

**DANIEL BALKUN (“OWNER/APPLICANT”)**

**1455 Park Avenue  
Cranston, RI 02920**

**PROJECT NARRATIVE**

This project narrative is offered in connection with application of Daniel Balkun (“Owner/Applicant”) for a minor land development project to create one additional lot under the Unified Development Review regulations for the property adjacent to 1455 Park Avenue.

The subject property is designated as Lot Nos 269, 2822 and 2823 on Assessor’s Plat No. 12/2 and is located in a C-2 commercial zone and contains approximately 23,871 square feet.

Plans call for the three lots to be merged into one lot. The existing mixed-use building containing two (2) residential uses and an office use would be converted for just two residential units. If approved, the owner would then construct six (6) additional units for a total of eight (8) residential units.

Under the existing zoning, five dwelling units would be allowed. A dimensional variance for area is needed to allow the additional three (3) units. Applicant seeks review of the new unified development plan review regulations.

The proposed plan will require the Planning Commission to grant certain dimensional relief under the new Unified Development Review process.

Chapter 17.86.010 Authorization

Chapter 17, 20.090 – Specific Requirements, A, “For multi-family dwellings the minimum lot area shall be six thousand (6,000) square feet for the first dwelling, plus four thousand (4,000) square feet for each of the next nine dwelling units...”

Lot Area = 23,871 sq. ft.

23,871 sq. ft. – 6,000 sq. ft. (1<sup>st</sup> unit) = 17,871 sq. ft. / 4,000 sq. ft. (subsequent units) = 4.46 + 1 = 5.56 units = 5 units allowed by right; 8 units proposed

Minimum Lot Area for 8 Units:

6,000 sq. ft. + (4,000 sq. ft. x 7 units) = 34,000 sq. ft.

Minimum Lot Area Required: 34,000 sq. ft.

Combined Total Lot Area (Parcel A): 23,871 sq. ft.

Relief Requested: 10,129 sq. ft. or 3 units

Chapter 17.92.010 – Variances and Special Use Permits – B. In granting a dimensional variance, the Planning Commission shall find:

1. *That 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 from which the Applicant seeks relief is due to the unique characteristics of the subject land or structure and not the general characteristics of the surrounding area; nor is it due to the physical or economic disability of the applicant. The existing parcel is long and narrow in geometry and can easily accommodate the proposed eight (8) units by orienting the proposed units as shown on the proposed Site Plans. The development helps address a significant need for housing throughout the City and State; while the proposed use and density will complement the surrounding area, which consists of varied mixed uses.**

2. That the hardship is not the result of any prior action of the applicant.

**The hardship for which relief is sought is not the result of any prior action of the Applicant. The Applicant purchased the property in 2023 and has made no changes or modifications to the property since the purchase.**

3. That 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.

**The granting of the requested variance will not alter the general character of the surrounding area as both the existing use and the proposed use of the site is a multi-family development. This use is allowed by right within the underlying Commercial C-2 Zoning District. This use is also consistent with the City’s Comprehensive Plan. The proposed use and unit density helps address a significant need for housing throughout the City and State; while the proposed use and density will complement the surrounding area, which consists of varied mixed uses.**

The Planning Commission shall, in addition to the above standards, find that:

1. In granting a dimensional variance, 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.

**The proposed dimensional variance, if not granted, will amount to more than a mere inconvenience, as it limits the ability of the Applicant to utilize the property to its highest and best use. The proposed use and unit density can be accommodated on the existing lot, including all required infrastructure including but not limited to water, sewer and stormwater management. Additional landscaping and site beautification is proposed to complement the surrounding area, which consists of varied mixed uses.**