

City of Cranston

City Plan Commission

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Mayor

Jason Pezzullo
Planning Director



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Chair

Frederick Vincent
Vice-Chair

Robert Strom
Ken Mason

Robert Coupe
Kathleen Lanphear
Anne Marie
Maccarone

Joseph Morales
Robert DiStefano

October 6, 2020

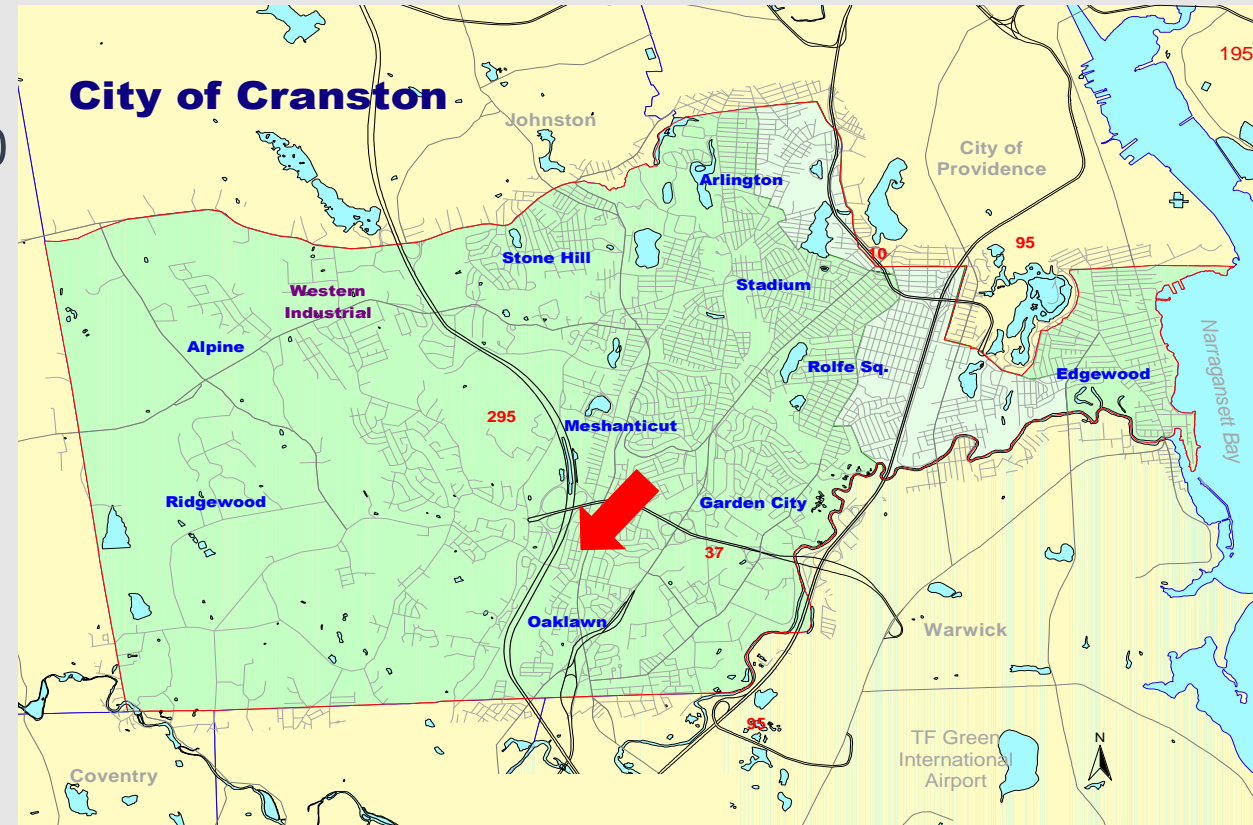
Replat Oaklawn Plat Lots 86, 87, 88, & 89

Minor Subdivision without Street Extension
Final Phasing Plan

Owner/ Richard Cardello/
Applicant: Barbara Gaglione
Location: 21 Turner Avenue
Plat & Lot: AP 18-4 Lots 485, 486, 489, & 490
Area: 20,000 ft²
Zone: A-6 (single family dwellings)
FLU: Residential 7.26 to 3.63 units per acre

Proposal Summary:

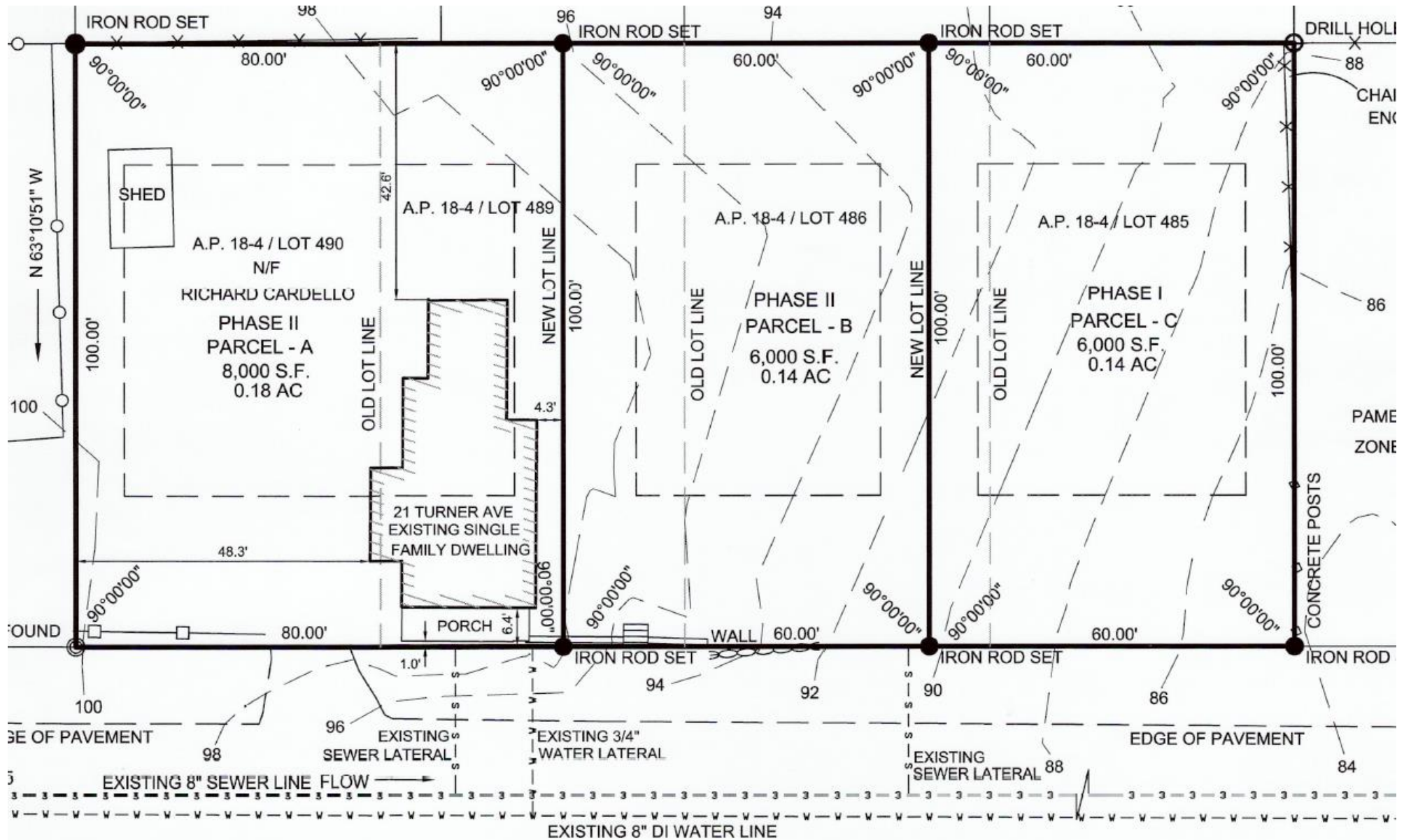
The applicant seeks approval to PHASE the project as to allow one of the three anticipated homes to be built prior to demolition of the existing residence, consistent with the Preliminary Plan approval.



Summary

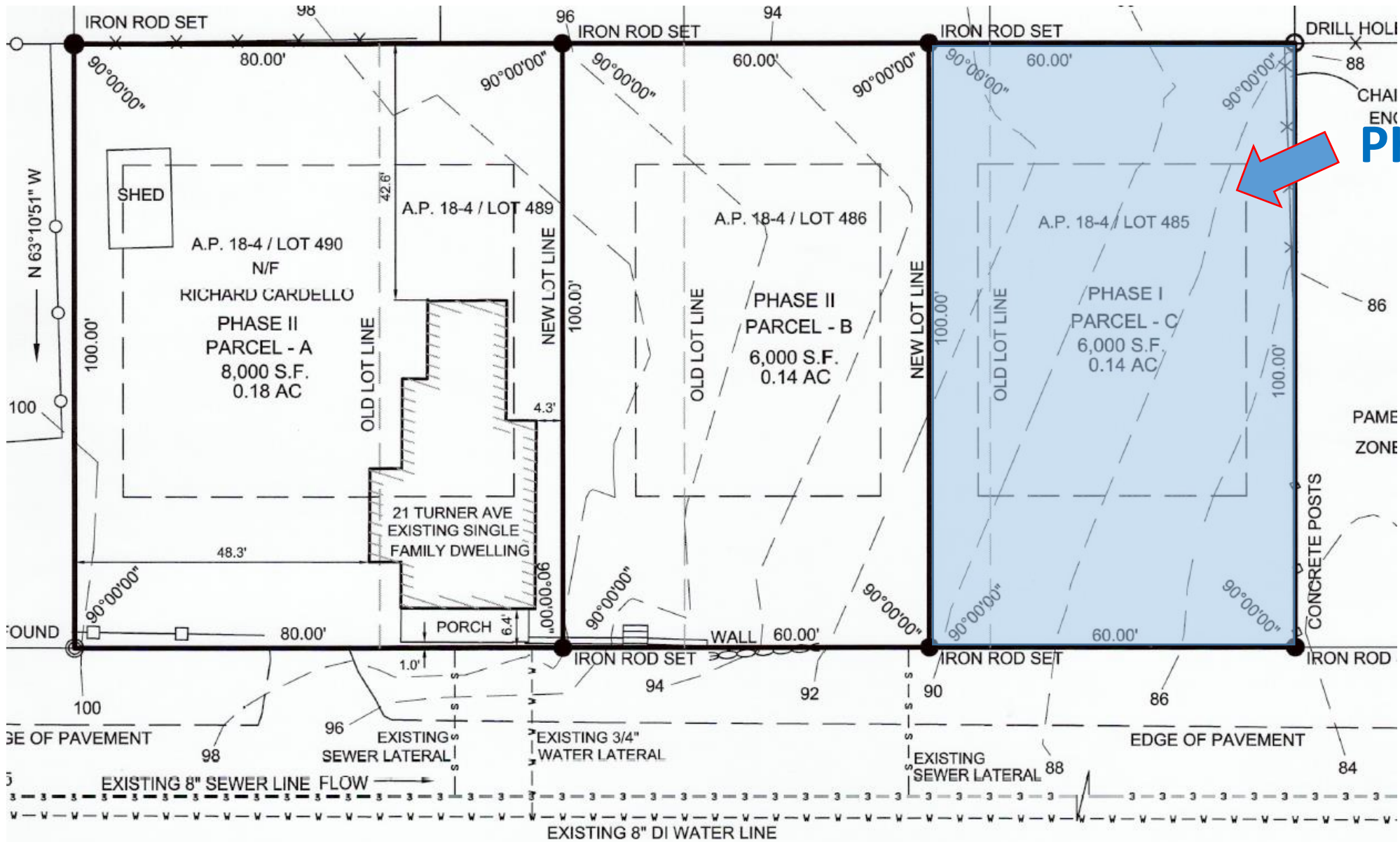
- The Plan Commission approved the Preliminary Plan conditioned to either relief from the ZBR for a side setback encroachment of the existing residence or demolition/relocation of the existing residence.
- Relief was denied by ZBR.
- The applicant seeks approval of a two (2) phase Phasing Plan so that they can build a home on Parcel C before demolition of the home on Parcel A.
- The Final Plans for phases 1 and 2 can be reviewed administratively, but not the Phasing Plan.

PHASING PLAN



TURNER AVENUE

PHASING PLAN

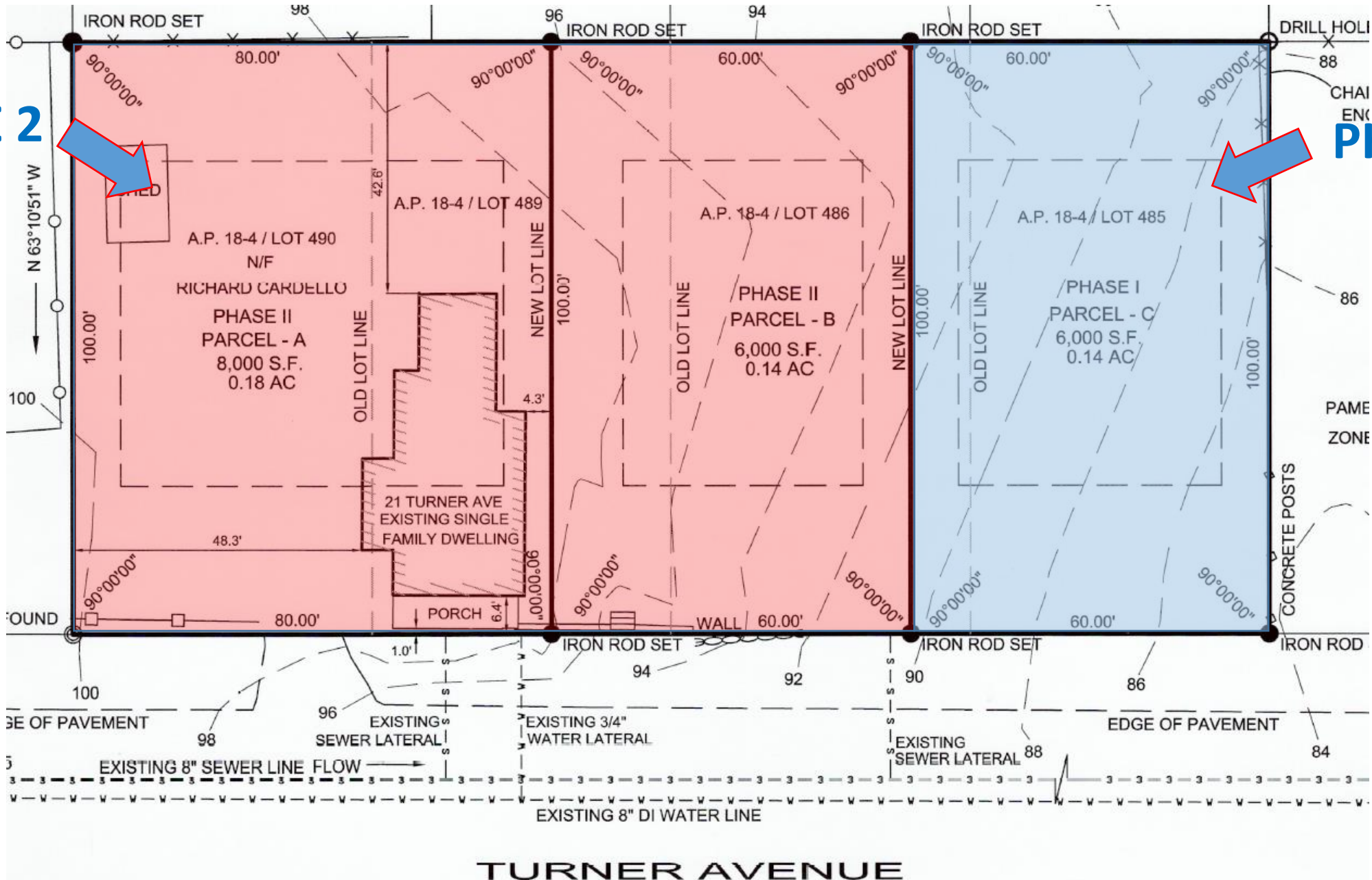


TURNER AVENUE

PHASING PLAN

PHASE 2

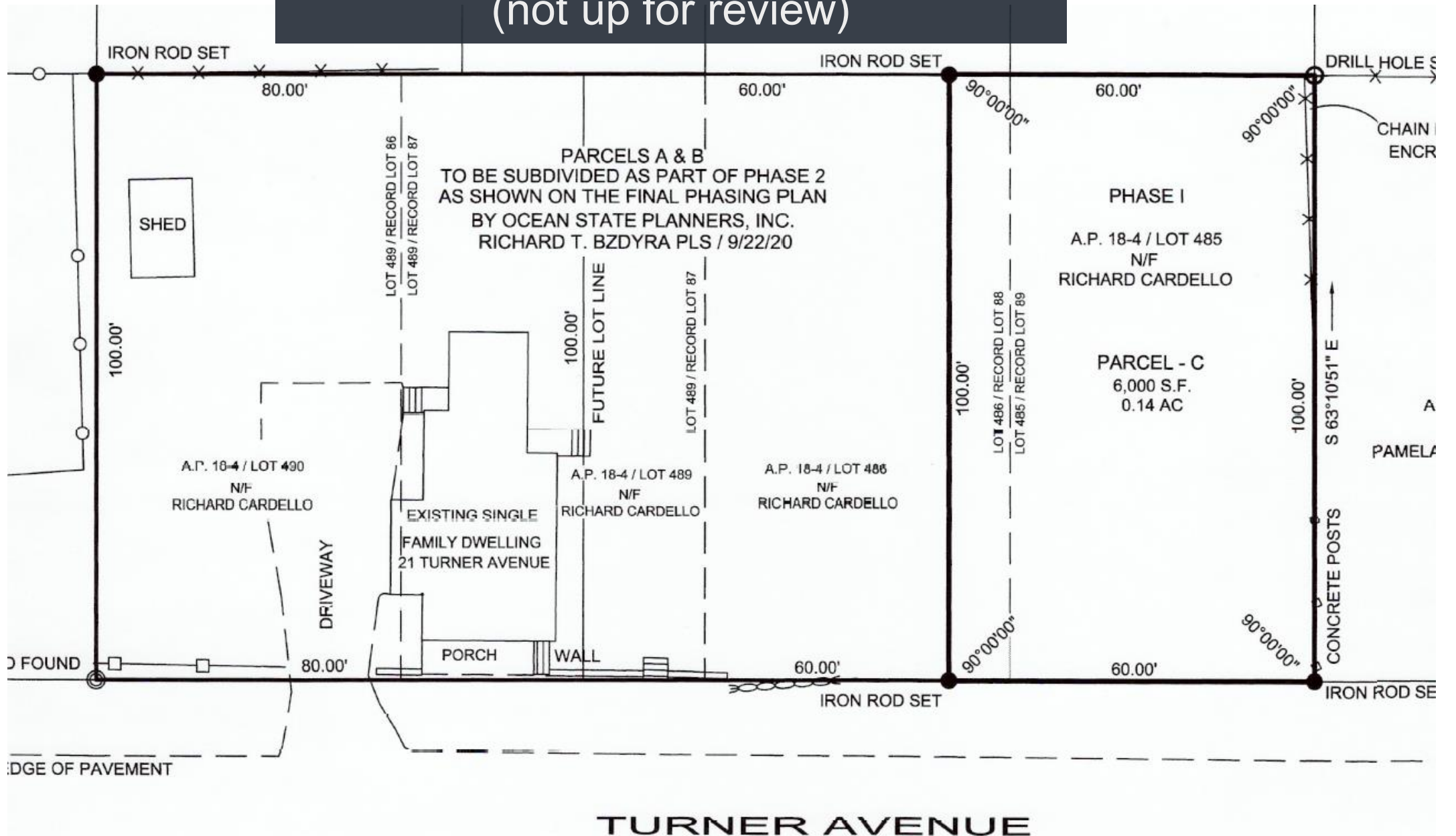
PHASE 1



TURNER AVENUE

PHASE 1 PLAN FINAL

(not up for review)



STREET VIEW (SOUTH)



Phasing Plan Recommendation And Conditions

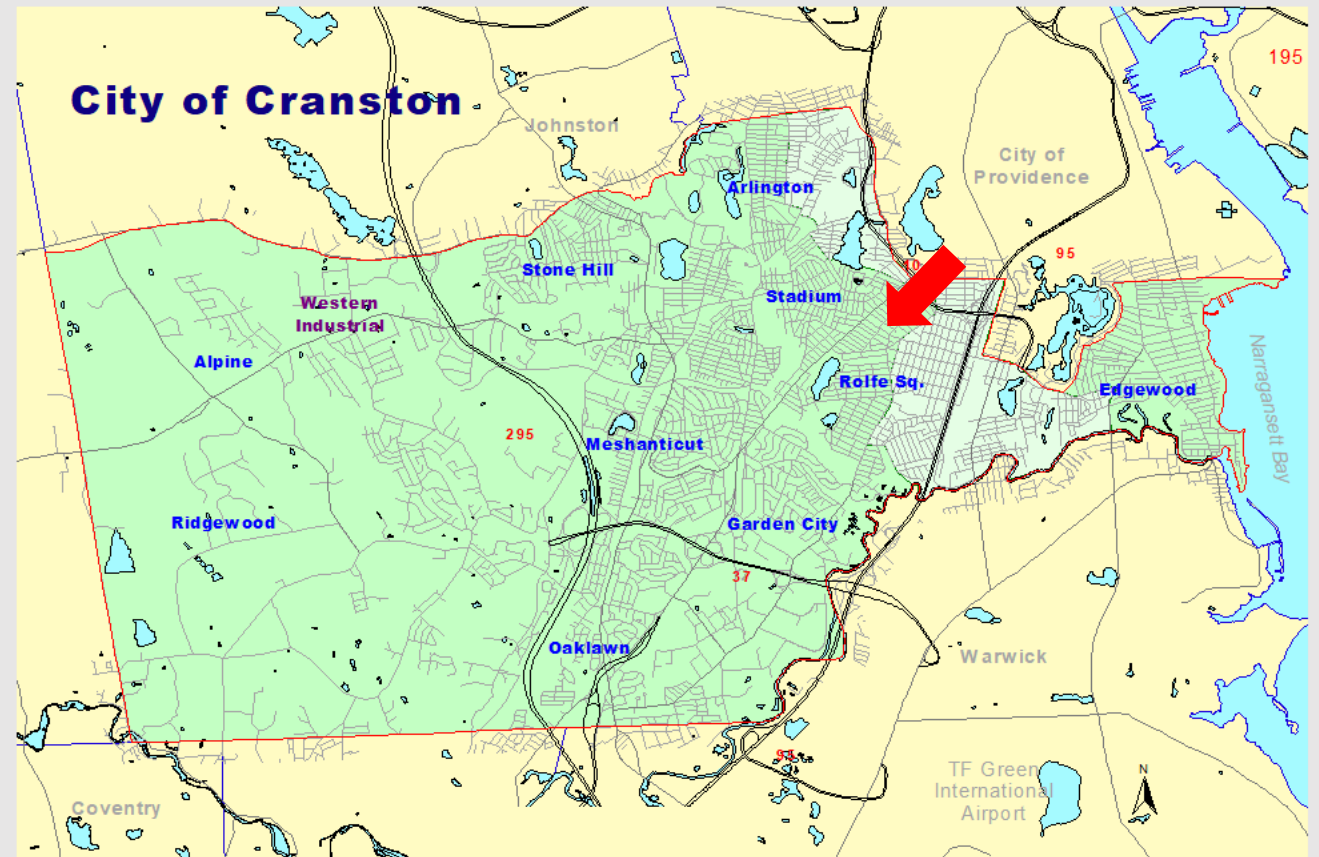
Staff finds the phasing plan to be consistent with the Preliminary Plan Approval and believes the phasing allows benefits without any detriments to the City. Staff therefore recommends that the Planning Commission approve the Final Phasing Plan application, subject to the conditions denoted below.

1. The existing residence on Parcel A must be demolished or relocated as to eliminate the encroachment into the side yard setback before the submittal of the Final Plan for Phase 2; and
2. The applicant shall pay the Eastern Cranston Capital Facilities Impact Fee in the amount of \$1,186.92 (\$593.46 per new buildable lot). The applicant shall pay \$593.46 at the time of the Final Plan recording of Phase 1 and another \$593.46 at the time of the Final Plan recording of Phase 2.

Albert Baccari and Virginia A. Baccari (OWNER/APP)

880 Park Avenue, AP 9, Lot 169. Zone: C-3

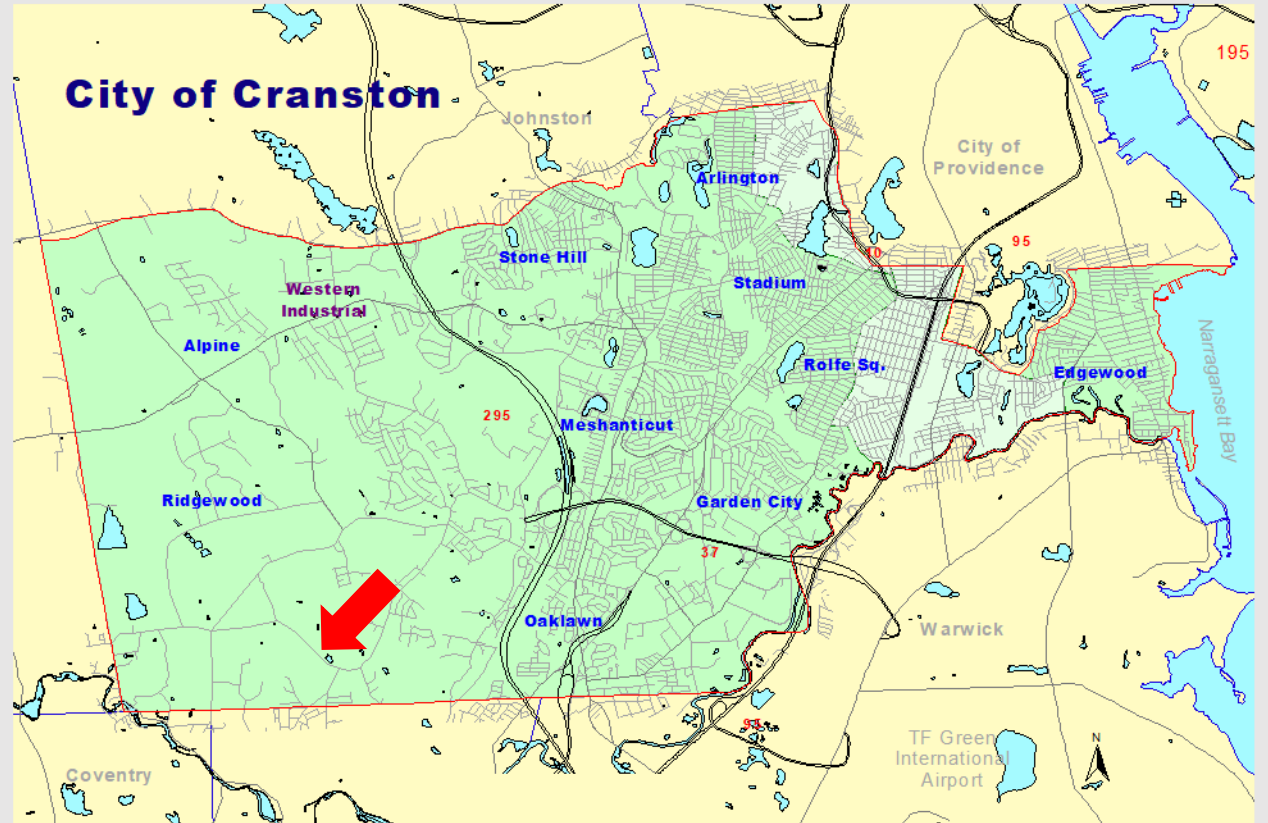
**THE APPLICANT HAS REQUESTED A SECOND
CONTINUANCE TO THE NOVEMBER 4th
MEETING.**



Lombardi Family, LLC (OWNER/APP)

45 Burlingame Road, AP 24, Lot 1. Zone: A-80

**THE APPLICANT HAS REQUESTED A
CONTINUANCE TO THE NOVEMBER 4th
MEETING.**



Gordon and Deborah Riley (OWNER)
Dante Calise (APPLICANT)

36 Appleton Street; AP 7, Lot 1943. Zone: A-6

Variance Requests:

1. To unmerge 2 substandard lots of record that are under common ownership in order to develop a single family house on the vacant lot. [Section 17.88.010 – Substandard lots of record]
2. To develop on a lot of record with substandard size, whereas the lot contains 5,000 ft² while 6,000 ft² is required. [Section 17.20.120 – Schedule of Intensity]
3. To develop on a lot of record with substandard frontage, whereas the lot will have 50' of frontage while 60' is required. [Section 17.20.120 – Schedule of Intensity]

AERIAL VIEW



AERIAL CLOSE UP



ZONING MAP





Single Family Residential
7.26 To 3.64, units per acre

3-D AERIAL VIEW



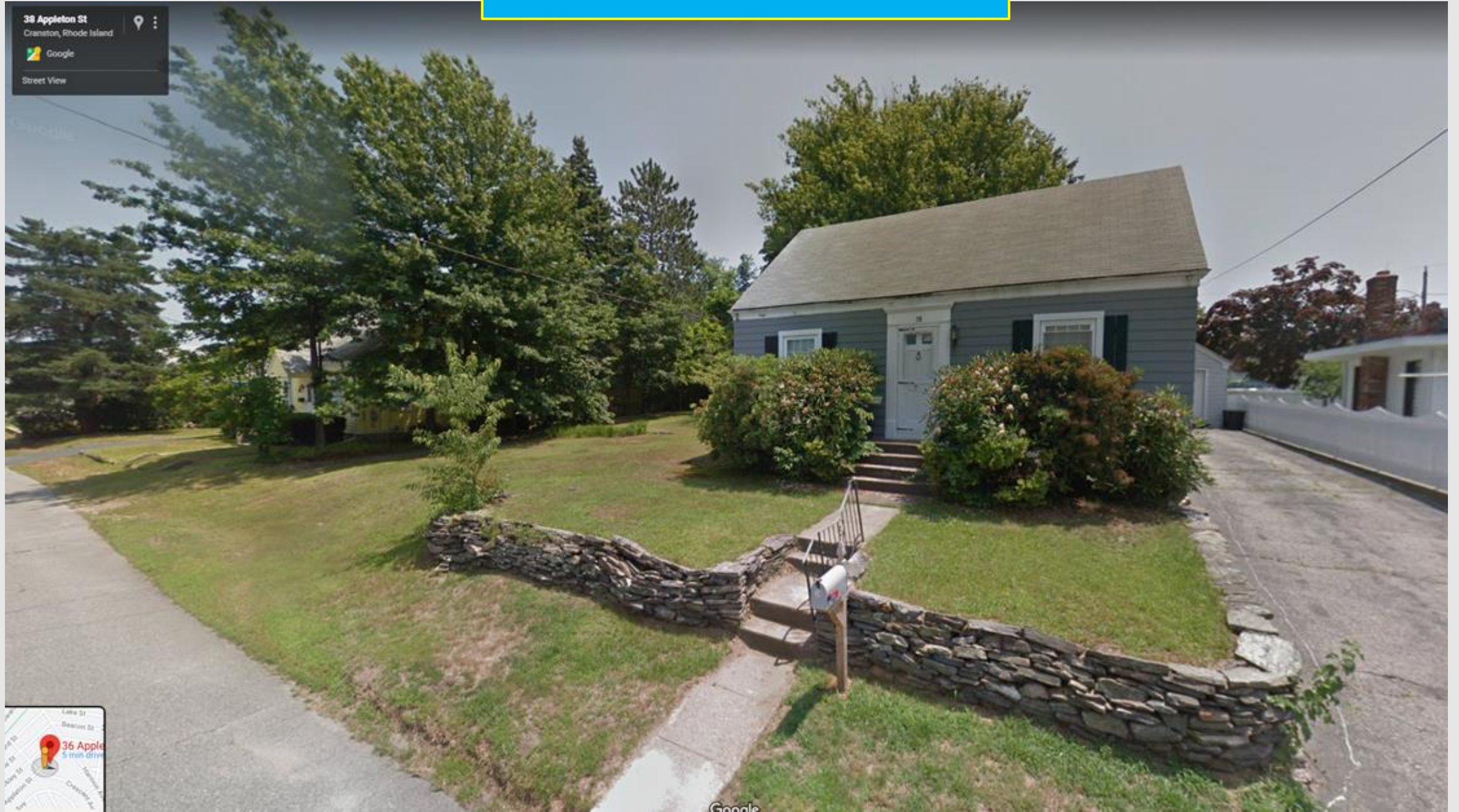
STREET VIEW

38 Appleton St

Cranston, Rhode Island

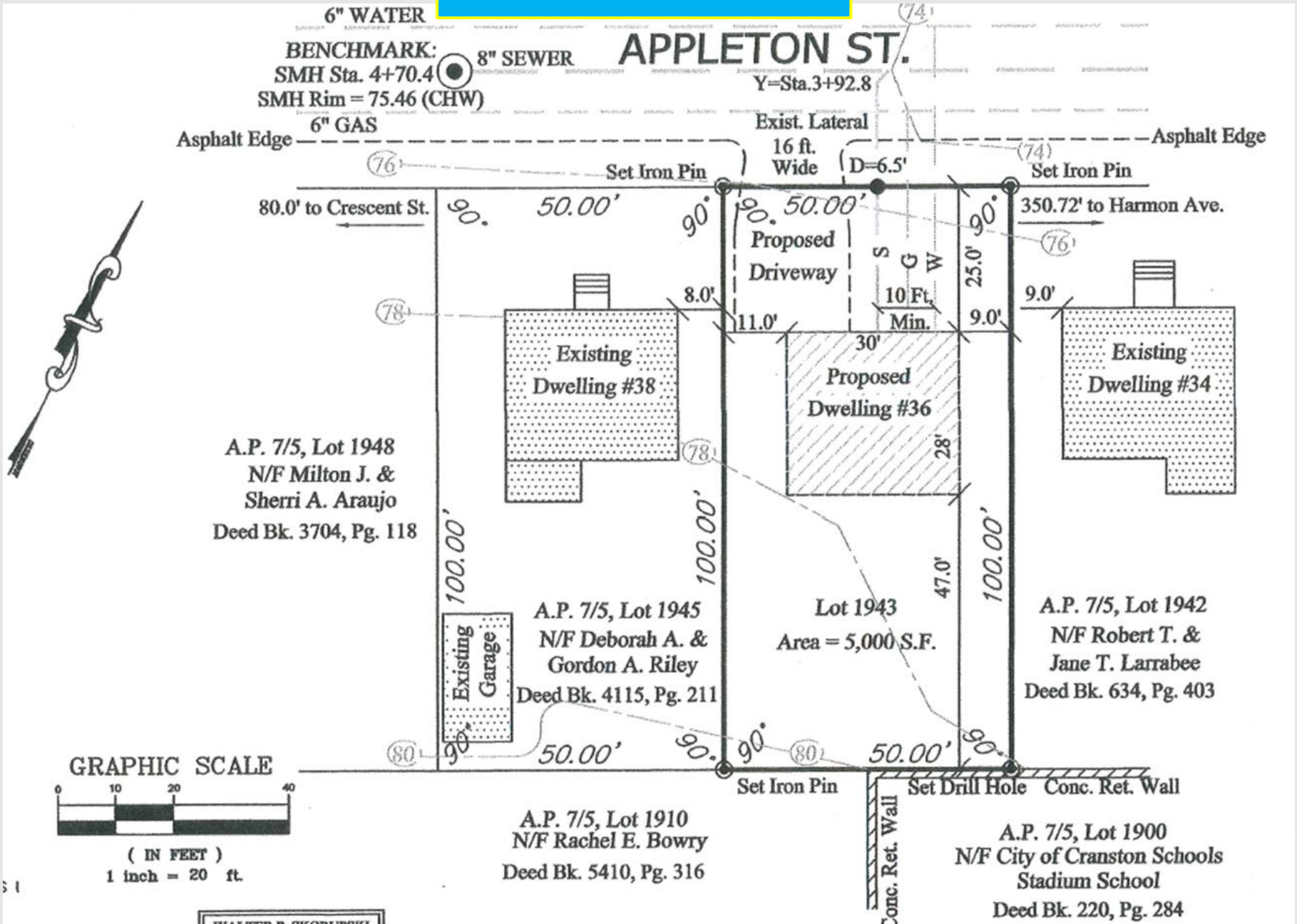
Google

Street View



Google

SITE PLAN



Staff Analysis

- Applicant proposes to unmerge 2 lots in order to develop a single family house on a vacant lot. No subdivision approval is required by the Plan Commission to unmerge lots.
- The lot with the proposed new house will be designed with a new driveway and the existing house will be left with its own separate driveway on its own lot. Project will conform with off-street parking requirements.
- The proposed lot size (5,000 ft²) is greater than the average lot size in the area (4,035 ft²).
- In consideration of the City's policy for infill lots (FINDINGS #9 and #10), as well as the existing conditions of the subject lot and surrounding neighborhood, staff finds that the application is consistent with the Comprehensive Plan.

Recommendation

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the proposed lot size is consistent with the character of the surrounding neighborhood, staff recommends the Plan Commission forward a *positive recommendation* to the Zoning Board of Review.

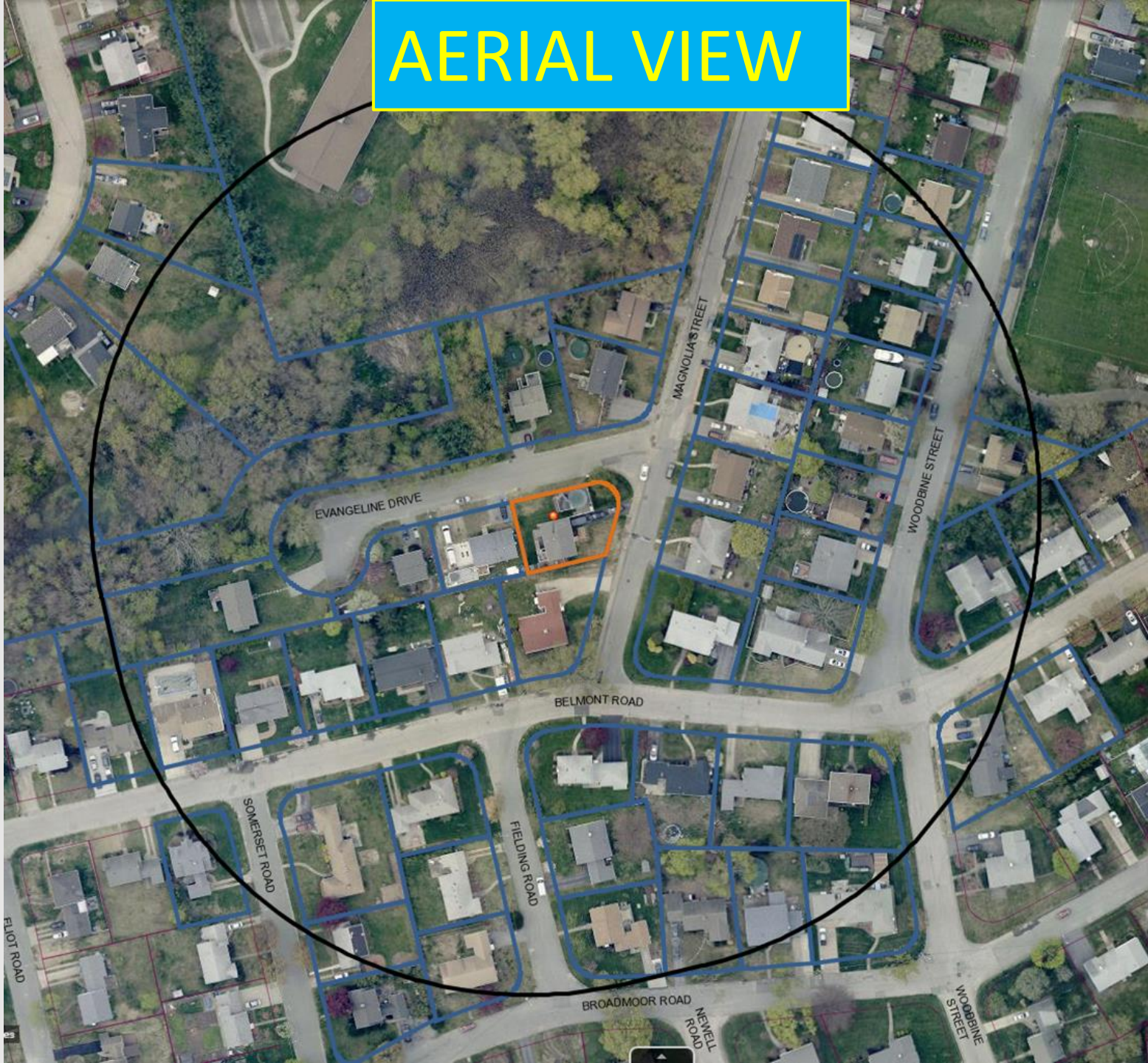
**Kimberly Capirchio
(OWNER / APPLICANT)**

361 Magnolia Street; AP 5, Lot 2599. Zone: A-6

Variance Request:

To construct a below ground swimming pool in a front yard setback whereas the pool will be located 5' from the nearest front property line while 25' is required [Section 17.20.120 – Schedule of Intensity; Section 17.60.010 – Accessory Uses]

AERIAL VIEW



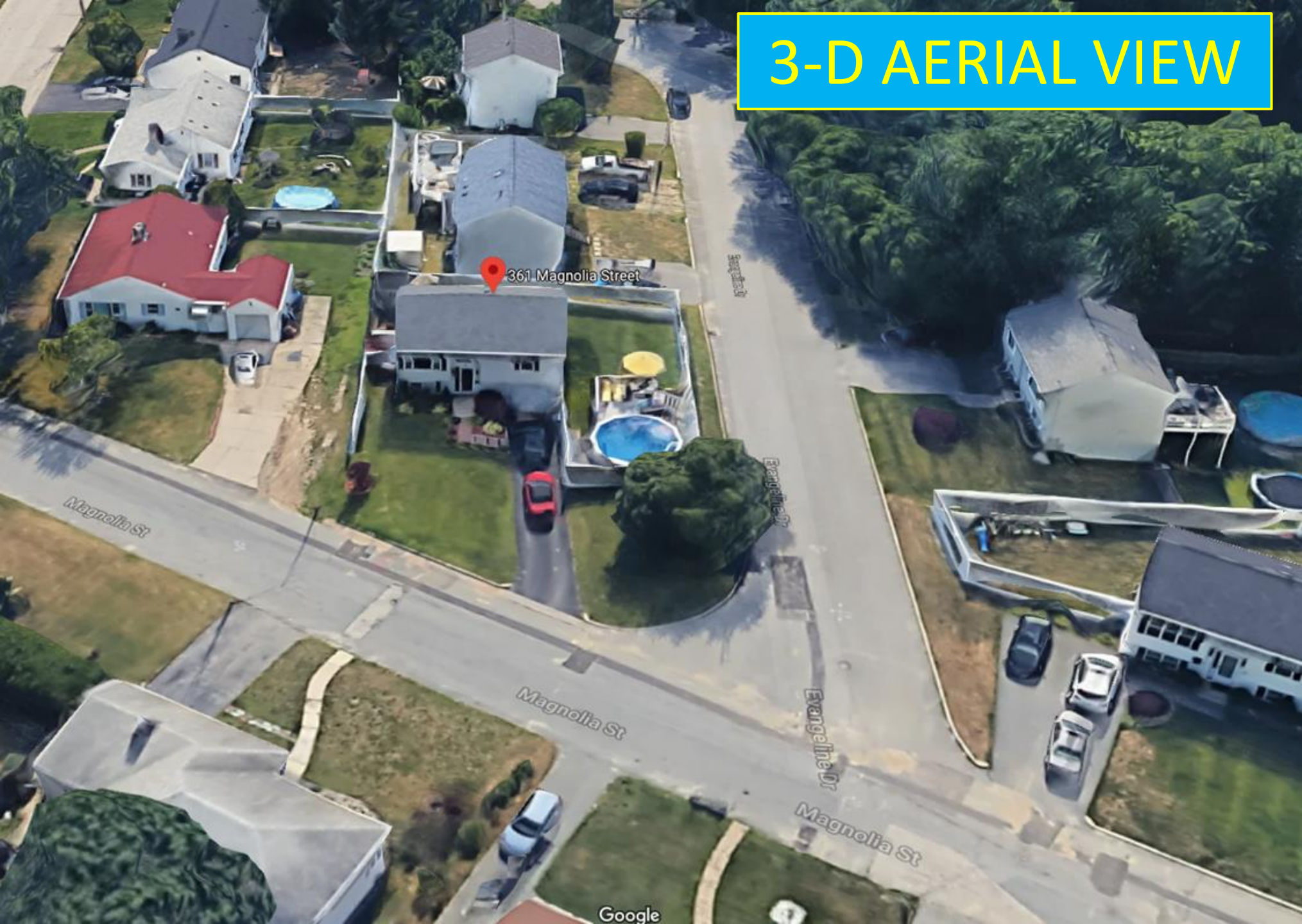
AERIAL CLOSE UP



ZONING MAP



3-D AERIAL VIEW



361 Magnolia Street

Magnolia St

Magnolia St

Evangelina Dr

Magnolia St

STREET VIEW

From Magnolia Street



From Evangeline Drive facing south



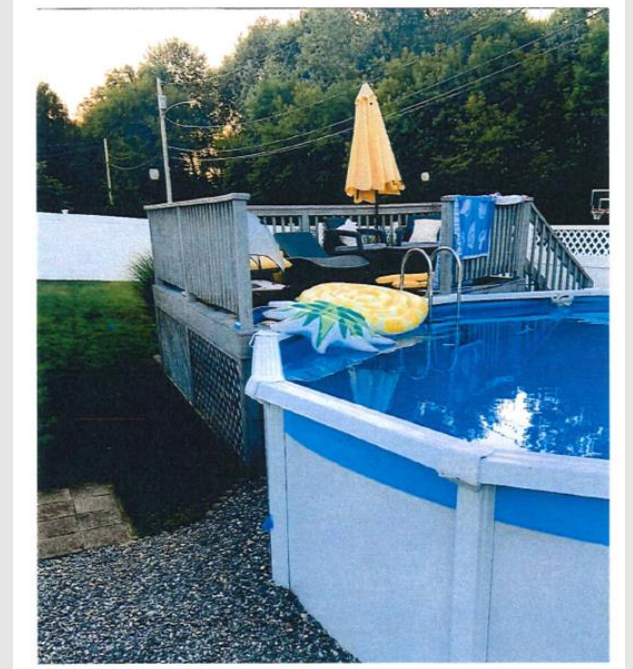
STREET VIEW

(from Evangeline Drive facing east)



VIEWS IN BACKYARD

(existing pool to be removed)



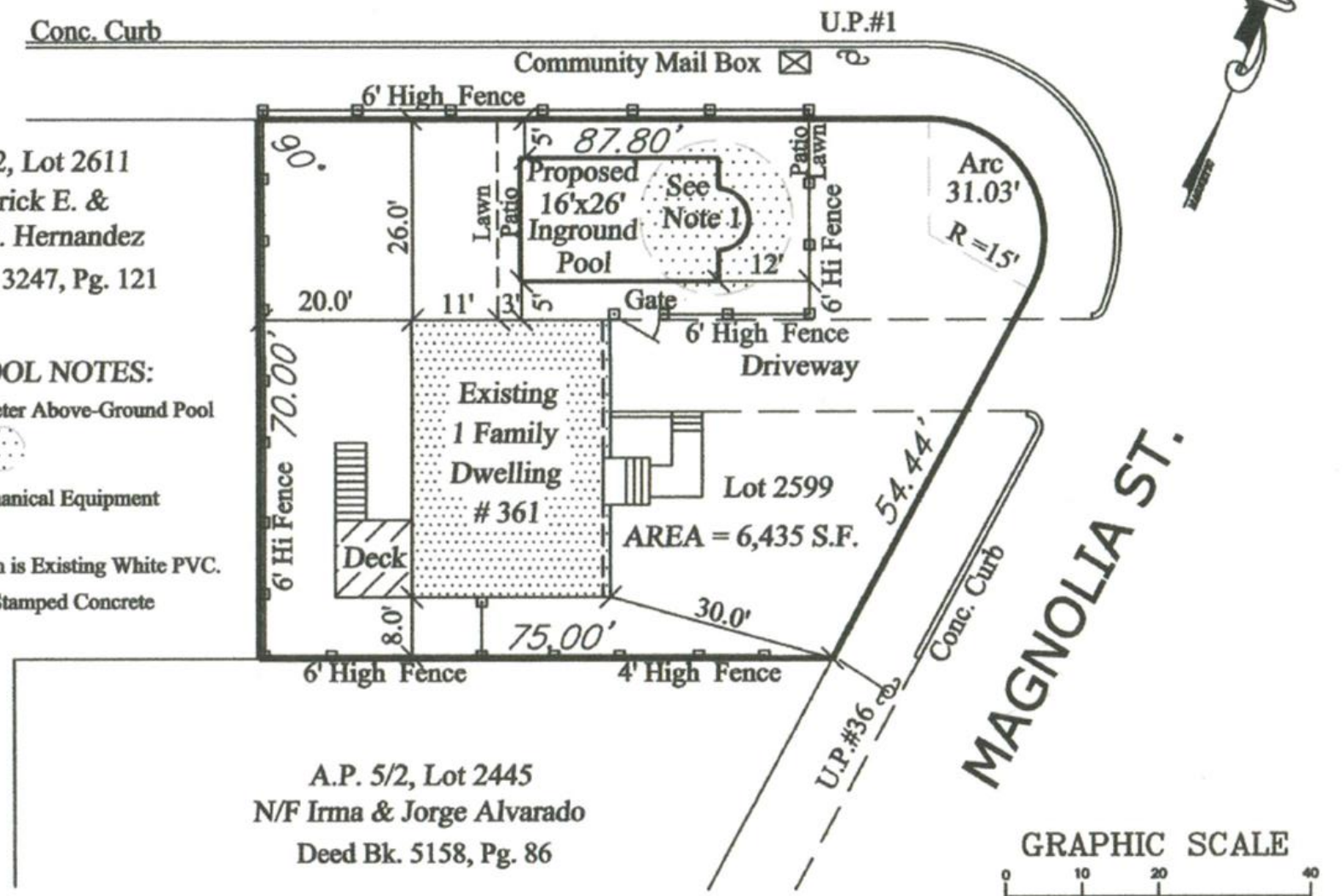
SITE PLAN

EVANGELINE ST.

A.P. 5/2, Lot 2611
 N/F Erick E. &
 Joanne E. Hernandez
 Deed Bk. 3247, Pg. 121

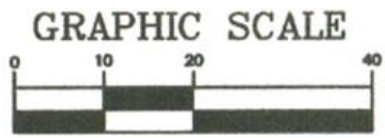
SWIMMING POOL NOTES:

- 1) Existing 20 Ft. Diameter Above-Ground Pool to be Removed.
- 2) Location of All Mechanical Equipment to Code 17.60.010,
- 3) All 6 Ft. Fence shown is Existing White PVC.
- 3) Patio Material to be Stamped Concrete



A.P. 5/2, Lot 2445
 N/F Irma & Jorge Alvarado
 Deed Bk. 5158, Pg. 86

MAGNOLIA ST.



(IN FEET)
 1 inch = 20 ft.



Staff Analysis

- The applicant is requesting to construct a below ground swimming pool in a front yard setback that would be 5' from the front property line.
- The applicant has acknowledged that an existing above ground swimming pool was constructed without benefit of a city permit approximately 15-20 years ago. Application states that the existing will be removed.
- The front yard area where the pool is proposed is surrounded by a 6' white PVC fence that screens the views from surrounding properties and public rights-of-way. Staff is of the view that maintaining the fence is a critical component to considering a positive recommendation on this matter.
- Staff reviewed the Cranston Comprehensive Plan and the closest relatable policies in the plan are related to minimizing visual impacts (FINDING #10). Based on these policies, staff finds that the application is consistent with the Cranston Comprehensive Plan.

Recommendation

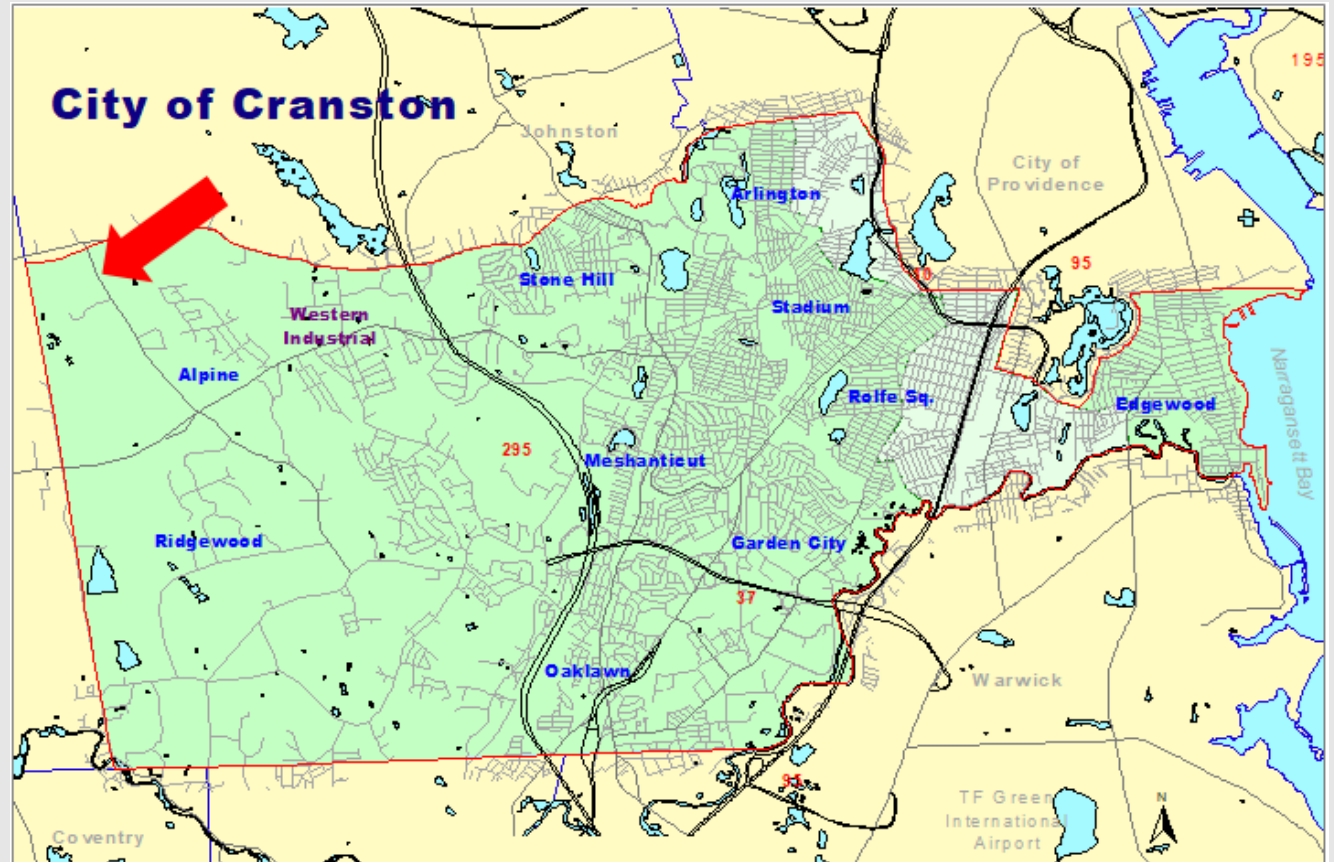
Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the applicant has providing a mitigation element (fence) to reduce visual impacts and maintain the aesthetic character of the neighborhood, staff recommends the Plan Commission forward a *positive recommendation* to the Zoning Board of Review. Staff further recommends that the Plan Commission consider including a condition as part of its recommendation that that the existing fence (or equivalent replacement fence of similar height and opacity) be maintained for the life of the swimming pool.

DEBORAH & JEFFEREY ANDRADE (OWNER / APPLICANT)

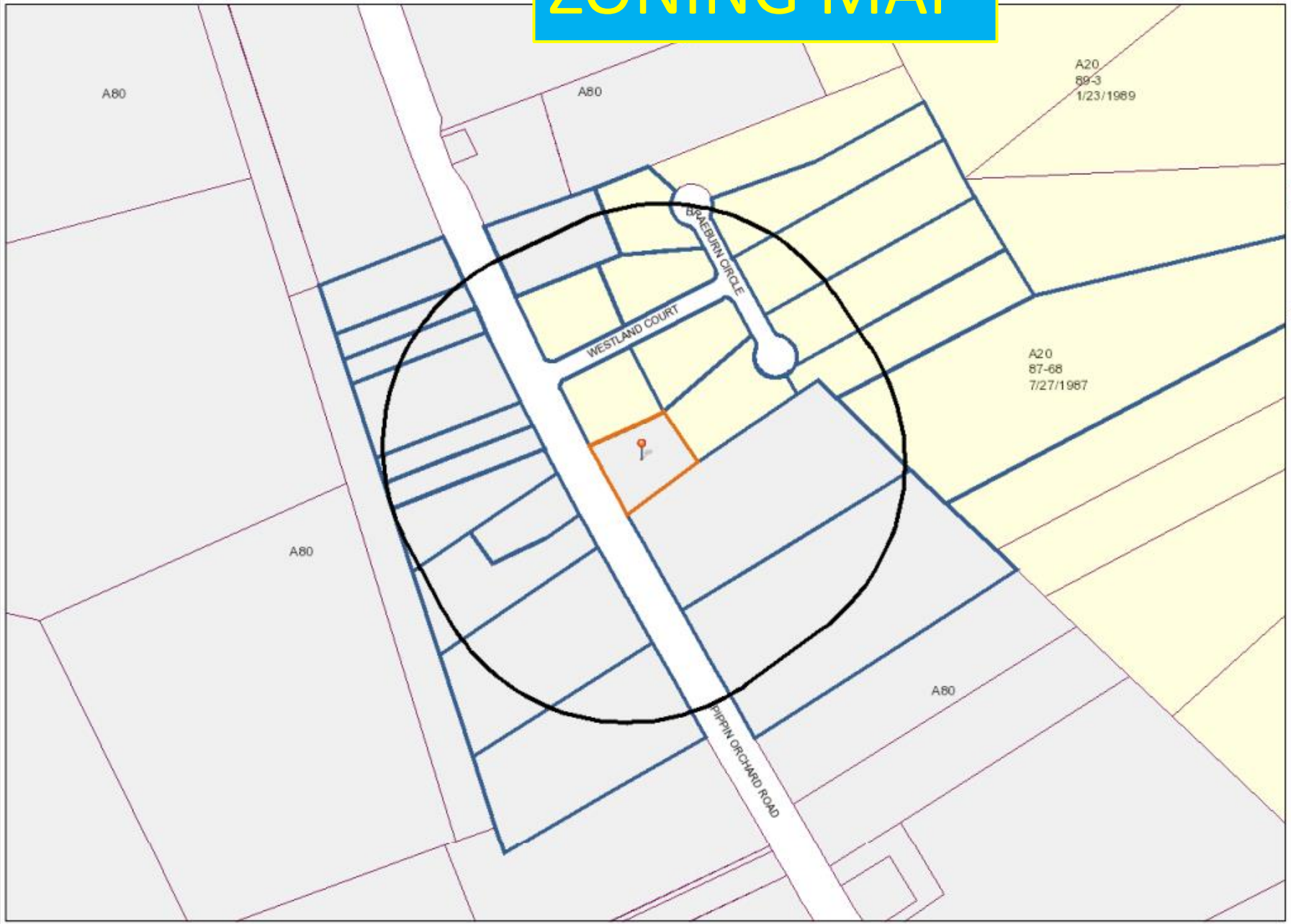
156 Pippin Orchard Rd, AP 33, Lot 51. Zone: A:80

Variance Requests:

1. To allow an addition to the existing residence to encroach 35.9' into the required 100' rear yard setback.
2. To allow the 480ft² (24' x 20') attached accessory dwelling unit, 56 ft² (7'-1" x 7'-11") deck and extended mud room entrance additions to the existing residence to exceed the 10% maximum lot coverage by 6.7%.



ZONING MAP

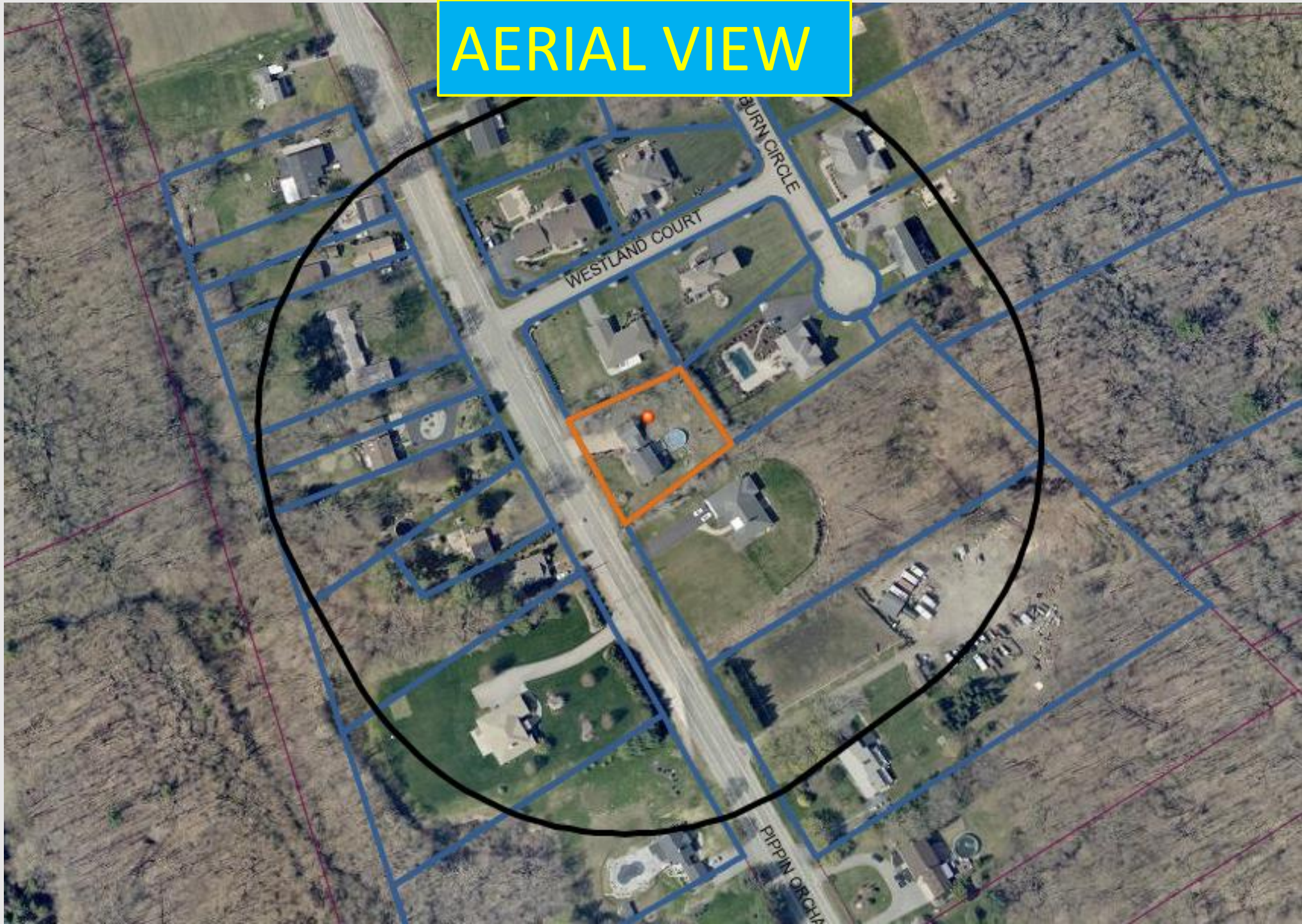


- UserSelectedParcels
- vParcels_Buffer
- ParcelsInBufferOutput
- Parcels
- Streets Names
- Zoning Dimensions
- Historic Overlay District
- Zoning**
 - none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - E1
 - MPD
 - S1
 - Other
- Street Names

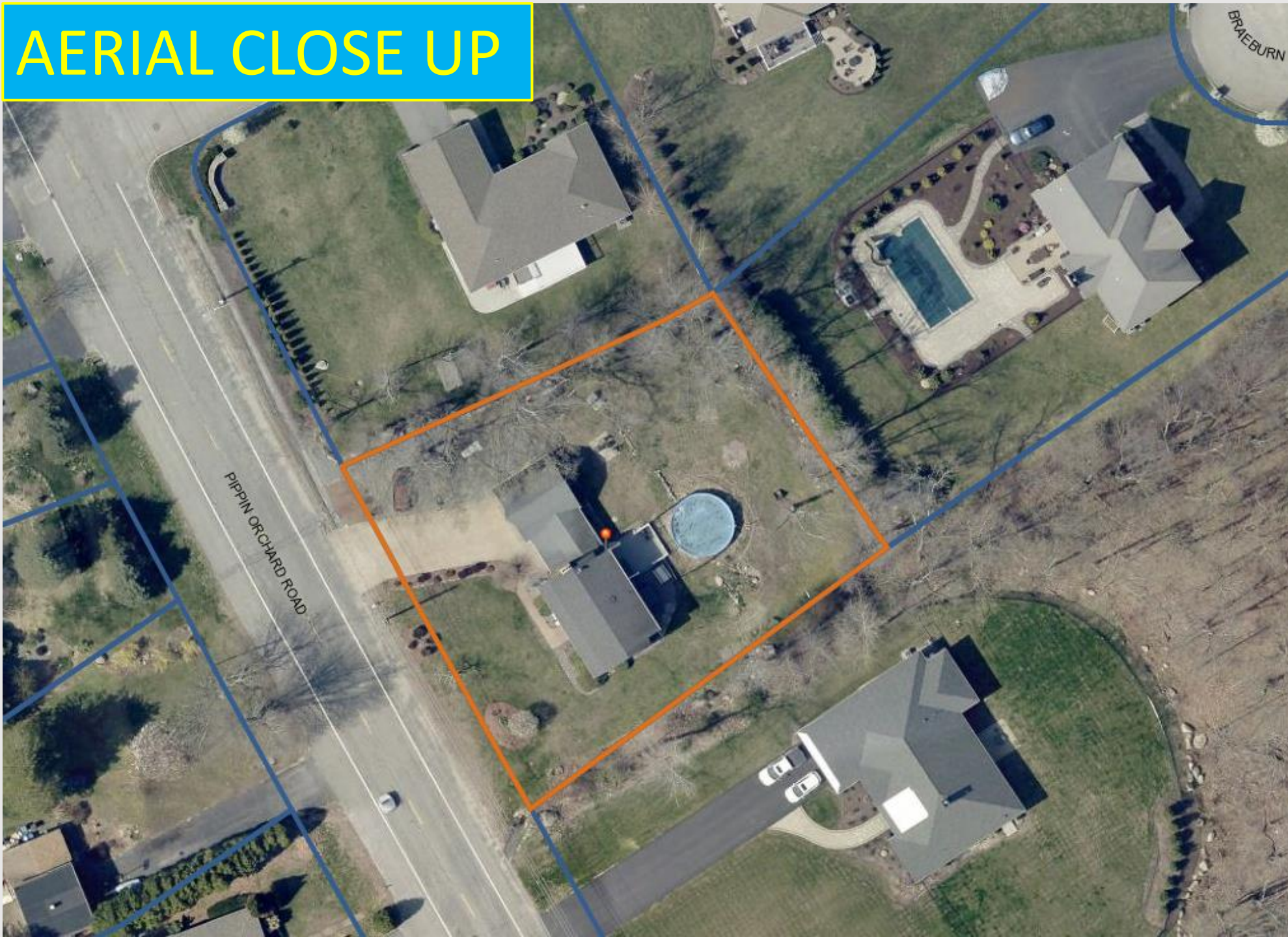
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0 0.05 0.1 0.15 mi

AERIAL VIEW



AERIAL CLOSE UP



3-D AERIAL VIEW

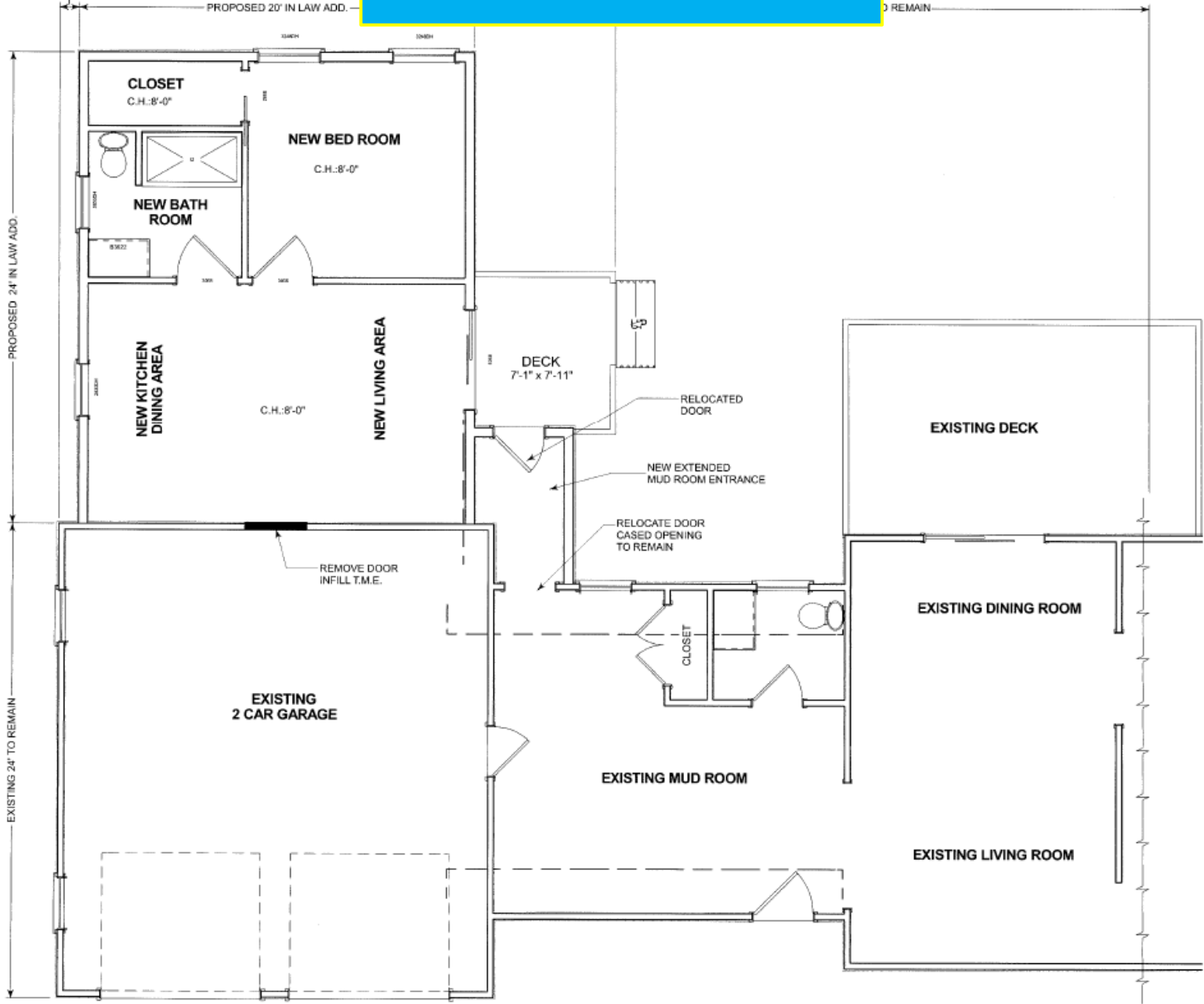
156 Pippin Orchard Road



STREET VIEW

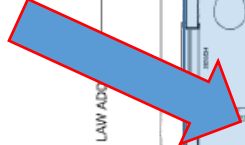


FLOOR PLANS



FLOOR PLANS

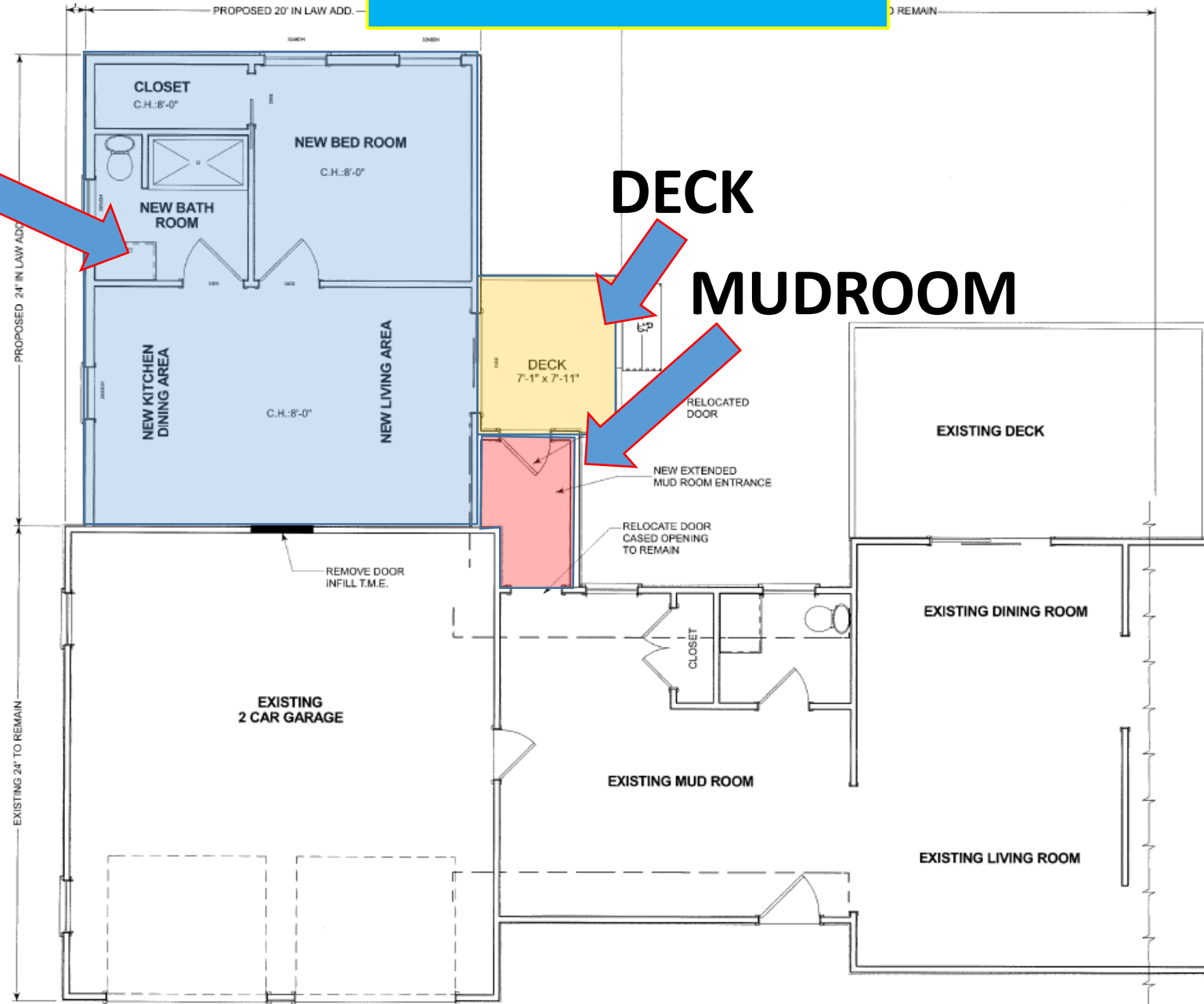
ADU



DECK



MUDROOM



ELEVATIONS

SIDE ELEVATION (facing south)



REAR ELEVATION (facing west)



EXISTING CONDITIONS



Staff Analysis

- The 100' rear setback and 40' front setback leave a buildable area of roughly 20' in depth;
- The 21,352 ft² lot should be zoned A-20, consistent with the Comp Plan (p. 11), which would negate the need for relief;
- The Comp Plan states that the City should “Promote the development of special housing alternatives for the elderly and handicapped (p. 11);
- Three (3) of the four (4) abutting neighbors have submitted letters of support, corroborating staff’s belief that there are no anticipated negative impacts.

Recommendation

Considering that the Comprehensive Plan supports housing options for the elderly and supports the interpretation that the zoning should match the dimensions of the existing conditions of the lot, and considering the letters of support from three of the neighbors, staff recommends that the City Plan Commission forward a *positive recommendation* on this application to the Zoning Board of Review.