

# CITY PLANNING DEPARTMENT



## Memorandum **-REVISED 2.4.25**

To: Cranston City Plan Commission  
From: Grace Brownell – Planner Technician / Administrative Officer  
Date: January 29, 2025  
Re: 0 Hemlock Avenue- Assessors Plat 5, Lots 967, 968, & 2087  
**Application for Dimensional Variance**

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**Owner/App:** Cobble Hill Development, LLC  
**Location:** 0 Hemlock Drive  
**Zoning:** A-6 (Single-family dwellings on 6,000 ft<sup>2</sup> minimum lots)  
**FLU:** Single-Family Residential 7.26 to 3.64 Units Per Acre

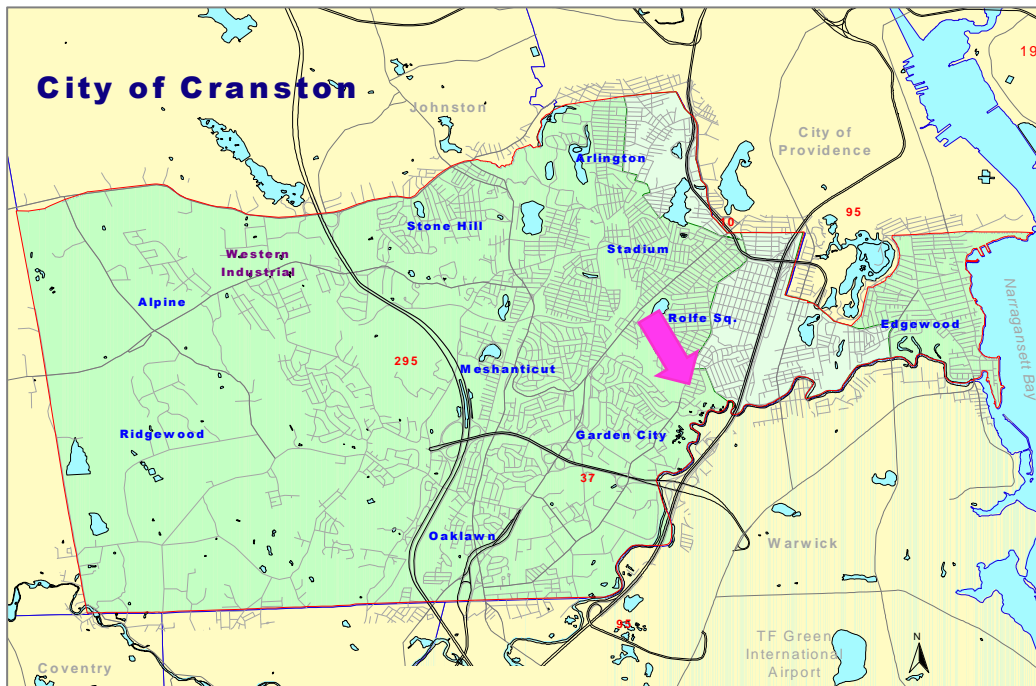
### Subject Property:

The subject property is located at 0 Hemlock Avenue, identified as Plat 5, Lots 967, 968, and 2087, with a combined land area of  $\pm 0.196$  acres, ( $\pm 8,524$  sq. ft.)

### Request:

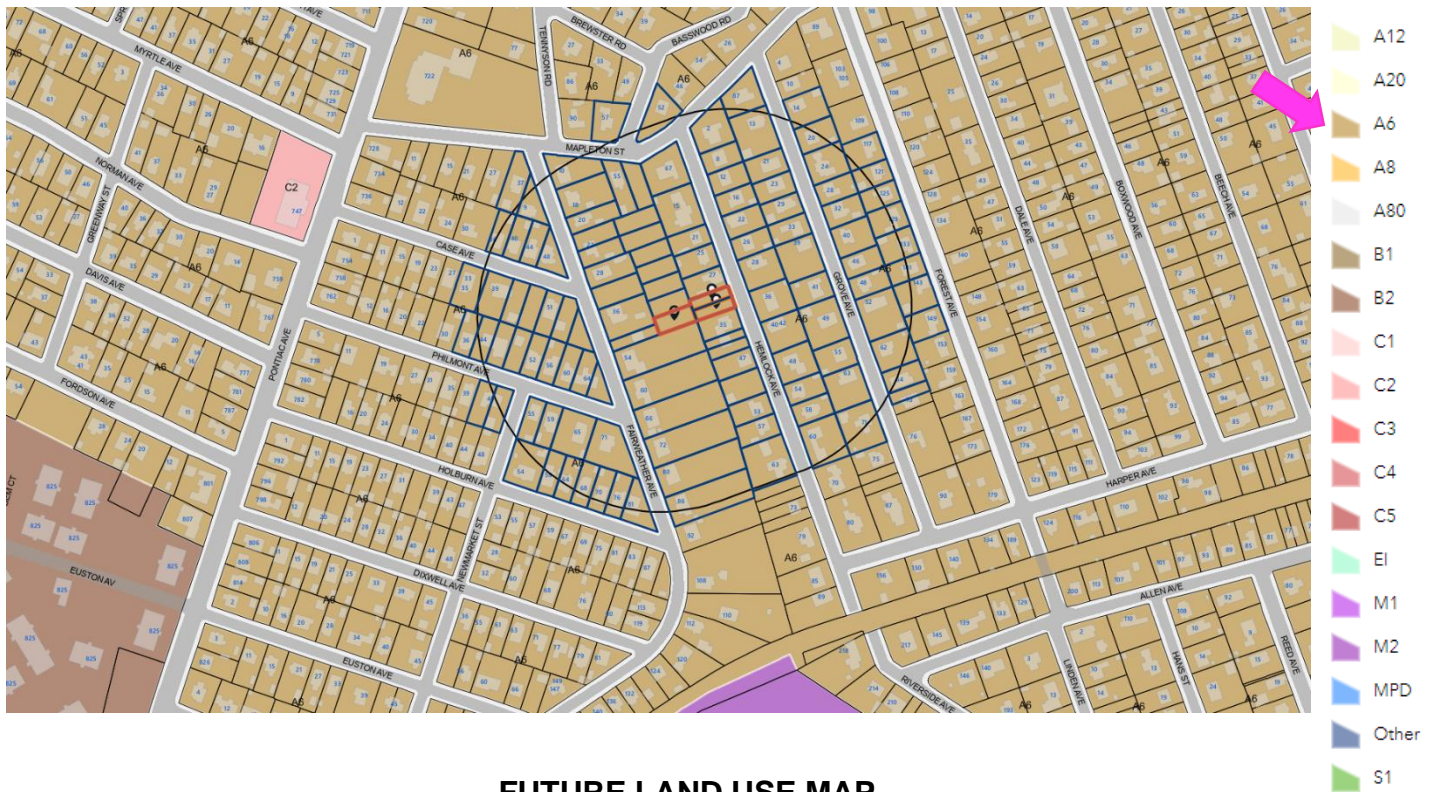
To secure relief to construct a single-family dwelling with an associated deck with reduced lot frontage and width per Section 17.92.010- Variances; Section 17.20.120 Schedule of Intensity.

### LOCATION MAP

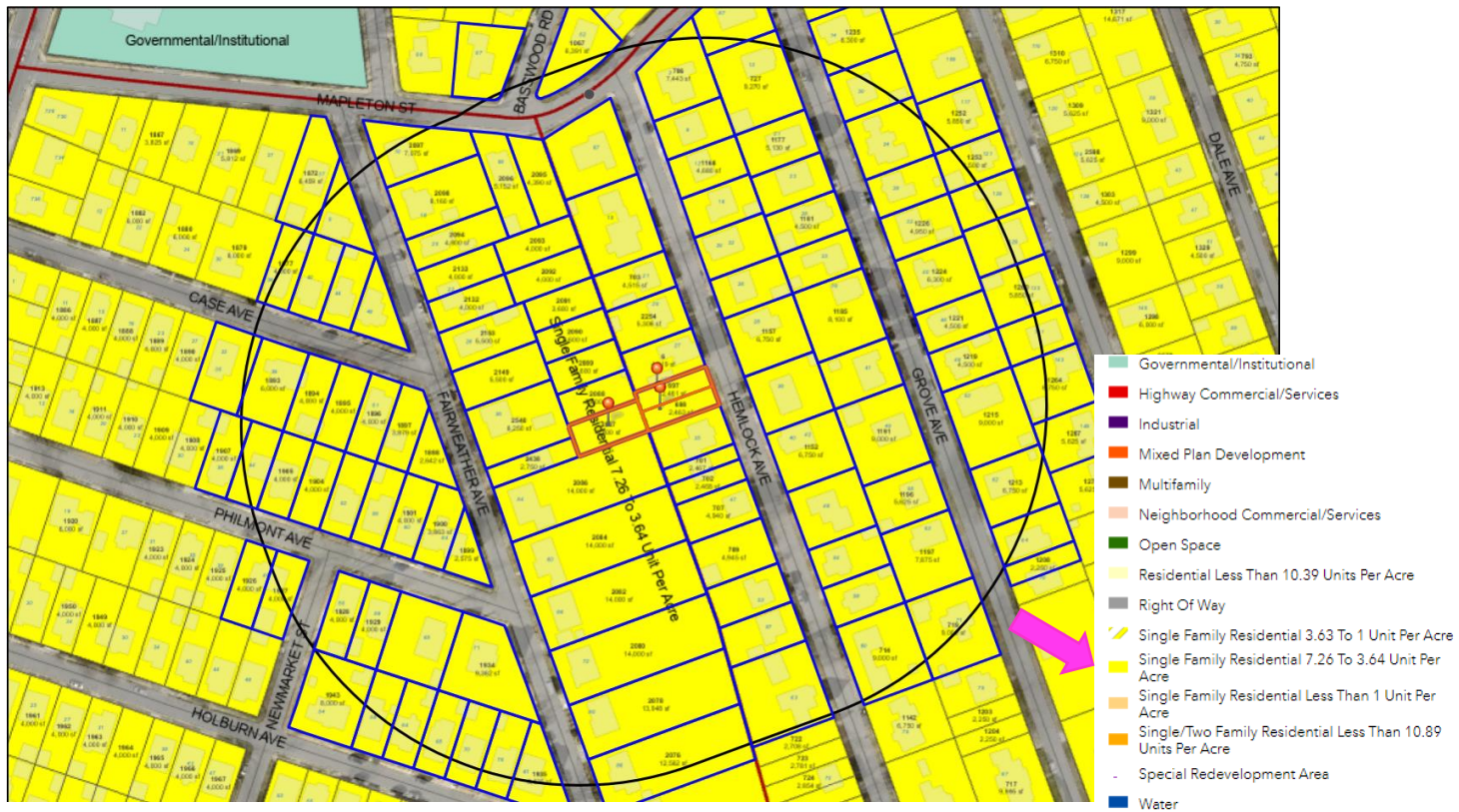




## ZONING MAP

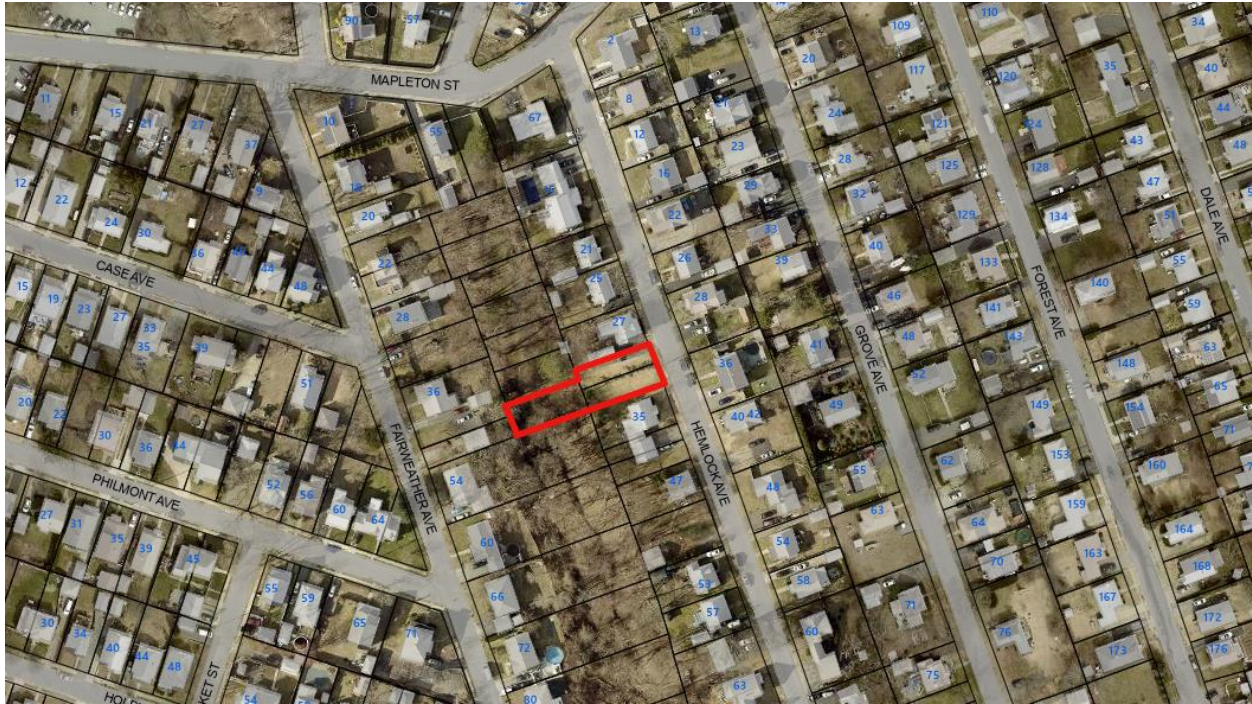


## FUTURE LAND USE MAP





## AERIAL VIEW



**Figure 1: The Three Subject Lots under this application: Lots 967, 968, & 2087**

The three subject lots are held in common ownership, and are individually less than 4,000 ft.<sup>2</sup> in area. Therefore the three lots are considered merged for zoning purposes, per Chapter 17.88, Section 17.88.010- Substandard Lots of Record and Lot Mergers. B.:

1. *If two or more contiguous substandard lots of record are owned by the same person or entity as of January 1, 1966, or if one of any two abutting lots under common ownership by the same person or entity as of the same date is less than four thousand (4,000) square feet, such lots shall be considered to be combined to form conforming lots, unless the lot meets the exemption as outlined in subsection (3) below.*
2. *In the event that there are multiple contiguous substandard lots of record with more than one way the lots could be merged, upon request of a zoning certificate, the zoning official shall determine which lots are merged. The determination shall be based upon factors including but not limited to the existing improvements on site, natural conditions, and/or the sum of the area and frontage of the substandard lots (those lots whose sum is closest to the minimum required in the underlying zoning district would be combined before lots with larger sums, all other conditions being equal).*
3. *Lots having an area equal to or greater than the average of fifty percent (50%) parcels within two hundred (200) feet of the lot need not be so combined, as confirmed by the Zoning Enforcement Officer. Substandard lots of record that are merged shall be considered merged for the purposes of calculation of this provision. Non-buildable lots of record and lots with zoning designations other than the subject lot shall not be included in the calculation. Side corner lots and double frontage lots may qualify for this exemption by measuring from any of its available frontages, so long as that frontage becomes the primary front for the subsequent development of the lot.*





Drainage Easement:   
 Total Area of Eight Lots: ± 0.63 acres, 27,843 ft.<sup>2</sup>

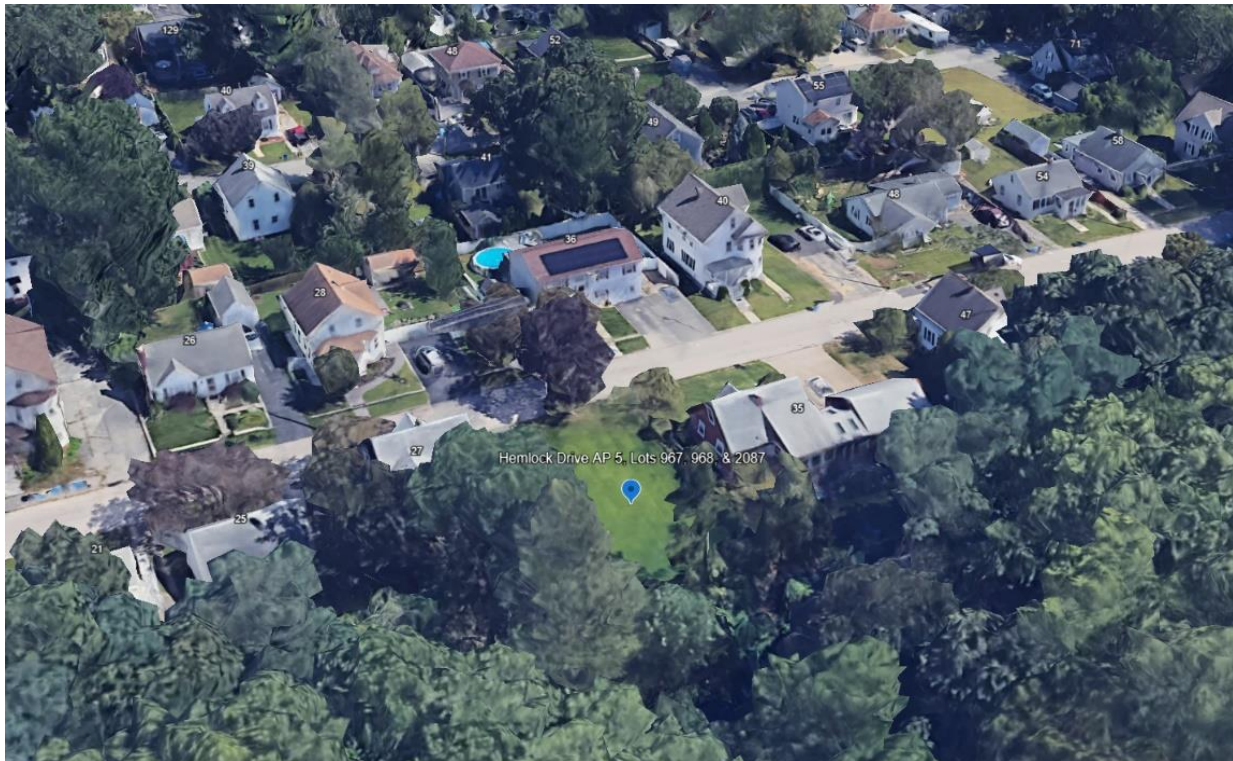


**Figures 2-3: Eight lots in common ownership by Cobble Hill Development, LLC: Lots 6, 2088, 2089, 2090, & 2091**

In addition to the three subject lots for this application, Cobble Hill Development, LLC additionally owns Lots 6, 2088, 2089, 2090, and 2091. Regarding these lots, the Applicant has submitted a separate application for the approval of zoning non-conformities regarding the existing single-family home and accessory structure. Due to being held in common ownership, all eight lots are considered merged for zoning purposes, per Chapter 17.88, Section 17.88.010-Substandard Lots of Record and Lot Mergers. B., as written above.



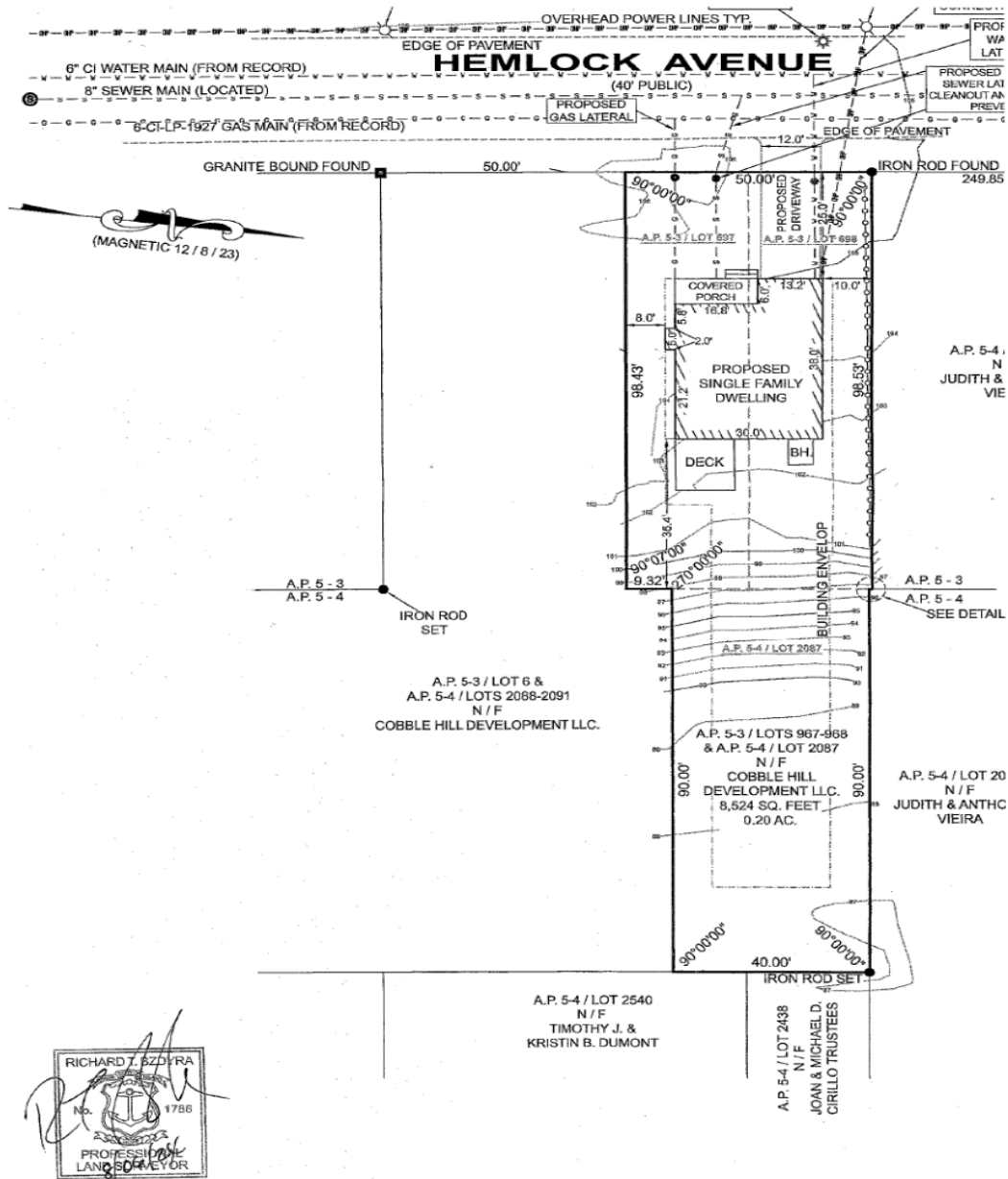
### 3-D AERIAL VIEW



### STREET VIEW



# SITE PLAN



## **FINDINGS OF FACT**

1. The Applicant has requested specific relief in their application, namely:
  - 17.20.120- Variances; 17.20.120 Schedule of Intensity
    - Frontage/Width in A-6
      - Required: 60 ft.
      - Proposed 50 ft.
      - Relief Requested: 10 ft.
2. As denoted above, per Section 17.88.010- Substandard Lots of Record and Lot Mergers. B, the subject three lots are considered merged as they are held in common ownership, and are individually less than 4,000 ft.<sup>2</sup> in area. It is important to note there is a drainage easement which is horizontally located through Lot 2087. With the easement, the lot area of the three merged lots is still compliant to zoning, as it roughly totals 6,049.1 ft.<sup>2</sup>.
3. The proposed single-family house would be built within all required setbacks for an A-6 Zone. Within the Applicant's analysis, it is noted the resulting lot coverage would be roughly 15.46%, which complies with the 30% coverage limit for that zone. Staff notes that an informal GIS analysis suggests with the subtraction of the non-buildable land of Lot 2087, the lot coverage remains in conformance at 20.9%.
4. The applicant submitted a neighborhood analysis as part of the application to compare the subject parcel's size and density with that of other neighboring parcels. In total, 59 individual parcels were reviewed in which 36-lots or 61% were smaller than the Property. In doing their own analysis, Staff notes that an informal review of the surroundings via GIS suggests that roughly 52% of the residential parcels within the usual 400-foot radius have non-conforming frontage.
5. The Future Land Use Map (FLUM) designates the subject parcel as Single-Family Residential 7.26 to 3.64 units per acre.
  - Per the Comprehensive Plan, A-6 is an appropriate zoning classification for single-family residential land designation.
  - The density that would result from the proposal is, 5.10 units per acre which is within the FLUM's prescribed density.
6. The Comprehensive Plan outlines goals, policies, and action items pertaining to Residential Land Use.
  - Housing Goal 4: Promote housing opportunity for a wide range of household types and income levels.
    - Housing Policy H-6: Maintain a varied housing stock, with units of different age, size, and type that are affordable to a wide range of incomes.
    - Housing Action H-7: Review zoning in existing residential neighborhoods to ensure the zoning matches, as closely as possible, what has already been built. Revise in terms of dimensions and unit types unless constraints or specific needs determine otherwise.

## **STAFF ANALYSIS**

Staff finds that the City Plan Commission's recommendation to the Zoning Board of Review to grant relief to allow a single-family home to be built on the subject property would be consistent with the City's interest in supporting neighborhood housing needs and it would not alter the character of the neighborhood, as this is an opportunity to create one new home at a scale and intensity that is consistent with the existing neighborhood. The proposed single-family house could be built in conformance with all required setbacks for a A-6 zone and that the resulting density for the parcel would remain within the range prescribed by the FLUM.



Through their informal review, Staff finds that Parcel A and B meet the test to be exempt from lot merger under 17.88.010 B (3), based on an analysis of the 58 parcels with 42 unique owners within 200' of the subject properties owned by Cobble Hill Development LLC. Parcel B proposed by the applicant, and the remaining parcels (Parcel A) each have area greater than 50% of the parcels within two hundred feet and therefore do not need to be further combined:

**Table 1. Lots under common ownership by COBBLE HILL DEVELOPMENT LLC**

Merged	Parcel	Address	Area sf	Owner
<b>Parcel A</b>			<b>19319</b>	
	5-2091	HEMLOCK AVENUE	3600	COBBLE HILL DEVELOPMENT LLC (PARCEL 1)
	5-2090	HEMLOCK AVENUE	3600	COBBLE HILL DEVELOPMENT LLC (PARCEL 1)
	5-2089	0 HEMLOCK AVENUE	3600	COBBLE HILL DEVELOPMENT LLC (PARCEL 1)
	5-2088	HEMLOCK AVENUE	3600	COBBLE HILL DEVELOPMENT LLC (PARCEL 1)
	5-6	27 HEMLOCK AVE	4919	COBBLE HILL DEVELOPMENT LLC (PARCEL 1)
<b>Parcel B</b>			<b>8524</b>	
	5-2087	HEMLOCK AVENUE	3600	COBBLE HILL DEVELOPMENT LLC (PARCEL 2)
	5-697	0 HEMLOCK AVENUE	2461	COBBLE HILL DEVELOPMENT LLC (PARCEL 2)
	5-698	0 HEMLOCK AVENUE	2463	COBBLE HILL DEVELOPMENT LLC (PARCEL 2)

Staff further notes that due to all eight lots being in common ownership by Cobble Hill Development, LLC, any positive recommendation on this Application to the Zoning Board of Review should be subject to the Applicant receiving a merger determination from the City Zoning Enforcement Officer to consider the two Parcels separate.

Without a Merger Determination, the Application is considered a proposal to construct a new single-family home in addition to the existing single-family home and accessory structure (within Lots 6, 2088, 2089, 2090, 2091) on an oversized lot ( $\pm$  27, 848). Such proposal would further trigger the need for a use variance or subdivision.

#### **RECOMMENDATION**

In accordance with RIGL L § 45-24-41(b) and Section 17.92.010 of the Zoning Ordinance, Staff finds this Application is generally consistent with the Comprehensive Plan and that it does not alter the character of the neighborhood. Staff therefore recommends the Plan Commission forward a **POSTIVE RECOMMENDATION** on the application to the Zoning Board of Review, per the following condition:

1. Merger Determination from the City's Zoning Enforcement Officer that Assessor's Plat 5, Merged Lots 6, 2088, 2089, 2090, and 2091 (Parcel A) is merged separately from Assessor's Plat 5, Merged Lots 698, 697, and 2087 (Parcel B).

Respectfully Submitted,



Grace Brownell, Planner Technician/ Administrative Officer



**Cc:** City Planning Director File