

# CITY PLANNING DEPARTMENT



## Memorandum

To: Cranston City Plan Commission  
From: Grace Brownell – Planner Technician / Administrative Officer  
Date: October 18, 2024  
Re: **Dimensional Variance @ Hemlock Avenue AP 5, Lots 967, 968, & 2087**

---

**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 Drive, identified as Plat 5, Lots 967, 968, and 2087, with a combined land area of ± 0.196 acres, (8,524± sq. ft.)

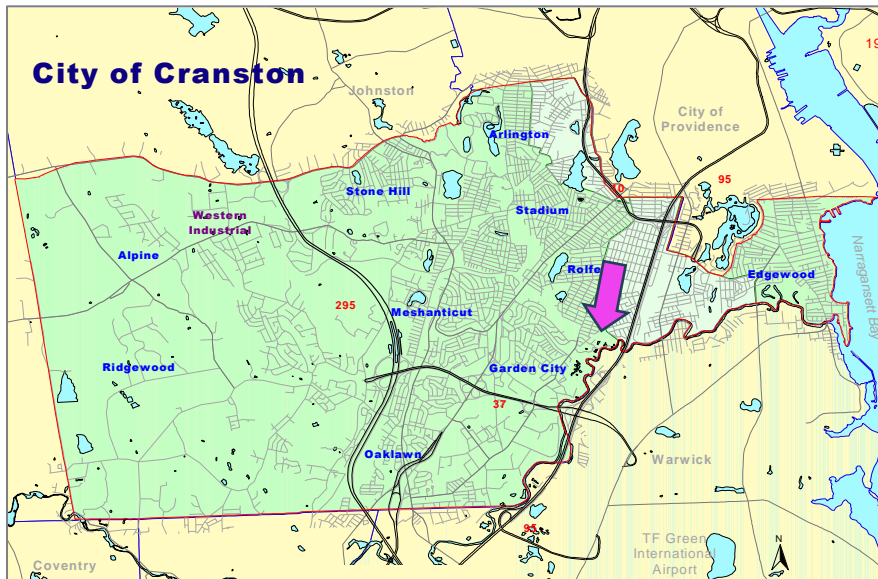
### **Request:**

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.

Relief from 17.92.010- *Variances:*

- *Frontage/Width requirements:*
  - *Required: 60 ft.*
  - *Proposed: 50 ft.*
  - *Relief Requested: 10 ft.*

### LOCATION MAP

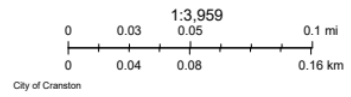


# ZONING MAP



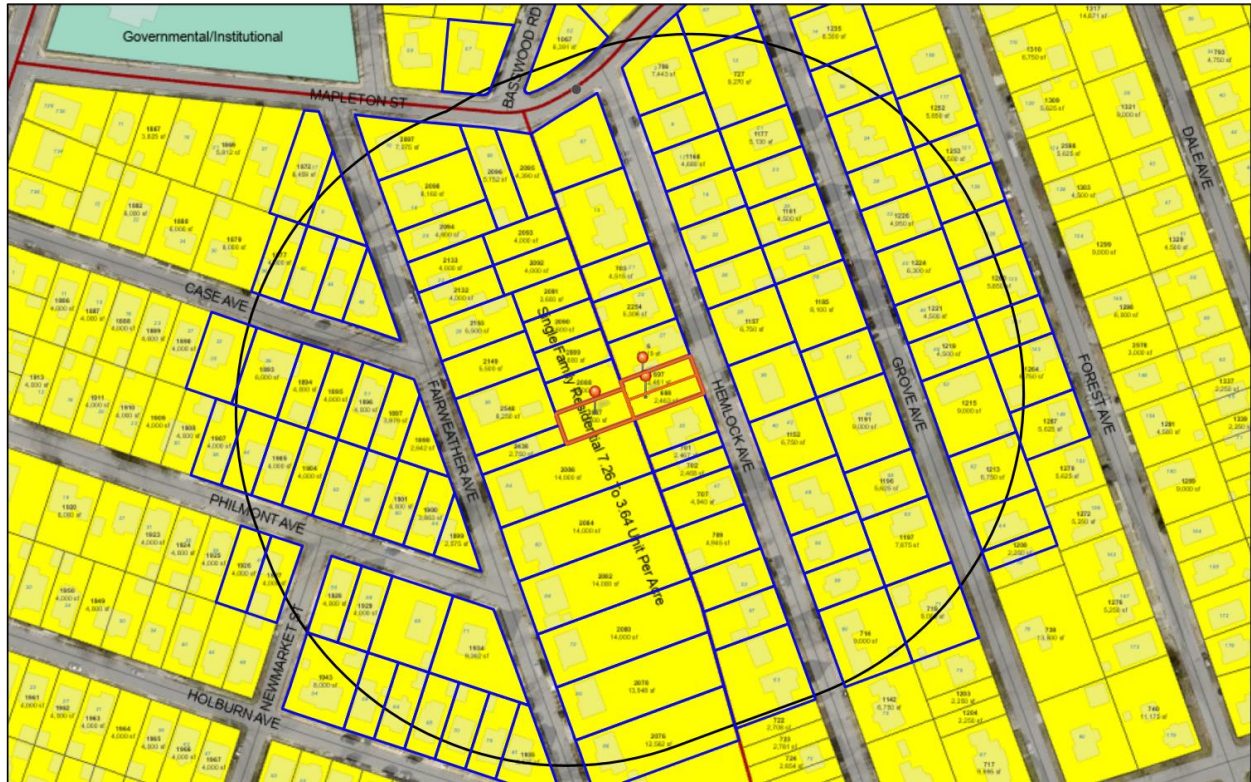
10/28/2024, 9:48:05 AM

- |                   |                  |                  |               |                                   |
|-------------------|------------------|------------------|---------------|-----------------------------------|
| Selected Parcels  | Edge Of Pavement | Parcel ID Labels | Private       | B2                                |
| Parcels In Buffer | Buildings        | Plat Bounds      | Streets Names | C2                                |
| Parcel Buffer     | Parcels          | Road Centerlines | Zoning        | Aerial Photos 2024 March (3 inch) |
|                   | City             | A6               | Red: Red      |                                   |



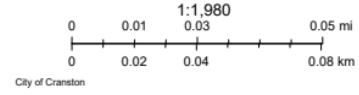
ArcGIS Web AppBuilder  
City of Cranston

# FUTURE LAND USE MAP



10/28/2024, 9:50:27 AM

- |                   |                  |                            |                     |
|-------------------|------------------|----------------------------|---------------------|
| Selected Parcels  | Edge Of Pavement | Parcel ID Labels           | E911 Site Addresses |
| Parcels In Buffer | Buildings        | Plat Bounds                | Streets Names       |
| Parcel Buffer     | Parcels          | Road Centerlines           | Future Land Use     |
|                   | City             | Governmental/Institutional |                     |



ArcGIS Web AppBuilder  
City of Cranston |

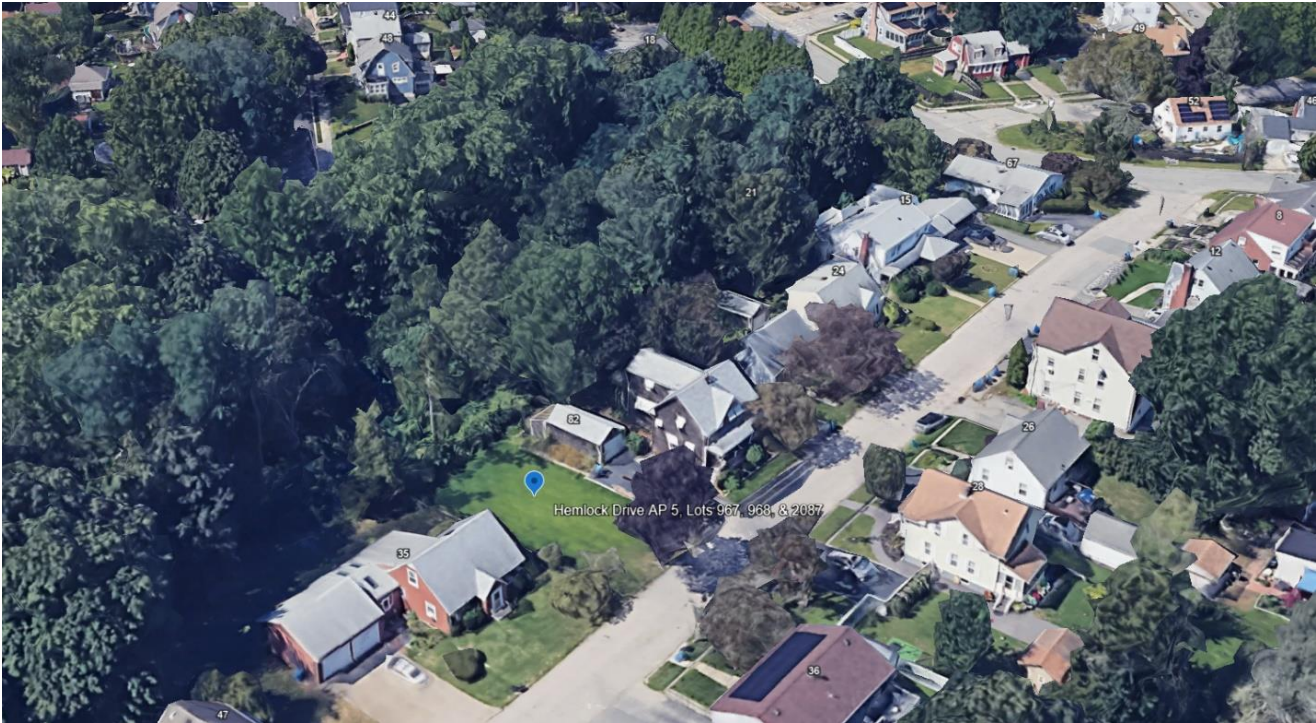
# AERIAL VIEW



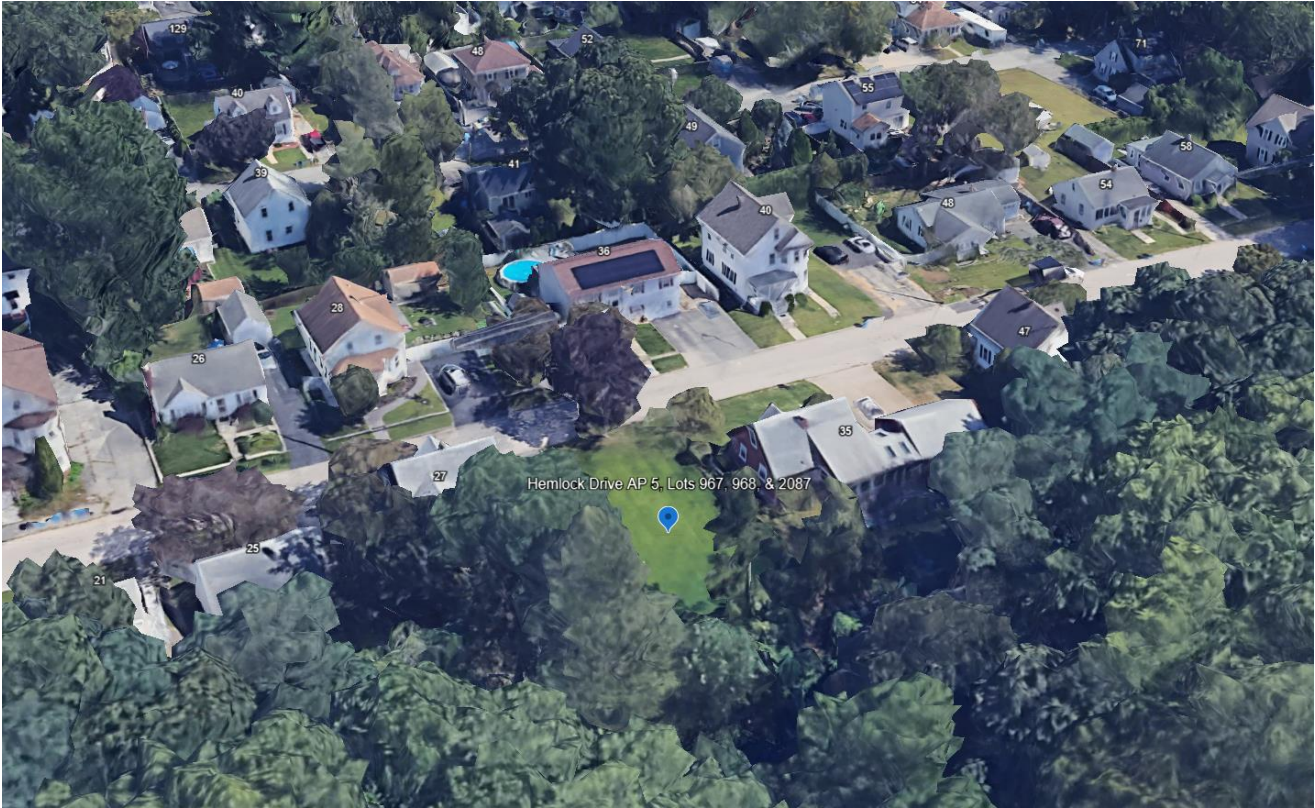
**Legend**

- Subject Property —
- Merged lots not included in Application —
- Drainage Easement —

# 3-D AERIAL VIEW (Facing Northwest)



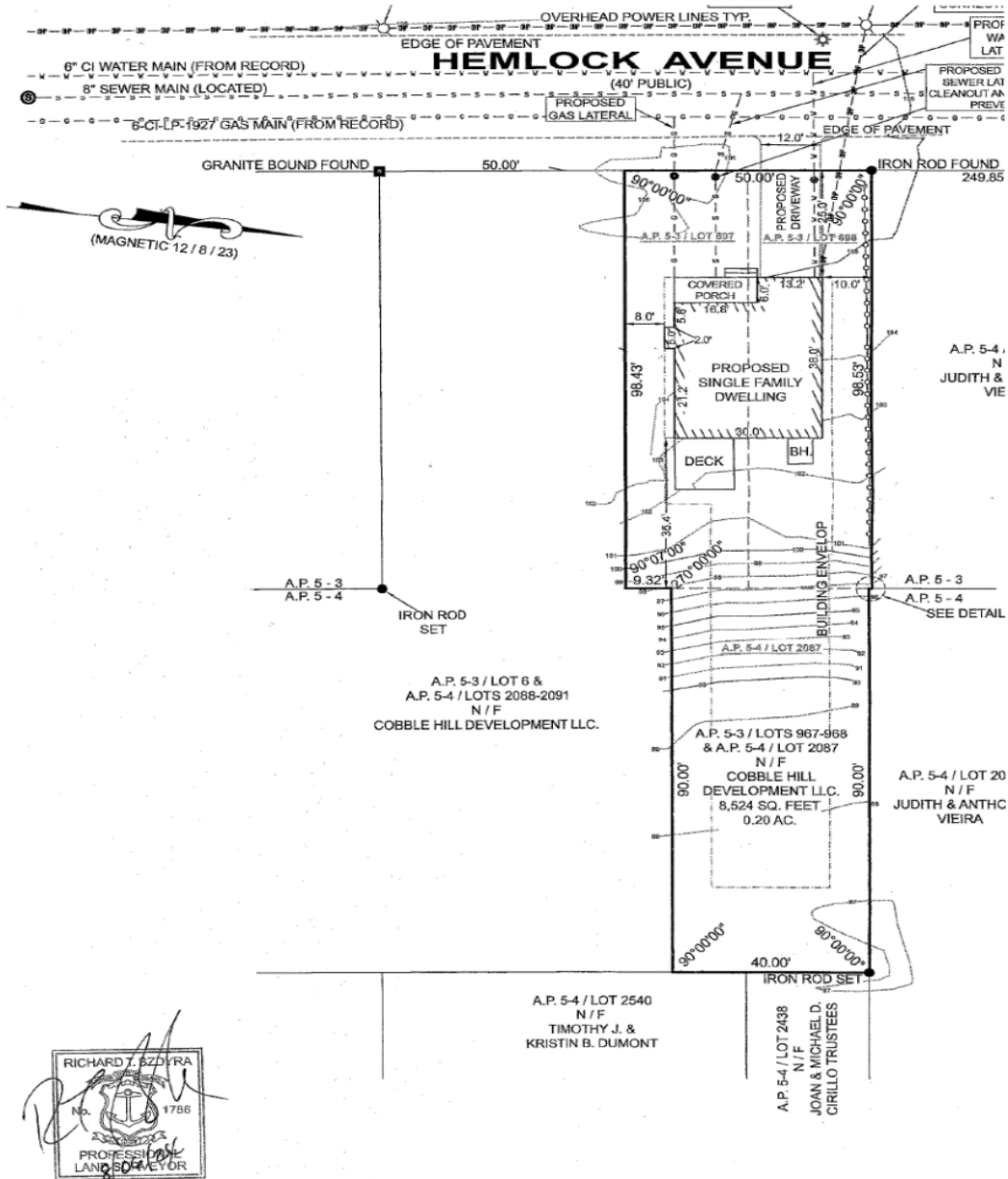
### 3-D AERIAL VIEW (Facing Southeast)



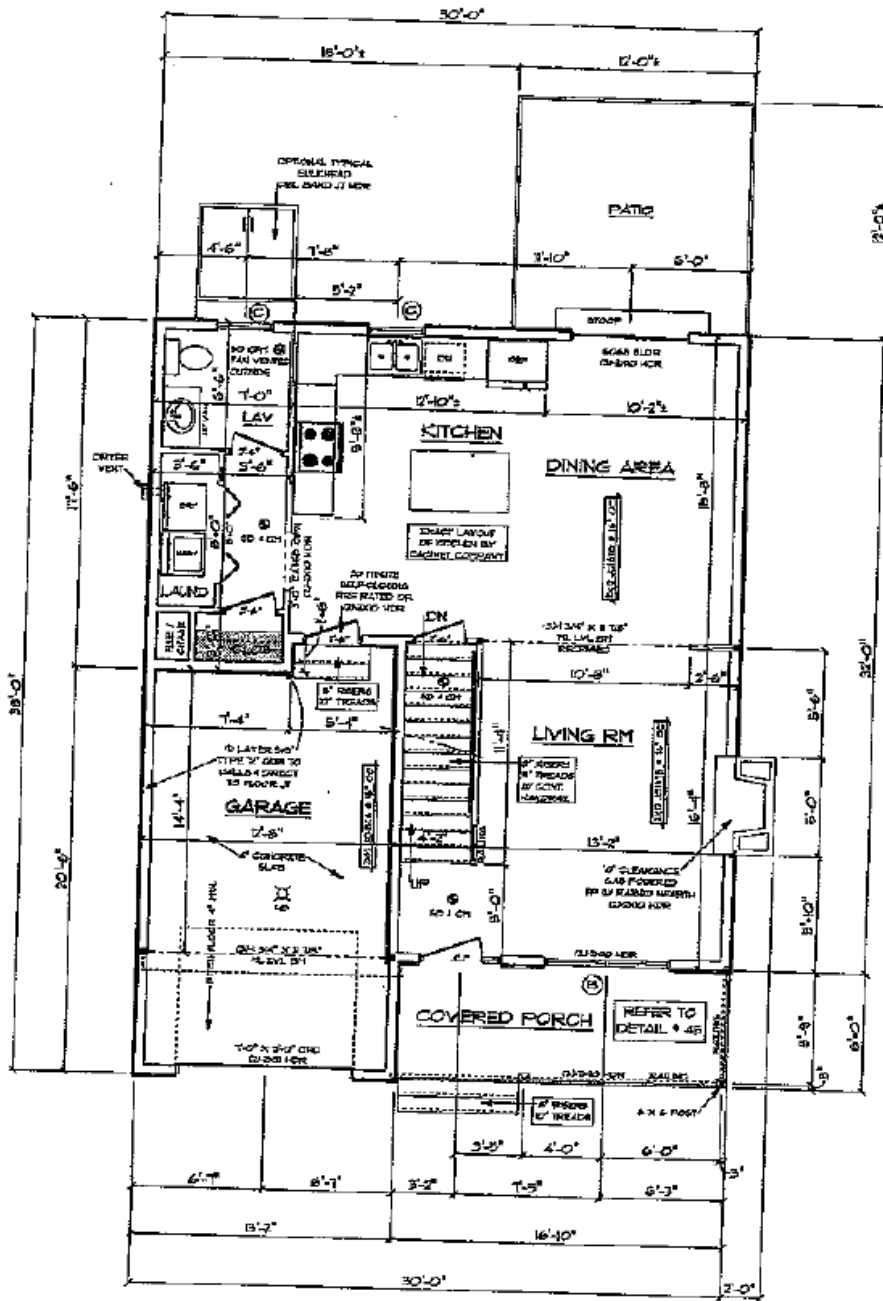
### STREET VIEW



# SITE PLAN



# FLOOR PLANS



**FIRST FLOOR PLAN 1/4"=1'-0"**

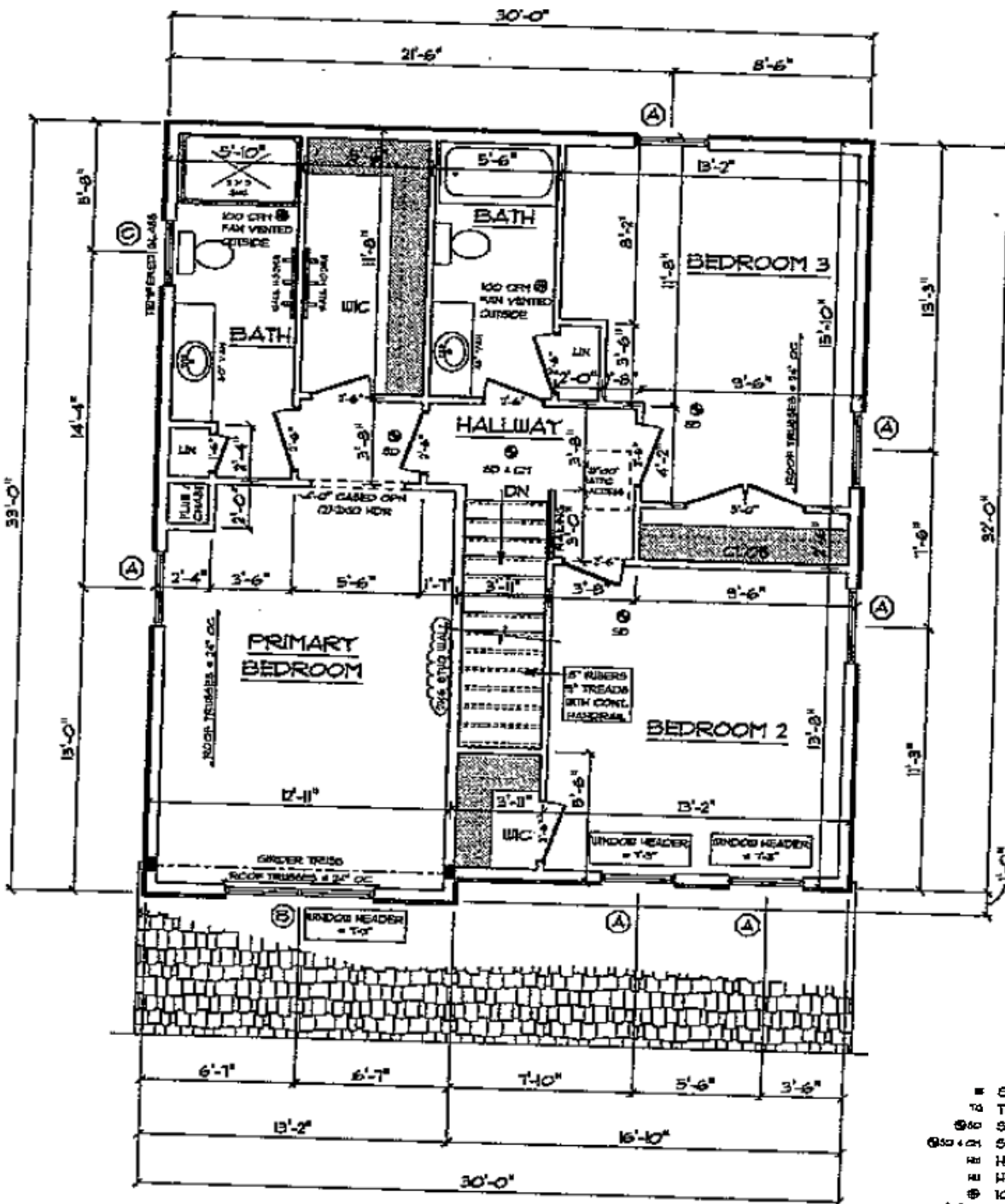
2x6 STUDS @ 16" OC  
AT ALL EXTERIOR WALLS  
UNLESS OTHERWISE NOTED

• POINT LOAD FROM ABOVE  
PROVIDE THE FOLLOWING:  
• SOLID BLOCKS BETWEEN JOIST  
FOR BILLY AND CLIPPED APPROX. 10"  
TO A HEIGHT OF THREE STUDS BY  
A BEARING WALL AS SHOWN ABOVE

FIRST FLOOR: 168 SQ FT  
SECOND FLOOR: 374 SQ FT  
TOTAL: 542 SQ FT

## LEGEND:

- SOLID BEARING TO FOUNDATION
- TEMPERED GLASS
- ⊙ SMOKE DETECTOR
- ⊙ SMOKE DETECTOR & CARBON MONOXIDE
- ⊙ HOT WATER
- ⊙ HEATING UNIT BOILER
- ⊙ 100 CFM FAN VENTED TO OUTSIDE
- ⊙ HEAT DETECTOR
- ⊙ WALK IN CLOSET
- ⊙ MAKE UP COUNTER
- ▬ BEARING WALL
- ▬ NEW EXTERIOR WALL
- ▬ NEW INTERIOR WALL
- ▬ EXISTING EXTERIOR WALLS TO REMAIN
- ▬ EXISTING INTERIOR WALLS TO REMAIN
- ▬ EXISTING TO BE REMOVED
- ⊙ WINDOW UNIT NUMBER
- ⊙ DOOR UNIT NUMBER



## SECOND FLOOR PLAN 1/4" = 1'-0"

2x6 STUDS @ 16" OC  
AT ALL EXTERIOR WALLS  
UNLESS OTHERWISE NOTED

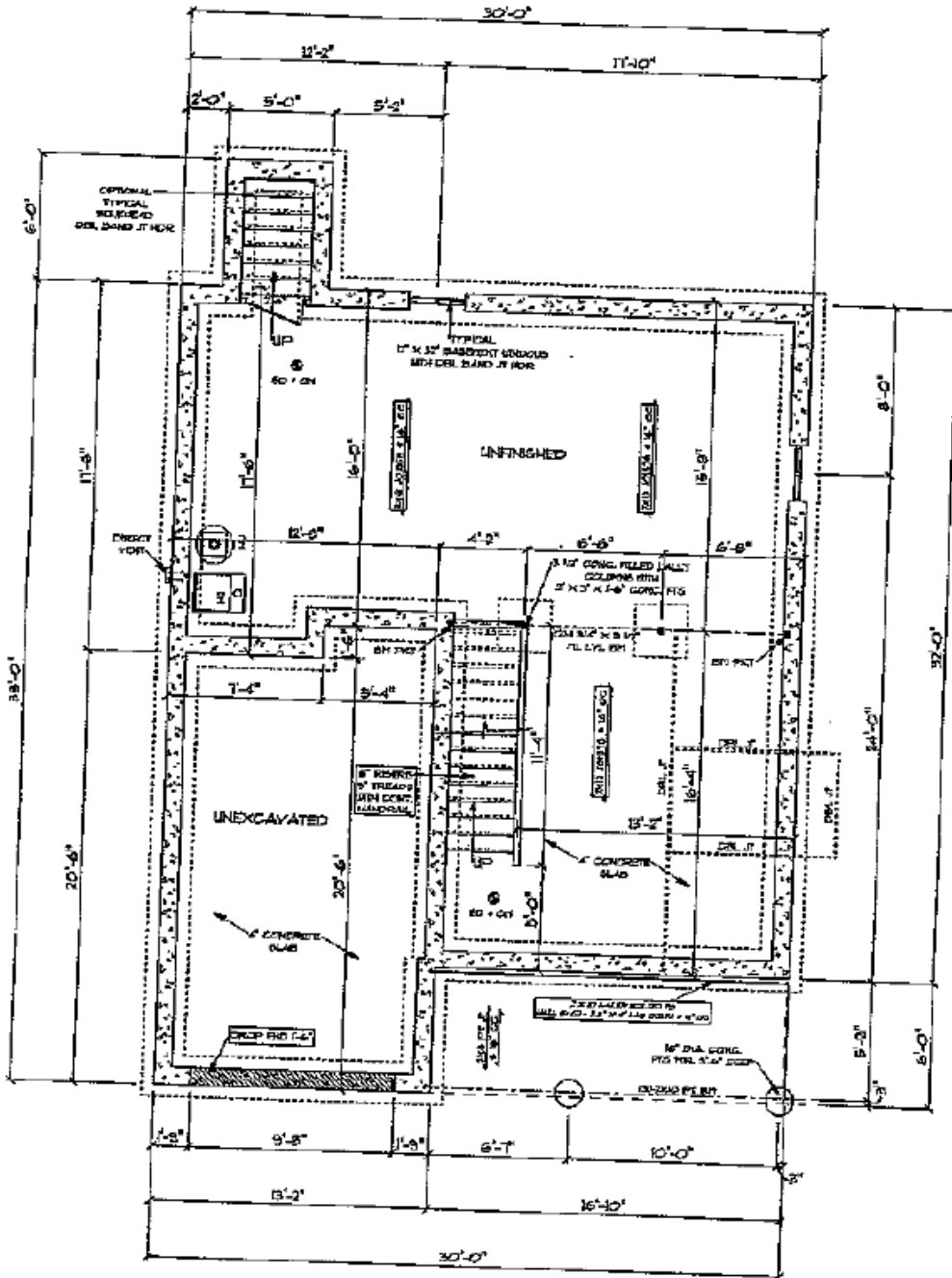
• POINT LOAD FROM ABOVE  
PROVIDE THE FOLLOWING:  
(1) SOLID BLOCKING BETWEEN BEAM  
FOR ALL 1" AND PLYWOOD SUBFLOOR  
(2) A MINIMUM OF THREE STUDS IN  
A BEARING WALL AS BEAM JACKS

### LEGEND:

- SOLID BEARING TO FOUNDATION
- ⊠ TEMPERED GLASS
- ⊙ SMOKE DETECTOR
- ⊙ SMOKE DETECTOR & CARBON MONOXIDE
- ⊙ H & C H
- H HOT WATER
- H HEATING UNIT/ BOILER
- ⊙ 100 CFM FAN VENTED TO OUTSIDE
- ⊙ HEAT DETECTOR
- WALK IN CLOSET
- MC MAKE UP COUNTER
- BEARING WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING TO BE REMOVED
- ⊙ WINDOW UNIT NUMBER
- ⊙ DOOR UNIT NUMBER

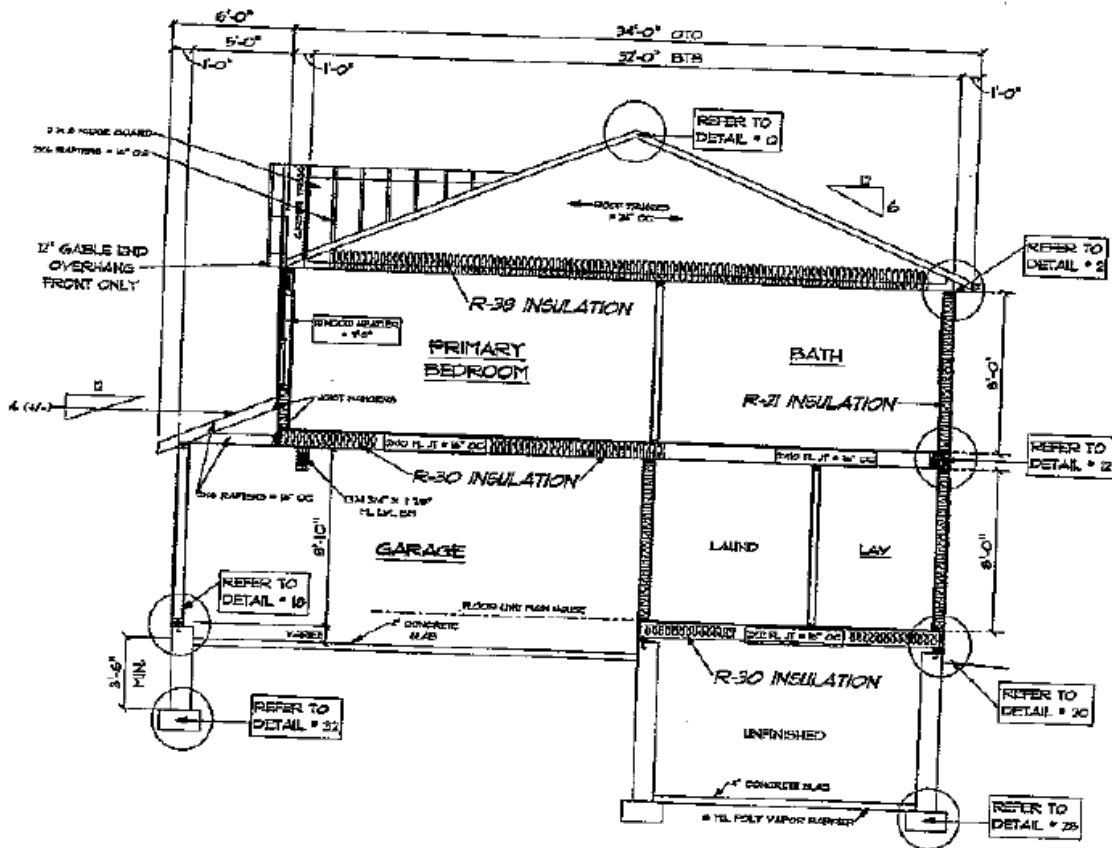


# FOUNDATION PLAN



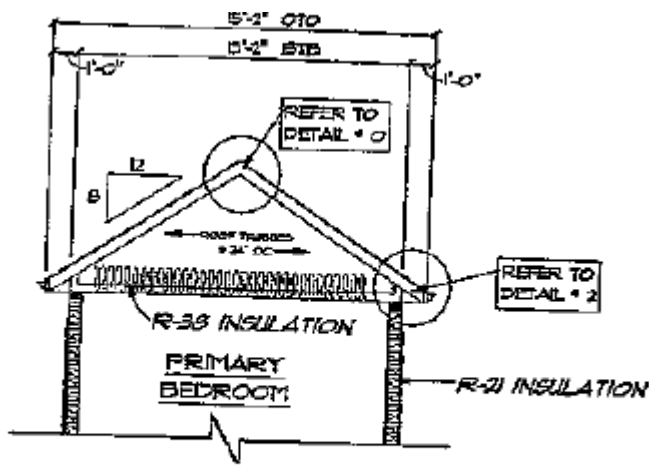
**FOUNDATION PLAN 1/4" = 1'-0"**

**NOTE:**  
 ALL DROPS IN FOUNDATION, WINDOWS  
 AND DOORS ARE SITE FINISHES AND  
 ARE UP TO THE DISCRETION OF THE  
 BUILDER / CONTRACTOR.



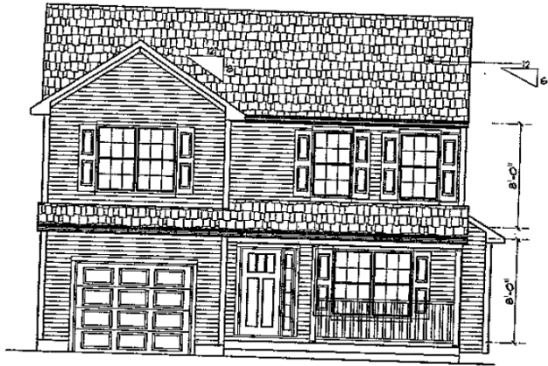
**CROSS SECTION 'A' 1/4"=1'-0"**

2x6 STUDS = 16" OC  
AT ALL EXTERIOR WALLS  
UNLESS OTHERWISE NOTED

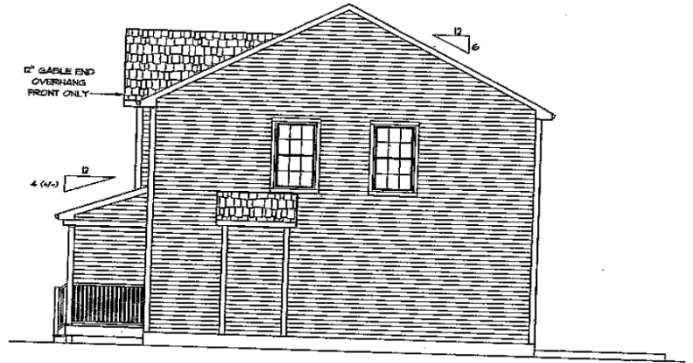


**DETAIL 'B' 1/4"=1'-0"**

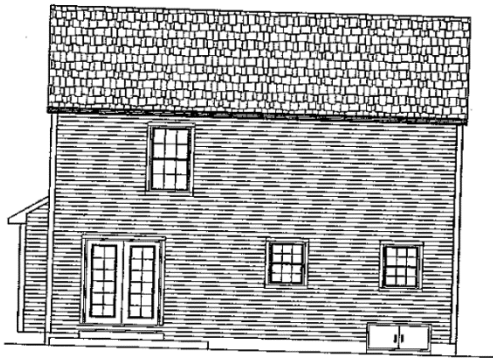
# ELEVATIONS



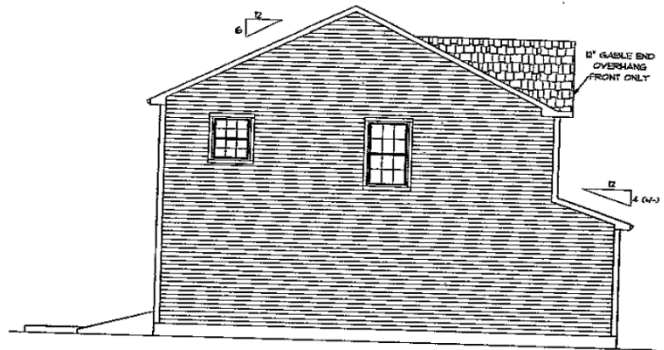
**FRONT ELEVATION 1/4"=1'-0"**



**RIGHT SIDE ELEVATION 1/4"=1'-0"**



**BACK ELEVATION 1/4"=1'-0"**



**LEFT SIDE ELEVATION 1/4"=1'-0"**

## FINDINGS OF FACT

1. The applicant seeks to construct a single-family house on a lot with a combined area of 8,524 ft<sup>2</sup> (per RI G.L. §45-24-38) with 50 feet of frontage and width. The proposed residence will have approximately a 38-foot by 30-foot building footprint, or approximately 1,140 ft<sup>2</sup> in addition to the 144 ft<sup>2</sup> proposed rear-yard deck and the 34 ft<sup>2</sup> rear-yard bulkhead. The minimum standards for by-right development in an A-6 zone (for single-family houses) are 6,000 ft<sup>2</sup> of area and 60 feet of frontage. For zoning purposes, the three lots are considered merged, as it is a pre-existing prior-recorded lot. Lastly, there is a drainage easement which is horizontally located through the merged lot (2087). With the easement, the lot area is still compliant to zoning, as it totals to roughly 6,767 ft<sup>2</sup>.
2. The proposed single-family house would be built within all required setbacks for an A-6 Zone. The resulting lot coverage would be roughly 15.46%, which also complies with the 30% coverage limit for that zone.
3. The applicant did submit 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, to average 7,648 ft<sup>2</sup>. 36 lots- or 61% were smaller than the subject Property and 90% of the referenced neighborhood is already developed. In doing their own analysis, Staff notes the that an informal review of the surroundings via GIS suggests that the combined lot size would likely be higher than the average among other residential parcels within the usual 400-foot radius. However, roughly 52% of the residential parcels within the usual 400-foot radius non-conforming frontage, namely 64 parcels.
4. 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.
5. 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 infill housing in Eastern Cranston 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.

**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 RECCOMENDATION** on the application to the Zoning Board of Review.

Respectfully Submitted,



Grace Brownell, Planner Technician

Cc: City Planning Director  
File