

City Planning Department



Memo

To: Cranston City Plan Commission
From: Doug McLean, AICP - Principal Planner / Administrative Officer
Date: October 28, 2020
Re: **Timothy and Ann Hickey, Two (2) Variance Requests Requiring Plan Commission Recommendations**

Owner/ Applicant:

Timothy and Ann Hickey

Location: 1626 Scituate Avenue, AP 34, Lots 25 and 32

Zone: A-80 (Single-family dwellings on lots of minimum areas of eighty thousand (80,000) square feet.)

FLU: Single Residential Less Than 1 Unit Per Acre

DIMENSIONAL VARIANCE REQUESTS:

- 1) **To allow an administrative subdivision that will result in 2 lots with substandard frontage, whereas 145' and 155' are provided for lots 25 and 32 respectively, while 200' is required. [Section 17.20.120 – Schedule of Intensity]**
- 2) **To allow a subdivision that will create an irregular side lot line for lot 32 in that the line does not extend straight from the front of lot to the rear of lot. [Section 17.20.090 – Specific requirements]**

NOTE: The variance request for frontage relief has been broken into 2 separate agenda items consistent with the Zoning Board of Review agenda. As such, the 2 frontage variances will require 2 separate motions for lots 25 and 32 respectively. However, for the purpose of this memo and staff recommendation, the frontage variances are being addressed concurrently.

AERIAL VIEW (400' radius shown in black)



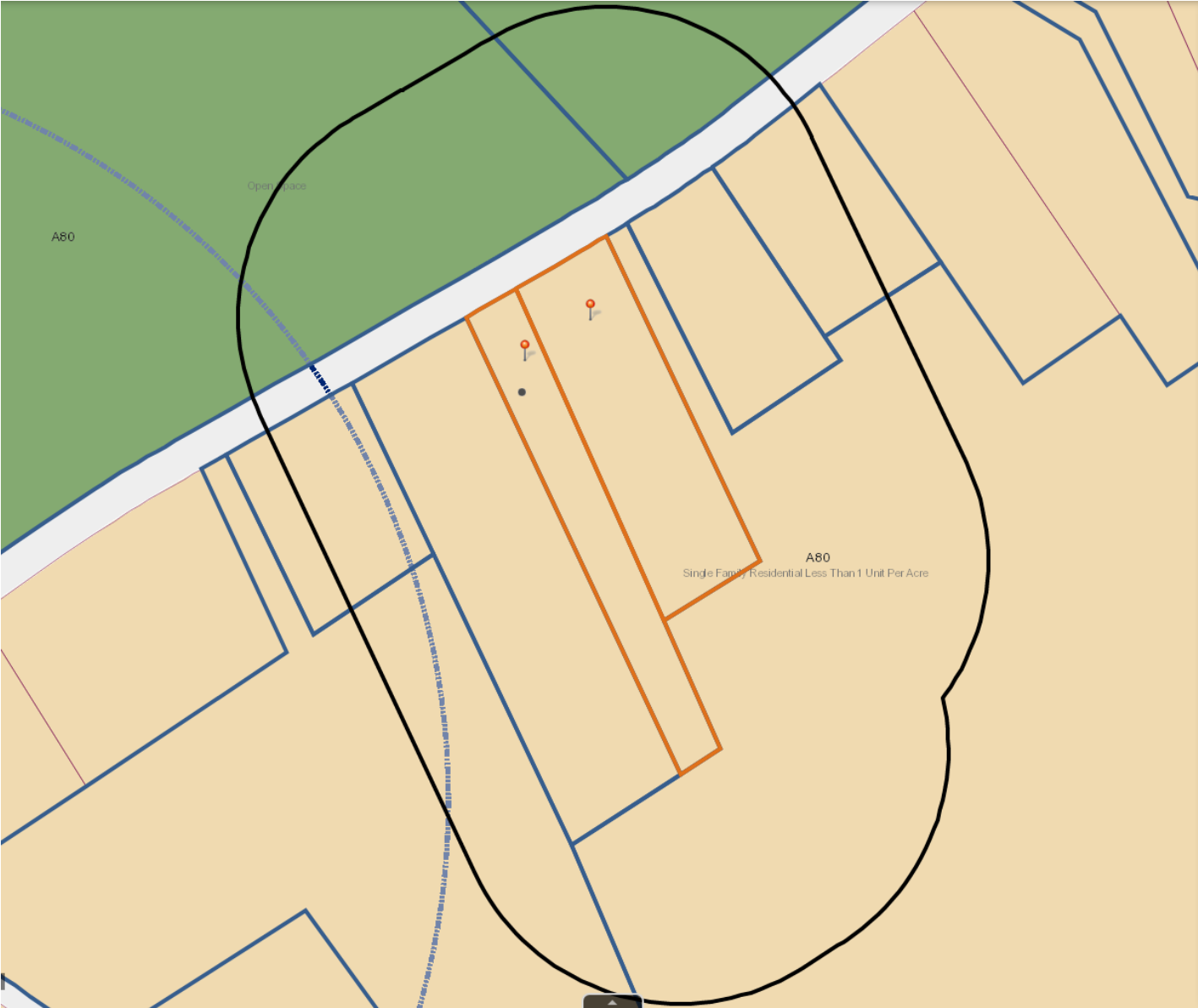
AERIAL VIEW (close up)



ZONING MAP



FUTURE LAND USE MAP



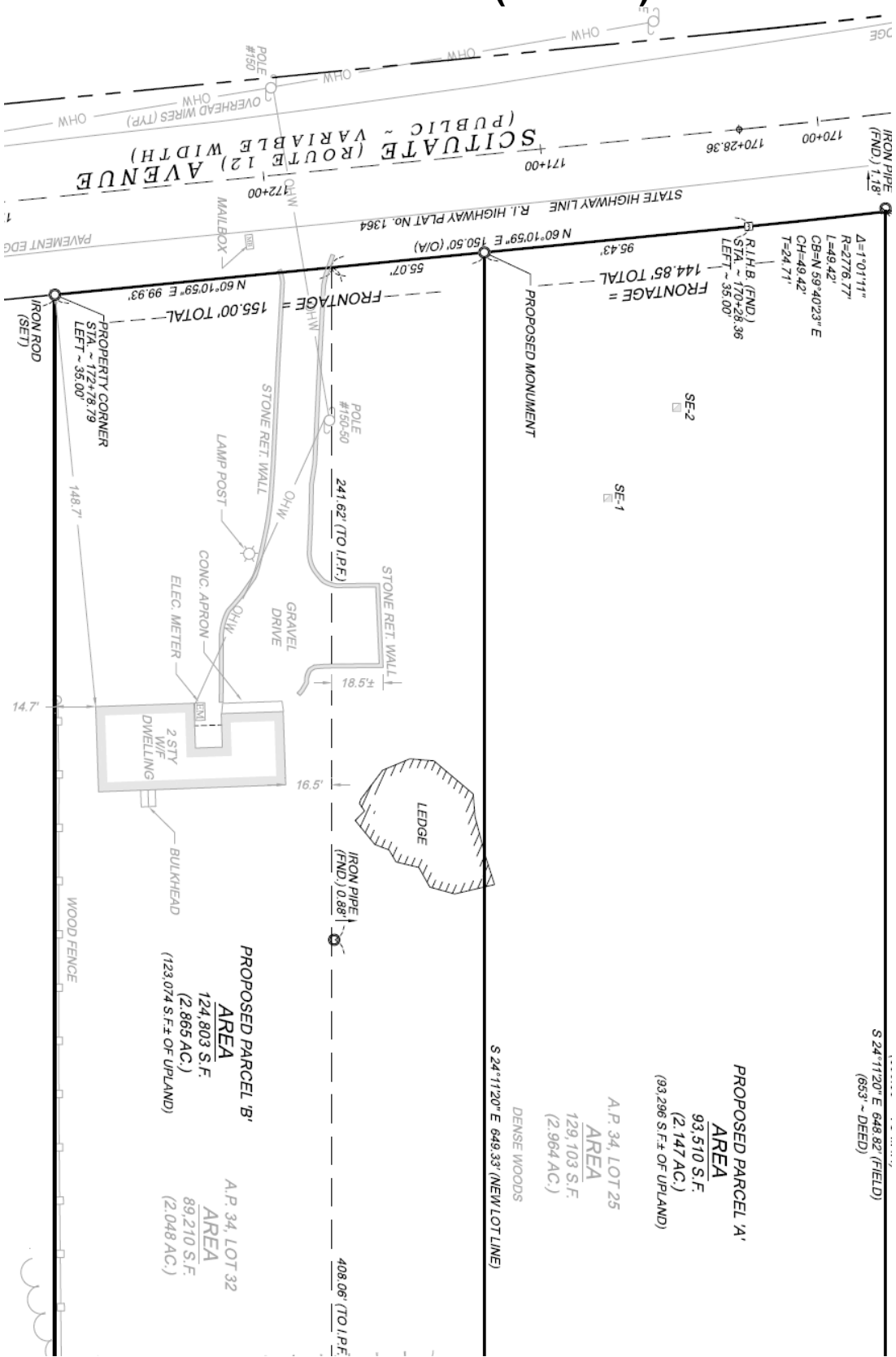
3-D AERIAL VIEW



STREET VIEW (from Scituate Avenue)



SITE PLAN (Zoom in)



FINDINGS OF FACT:

- 1) The overall proposal is to relocate an existing side property line that would result in 2 variance requests for substandard frontage (for lots 25 and 32 respectively) and a variance request to allow an irregular side lot line (for lot 32) that does not extend straight from the front of lot to the rear of lot.
- 2) The application does not require relief for lot size.
- 3) The application to relocate the lot line is being processed as an administrative subdivision conditioned upon receiving ZBR approval. This is not considered a minor subdivision because no new buildable lots would be created as a result of this application. The currently vacant lot is a by-right developable lot.
- 4) The purpose of the administrative subdivision is to relocate the lot line so that all of the driveway improvements to the existing single family home would be located on one lot. This would ensure that any future development of the currently vacant lot would not create the need for realigning the driveway and/or an access easement.
- 5) The 2 subject lots have the same owner (Timothy and Ann Hickey) but they are not considered merged for zoning purposes as per Zoning Sec 17.88.010. This is because the lot that is currently vacant is a lot of record that meets all dimensional standards.
- 6) The result of the administrative subdivision is that the 2 lots would have a more even distribution of frontage and lot area as follows:
 - a. The lots currently have approximately 100 and 200 feet of frontage, for lots 32 and 25 respectively. The proposed lots would have approximately 155 and 145 feet of frontage for lots 32 and 25 respectively.
 - b. The lots currently have approximately 89,210 ft² and 129,103 ft² of lot area, for lots 32 and 25 respectively. The proposed lots would have approximately 124,803 ft² and 93,510 ft² of lot area for lots 32 and 25 respectively.
- 7) The lot that is increasing in both frontage and acreage is the lot that contains the existing single family home.
- 8) The proposed irregular side lot line stems from a pre-existing condition relating to the abnormal depths of the 2 existing lots.
- 9) There are wetlands on the subject properties that do not change their upland calculations for lot area in a pertinent way.
- 10) There is an existing field on the back of lot 32 that appears to be used for agricultural purposes. This field does not impact the proposed variances.
- 11) The Cranston Comprehensive Plan's Future Land Use Map designates the subject parcels as "Single Family Residential Less Than 1 unit per acre". The proposed density of the project, assuming the vacant lot would be developed with a single family residence, is 0.4 units/per acres so the project is in conformance with the Future Land Use Map despite the need for a frontage variance.

Recommendation

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the application will not increase the housing density level beyond what is allowed by-right in zoning, staff recommends the Plan Commission forward a **positive recommendation** on this application to the Zoning Board of Review.