

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: October 6, 2026
RE: 88 Gansett Avenue – Assessor's Plat 7, Lot 2034 & 2035
Application for Use Variance

Owner/Applicant: Daravicheth Chey
Location: 88 Gansett Avenue
Neighborhood: Stadium
Zoning: B-1 – (Single-Family and Two-Family Dwellings)
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

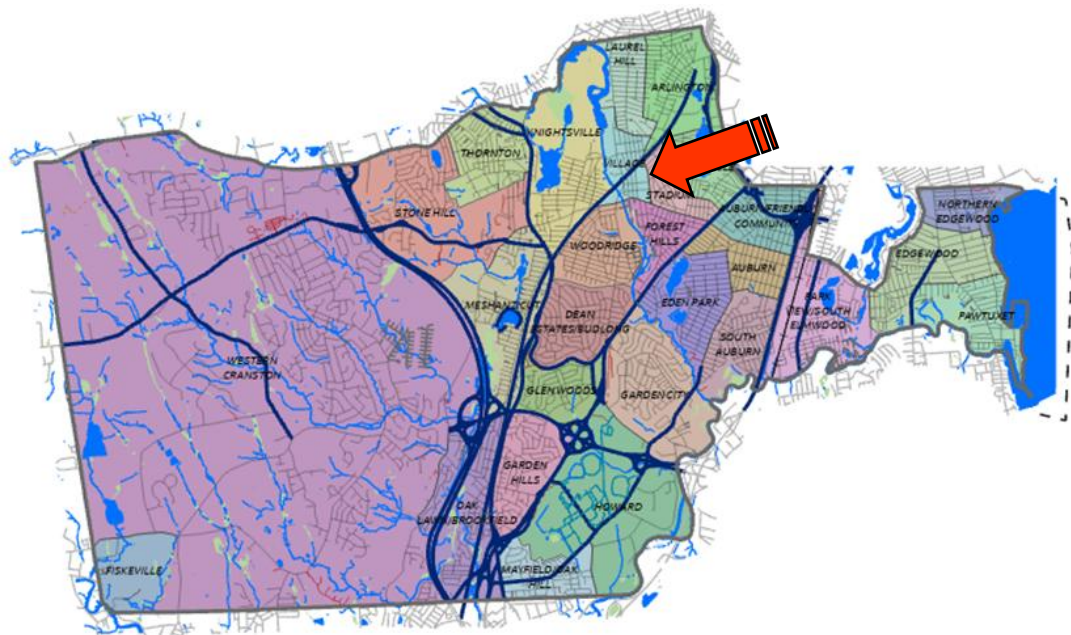
Subject Property:

The subject property is located at 88 Gansett Avenue, identified as Plat 7, Lots 2034 & 2035 and has a combined land area of 0.1524 ± acres, (6,637 sf).

Request:

The applicant has applied to the Board for to convert the first floor of a legal, non-conforming mixed-use building into a beauty salon. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.030 Schedule of Uses.

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



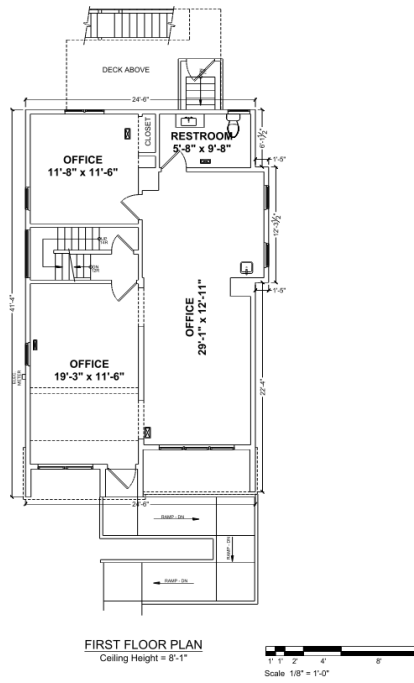
AERIAL VIEW



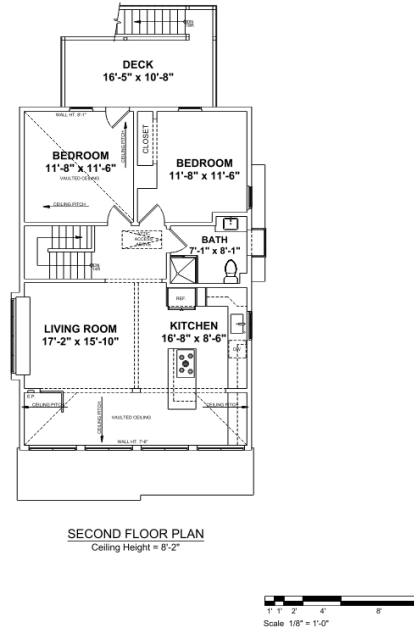
STREET VIEW



FLOOR PLANS

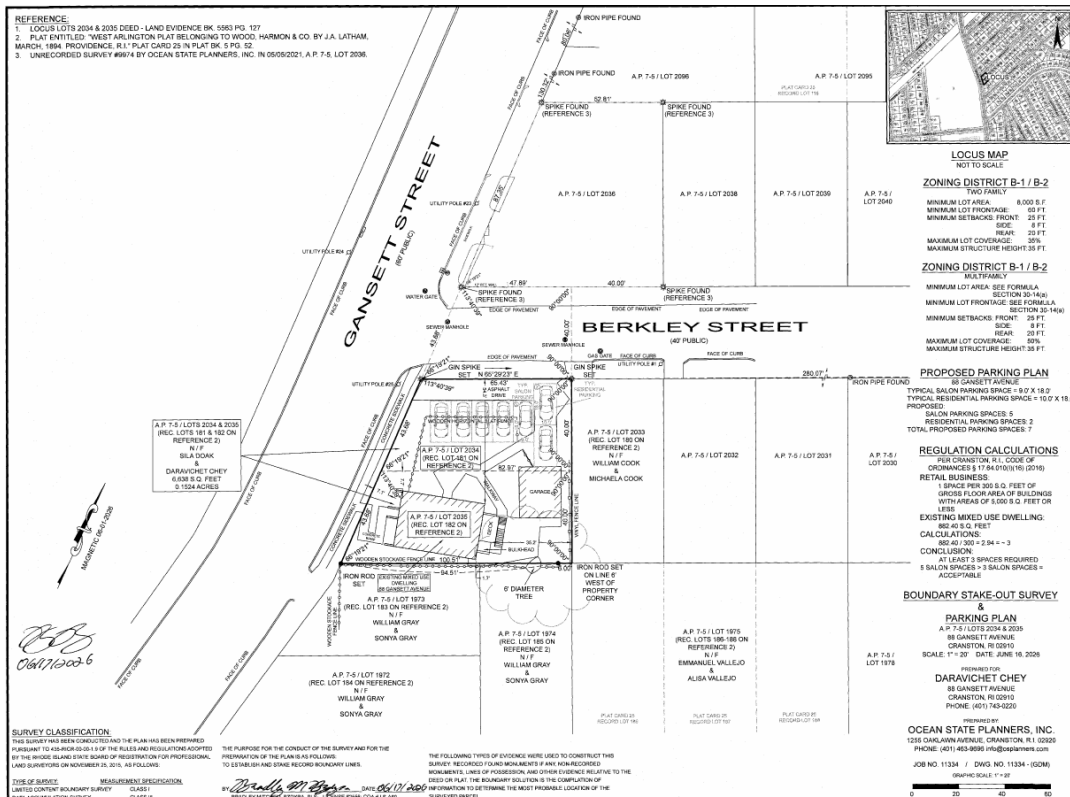


EXISTING CONDITIONS PLANS			1
JOB NO. NATIONAL FLOOR PLANS 388 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL	DATE: AUGUST 2008	SCALE: 1/8" = 1'-0"	



EXISTING CONDITIONS PLANS			2
JOB NO. NATIONAL FLOOR PLANS 388 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL	DATE: AUGUST 2008	SCALE: 1/8" = 1'-0"	

SITE PLAN



Findings of Fact:

The Applicant has requested specific relief in their application, namely:

- 17.20.030 – Schedule of Uses

Relief Sought:

B-1 Zone	Required	Proposed	Relief Sought
Schedule of Uses	Salon Use is not Permitted in the B-1 Zone	Change 1 st Floor (unit 1) into a salon from residential	Use Variance

Staff Analysis:

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 uses on this site or within the surrounding area. The subject property and the surrounding area are primarily residential and commercial in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- The subject property is currently identified as mixed use by the tax assessor. However, the tax assessor's card revealed that the first floor of this building was converted into office space in 1968. They also noted that the building appears to currently be used for fully residential uses.
 - This application is essentially asking for relief to restore a mixed-use structure back to its status as mixed-use.
- Gansett Avenue is a hub for commercial activity, with primarily small, local businesses lining the street to the South and along Cranston Street to the North featuring compatible neighborhood uses such as restaurants, cafes, and a variety of retail and personal service establishments including salons. A small salon would fit the character of the neighborhood.
- Parking requirements for both the proposed salon business and the remaining residential use are satisfied by the proposal.

Consistency with the Comprehensive Plan and FLUM

- The Future Land Use Map (FLUM) designates the subject property as "*Single/Two Family Residential Less Than 10.89 Units Per Acre*"
 - Small neighborhood serving businesses can be appropriate for primarily residential areas, provided they create minimal disturbance to the neighborhood and are placed in the appropriate location.
 - The proposed business isn't particularly noisy, has limited capacity due to the size of the structure, and is appropriately placed in a commercial corridor.
 - Staff finds that the Application is consistent with the Future Land Use Map designation.
- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to commercial development support the approval of this Application:
 - Goal ED-2: Attract capital into the Cranston area and expand the City's economic base.
 - Policy ED-23: Revitalize underused area of the City for uses that are in keeping with the needs and values of the community.
 - Action ED-18: Target improvement of neighborhood commercial centers to service their market area and to reduce congestion for cross-town traffic.

Summary

Staff conclude that the proposal is compatible with the general character of the neighborhood, does not provide disruption or nuisance, and supports the goals and policies of the Comprehensive Plan.

Recommendation:

ZBR-26-44 (88 Gansett Avenue):

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommend 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,

James S. Ray

Jamie Ray
Administrative Officer | Planner Technician