

**THE CITY OF CRANSTON  
ZONING BOARD DOCKET  
May 8, 2024**

The following applications will be heard in the City Council Chambers, Cranston City Hall  
869 Park Avenue, Cranston, RI 02910 on  
**Wednesday May 8, 2024 at 6:30 p.m.**  
The items listed may be subject to final action.

**NEW BUSINESS**

**Ward 5**

**VERRECCHIA CONSTRUCTION MANAGEMENT, LLC (OWN/APP)** has filed an application to request permission to unmerge two lots and to leaving an existing single-family home on an under-sized lot with reduced front and side setbacks at **32 Palmer Ave**, A.P. 11, lot 1716 (A.K.A. Parcel A), area 4,000 sf, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 3/20/2024. John O. Mancini, Esq.

**On a motion made by Mr. Perdikakis, and seconded by Ms Swinski, this matter was unanimously approved to be continued to the June 12, 2024 meeting for further study.**

**Ward 5**

**VERRECCHIA CONSTRUCTION MANAGEMENT, LLC (OWN/APP)** has applied to the Board to request permission to unmerge two lots and to leaving an under-sized vacant lot with reduced frontage to construct a new single-family dwelling at **0 Palmer Ave**, A.P. 4, lot 1716 (A.K.A. Parcel B), area 4,000 sf, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 3/20/2024. John O. Mancini, Esq.

**On a motion made by Mr. Perdikakis, and seconded by Ms Swinski, this matter was unanimously approved to be continued to the June 12, 2024 meeting for further study.**

**Ward 5**

**CRAIG SROKA and DANA A. SROKA (OWN/ APP)** are seeking a variance to allow a garage addition to be constructed within a front setback of a corner lot at **580 Natick Ave**, A.P. 18, lot 1020; area 17,767 s.f; zoned A-8. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 4/2/2024. No Attorney.

**On a motion made by Ms. Montanaro and seconded by Mr. Zambrano, this matter was unanimously approved as presented to the Board on May 8, 2024**

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

**Findings of Fact:**

- The Applicant has requested specific relief in their application, namely:
  - 17.20.100 – Schedule of Intensity Regulations
  - 17.92.010 – Variances
  
- The Board finds the project 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 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.
  - The Board finds that the Application is directly consistent with the Future Land Use Map designation.
  
- The Comprehensive Plan outlines goals, policies, and action items pertaining to residential development which the board finds to 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.

The applicant testified about the project and there was no other testimony either for or against the project.

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, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan.

## **Ward 6**

**TYLER CORSI (OWN/ APP)** is requesting permission to construct an addition within the required side-yard setback at **94 Woodmont Drive**, A.P. 15, lot 1202, area 9,013 sf.; zoned A8. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 4/10/2024. No Attorney

**On a motion made by Mr. Perdikakis and seconded by Mr. Zambrano, this matter was unanimously approved as presented to the Board on May 8, 2024**

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

### **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)

- The Board finds the project compatible 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.
  - The Board 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.
  - The Board 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 Board 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 opportunities 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.

The applicant spoke about the project and there was no other testimony for or against the project

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, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan.