

A meeting of the Cranston Zoning Board of Review was called to order in Cranston City Hall Council Chambers by Chairman Christopher Buonanno on **Wednesday November 9, 2022 at 6:33 pm**. Also present were Dean Perdikakis, Carlos Zambrano, Paula McFarland, 1st alternate Craig Norcliffe, and 3rd alternate Frank Corrao III.

The following matter was heard before the Board:

NEW BUSINESS

Ward 3

HEIDY C. PAZ (OWN/APP) has filed an application to request permission to construct a new single-family dwelling on an under-sized lot with reduced lot width at **0 Farmington Avenue**, A.P. 8, lot 1022; area 4,500 s.f.; zoned B1. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 10/12/22. No attorney.

On a motion made by Ms. McFarland and seconded Mr. Perdikakis by this variance was unanimously as presented to the Board on November 9, 2022.

The Board made their decision based on the following findings of fact:

PLANNING STAFF FINDINGS

1. The applicants seek to construct a single-family house on an undersized lot of 4,500 ft² and 50 feet of frontage. The minimum standards for by-right development in a B-1 zone (for single-family houses) are 6,000 ft² of area and 60 feet of frontage.
2. The proposed single-family house would be built within all required setbacks for a B-1 zone. The resulting lot coverage would be 26%, which also complies with the 35% coverage limit for that zone.
3. The applicant did not submit a neighborhood analysis as part of the application to compare the subject parcel's size and density with that of other parcels within a 400-foot radius. A review of the surroundings via GIS suggests that the lot size and density would likely be equal to, or lower than, the average among other residential parcels within the usual 400-foot radius.
4. The Future Land Use Map (FLUM) designates the subject parcel as Single- and Two-Family Residential less than 10.89 Units/Acre. The density that would result from the proposal is 9.68 units/acre, which is within the FLUM's prescribed density.
5. The Comprehensive Plan's Land Use Principle 4 advises to "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life*" and to "*Protect the natural, historic and visual resources that define the neighborhoods*" (p.34).
6. The applicant spoke about the project and there was no one who spoke in favor or against the application

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, that the hardship does not result primarily from the desire of the applicant to realize greater financial gain, will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan, and is the least relief necessary. In granting a variance the Applicant met the requirements of the Zoning Code and relief per Section 17.92.010 Variance; Sections 17.92.120 - Schedule of Intensity Regulations.

Stanley Pikul
Secretary, Zoning & Platting Boards

The meeting was adjourned at 8:45 PM
