

**ROBERT E. MOLL (“OWNER/APPLICANT”)**

**257 East View Avenue  
Cranston, RI 02920**

**PROJECT NARRATIVE**

This project narrative is offered in connection with application of Robert E. Moll (“Owner/Applicant”) for a minor subdivision of land to create one additional lot under the Unified Development Review regulations for the property adjacent to 257 East View Avenue fronting on Uxbridge Street.

The subject property is designated as Lot No 1177 on Assessor’s Plat No. 11/3 and is located in an A-6 residential zone and contains approximately 11,700 square feet.

Plans call for the existing lot to be subdivided into two lots. The existing house at 257 East View Avenue would remain on one lot of 6,660 square feet and a new house would be built on the other lot containing 5.040 square feet.

The subdivision will require the Planning Commission to grant a dimensional variance for lot size under the Unified Development Review process.

Both lots will be serviced by public water and sewer.

The following dimensional variances are sought from the Planning Commission.

The first dimensional relief sought is to allow the existing house to remain with a new rear setback of 10.7 feet instead of the required 20 feet in the A-8 zone.

The second relief sought relates to the establishment of the new dwelling that will front on Bateman Avenue at the corner of the paper street Catherine Street. As proposed, the dwelling will have less than the required 25-foot front setback on a corner lot. The new dwelling would have a proposed setback of 16.9’ from Catherine Street but meet the front setback from Bateman Avenue.

The applicable sections of the Zoning code are:

17.20.120 Schedule of Intensity Regulations

The minimum lot size area in A-6 zone is 6,000 square feet.

17.86.010 Authorization

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The hardship is not the result of any prior action of the applicant and;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted.

#### SUMMARY

The proposed dimensional relief sought is minimal, reasonable in nature and will create any additional dwelling unit for housing purposes.