

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP | Senior Planner
Date: May 7, 2024
RE: 94 Woodmont Drive – Assessors Plat 15, Lot 1202
Application for Dimensional Variance

Owner / Applicant: Tyler Corsi
Location: 94 Woodmont Drive
Zoning: A8 – Single-family dwellings on lots of minimum areas of eight thousand (8,000) square feet.
FLUM Designation: Single Family Residential 7.26 to 3.64 Unit Per Acre

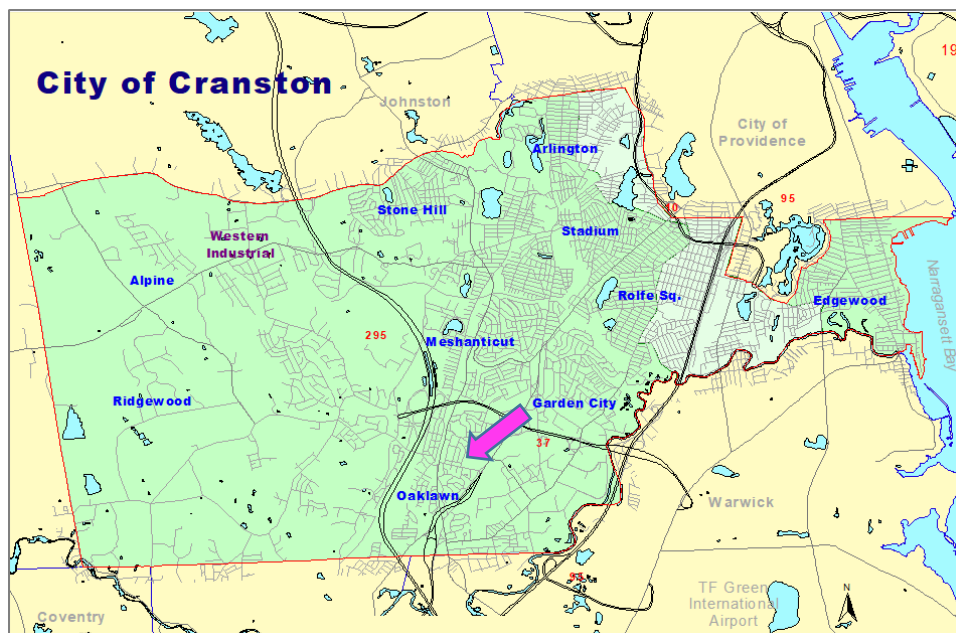
Subject Property:

The subject property is located at 94 Woodmont Drive, identified as Plat 15, Lot 1202, and has a land area of 0.207± acres, (9,013± sq. ft.) with frontage on Woodmont Drive.

Request:

To allow relief from setback requirement for an addition to an existing single-family house which will add a primary bedroom and bathroom in an A8 zone (17.92.010 – Variances and 17.20.120 – Schedule of intensity regulations).

LOCATION MAP



AERIAL PHOTO



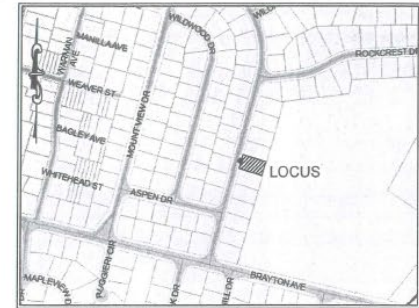
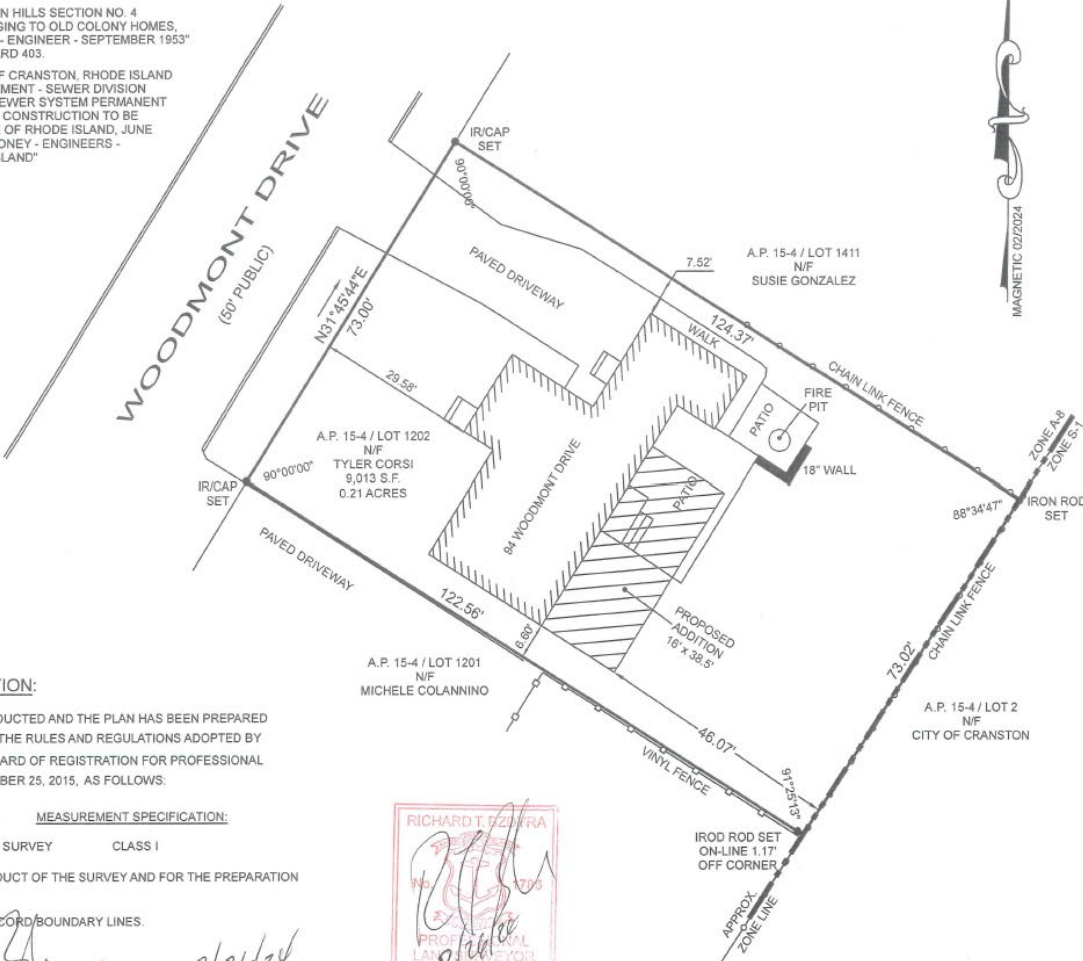
STREET VIEW



SITE PLAN

REFERENCES:

1. DEED BOOK 5352, PAGE 63
2. PLAN ENTITLED "GARDEN HILLS SECTION NO. 4 CRANSTON, R.I. BELONGING TO OLD COLONY HOMES, INC. PETER V. CIPOLLA - ENGINEER - SEPTEMBER 1953" RECORDED ON PLAT CARD 403.
3. PLAN ENTITLED "CITY OF CRANSTON, RHODE ISLAND PUBLIC WORKS DEPARTMENT - SEWER DIVISION WESTERN CRANSTON SEWER SYSTEM PERMANENT EASEMENT FOR SEWER CONSTRUCTION TO BE ACQUIRED FROM STATE OF RHODE ISLAND, JUNE 1977 BY GILBERT & MALONEY - ENGINEERS - PROVIDENCE, RHODE ISLAND"



LOCUS MAP

ZONING DISTRICT A-8

MINIMUM LOT AREA:	8,000 SQ.FT.
MINIMUM LOT WIDTH:	80 FT.
MINIMUM LOT FRONTAGE:	80 FT.
MINIMUM SETBACKS	
FRONT:	25 FT.
SIDE:	10 FT.
REAR:	20 FT.
MAX. BUILDING HEIGHT:	35 FT.
MAX. LOT COVERAGE:	30%
EXISTING LOT COVERAGE:	34%
PROPOSED LOT COVERAGE:	37%

BOUNDARY STAKE-OUT SURVEY

A.P. 15-4 / LOT 1202
94 WOODMONT DRIVE
CRANSTON, R.I. 02920
SCALE: 1" = 20' DATE: FEBRUARY 26, 2024

PREPARED FOR:
TYLER CORSI
94 WOODMONT DRIVE
CRANSTON, R.I. 02920

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10741 / DWG. NO. 10741 - SURVEY (CJB)

GRAPHIC SCALE / 1" = 20'



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: **MEASUREMENT SPECIFICATION:**

LIMITED CONTENT BOUNDARY SURVEY CLASS I

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: *Richard T. Bzdrya* DATE: 2/26/24

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60



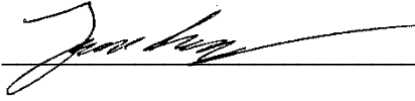
Findings of Fact:

- The Applicant has requested specific relief in their Application, namely:
 - 17.20.120 – Schedule of intensity regulations
 - A8 Lot Coverage:
 - Required maximum lot coverage: 30%
 - Existing: 34%
 - Proposed: 37%
 - A8 Side Lot
 - Required minimum side lot setback: 10 ft
 - Existing: 6.60 ft (south) and 7.52 ft (north)
 - Proposed: 6.60 ft (south) and 7.52 ft (north)
- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood and the request does not impose undue nuisances and is not out of character beyond any other uses on this site or within the surrounding area.
 - The property and the surrounding area are residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
 - The proposed use (single-family residential) is consistent with the Comprehensive Plan.
 - Staff finds that the proposed density (4.76 units/acre) conforms to the Future Land Use Map density designation of *Single Family Residential 7.26 to 3.64 Units/Acre*.
- The Future Land Use Map (FLUM) designates the subject property as “*Single Family Residential 7.26 to 3.64 Units/Acre*.”
 - Per the Comprehensive Plan, the A-8 zoning district is an appropriate zoning classification for single-family residential land designation and development.
 - Staff finds that the proposed density (4.76 units/acre) conforms to the Future Land Use Map density designation of *Single Family Residential 7.26 to 3.64 Units/Acre*.
 - Staff finds that the Application is consistent with the Future Land Use Map designation.
- The Comprehensive Plan outlines goals, policies, and action items pertaining to commercial (re)development which Staff find support the approval of this Application, specifically:
 - Land Use Goal 9: Protect and stabilize existing residential neighborhoods.
 - Land Use Policy 9.3: Preserve the existing density of established neighborhoods.
 - Housing Goal 2: Permit a variety of residential development types to achieve multiple community objectives.
 - Housing Policy 2.2: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
 - Housing Goal 4: Promote housing opportunity for a wide range of household types and income levels.
 - Housing Policy 4.1: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

Recommendation:

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jonas U. Bruggemann', is written over a horizontal line.

Jonas U. Bruggemann, MSCRP
Senior Planner
Cc: City Planning Director
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