

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: May 5, 2026
RE: 30, 0, and 0 Pomham Street – Assessor's Plat 7, Lot 1264, 1263 & 1264
Application for Dimensional Relief

Owner: Marc Spirito
Applicant: Calise Development, LLC
Location: 30 Pomham Street
Neighborhood: Spectacle
Zoning: B-1 – Single and Two-family Residential (6,000 SF and 8,000 SF)
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

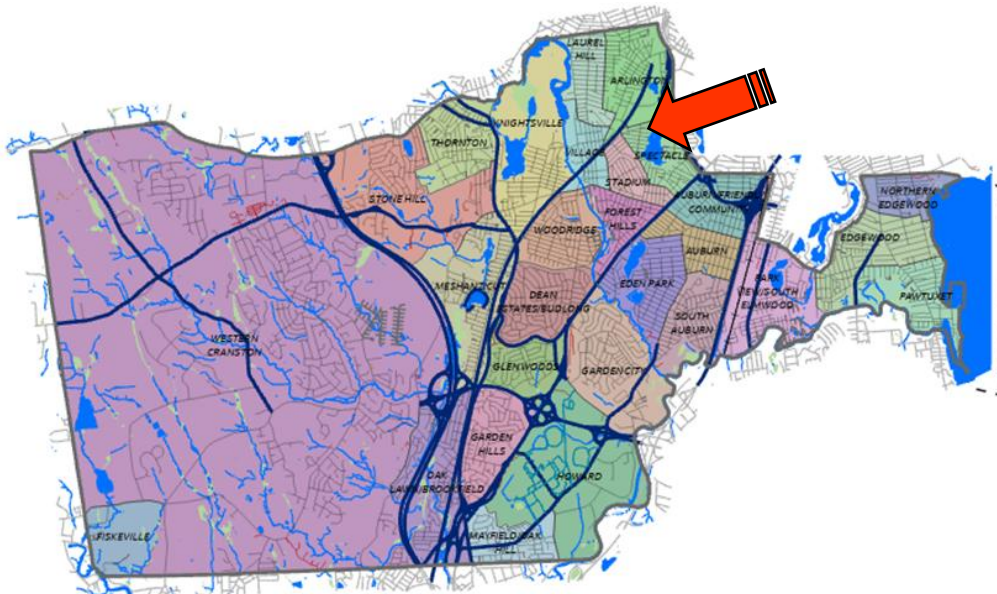
Subject Property:

The subject property is located at 30 Pomham Street, identified as Plat 7, Lots 1264, 1263 & 1264 and has a combined land area of 0.2205 ± acres, (9,600 sf).

Request:

The applicant has applied for permission to leave an existing single-family dwelling on an undersized lot with reduced setbacks, previously merged by zoning, and to construct two new single-family dwellings on adjacent undersized lots with reduced frontages previously merged by zoning. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers.

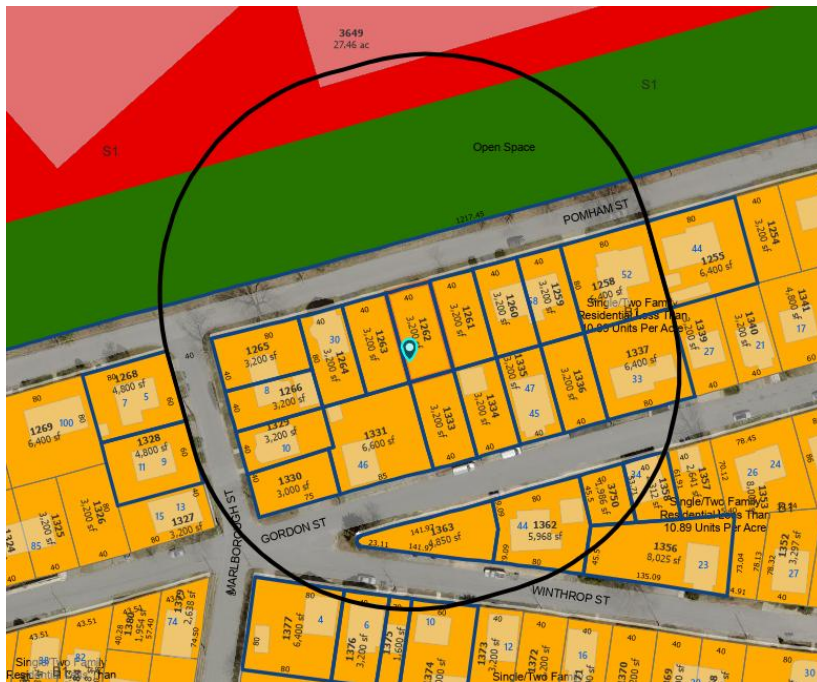
LOCATION MAP



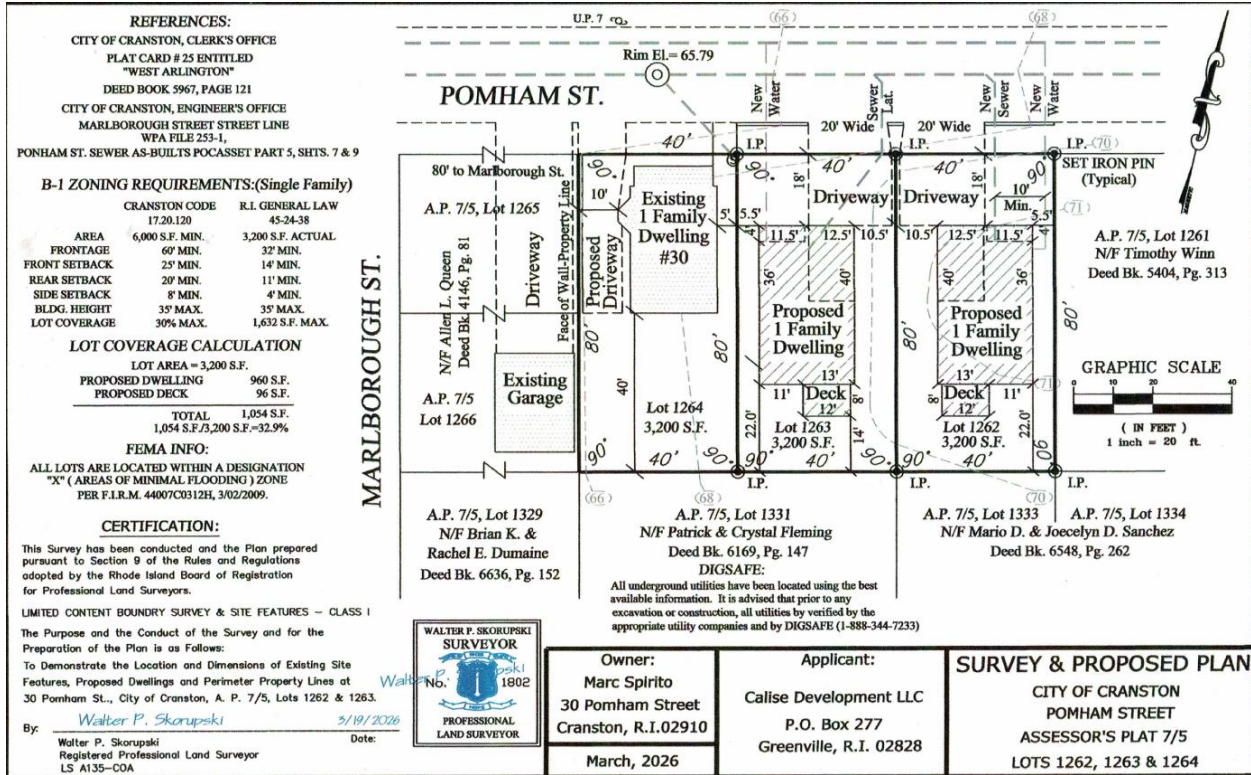
ZONING MAP



FUTURE LAND USE MAP



SITE PLAN



Findings of Fact:

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

- 17.20.120 – Schedule of Intensity Regulations
- 17.20.090 – Specific Requirements
- 17.88.010 – Substandard lots of record and lot mergers

Relief Sought:

| B-1 Zone | Required | Proposed | Relief Sought |
|--|--|------------------------------|--|
| Minimum Lot Size | 6,000 sf for Single-Family Dwellings | - 3,200 sf - 3,200 sf | - 2,800 sf - 2,800 sf |
| Substandard lots of Record and Lot Mergers | A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission. | Unmerging of two of the lots | Variance from the substandard lots of record and merger provision. |

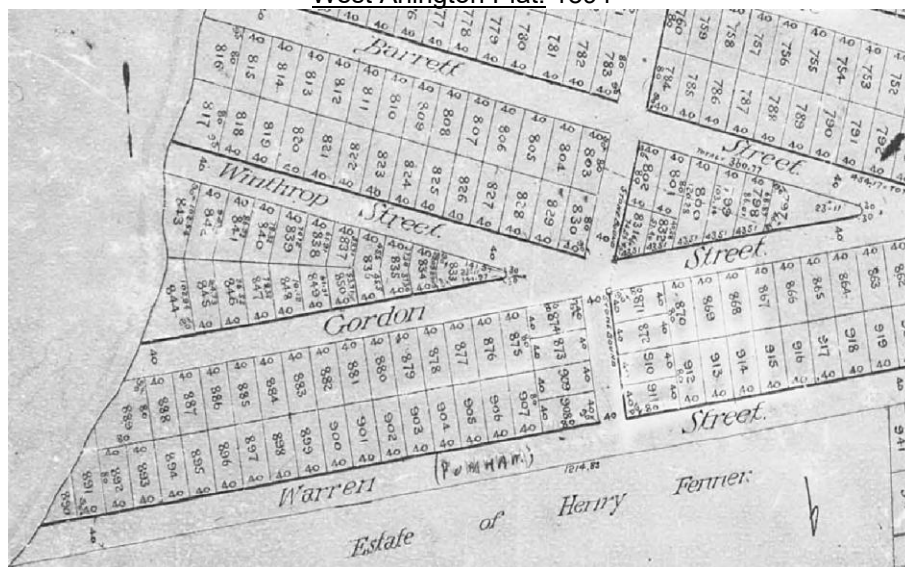
- The substandard front setback for the existing single-family dwelling is an existing condition and will not become more non-conforming.

Staff Analysis:

Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood, and the request is out of character beyond any uses on this site or within the surrounding area.

- The applicant is requesting to build a new single-family dwelling in a B-1 zone in Spectacle. The neighborhood median lot size in the Spectacle B-1 zone is 4,500 sf. The subject lots (3,200 sf) are smaller than the average lot in the area.
 - There are several examples of single-family homes on 3,200 sf lots in the nearby area. Many of the older houses in the neighborhood are built like this due to being constructed before the implementation of zoning.
- As highlighted in this image below, the development of the Spectacle neighborhood was characterized by lots that were 3,200 sf or smaller. On Pomham Street, the lots are all 3,200 sf. This is the historic character of the neighborhood.

West Arlington Plat: 1894



- Lot Size and Density Analysis:
 - Planning Staff conducted a density analysis of the surrounding area. The density of the B-1 zone in Spectacle is 8.3 units per acre. This project proposes a density of 13.6 units per acre, which is higher than the FLUM maximum density of 10.89 units per acre.
 - A Neighborhood Analysis, including all B-1 parcels in the Spectacle Neighborhood, found that the median lot size is 4,500 square feet.
 - This figure reflects a mismatch between the real built environment and the minimum lot size requirement under the zoning code. Like many of Cranston's neighborhoods, Spectacle has much smaller lots than what is currently being built on by right.

Additional Figures requested by the Plan Commission:

Density:

| | |
|-----------------------------------|----------------------|
| Neighborhood Zone Density | 8.3 units per acre |
| 200' density | 9.66 units per acre |
| Subject parcels existing density | 4.53 units per acre |
| Subject parcels resulting density | 13.61 units per acre |

Lot Size (These Statistics Account for Lots Merged Under Zoning):

| | |
|--|----|
| Number of residential lots within 200 feet | 17 |
|--|----|

| | |
|---|----|
| Number of residential lots within 200' that are smaller than proposed in the application | 1 |
| Number of residential lots within 200' that are equal to those proposed in the application | 1 |
| Number of residential lots within 200' that are larger than those proposed in the application | 15 |

- Planning Staff paid extra attention to flooding concerns. This issue has been raised in previous applications in the neighborhood. Elevation data shows that Lake Street is located on a dip in the terrain that forms a clear path for water as it drains from the Laurel Hill area into Spectacle Pond. Other streets in the neighborhood, especially Pomham Street, have higher elevations that would be less susceptible to flood impacts.

Consistency with the Comprehensive Plan

- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential development support the approval of this Application:
 - Policy LU-12: Protect and stabilize existing residential neighborhoods by increasing open space, improving roadway conditions, and making the zoning conform to existing uses.
 - Current zoning does not match historic development patterns in Spectacle. Noncompliance with zoning does not necessarily indicate that the project is not consistent with the Comprehensive Plan.
 - Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
 - Policy H-3: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
 - Policy H-9: Promote the development of new housing that is affordable to average first-time buyers living in the City.
 - Housing has become increasingly unaffordable for first-time buyers in Cranston. Small homes, like the development proposed in this application, would help alleviate rising costs that are pricing current residents out.

Summary:

Staff conclude that the proposal is incompatible with the general character of the neighborhood according to zoning requirements and density maximums, but the proposal supports the goals and policies of the Comprehensive Plan, which promote approval of a wide variety of housing types and flexibility in our development standards. Specifically, the Comprehensive Plan seeks to enable incremental development and enable the expansion of housing options in the City to meet demand, without disrupting the fabric of existing neighborhoods.

Recommendations:

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application to be consistent with the goals and purposes of the Comprehensive Plan but it is not consistent 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 **NEGATIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,

James S. Ray

 Jamie Ray
 Administrative Officer | Planner Technician