City Planning Department

Memo

To: Cranston City Plan Commission
From: Amelia A. Lavallee – Interim Planning Technician
Date: September 5, 2023
Re: Use & Dimensional Variance Application for 195 Main Street

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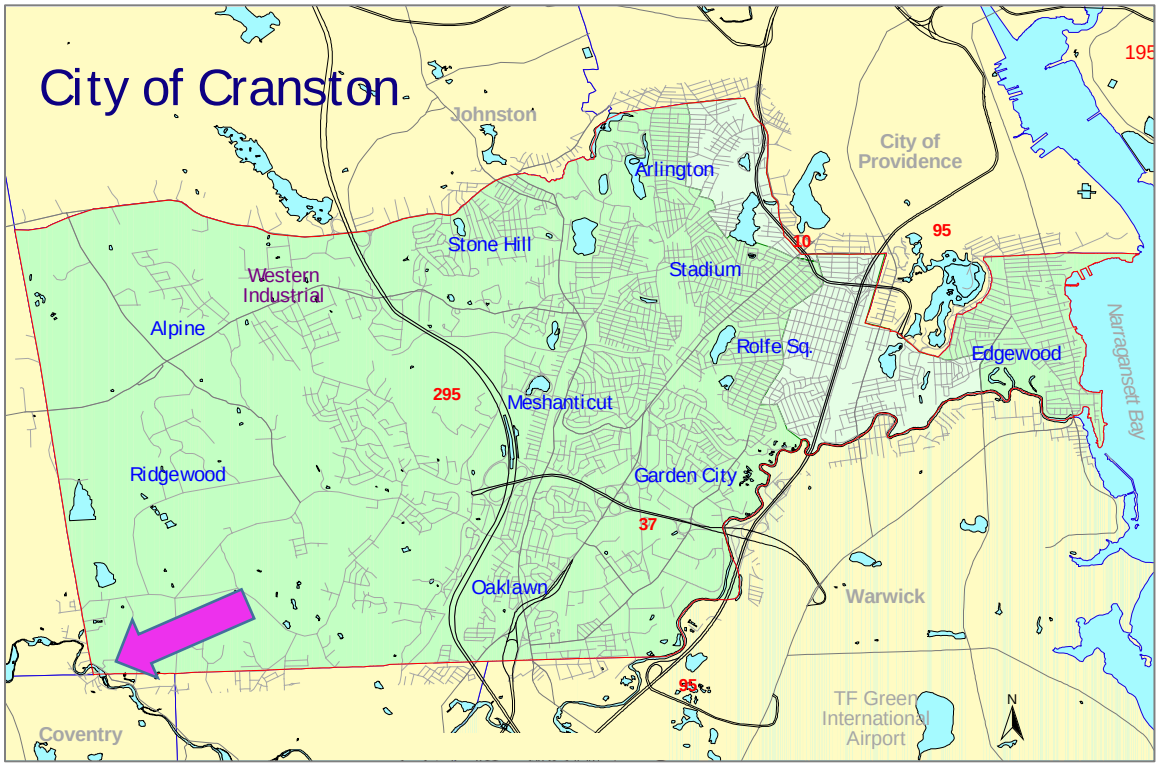
Owner/App: Benjamin Hanson and Colleen Hanson
Location: 195 Main Street, A.P. 30, Lots 4, 5, 124 & 125
Zone: C-4 (Highway Business)
FLU: Highway/Commercial Services

USE & DIMENSIONAL VARIANCE REQUESTS:

1. To remove existing residential dwelling and construct new single-family residential dwelling [Section 17.20.030 - Schedule of uses].
2. To construct a single-family residential dwelling with reduced front setback [Section 17.20.120 - Schedule of intensity regulations].

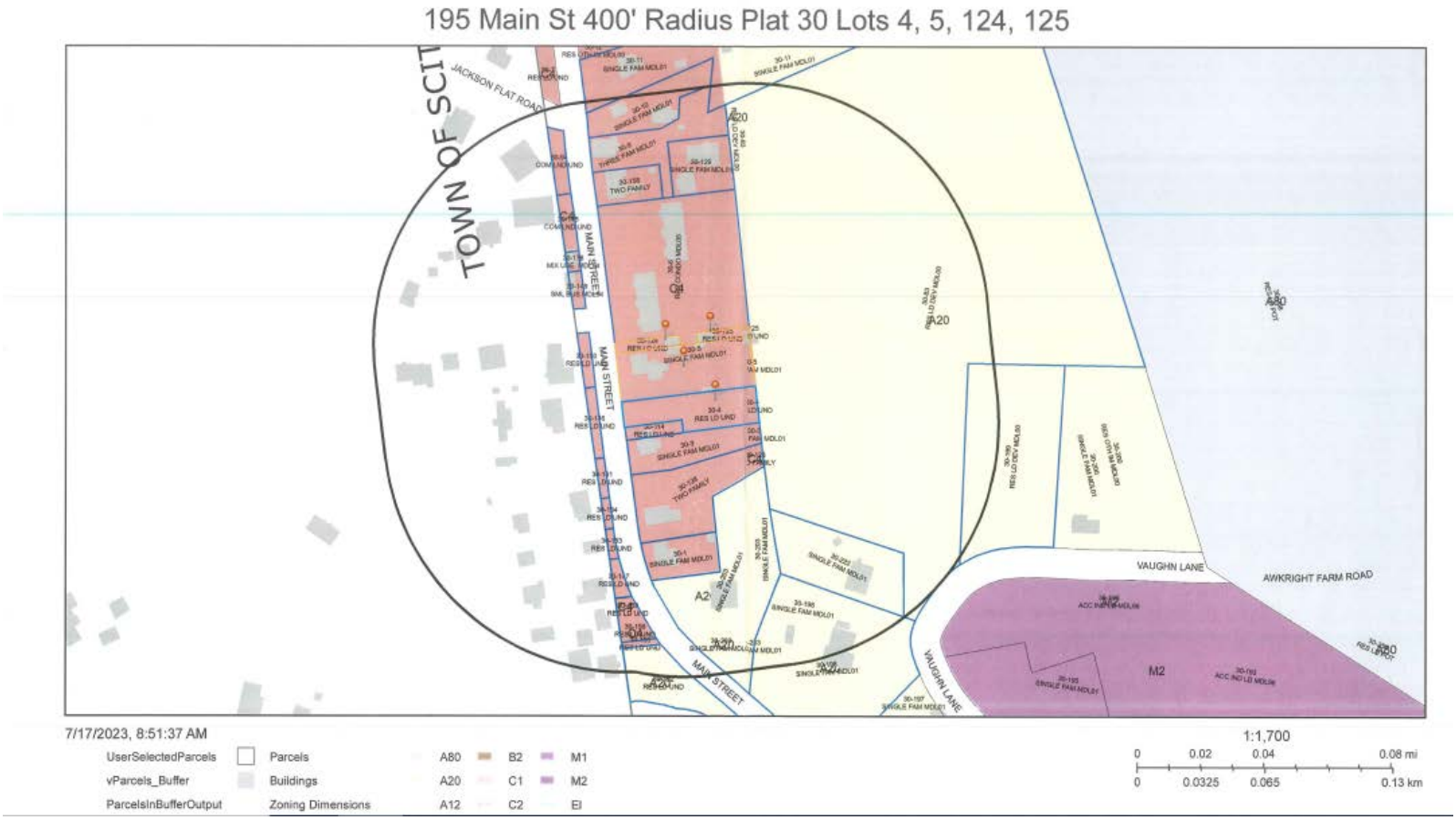
LOCATION MAP



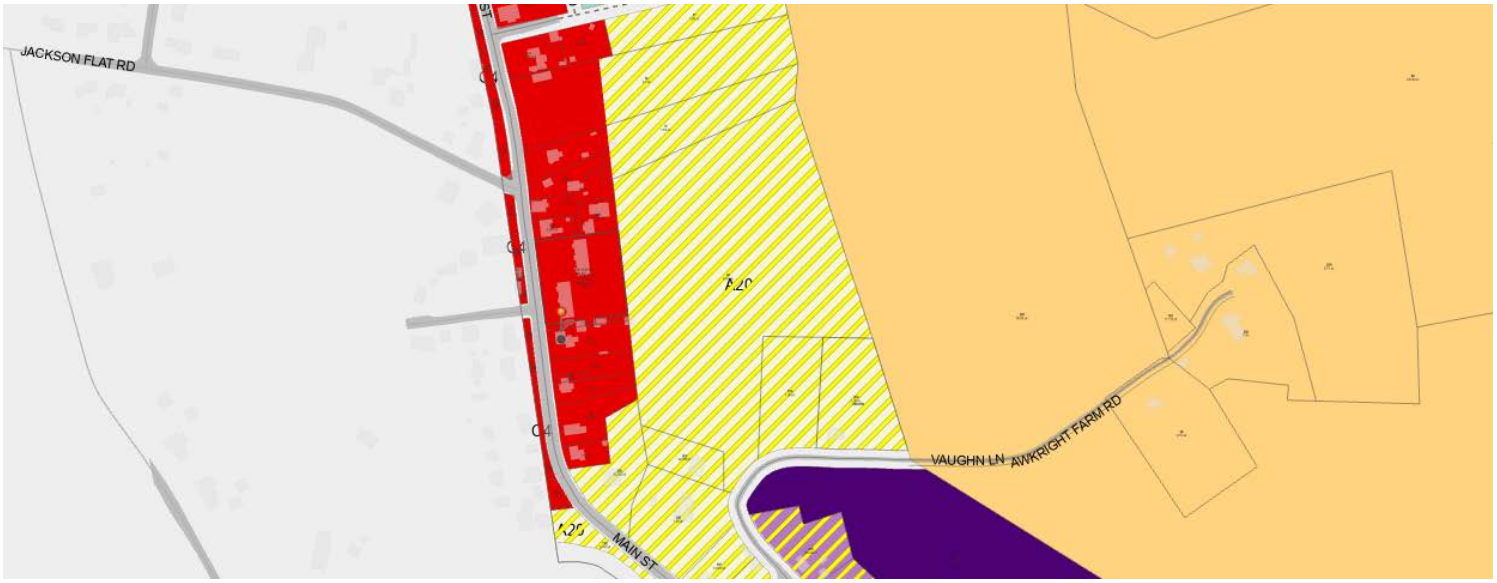
NEIGHBORHOOD AERIAL VIEW

PARCEL AERIAL VIEW

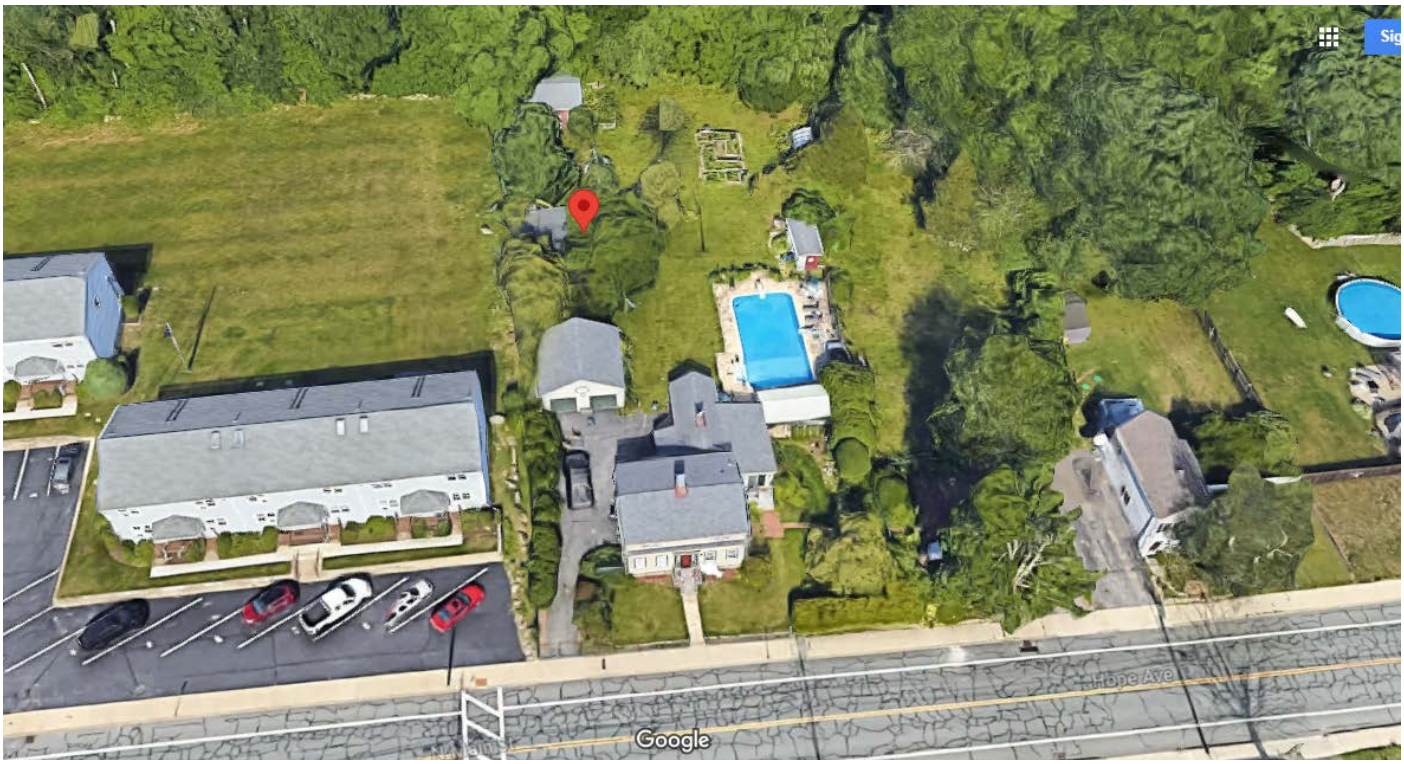
RADIUS MAP


195 Main St 400' Radius Plat 30 Lots 4, 5, 124, 125
TOWN OF SCIT
JACKSON FLAT ROAD
MAIN STREET
VAUGHN LANE
AWKRIGHT FARM ROAD
A20
A2
M2
7/17/2023, 8:51:37 AM
UserSelectedParcels
vParcels_Buffer
ParcelsInBufferOutput
Parcels
Buildings
Zoning Dimensions
A80
A20
A12
B2
C1
C2
M1
M2
EI
1:1,700
0 0.02 0.04 0.08 mi
0 0.0325 0.065 0.13 km

FUTURE LAND USE MAP



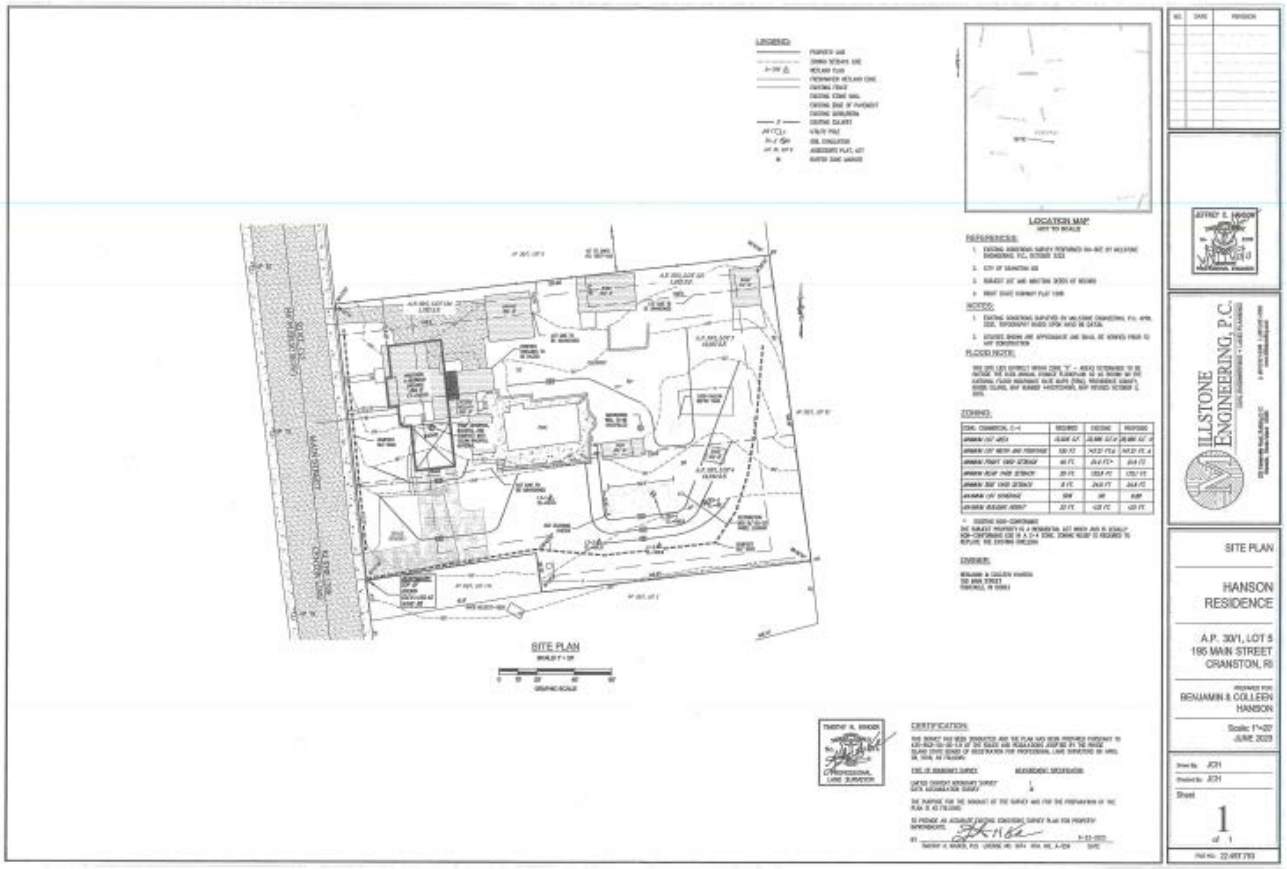
3-D AERIAL VIEW



STREET VIEW

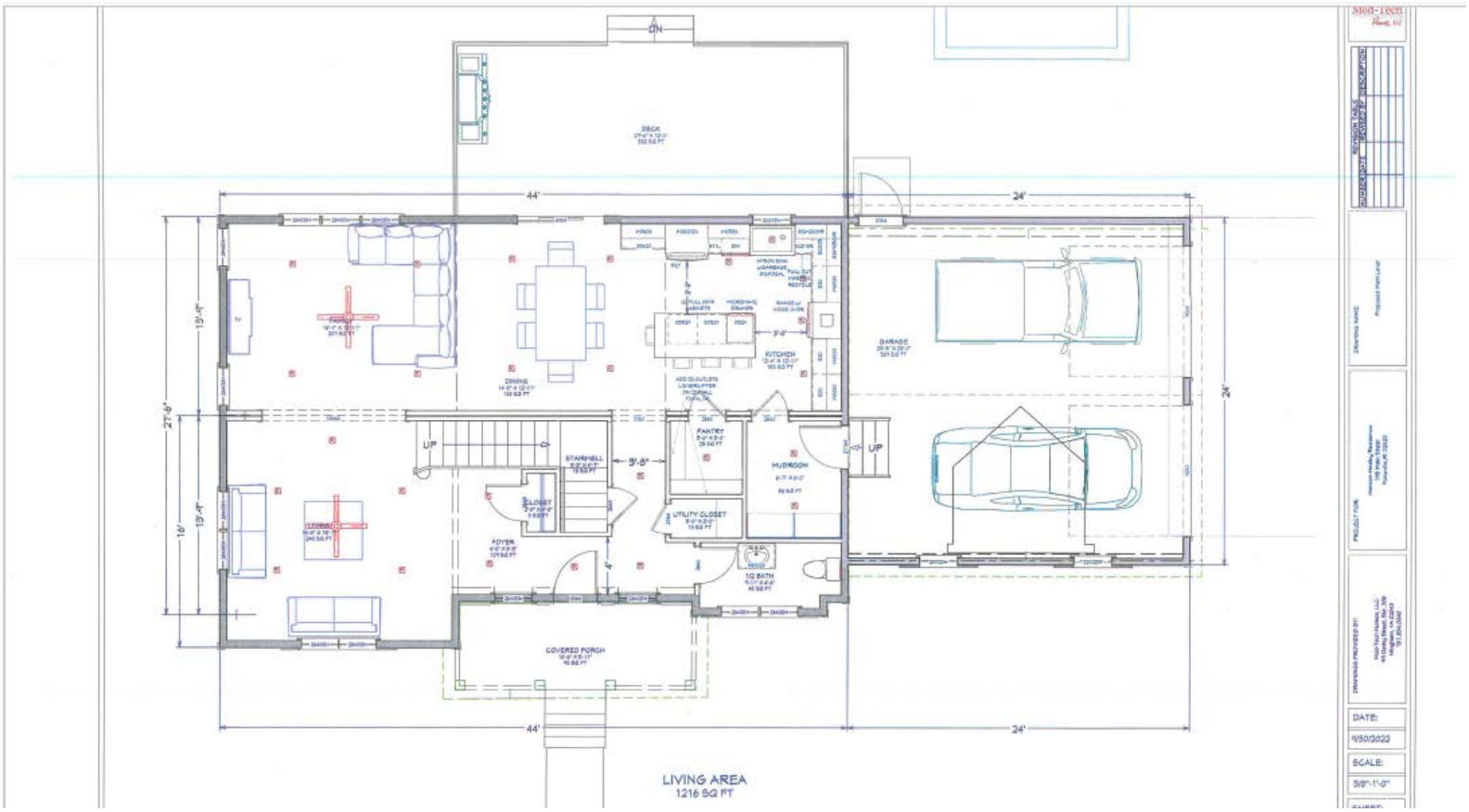
ZONING MAP

PROPOSED SITE PLAN

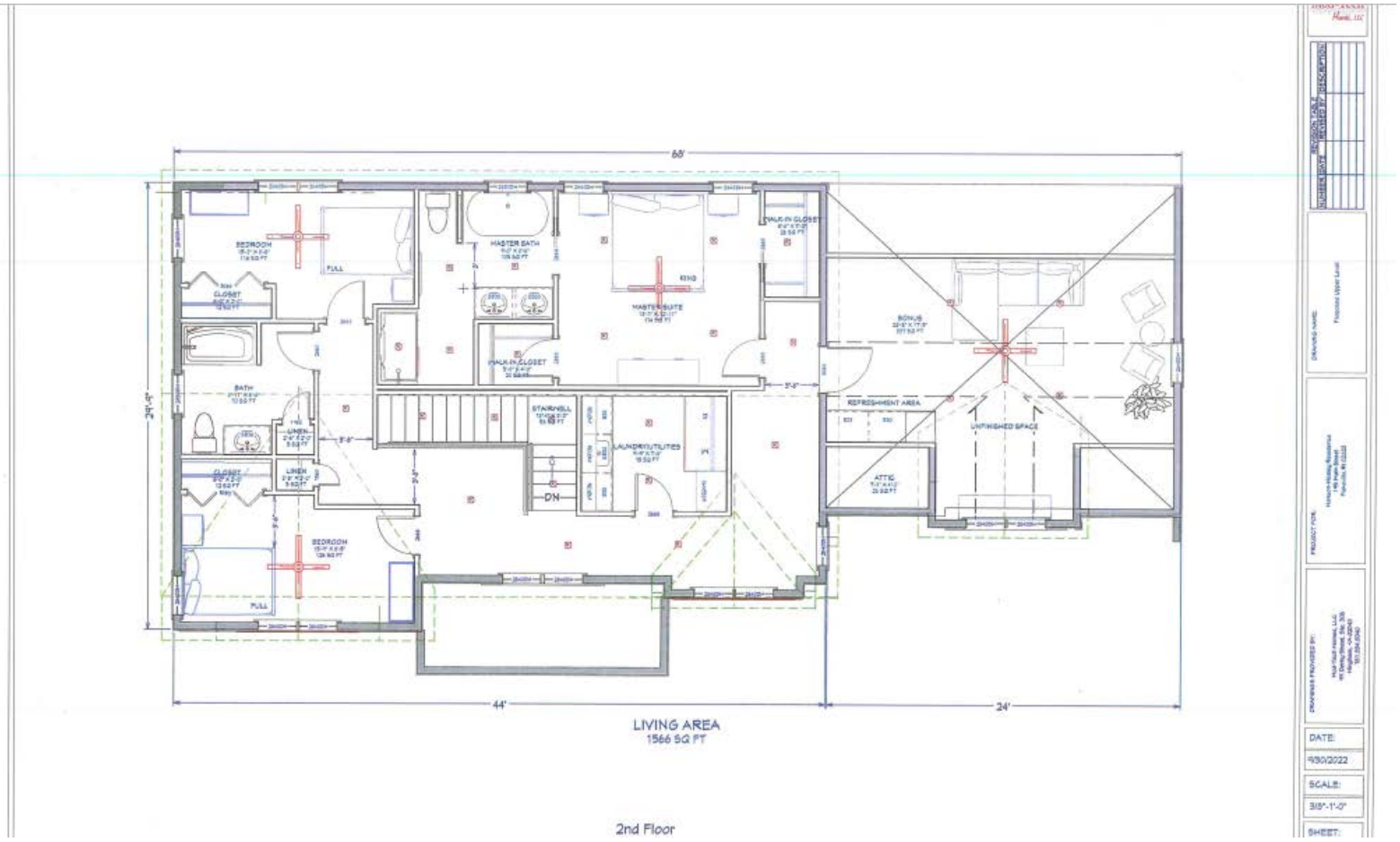


SITE RENDERING

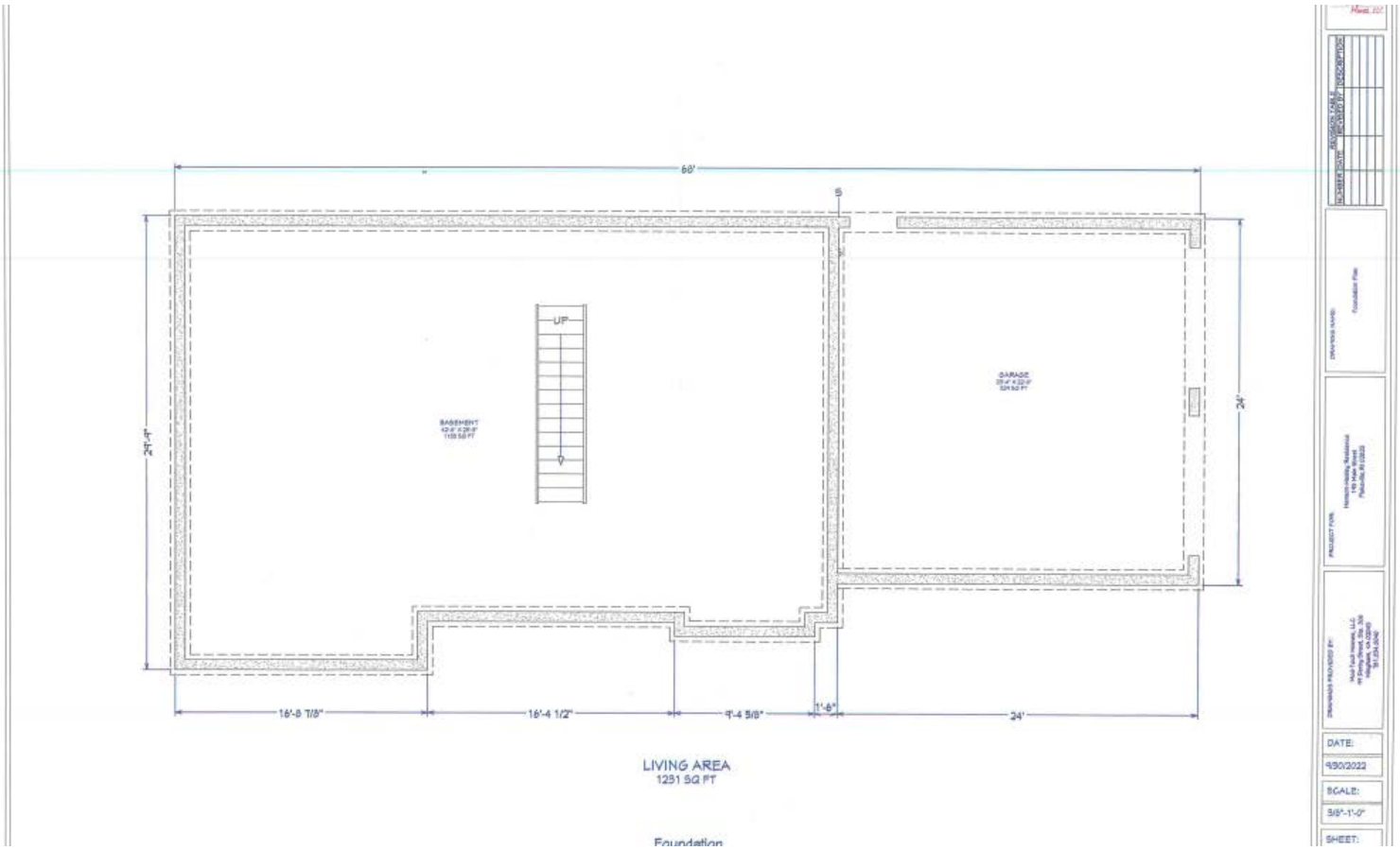
PROPOSED FLOOR PLAN (FIRST FLOOR)



PROPOSED FLOOR PLAN (SECOND FLOOR)



PROPOSED FLOOR PLAN (GROUND FLOOR)



FINDINGS OF FACT:

1. The applicant seeks to rebuild an existing single-family residential dwelling for single-family residential use in the C-4 (Highway business) zone, thus the immediate request amounts to a Use Variance due to zoning restrictions.
    a) The existing home and foundation will be removed.
2) According to the City's records, the original dwelling was built in 1841, therefore predating zoning and having been of a residential use prior to both the existing zoning designation (Highway business) and the Future Land Use Map zoning designation (Highway/Commercial services).
3) The property exists within a neighborhood zoned C-4 dominated by non-conforming single and two-family homes (see radius map on pg. 3).
4) The subject parcel directly abuts a residential zone (A-20, Single-family dwellings on lots of minimum areas of (20,000) square feet).
5) The applicant seeks relief for front setback [Section 17.20.120 – Schedule of intensity regulations].
    a) The applicant seeks to construct a single-family residential dwelling with a front setback of 21.9 ft. where a minimum of 40 ft. is required [Section 17.20.120 – Schedule of intensity regulations].
        (i) All other dimensional requirements will be met by the applicant in conformance with City standards.

STAFF ANALYSIS:

The Comprehensive Plan supports the preservation of existing residential neighborhoods through Land Use Element Principle 4, which seeks to "Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life" and Housing Action 14, to "Preserve the quality and character of the built environment in selected areas throughout Cranston". Staff recognizes the inconsistency between existing/designated zoning of Highway Business/Highway Commercial services and the established residential use and surrounding residential neighborhood.

Policy language outlined in the Comprehensive Plan (see Land Use Element Principle 4 - defined on pg. 34 and Housing Action 14 - defined on pg. 71) is applicable and consistent with this proposal.

As Use Variance requests maintain a high standard of review, it is crucial to asses this application with focuses on appropriate land use, neighborhood consistency, and consistency with the Comprehensive Plan – Future Land Use Map. With this, staff has no outstanding concerns with the outcomes that would be created with positive consideration of the proposal as presented, due to the fact that the subject parcel is pre-existing non-conforming to zoning, and is entirely surrounded by residential uses despite the zoning designation of C-4 (Highway Business).

RECOMMENDATION:

Due to the finding that the application is compatible with the surrounding neighborhood, requires minimal dimensional relief, and in recognition of a clear zoning inconsistency, Staff recommends the Plan Commission forward a ***positive recommendation*** to the Zoning Board of Review.