

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Grace C. Brownell | Planner Technician
Date: September 27, 2024
RE: 23 Longview Drive – Assessors Plat 16, Lot 910
Application for Dimensional Variance

Owner: Eileen Baez
Applicant: Anthony Ramos
Location: 23 Longview Drive
Zoning: A-8 – Single-family dwellings on lots of minimum of eight thousand (8,000) square feet.
FLUM Designation: Single-family residential 7.26 to 3.64 units per acre.

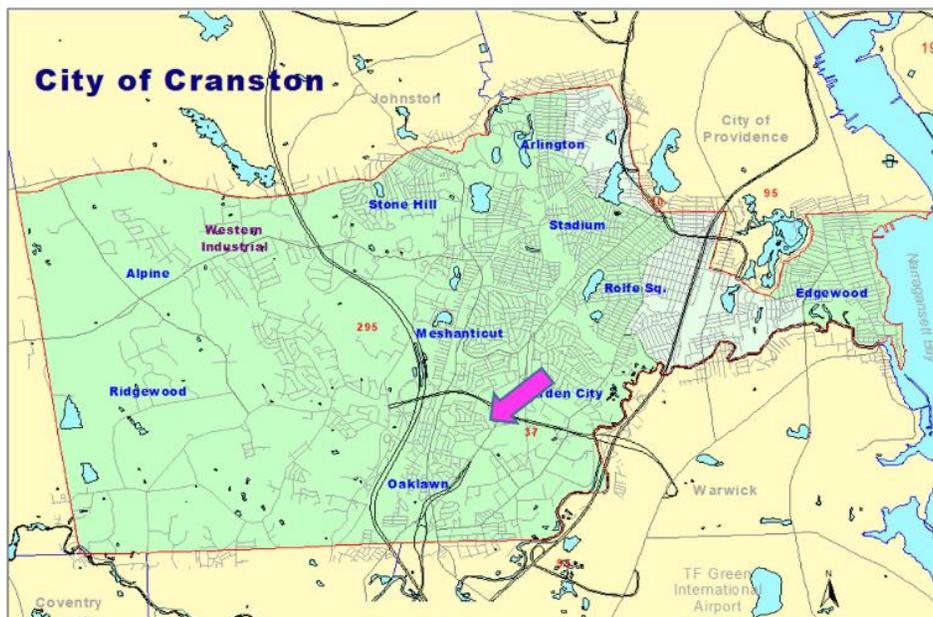
Subject Property:

The subject property is located at 23 Longview Drive, identified as Plat 16, Lot 910, and has a land area of 0.242103± acres, (10,546± sq. ft.).

Request:

- To allow relief from side and rear setbacks for the construction of two new additions on the existing single-family house including the expansion of the existing master bedroom for the construction of a master bath and rear deck to the eastern portion as well as rear encroachments from the existing rear porch and the proposed construction of a side deck to the western portion of the site to total a 29.2% lot coverage in an A-8 Zone. (17.92.010-Variances and 17.20.120- Schedule of Intensity Regulations).

LOCATION MAP



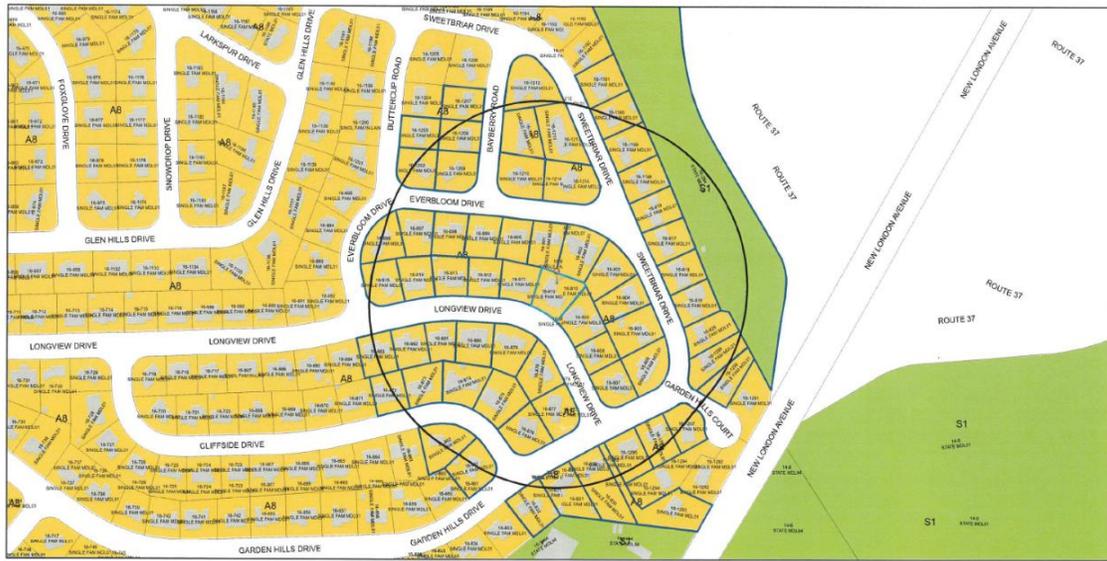
23 Longview Drive

AERIAL PHOTO



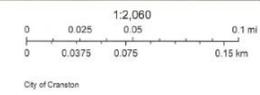
NEIGHBORHOOD WITHIN 400' RADIUS OF PLAT ZONING

23 Longview Dr 400' Radius Plat 16 Lot 910



9/13/2024, 9:03:11 AM

- Selected Parcels in Buffer Parcels
 - Selected Parcels Buildings
 - Parcels In Buffer Zoning Dimensions
 - Parcel ID Labels Historic Overlay District
 - Streets Names Zoning
 - Cranston Boundary none
- | | | |
|-----|----|-------|
| A80 | B2 | M1 |
| A20 | C1 | M2 |
| A12 | C2 | EI |
| A8 | C3 | MPD |
| A6 | C4 | S1 |
| B1 | C5 | Other |



City of Cranston

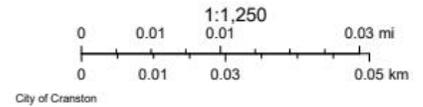
Web User
City of Cranston |
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FUTURE LAND USE MAP



9/20/2024, 3:56:15 PM

- | | | |
|------------------|------------------|---------------------|
| Override 1 | Parcels | Road Centerlines |
| Edge Of Pavement | Parcel ID Labels | City |
| Buildings | Plat Bounds | E911 Site Addresses |
| | | Streets Names |



ArcGIS Web AppBuilder
City of Cranston |

STREET VIEW



REAR VIEW



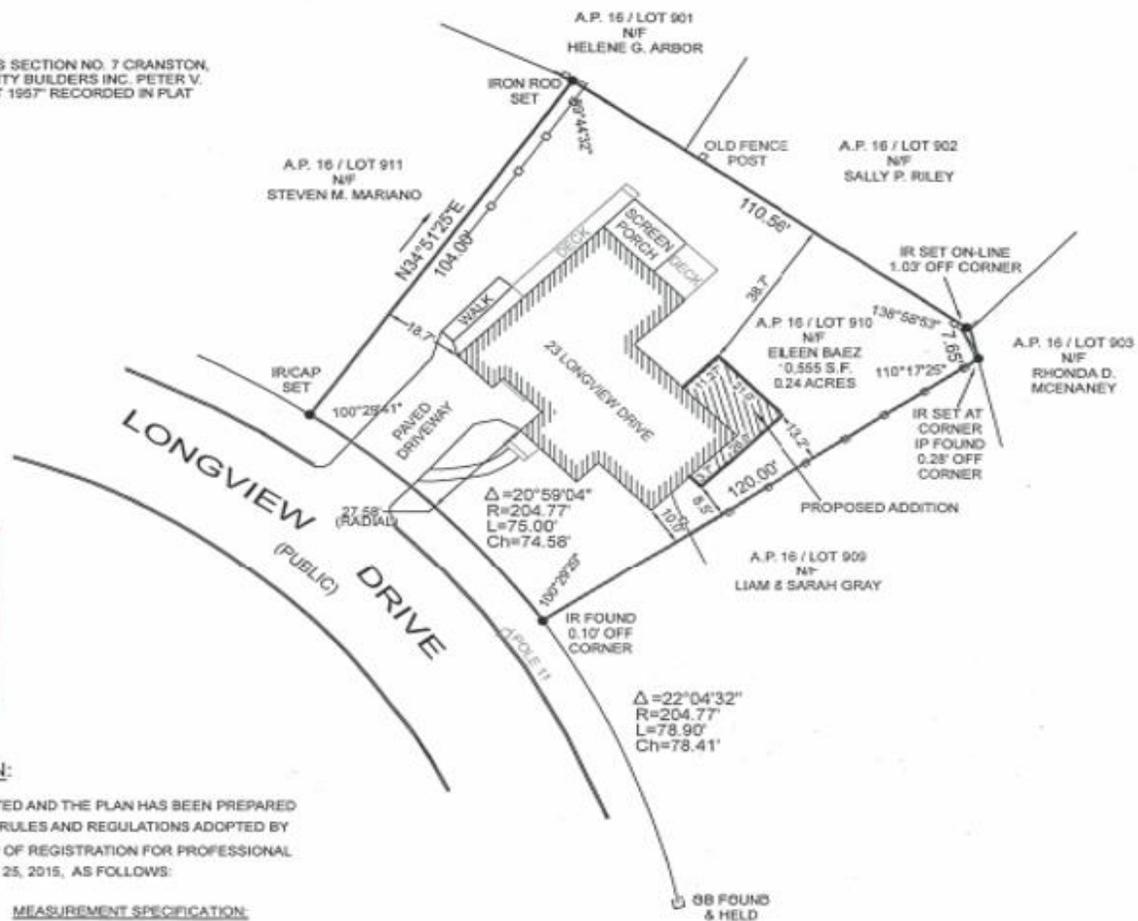
SIDE VIEW



SITE PLAN

REFERENCES:

1. DEED BOOK 6796, PAGE 223
2. PLAN ENTITLED "GARDEN HILLS SECTION NO. 7 CRANSTON, R.I. BELONGING TO GARDEN CITY BUILDERS INC. PETER V. CIPOLLA, ENGINEER - AUGUST 1957" RECORDED IN PLAT BOOK 15 AT PAGE 40.



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: FOR A PROPOSED ADDITION.

TO ESTABLISH AND STAKE BOUNDARY LINES

FIRST FLOOR- PROPOSAL PLAN





MICHE DESIGN & BUILD
 PERUNOVO LLC
 GC - 44956
 70 HENRIEY PLAZA, SUITE 6,
 PROVIDENCE, RI 02903

Team
 Architectural Designer
 Bryan Michie

23 LONGVIEW DR.
 CRANSTON

Client
 Anthony Ramos
 23 Longview Dr.
 Cranston
 RI 02920, USA



PROJECT: 23 Longview Dr.

DATE: August 2024

ELEVATIONS



1 NORTH ELEVATION.
3/16" = 1'-0"



2 SOUTH ELEVATION.
3/16" = 1'-0"



MICHIE DESIGN & BUILD
PERLUNDO LLC
001-44669
70 KEBNEY PLAZA, SUITE 6,
PROVIDENCE, RI 02903

Team
Architectural Designer
Bryan Michie

23 LONGVIEW DR.
CRANSTON

Client
Anthony Ramos
23 Longview Dr.
Cranston
RI 02920, USA



PROJECT: 23 Longview Dr.

DATE: August 2024
SCALE: 3/16" = 1'-0"

ELEVATIONS - PROPOSAL

A105

ELEVATIONS



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

 <p>MICIE DESIGN & BUILD PERUNOVO LLC GC - 44986 70 KENNEDY PLAZA, SUITE 6, PROVIDENCE, RI 02903</p>	
<p>Team Architectural Designer Bryan Micie</p> <p>23 LONGVIEW DR. CRANSTON</p> <p>Client Anthony Ramos 23 Longview Dr. Cranston RI 02920, USA</p> 	
<p>PROJECT: 23 Longview Dr.</p>	
DATE:	August 2024
SCALE:	3/16" = 1'-0"
<p>ELEVATIONS - PROPOSAL</p>	
<p>A106</p>	

Request:

- The applicant seeks to construct two new additions on the existing single-family house including the expansion of the existing master bedroom for the construction of a master bath and rear deck to the eastern portion as well as rear encroachments from the existing rear porch and the proposed construction of a side deck.

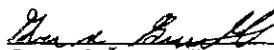
Findings of Fact:

1. The parcel (Assessors Plat 16, Lot 910) hosts one existing structure- a single-family house. This is an appropriate location for the existing use.
2. The proposed 929.73 sf. addition to the eastern rear of the site encroaches roughly 1.5 feet into the 10-foot required side setback and the existing portion of the porch proposed to be expanded within the western rear of the site further encroaches into the 20-foot rear setback. Lastly, the new proposed deck to the western portion of the site encroaches into the 20-foot rear setback by 3.4 feet.
3. Staff has reviewed this Application in consideration of the compatibility 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 neighborhood due to the overall prevalence of double-car garages.
 - The property and the surrounding area are residential and does not propose nor encourage incompatible uses that would be disruptive to the surrounding area.
 - The proposed use (single-family residential) is consistent with the Comprehensive Plan.
 - The density of the lot is **not proposed to change**.
4. The proposed further construction and expansion of the existing use is consistent with The Future Land Use Map (FLUM) designates the property as *Single-Family Residential 7.26 to 3.64 Units/Acre*.
 - Per the Comprehensive Plan, the A-8 Single-Family Dwellings on lots of minimum areas of eight thousand (8,000) square feet is an appropriate zoning classification for single-family residential land designation and development.
 - Staff finds the Application is not inconsistent with the Future Land Use Map designation due to the fact that density **not proposed to change**.
5. 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.

Recommendation:

Pursuant to RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,



Grace C. Brownell,
Planner Technician

Cc: City Planning Director
File