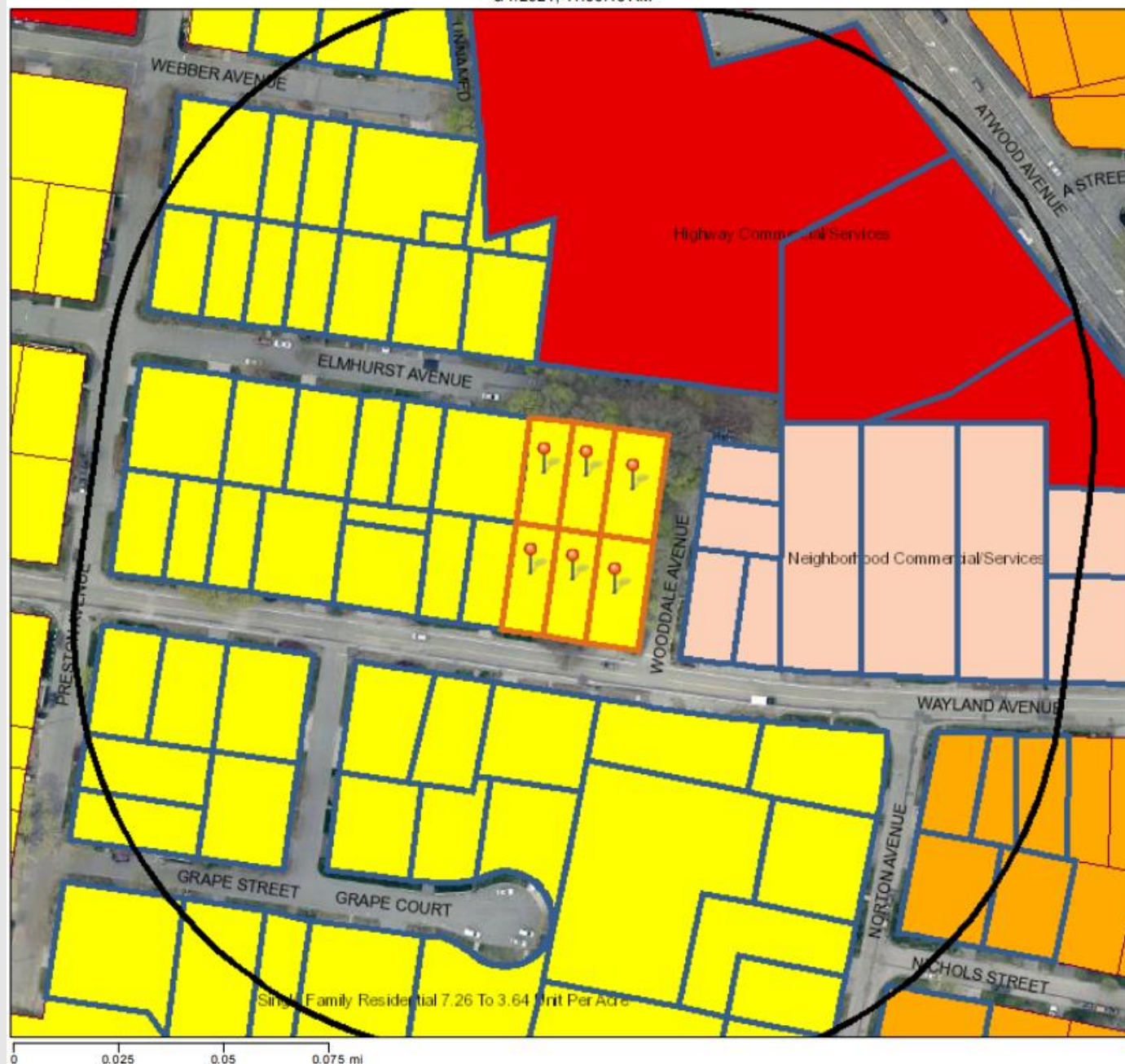
## Legend

- UserSelected... Other
- vParcels\_Buffer Street Names
- ParcelsInBuff... Red: Red
- Parcels Green: Green
- Streets Names Blue: Blue
- Zoning Dimensions
- Historic Overlay
- District

## Zoning

- none
- A80
- A20
- A12
- A8
- A6
- B1**
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1

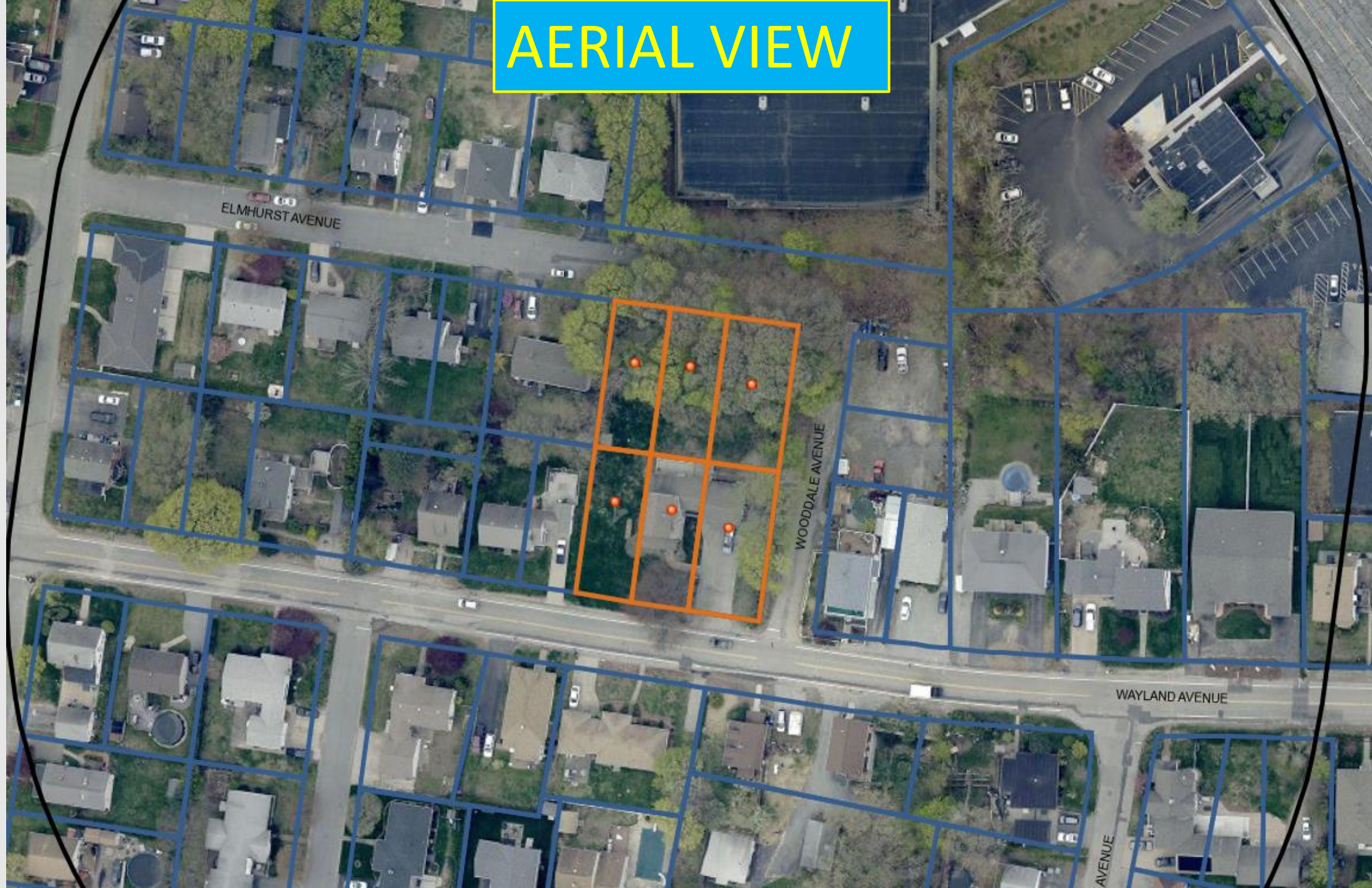
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- |                        |                 |
|------------------------|-----------------|
| UserSelected...        | Single/Two      |
| vParcels_Buffer        | Family          |
| ParcelsInBuff...       | Residential     |
|                        | Less Than       |
| Parcels                | 10.89 Units Per |
| Streets Names          | Acre            |
| Future Village         | Special         |
| Centers                | Redevelopm...   |
|                        | Area            |
| <b>Future Land Use</b> | Water           |
| Governmenta...         | Street Names    |
| Highway                | Red: Red        |
| Commercial/...         | Green: Green    |
| Industrial             | Blue: Blue      |
| 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          |                 |

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# AERIAL VIEW



# 3-D AERIAL VIEW (facing South)



145 Wayland Ave,  
Cranston, RI 02920

Elmhurst Ave

Wayland Ave

55

162

# STREET VIEW (Wayland Ave)



# STREET VIEW (Wayland Ave)



# STREET VIEW (Wooddale Ave)



# STREET VIEW (Proposed Parcel B facing west)



# STREET VIEW (Proposed Parcel B facing south)



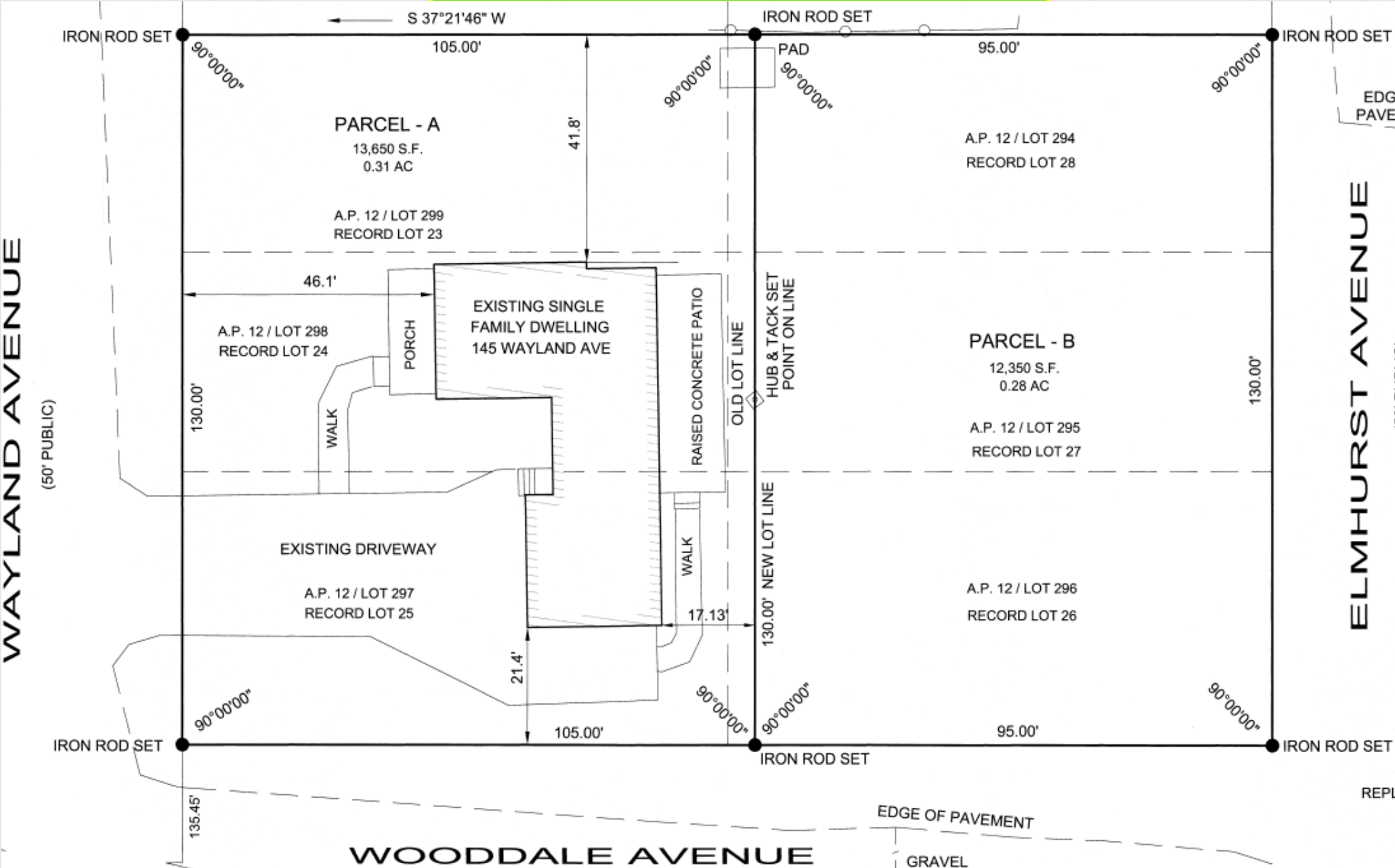
# STREET VIEW (Elmhurst Ave facing east)



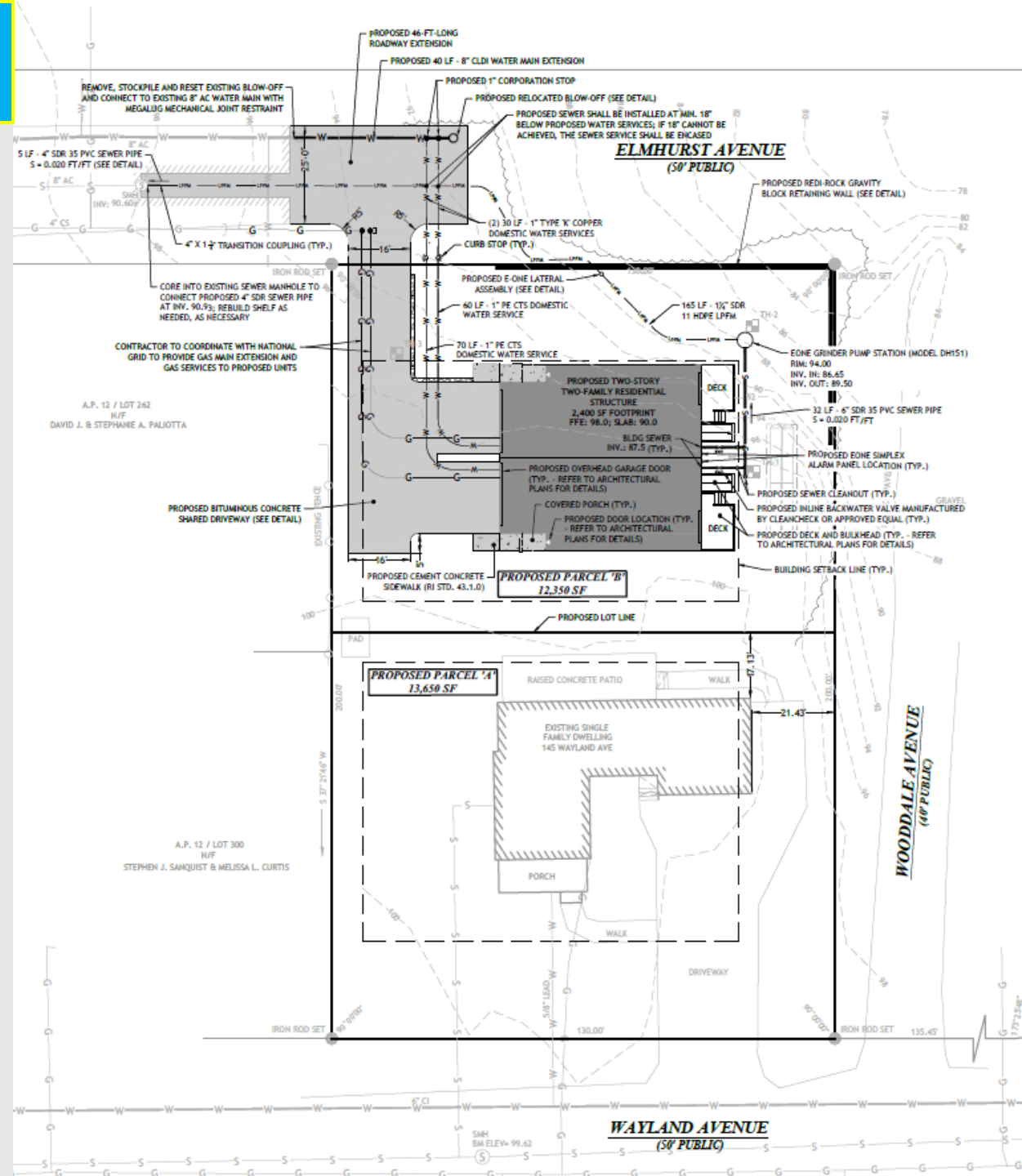
# STREET VIEW (Elmhurst Ave facing east)



# SUBDIVISION PLAN

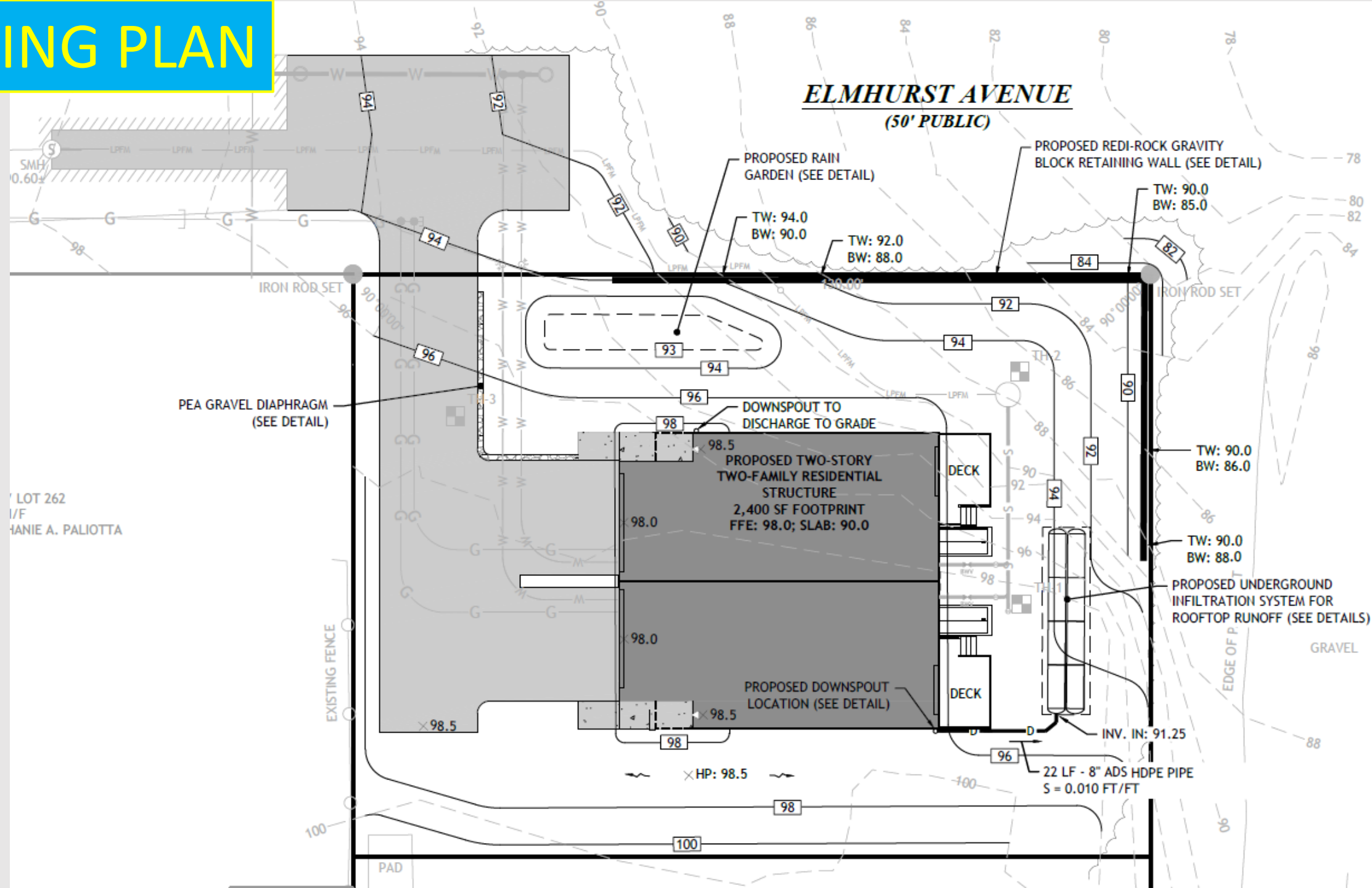


# SITE PLAN



EXISTING FENCE

# GRADING PLAN



# FRONT RENDERING (facing east)



# SIDE/REAR RENDERING (facing northwest)



# Waivers

- Frontage on Improved Streets
- Dead-end Streets and Cul-de-sacs
- Curbs
- Sidewalks

# Subdivision Analysis

- The 26,000 ft<sup>2</sup> could yield 4 lots – only two are proposed (3 dwelling units);
- The Technical Review Committee recommended NOT extending Elmhurst Ave and Wooddale Ave to the extent possible;
- DPW recommends NOT extending Elmhurst Ave and Wooddale Ave;
- The proposed density (5.03 units/acre) is consistent with the FLUM designation of 7.26 to 3.63 unit/acre;
- The proposal is consistent with the Comprehensive Plan housing policies;
- Approval must be conditional to obtaining zoning relief.

# Variance Analysis

- The subdivision design is supported by the Technical Review Committee & DPW *specifically because* it does not require street or public utility extension;
- Denial of the variances would cause more disturbance to the neighbors and have more aesthetic impacts;
- Two-family uses are consistent with the character of the area;
- The rear setback relief is *not* the fault of the applicant;
- The request is consistent with the Comp Plan Land Use Housing Element policies to encourage efficient, less sprawling development thereby consuming less land, minimizing disturbance, and programming construction and maintenance of roadways and utilities (p. 66).
- The request is consistent with the Comp Plan Housing Element which states “subdivision design should be based on its resource quality and livability, and should also allow flexibility in the dimensional standards (emphasis added) and

# Subdivision Recommendation

Staff finds this proposal consistent with the standards for required findings of fact set forth in RIGL Section 45-23-60 as well as with the City of Cranston's Subdivision and Land Development Regulations. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and approve the Preliminary Plan application, with the waivers for curbing, sidewalks, frontage on improved street and dead-end streets & cul-de-sacs as requested, subject to the conditions denoted below:

# Conditions

1. The applicant shall obtain relief from the Zoning Board of Review, as applicable, and shall include the decision letter as part of the Final Plan application.
2. The applicant shall obtain approval from Veolia Water for the sewer design and include the approval letter as part of the Final Plan application.
3. The applicant shall pay the Eastern Cranston Capital Facilities Impact Fee in the amount of \$1,186.92 (\$593.46 per new unit) at the time of Final Plan recording.
4. The applicant shall limit tree disturbance within the City's public right-of-way to the greatest practical extent.

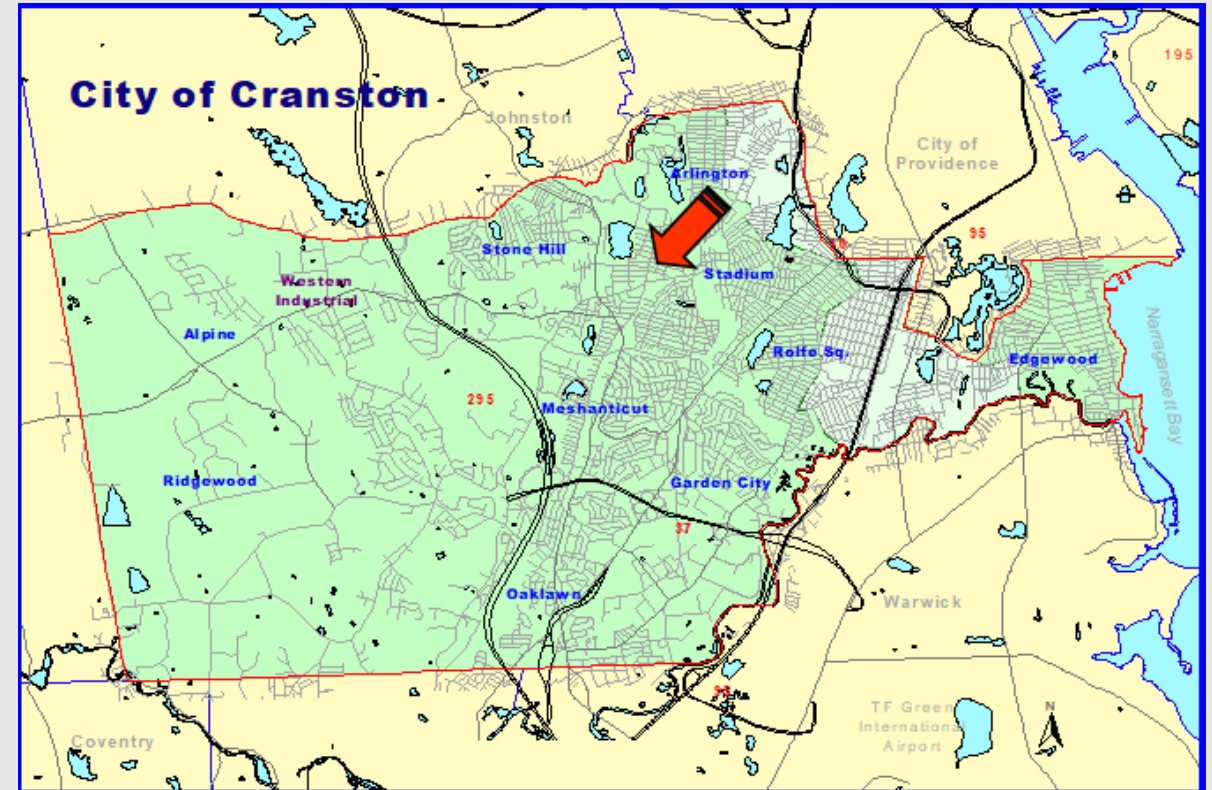
# Variance Recommendation

Due to the fact that the application is consistent with the Cranston Comprehensive Plan and the design minimizes the impacts of the subdivision, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.

# Cranston Highlands - Replat of Lots 533-539

Minor Subdivision w/out Street Extension - Preliminary Plan & Dimensional Variances

- Owner/App.:** Angelo & Rose Muccio
- Location:** 15 Connecticut Street
- Zone:** B-1 (Single & Two-Fam Dwellings)
- FLU:** Single/Two-Family Residential  
less than 10.89 units/acre
- Proposal:** To subdivide a lot into 2 lots with associated dimensional variances to develop a new single-family dwelling



# VARIANCE REQUESTS

## DIMENSIONAL VARIANCES:

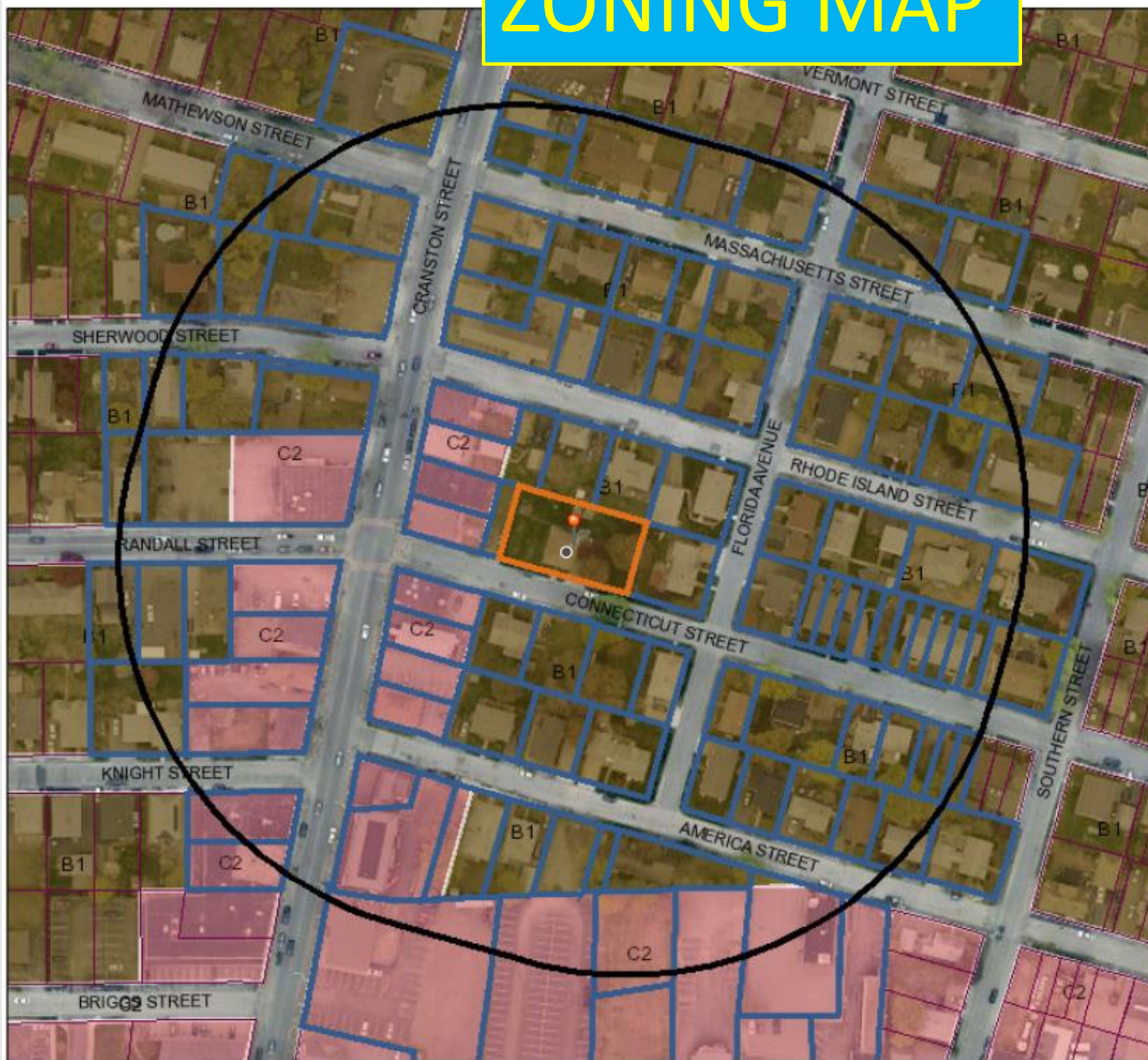
### **15 Connecticut St – AP 8 Lot 2331 (Proposed Parcel A)**

1. To allow a subdivision which would cause an existing two-family residence on an undersized lot.

### **0 Connecticut St – AP 8 Lot 2331 (Proposed Parcel B)**

2. To allow a subdivision resulting in an undersized lot.
3. To allow a subdivision resulting in a lot with insufficient frontage.
4. To allow a subdivision resulting in a lot with insufficient lot width.

# ZONING MAP



## Legend

- UserSelected... — Other
- vParcels\_Buffer — Street Names
- ParcelsInBuff... — Red: Red
- Parcels — Green: Green
- Streets Names — Blue: Blue
- Zoning Dimensions
- Historic Overlay
- District

## Zoning

- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1

0 0.025 0.05 0.075 mi

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# FUTURE LAND USE MAP



# AERIAL VIEW



# 3-D AERIAL VIEW (facing northeast)



15 Connecticut St,  
Cranston, RI 02920

14

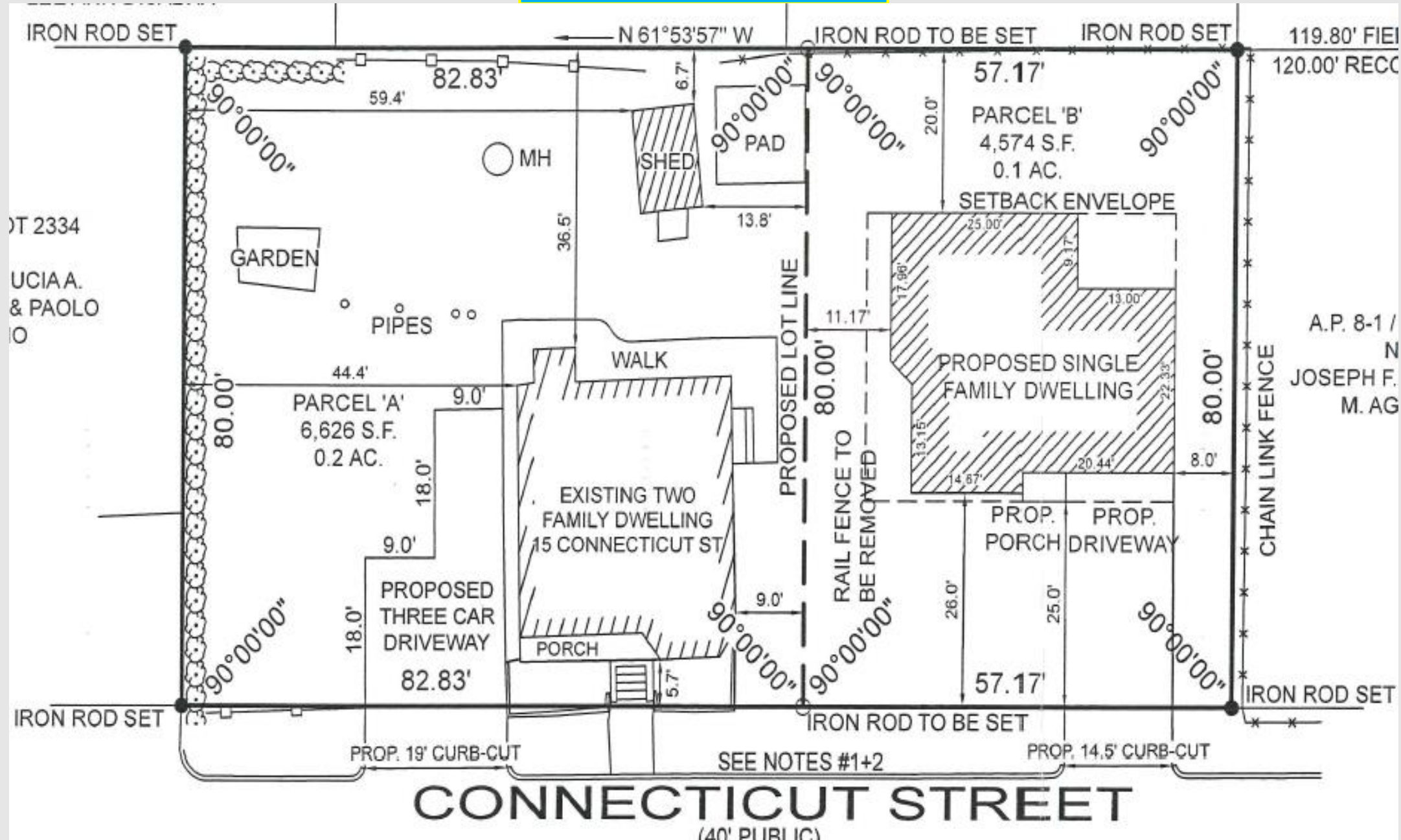
# STREET VIEW (Proposed Parcel A)



# STREET VIEW (Proposed Parcel B)



## SITE PLAN



# Subdivision Analysis

- Proposed uses are by-right/conforming;
- Utilities, parking, drainage, topo all standard/compliant;
- The main concerns are caused by substandard lot area, width and frontage;
- The proposed density (11.67 units/acre) **slightly exceeds the FLUM allocation** of Single/Two-Family Residential less than 10.89 units/acre;
- **Consistent with Housing policies** – e.g. infill development, smart-growth, reduce burden of zoning to incentivize more housing;
- The applicant has requested a waiver for sidewalks, which staff is supportive of as there are no sidewalks for which to connect.

# Variance Analysis

- The proposed areas are *relatively* consistent with the surrounding area:
  - The two-family lot is 845 ft<sup>2</sup> above the average area within 400’;
  - The single-family lot is 871 ft<sup>2</sup> below the average area within 400’;
- Consistent with Housing policies – e.g. infill development, smart-growth, reduce burden of zoning to incentivize more housing;
- Positive and negative findings on Comp Plan, have to prioritize. Staff finds that policy consistency outweighs FLUM inconsistency in this occasion.

# Subdivision Recommendation

Staff finds this proposal consistent with the standards for required findings of fact set forth in RIGL Section 45-23-60 as well as with the City of Cranston's Subdivision and Land Development Regulations. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and approve the Preliminary Plan application, with the waivers sidewalks, subject to the conditions denoted below:

# Recommended Conditions

1. The applicant shall obtain relief from the Zoning Board of Review, as applicable, and shall include the decision letter as part of the Final Plan application.
- ~~2. The applicant shall obtain a water availability letter and include the approval letter as part of the Final Plan application.~~
3. The applicant shall pay the Eastern Cranston Capital Facilities Impact Fee in the amount of \$593.46 at the time of Final Plan recording.

# Variance Recommendation

Due to the finding that the application is consistent with the Cranston Comprehensive Plan housing policies and finding that proposed areas are generally consistent with the surrounding area, staff recommends the Plan Commission forward a *positive recommendation* on the application to the Zoning Board of Review.

# Dimensional Variance Application

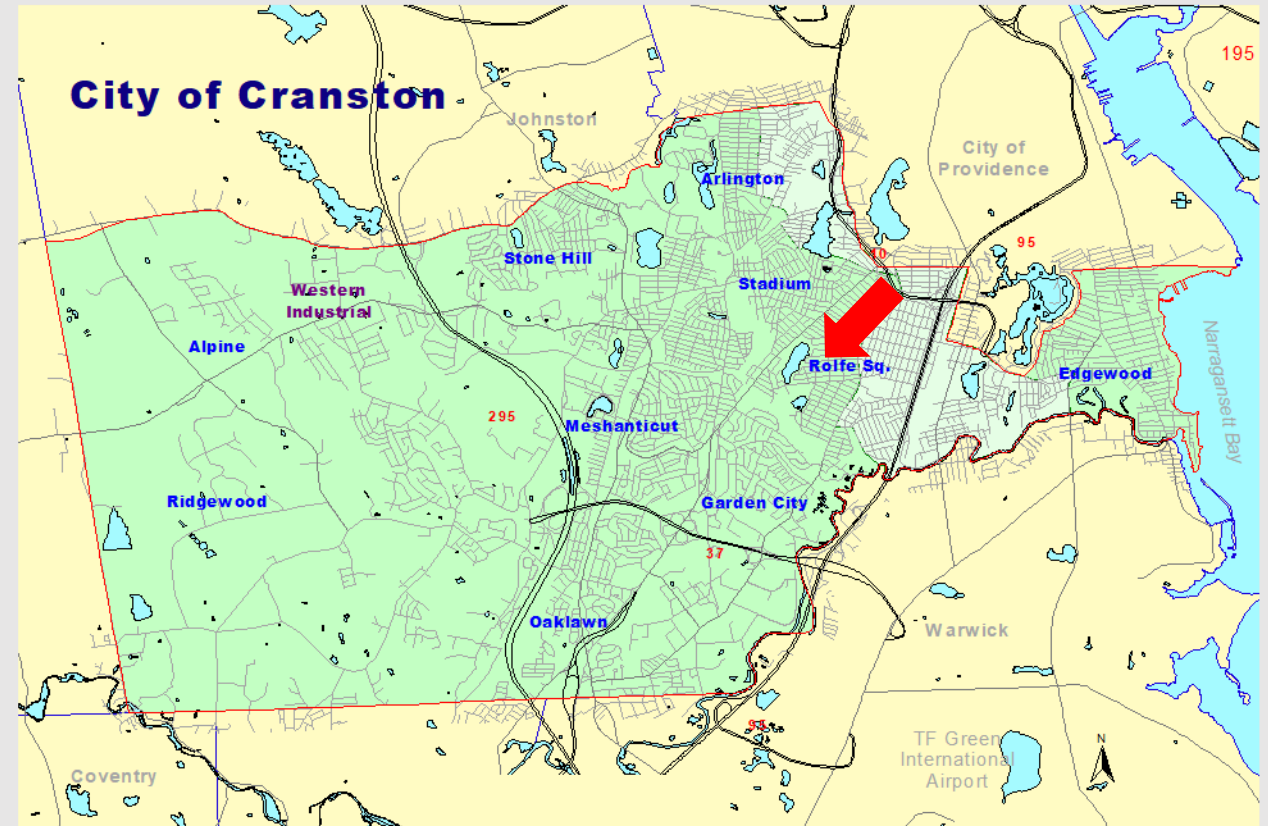
## Lucy Cabral (Owner/App)

Relief for expansion of detached garage

**Owner/App:** Lucy Cabral  
**Location:** 162 Lexington Avenue; A.P. 9, lot 1294  
**Zone:** A-6 (Single-family dwellings on lots of minimum areas of six thousand (6,000) square feet.)  
**FLU:** Single Family Residential 7.26 to 3.64 Units Per Acre

### Variance Requests:

1. To allow a detached garage (accessory structure) to be located within the rear and side setbacks.
2. The improvement also requires relief from the property's maximum lot coverage percentage.



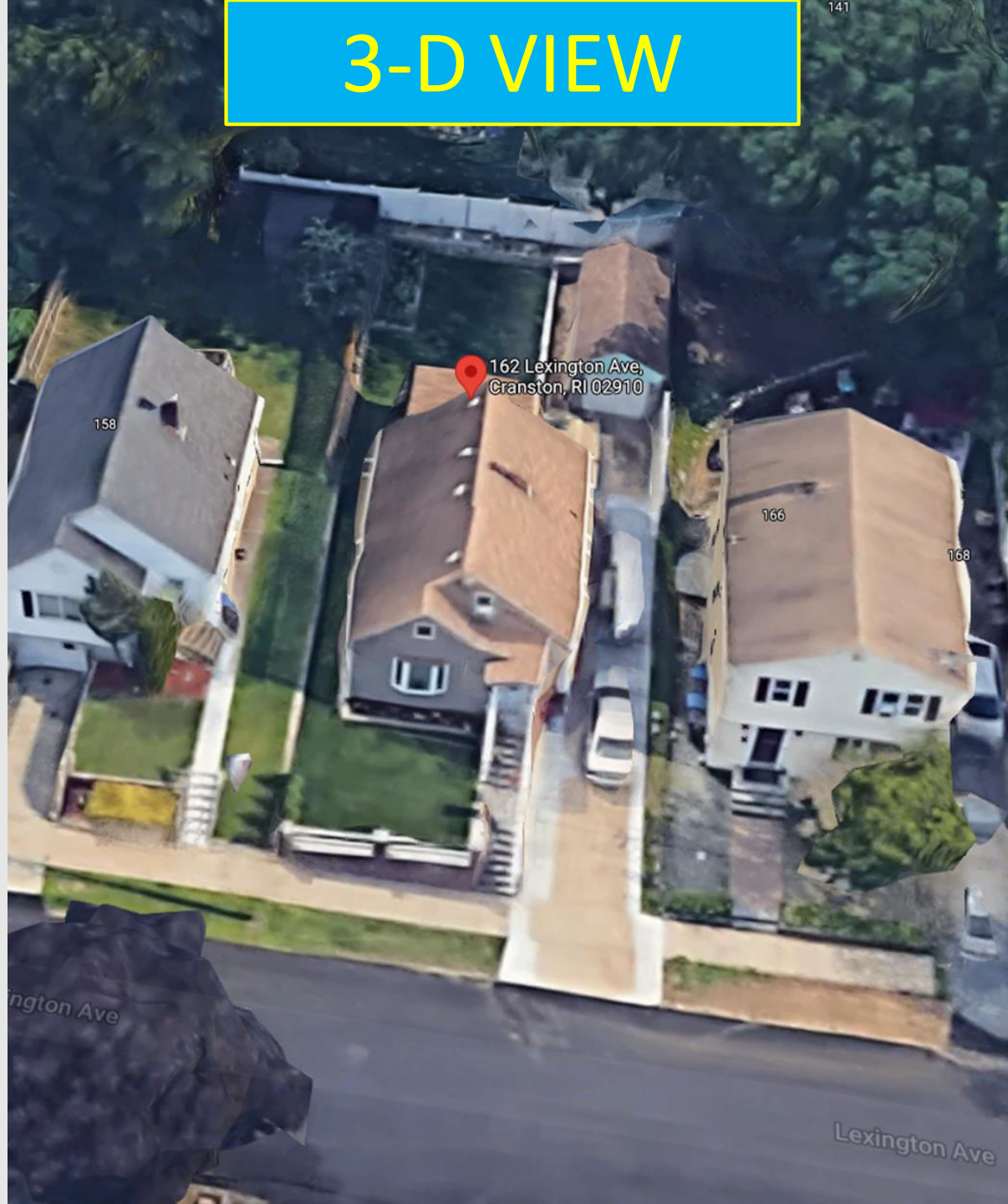
# AERIAL VIEW - neighborhood



# AERIAL VIEW – parcel



# 3-D VIEW



# STREET VIEW



# ZONING MAP



# SITE PLAN

A.P. 9/3, LOT 680

Ronald K. Delalla

Deed Bk. 1603/ Pg. 142

A.P. 9/5, LOT 1293

N/F Claudia M. Rocha

Deed Bk. 4128/ Pg. 45

A.P. 9/3, LOT 679

Nelson Dacosta

Deed Bk. 1068/ Pg. 755

A.P. 9/3, LOT 678

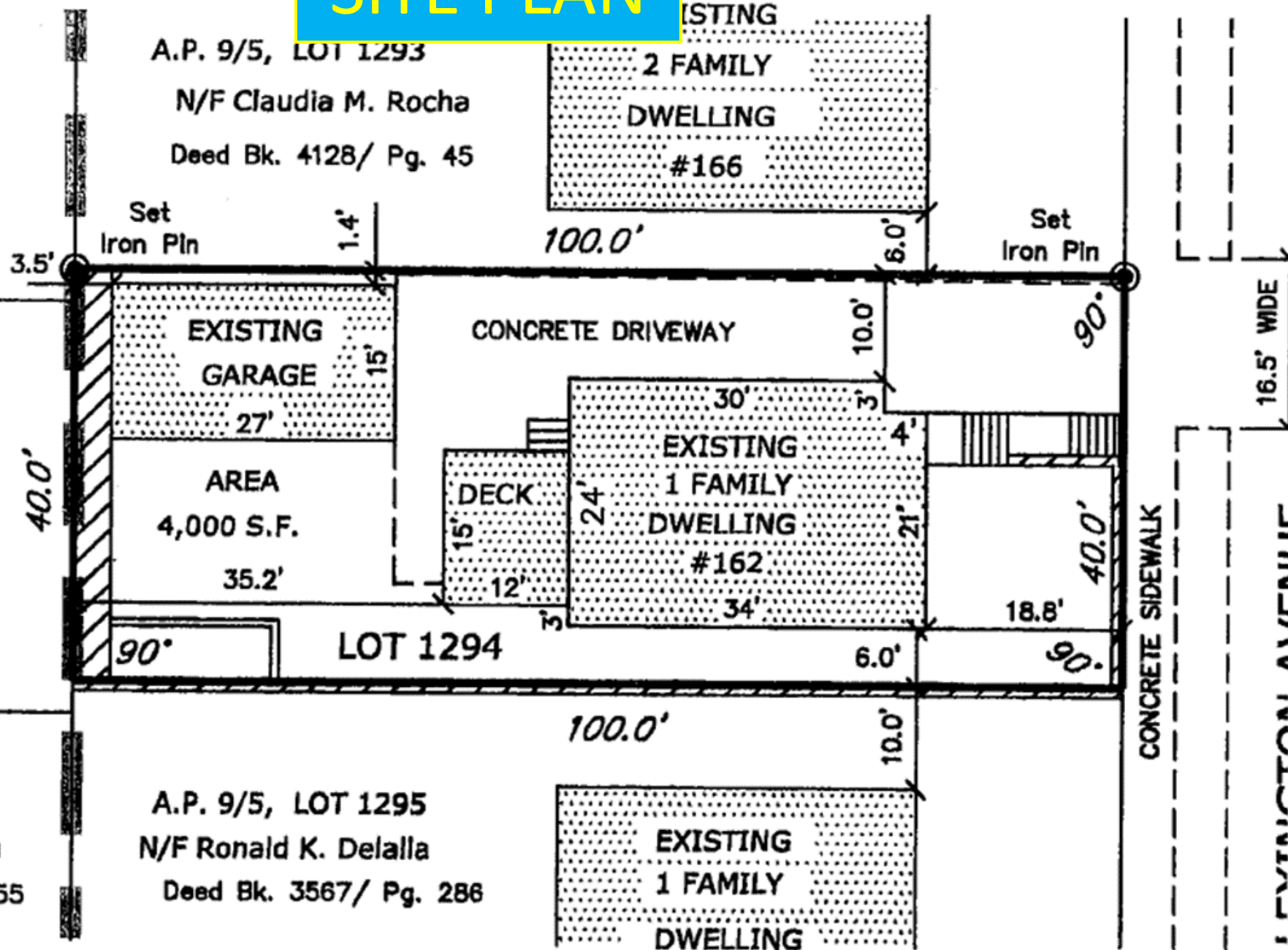
N/F Nelson Dacosta

Deed Bk. 1068/ Pg. 755

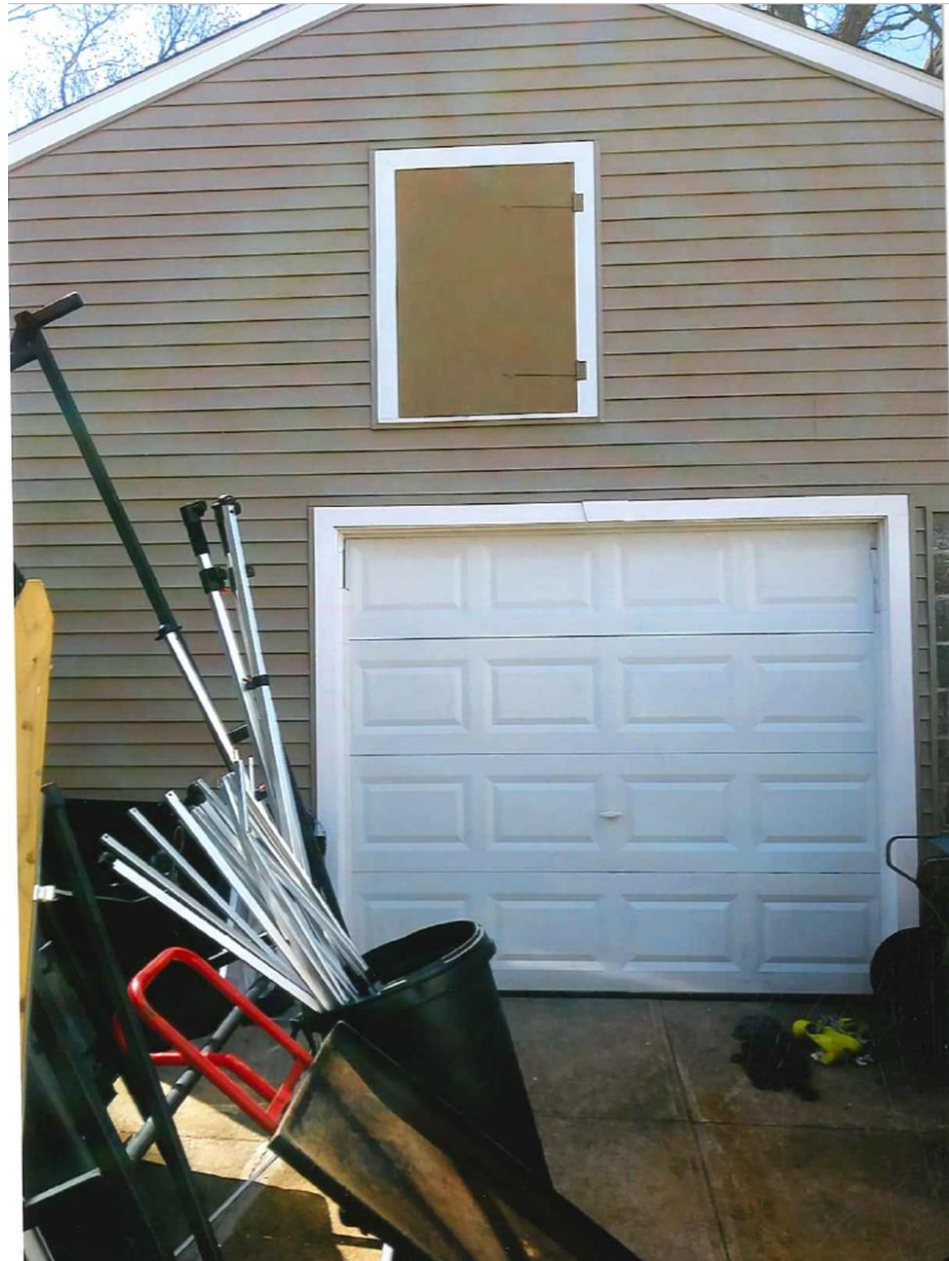
A.P. 9/5, LOT 1295

N/F Ronald K. Delalla

Deed Bk. 3567/ Pg. 286



# SITE PHOTO (front of garage)



# SITE PHOTO (side of garage)



## Staff Analysis

- The applicant has expanded an existing garage within the rear and side setbacks without benefit of a building permit. The immediate application is seeking to make the improvements legal through a variance application.
- The garage is 3.5 feet from the rear property line whereas 20 feet is required in the A-6 zone. The garage is 1.4 feet from the side property line whereas 5 feet is required.
- The applicant also requires relief for exceeding the lot coverage percentage as the garage improvement brought the property to a total of 34.7% lot coverage whereas the maximum in the A6 zone is 30%.
- Staff is of the view that the expansion will not have a negative impact on the general character of the surrounding neighborhood as there are a number of other properties in the area with accessory structures within the side and rear setbacks.
- Staff views this application as being consistent with the general policies in the Cranston Comprehensive Plan regarding neighborhood aesthetics.

# Recommendation

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not have a negative impact the general character of the surrounding neighborhood, staff recommends the Plan Commission provide a **positive recommendation** on this application to the Zoning Board of Review.

# Special Use Permit Application

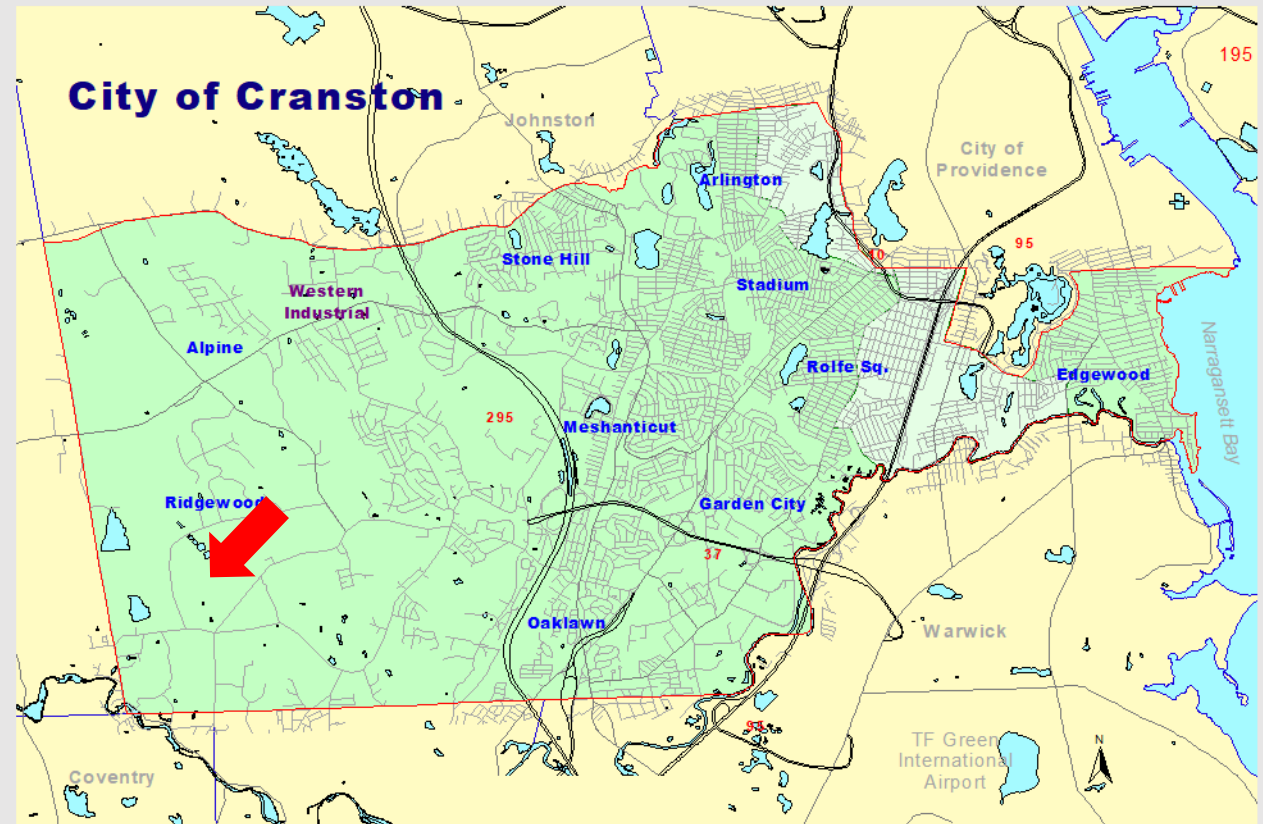
## Lippitt Land Investments (Owner/APP)

Conversion to Motor Vehicle Repair Use

**Owner/App:** Lippitt Land Investments  
**Location:** 39 Lantern Hill Drive (AP 30, Lot 273)  
**Zone:** A-80 (Single-family dwellings on lots of minimum areas of 80,000 ft<sup>2</sup>)  
**FLU:** Single Family Residential Less Than 1 unit per acre

### REQUEST:

To allow a 851 sq. ft. attached accessory dwelling unit within a single family house, whereas the maximum amount allowed for such a unit is 600 sq. ft.



# AERIAL VIEW - neighborhood



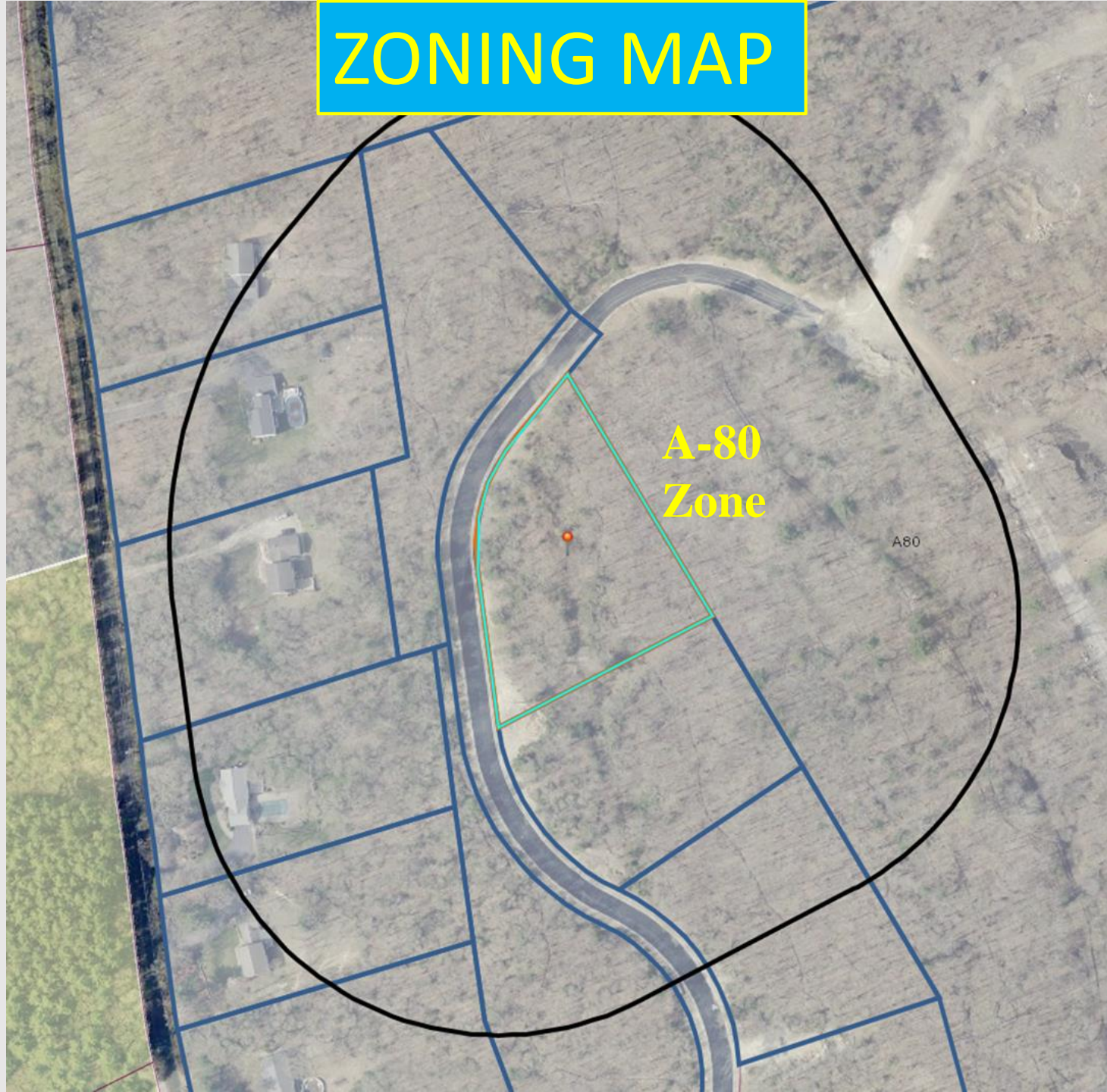
# STREET VIEW



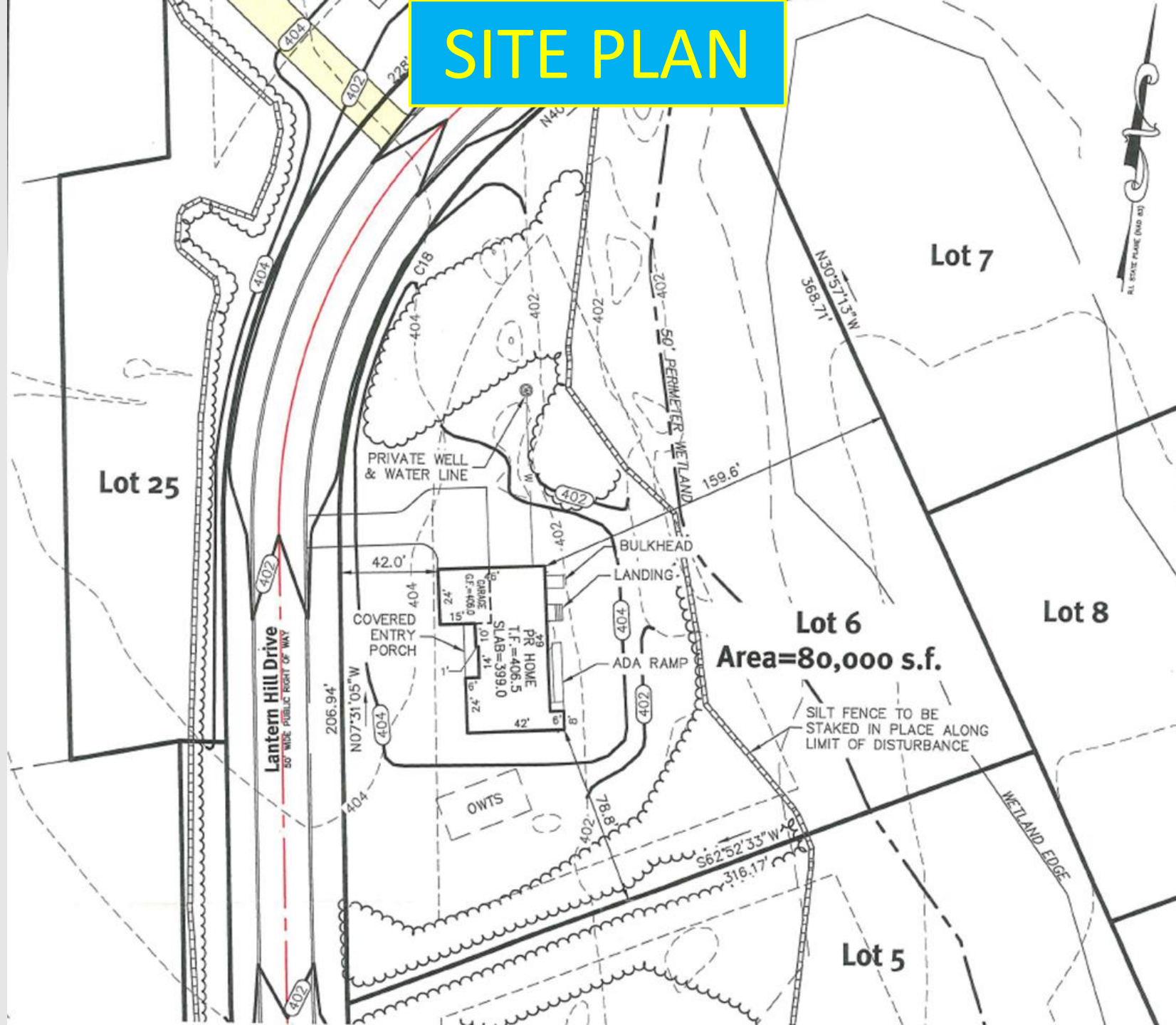
# ZONING MAP

A-80  
Zone

A80



# SITE PLAN



# FRONT ELEVATION



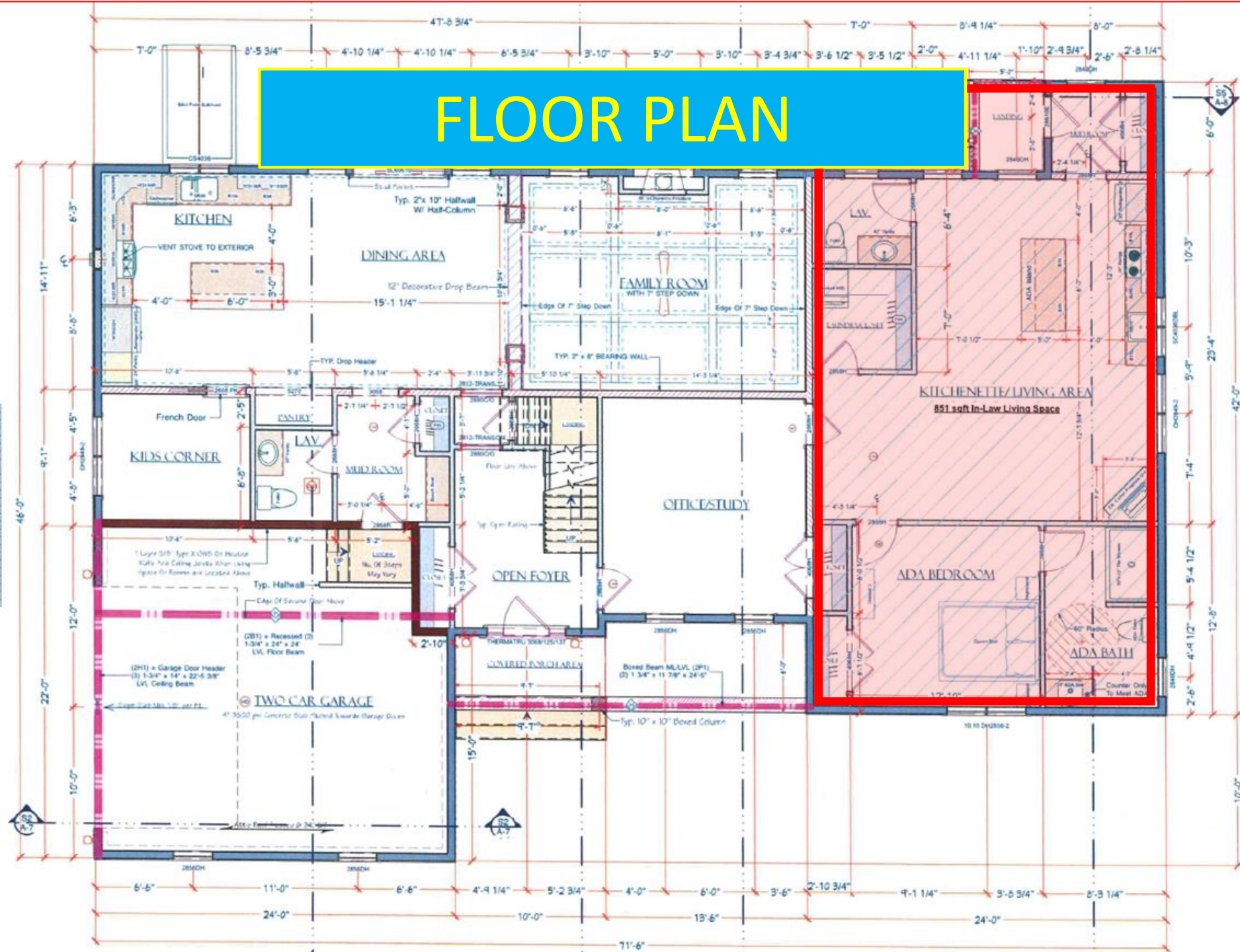
# REAR ELEVATION

EXTERIOR ELEVATION FRONT VIEW ~ 1/4" = 1' FT



EXTERIOR ELEVATION BACK VIEW ~ 1/4" = 1' FT

# FLOOR PLAN



# Staff Analysis

- The applicant proposes an 851 sq. ft. Accessory Dwelling Unit (ADU) at a yet-to-be-built residence at 39 Lantern Hill Drive.
- The application is seeking relief from the zoning provision that the ADU be between 400-600 square feet in total area. The proposed ADU will be 851 square feet which represents a 40% increase above the maximum allowed under the code.
- The proposed ADU will meet all other applicable performance standards of Zoning Section 17.24.010.F – which relate to a number of items, including:
  - The house must retain the appearance of a single-family dwelling.
  - No additional external entrance facing the street.
  - Not exceed 25% of the entire floor area of the primary dwelling.
  - Limits the ADU to one bedroom.
  - The occupant be either a parent or grandparent of the owner.
  - Fines may be incurred for inhabiting the ADU with someone who is not a parent or grandparent of the owner.
  - Sewage disposal must be designed to accommodate the additional flow.
- The Comprehensive Plan suggest that the City “Promote the development of special housing alternatives for the elderly and handicapped” (p. 11).

# Recommendation

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not alter the character of the surrounding neighborhood, and due to the finding that the proposed Accessory Dwelling Unit will meet all other applicable performance standards for such units, staff recommends that the City Plan Commission forward a **positive recommendation** on this application to the Zoning Board of Review.

# Dimensional Variance Application

## Hodsell 45 Investments, LLC (OWN/APP) - 45 Hodsell Street

Lot Area Relief

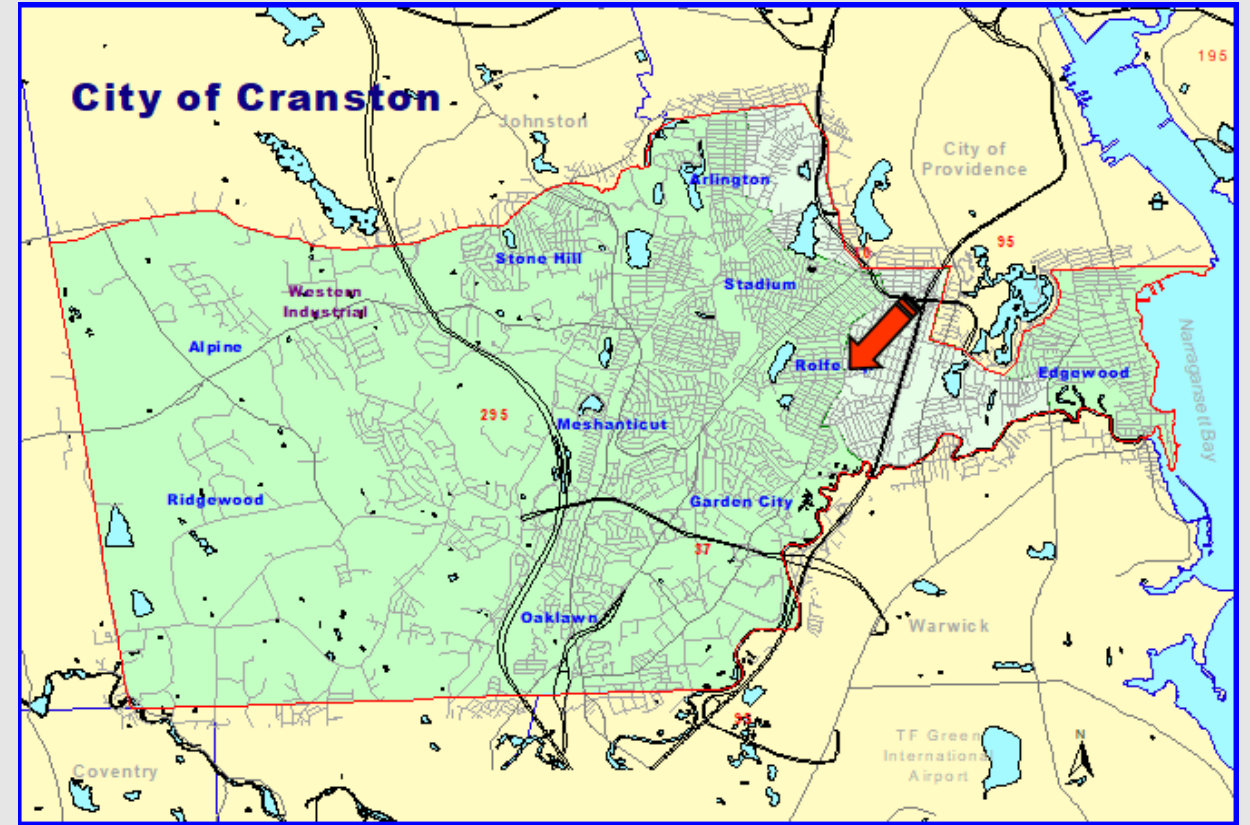
**Owner/App:** Hodsell 45 Investments, LLC

**Location:** 45 Hodsell Street (AP 5, Lot 526)

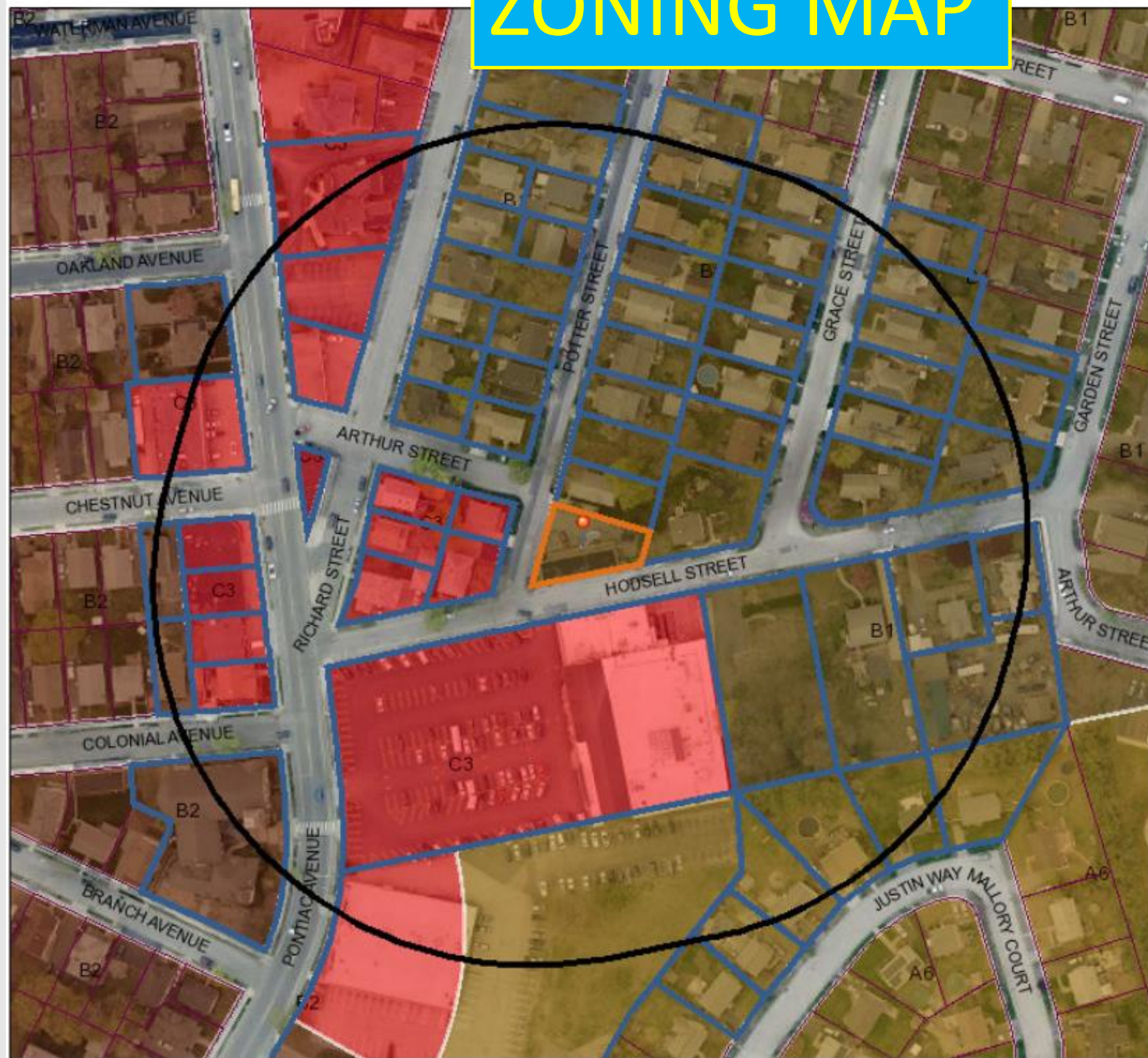
**Zone:** B-1 (Single & Two-Family Dwellings)

**FLU:** Single/Two-Family Residential less than 10.89 units/acre

**VARIANCE:** To allow the conversion of an existing legal non-conforming building into a two-family residential building with substandard lot area.



# ZONING MAP



## Legend

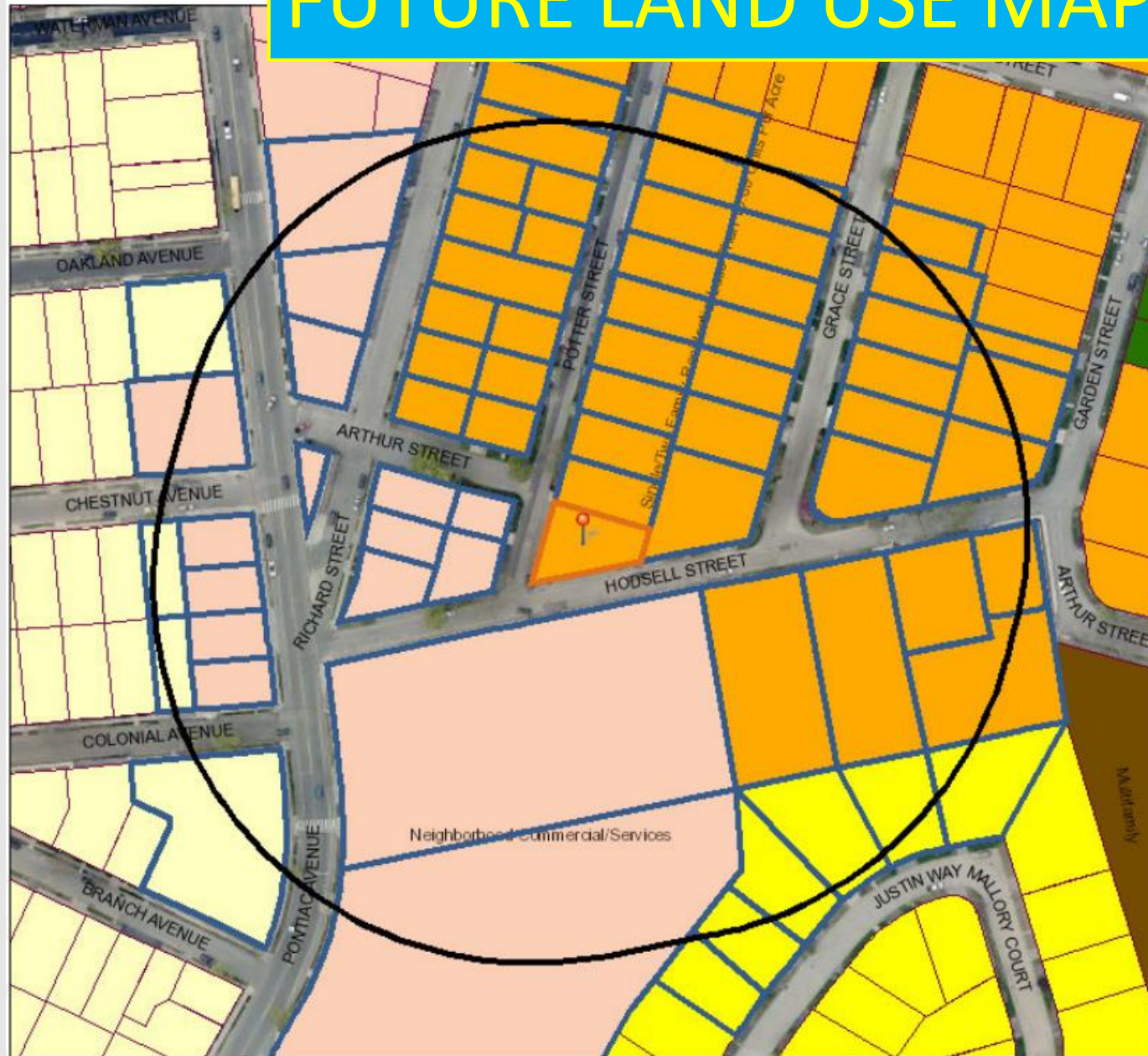
- UserSelected... Other
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- ParcelsInBuff... Red: Red
- Parcels Green: Green
- Streets Names Blue: Blue
- Zoning Dimensions
- Historic Overlay District

## Zoning

- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
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# FUTURE LAND USE MAP



## Legend

- UserSelected... Single/Two Family
- vParcels\_Buffer Residential
- ParcelsInBuff... Less Than 10.89 Units Per Acre
- Parcels
- Streets Names
- 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
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0 0.025 0.05 0.075 mi

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# AERIAL VIEW



# 3D -AERIAL VIEW

we's Fresh  
Marketplace/Cranston  
Takeout

45 Hodsell St,  
Cranston, RI 02910

Anderson Auto Body

160

163



# STREET VIEW – Hodsell St



– PREVIOUS CONDITION

CURRENT CONDITION –



# STREET VIEW – Hodsell St

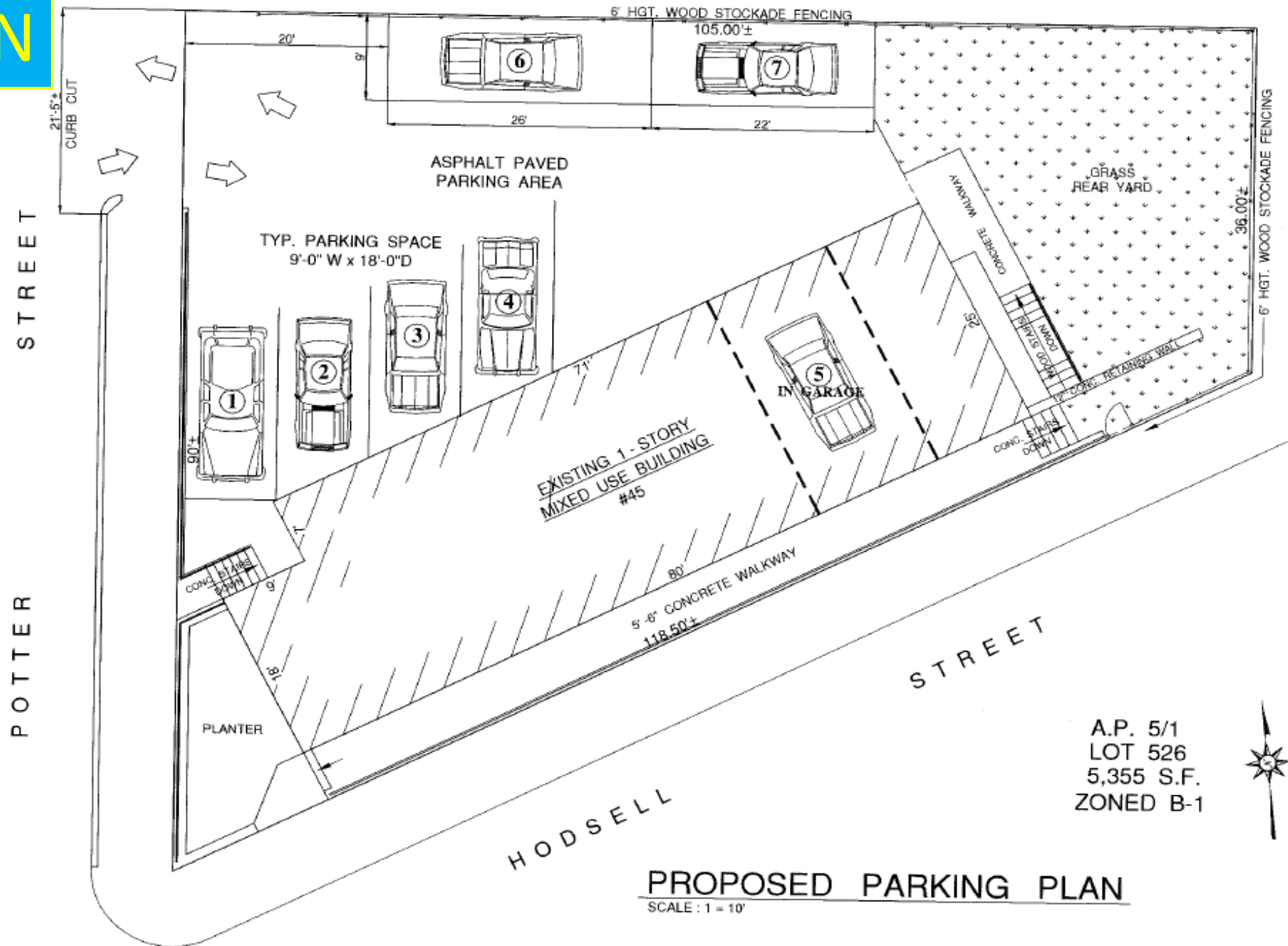


– PREVIOUS CONDITION

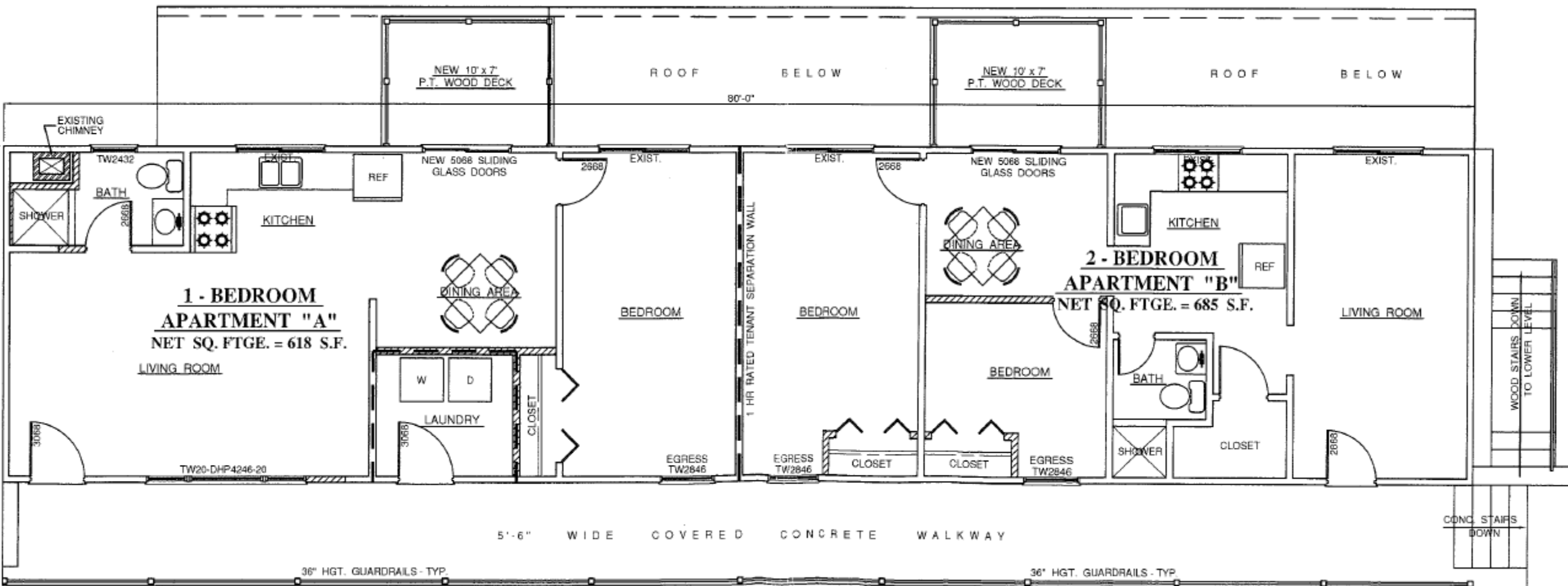
CURRENT CONDITION –



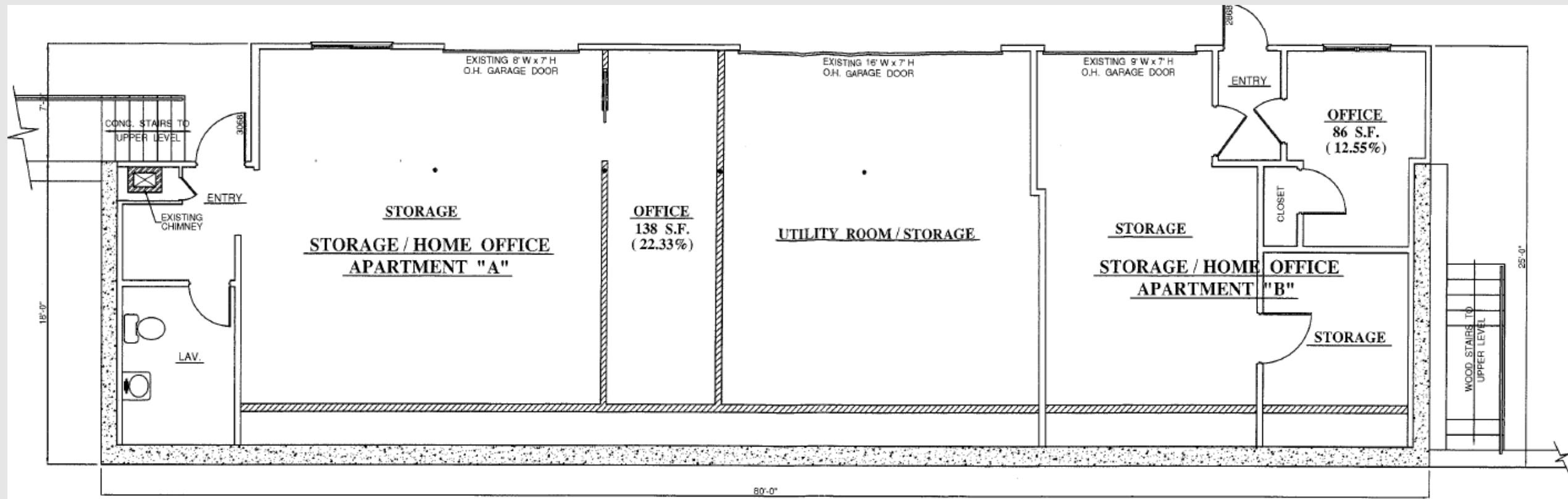
# SITE PLAN



# UPPER LEVEL FLOOR PLANS



# LOWER FLOOR PLANS



# KEY FACTS

- The existing building was previously a legal nonconforming auto-repair shop;
- The two proposed units are 618 ft<sup>2</sup> and 685 ft<sup>2</sup> respectively (just the 2<sup>nd</sup> floor);
- The existing parking lot has 7 spaces (only 2 are required);

# STAFF ANALYSIS

- The lot area (5,355 ft<sup>2</sup>) is substandard for any use per zoning;
- The proposed use is consistent with the Comprehensive Plan FLUM, but the proposed density 16.23 units/acre exceeds the density maximum of 10.89 units/acre;
- There are several two, three and four-family uses within 150' of the property all with substandard lot area that have an average density of 1 unit/1,545 ft<sup>2</sup> (1 unit per 2,678 ft<sup>2</sup> is proposed);
- The proposal is consistent with Comp Plan Housing policies – e.g. infill development, smart-growth, reduce burden of zoning to incentivize more housing, balance economic development and housing;

# RECOMMENDATION

Due to the fact that the two-family would be compatible with the surrounding area and finding the proposal to be consistent with the policies in the Comprehensive Plan, staff recommends the Plan Commission forward a *positive recommendation* on the application to the Zoning Board of Review.