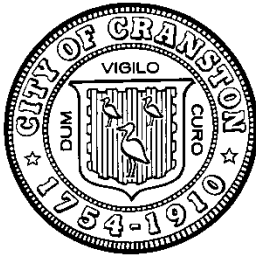


# City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Doug McLean, AICP, Principal Planner  
Date: December 1, 2021  
Re: Dimensional Variance Application for 1776 B Cranston Street

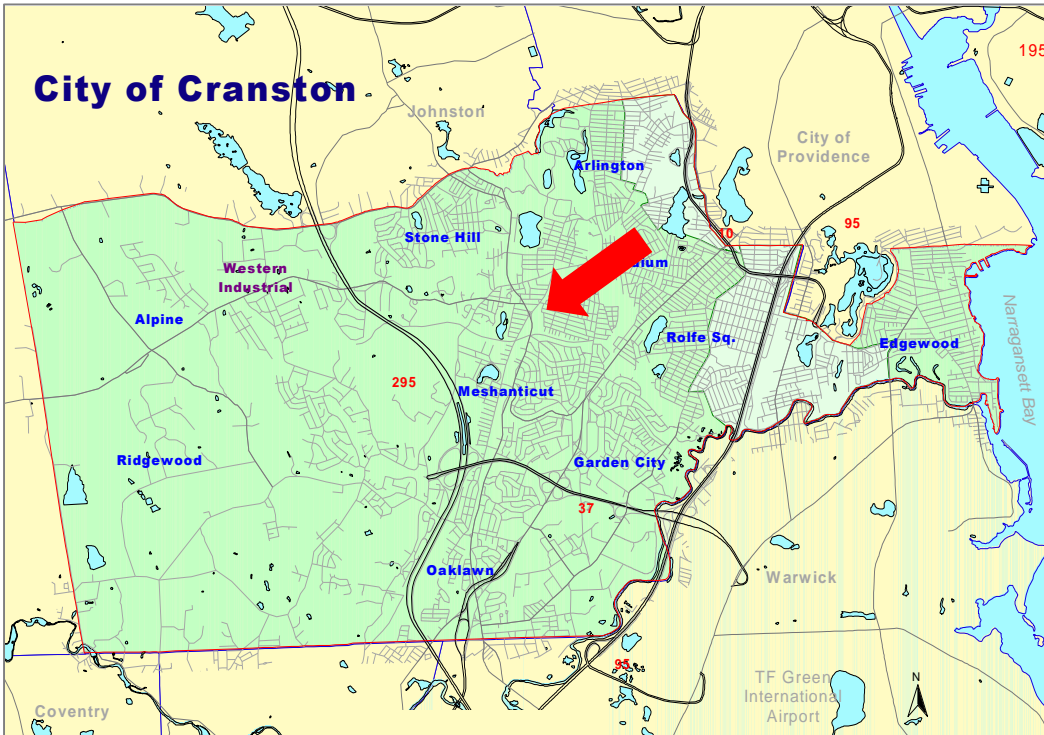
**Owner/App:** Albert Casali and The Albert Casali Revocable Living Trust  
**Location:** 1776 B Cranston Street; A.P. 11, Lots 275 and 276  
**Zone:** C-5 (Highway Commercial)  
**FLU:** Neighborhood Commercial/Services

**THIS IS A REVISED MEMO BASED ON A NEW PROPOSED SITE PLAN PER PLAN COMMISSION CONTINUANCE. SEE YELLOW HIGHLIGHTS FOR ALL NEW INFORMATION.**

### DIMENSIONAL VARIANCE REQUEST:

1. To construct a building addition in the rear yard setback. [17.20.120- Schedule of Intensity Regulations]

### LOCATION MAP



**NEIGHBORHOOD AERIAL**  
(subject parcel marked in orange, 400 foot radius marked in black)



# PARCEL AERIAL



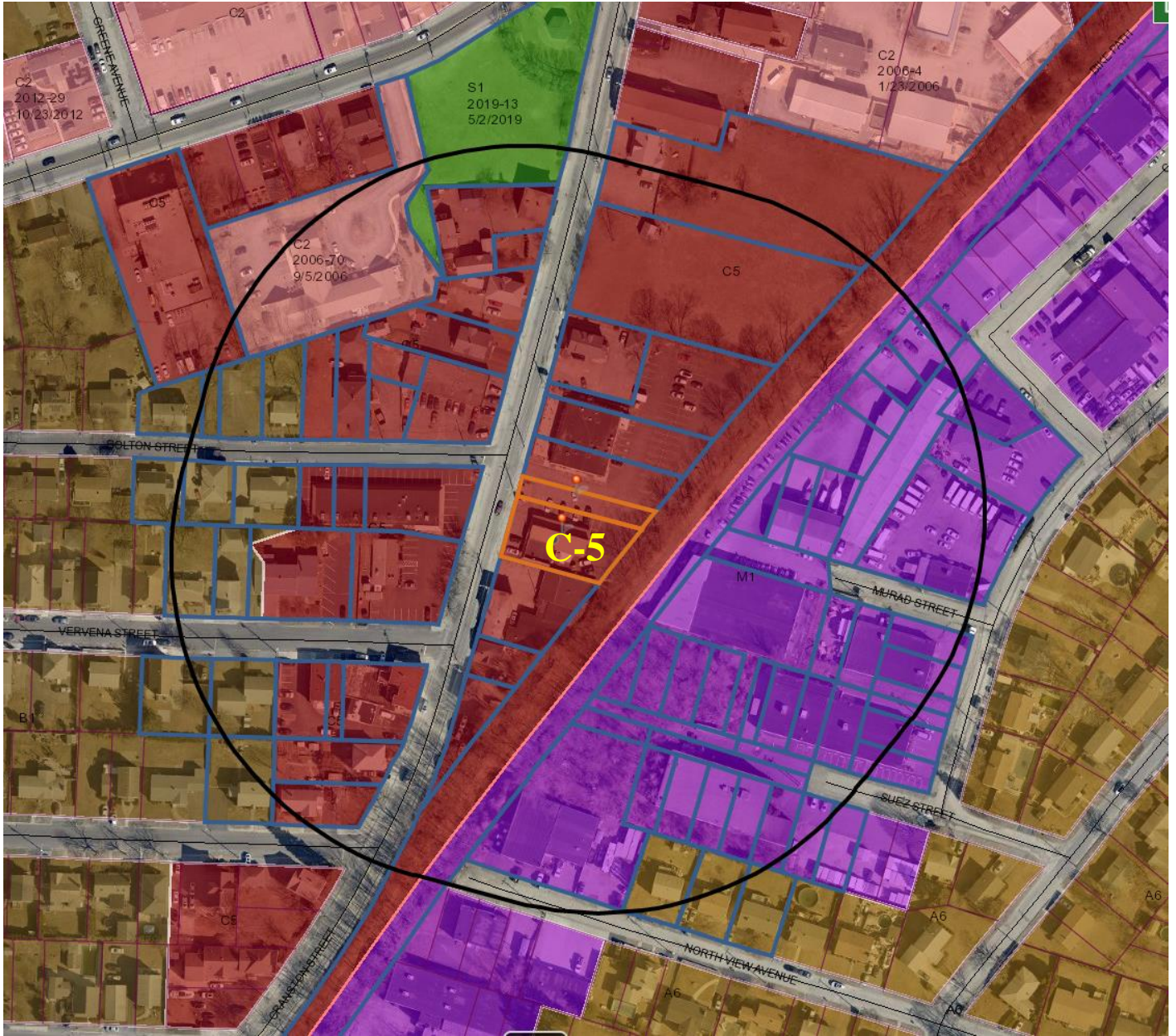
# 3-D AERIAL VIEW



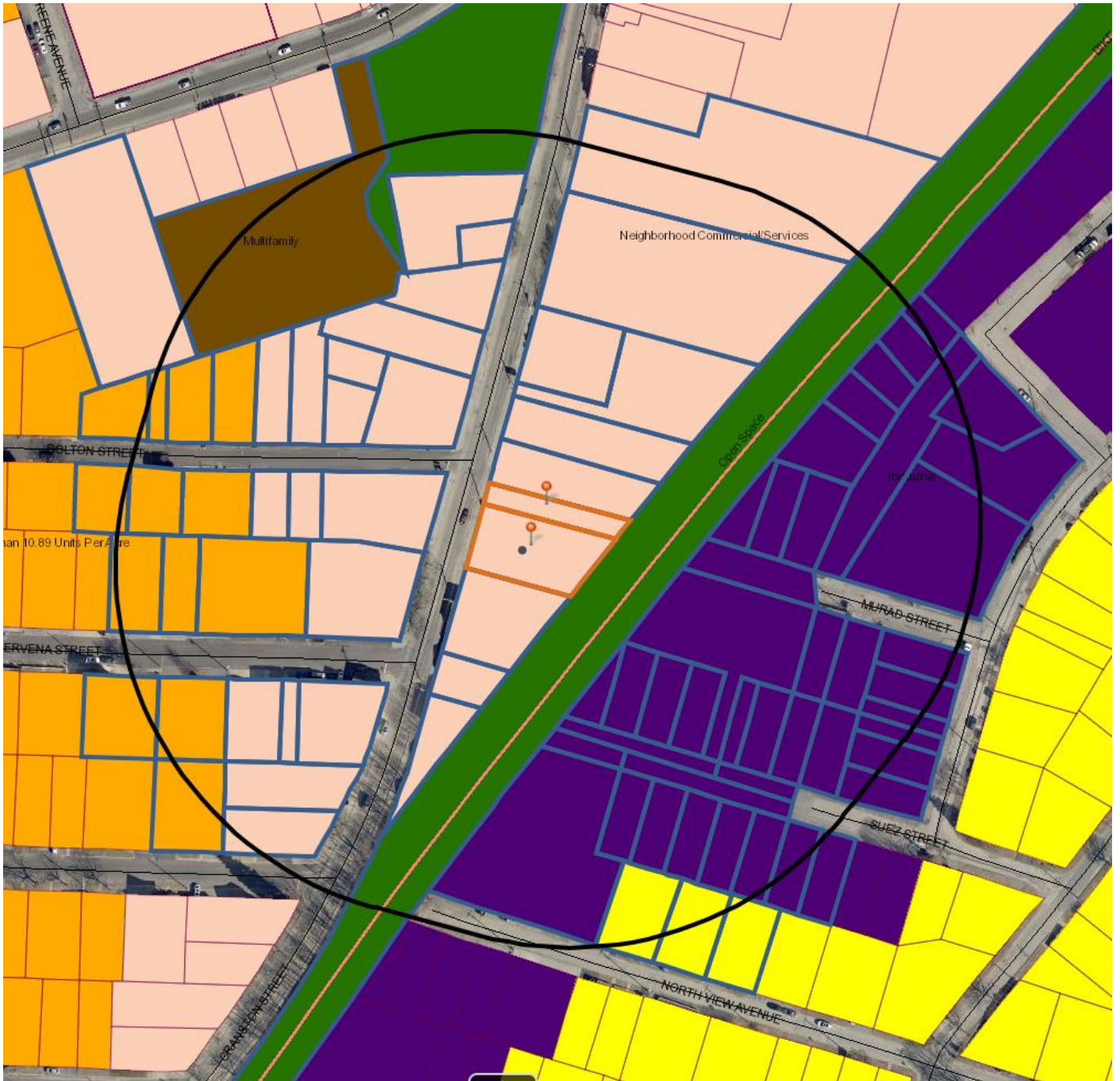
# STREET VIEWS



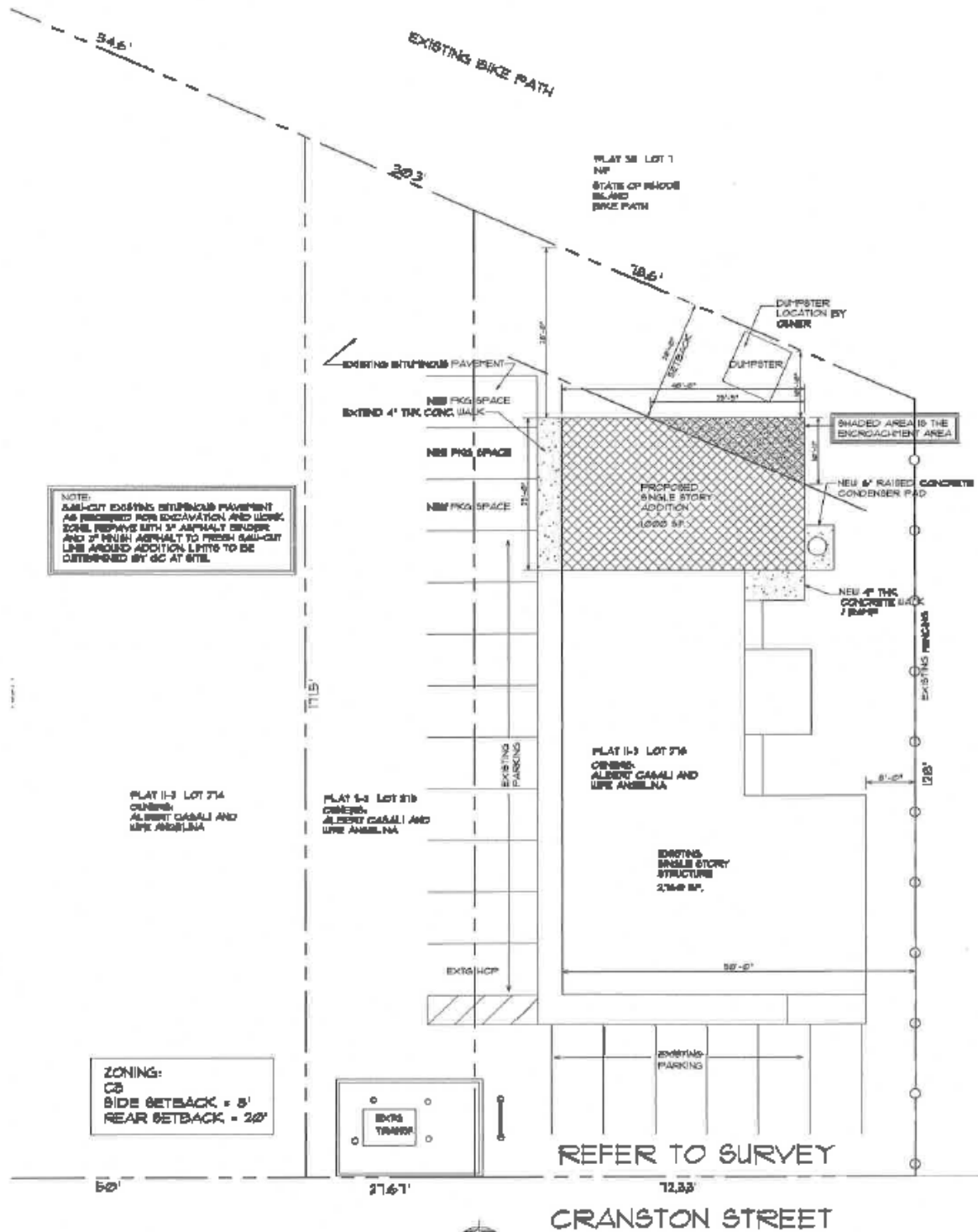
# ZONING MAP



# FUTURE LAND USE MAP



# REVISED SITE PLAN



**SITE PLAN**  
 SCALE: 1" = 10'-0"



## **FINDINGS OF FACT:**

1. The applicant is proposing to construct a 25 ft X40 ft (total 1,000 sqft) single-story addition to the rear of an existing 2,750 sqft commercial building in a C-5 zone. The proposed addition encroaches 10 feet into the 20 foot setback.
2. The existing use of the building (retail liquor store) is consistent with the zoning provision of C-5 zone and the Comprehensive Plan Future Land Use Map designation of Neighborhood Commercial/Services.
3. The property to the rear of the subject property is owned by the State of Rhode Island and is utilized as an existing bike path. It should be noted that the edge of the actual paved bike path is approximately 40 feet from the edge of the subject property (with existing vegetation between the path and property line) and approximately 50 feet from the proposed addition. The proposed addition does not appear to create an aesthetic or massing concern from the perspective of users of the bike path.
4. The private property nearest to the proposed addition is directly to the south and is occupied by a non-conforming, multi-family residential structure within a C-5 zone (Highway Commercial). The abutting residential structure is already within the rear and side setback in the vicinity of the proposed addition and, in fact, the abutting structure appears to have a zero (0) foot setback from the side and rear property lines near to the proposed addition (see areal image on page 3 of this memo).
5. The applicant has revised their site plan to remove all proposed parking spaces from the abutting state property. All proposed improvements and required parking spaces are being maintained on the subject property owned by the liquor store.
6. The applicant is required to provide 1 parking space for every 300 sqft of building area for a retail use per the zoning code. The existing building plus proposed additions totals 3,760 sqft of building area, which results in a requirement of 13 parking spaces. The total amount of required parking spaces for this proposal is 13 space. The applicant is showing a total of 18 parking spaces located entirely on the subject property, therefore the applicant has provided more parking than required by code.
7. The Cranston Comprehensive Plan's Future Land Use Map designates the subject parcels as "Neighborhood Commercial/Services". The proposed use and density of the proposed addition is in conformance with the Future Land Use Map.
8. Staff finds that the proposal will not negatively impact the general character of the surrounding area as the proposed addition is toward the rear of the subject property and will affect the street aesthetic from the public right of way.

## **RECOMMENDATION:**

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not negatively impact the general character of the surrounding neighborhood, staff recommends the Plan Commission provide a **positive recommendation** on this application to the Zoning Board of Review.