

# CITY PLANNING DEPARTMENT



## Memorandum – FINAL

**To:** City Plan Commission  
**From:** Brianna L. Valcourt, M.Arch; Senior Planner  
**Date:** November 27, 2024  
**RE:** 1573 Cranston Street– Assessors Plat 8, Lot 276  
**Application for Dimensional Variance**

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**Owner / Applicant:** Thomas Vessella and Robert Gasbarro Jr.  
**Location:** 1573 Cranston Street  
**Zoning:** B-1 – Single (6,000 sq. ft.) and Two (8,000 sq. ft.) Family Residential  
**FLUM Designation:** Neighborhood Commercial/Services

### **Subject Property:**

The subject property is located at 1573 Cranston Street, identified as Plat 8, Lot 276, and has a land area of 7,000 sq. ft. with frontage on Batcheller Avenue and Cranston Street.

### **Request:**

To allow the demolition of the existing single-family dwelling and replacement with a two-family dwelling, that exceeds dimensional standard within the zoning code for a B-1 zone (17.92.010 – Variances, 17.20.120 – Schedule of Intensities, 17.20.90(a) – Specific Requirements, 17.20.110 – Residential Yard Exceptions).

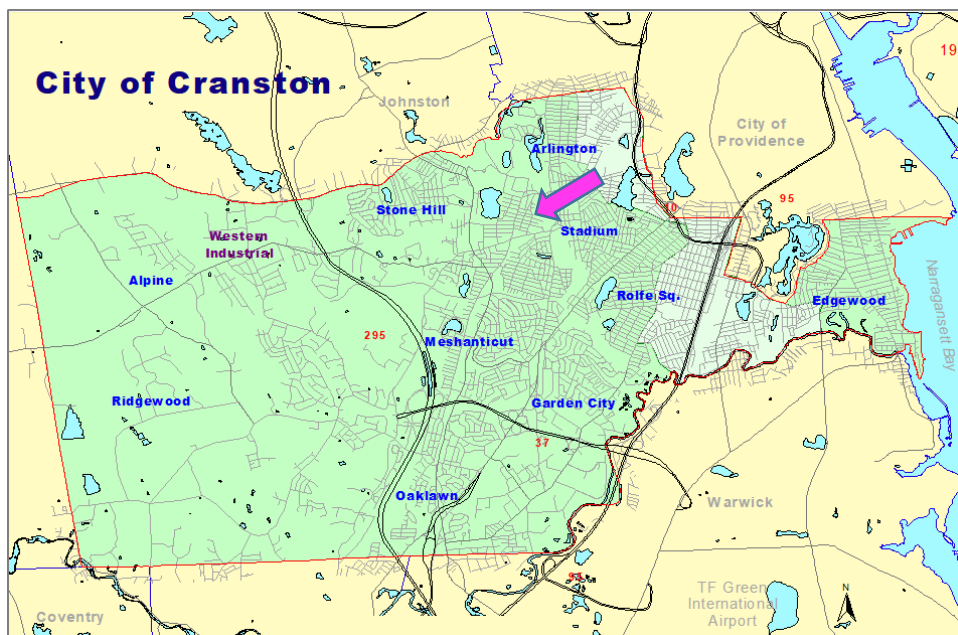
#### *Relief from 17.20.120 – Schedule of Intensities:*

- Minimum Lot Area:
  - Required: 8,000 sq. ft.
  - Proposed: 7,000 sq. ft.
  - Relief Requested: 1,000 sq. ft.
- Minimum Front Setback:
  - Required: 25 ft.
  - Proposed: 15.3 ft.
  - Relief Requested: 9.7 ft.

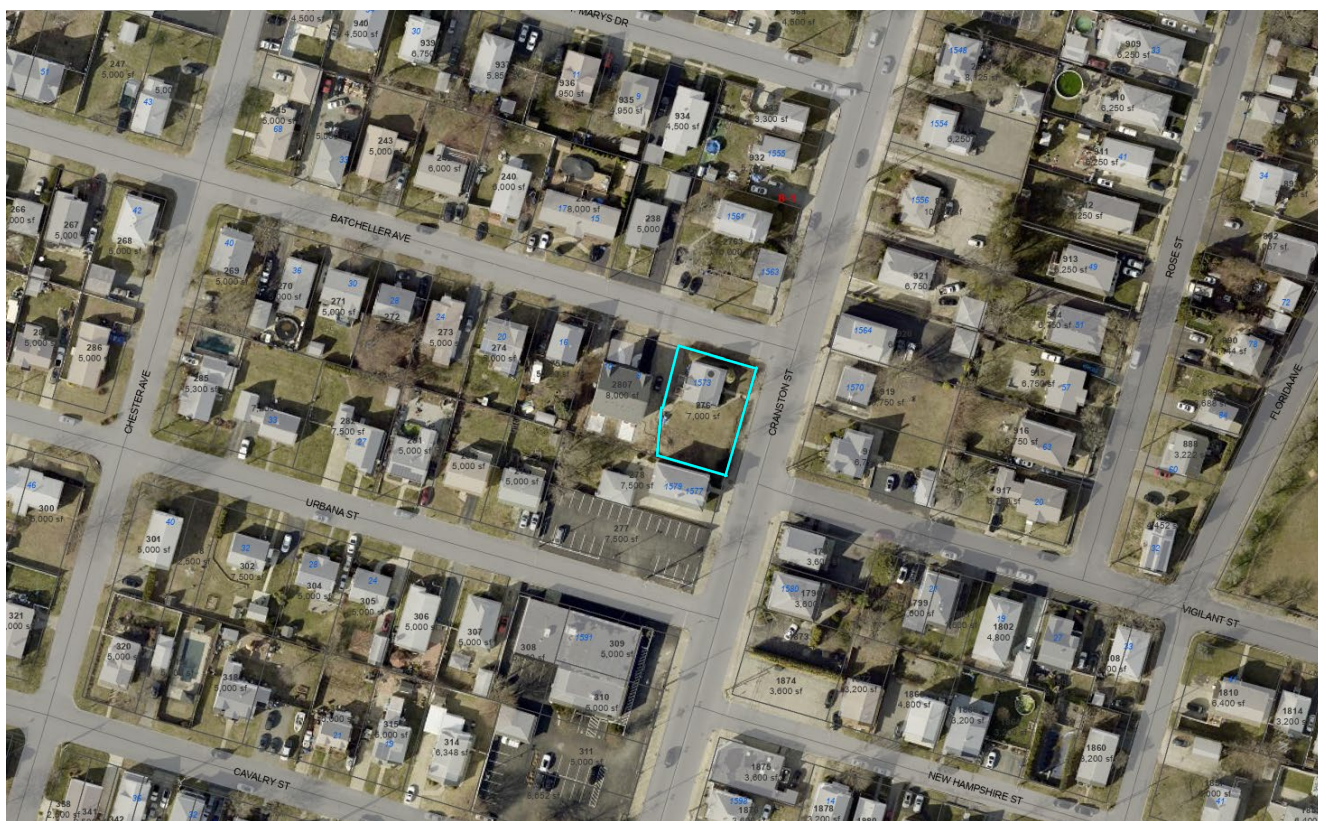
#### *Relief from 17.20.110 – Residential Yard Exceptions & 17.20.90(a) – Specific Requirements:*

- Minimum Front Setback:
  - Pursuant to the Cranston Ordinance Sections 17.20.090 & 17.20.110, the subject property has two front yards. The Batcheller Ave yard would be considered the principal front yard as it faces the front door, with the Cranston Street yard to be considered the secondary front yard.
  - In the B-1 zone, the front yard setback required is 25 SF. The front setback on the Batcheller Ave side is 28.8 SF, requiring no relief. However, the Cranston front setback is 15.4 feet and requires relief of 9.7 feet.

### LOCATION MAP



### AERIAL PHOTO



**STREET VIEWS**





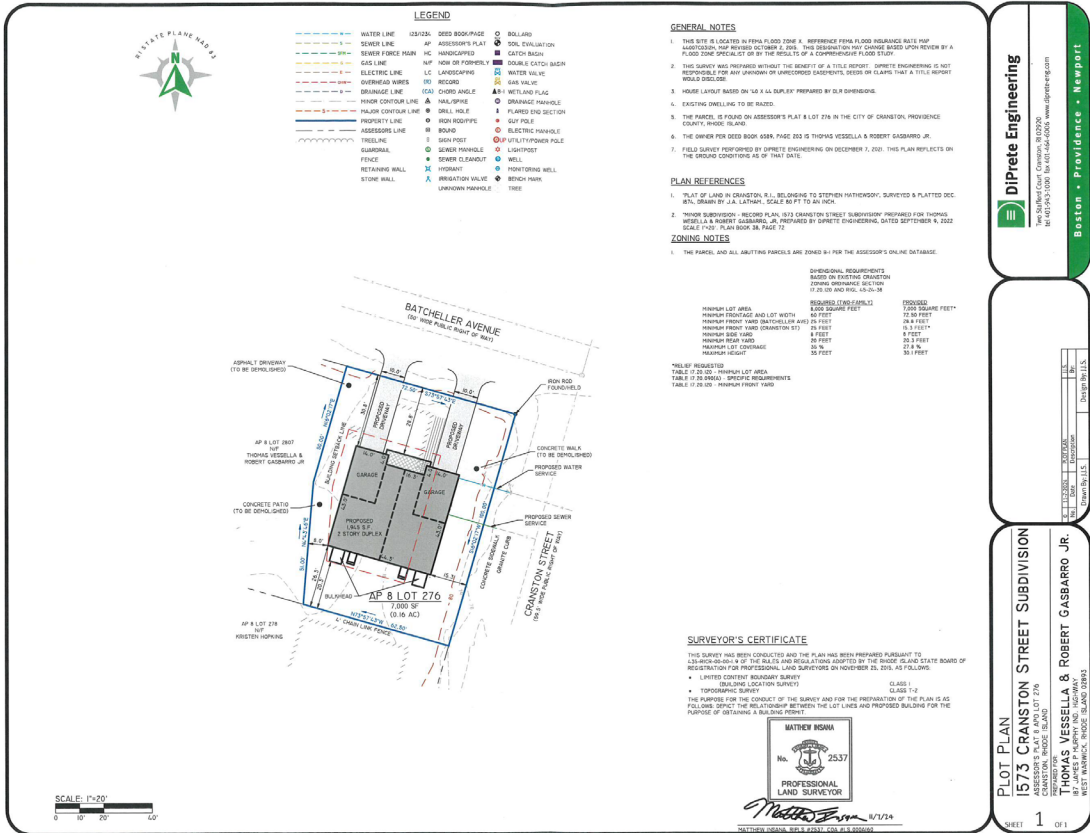


# RADIUS MAP

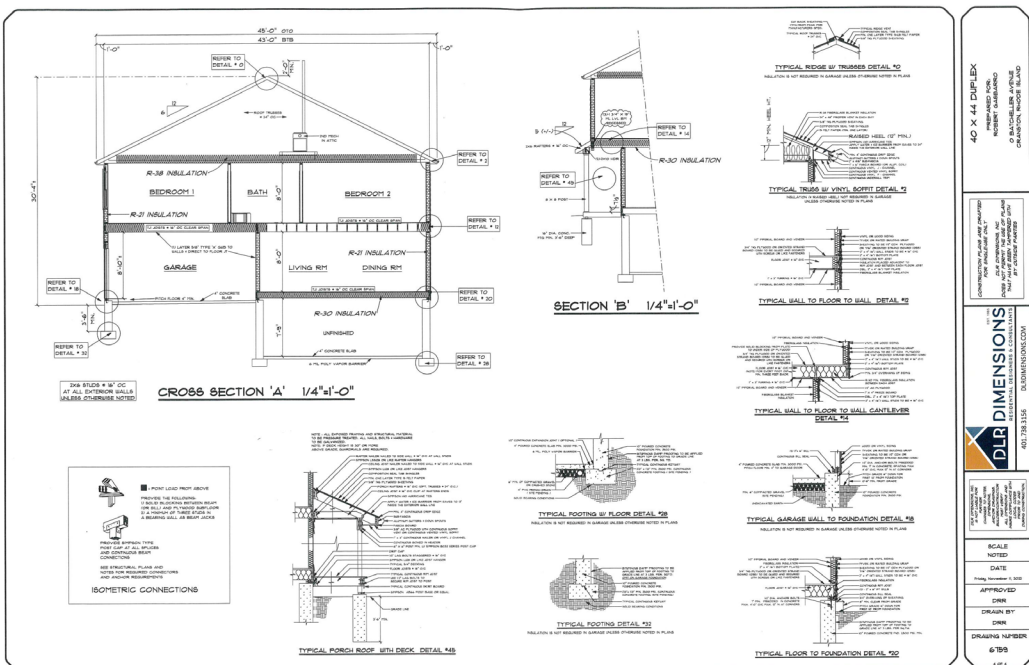
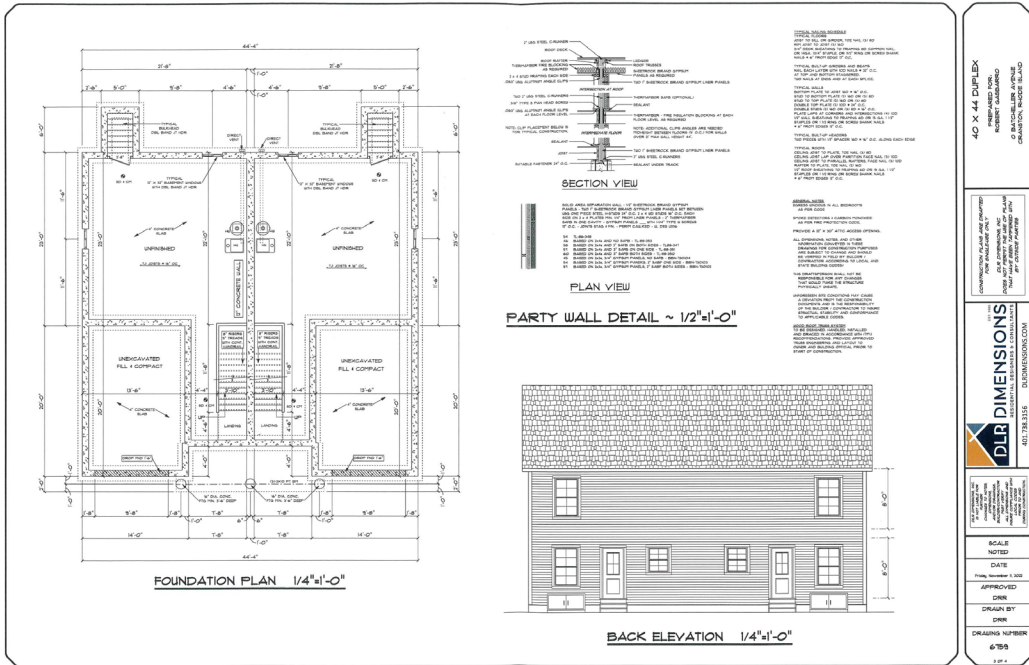
1573 Cranston St 400' Radius Plat 8 Lot 276



# SITE PLAN









**Findings of Fact:**

- The Applicant has requested specific relief in their Application, namely:
  - 17.92.010 – Variances
  - 17.20.120 – Schedule of Intensities
  - 17.20.90(a) – Specific Requirements
  - 17.20.110 – Residential Yard Exceptions
  
- Staff has reviewed this Application in consideration of the compatibility with the character of the surrounding area 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 area.
  - The property and the surrounding area are residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
  
- The Future Land Use Map (FLUM) designates the subject property as “*Neighborhood Commercial/Services*”.
  - “*Neighborhood Commercial/Services*” aligns closely with the zone C-2 which permits neighborhood business and two-family dwellings.
  - Staff finds that the Application is consistent with the Future Land Use Map designation as it relates to density.
  
- The Comprehensive Plan outlines goals, policies, and action items pertaining to accessory residential development which Staff find to support the approval of this Application, specifically:
  - Per the Comprehensive Plan, the B-1 zoning district is an appropriate zoning classification for two-family residential land designation.
  - Housing Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
    - Policy H-3: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
  - Land Use Goal LU-6: Protect and stabilize existing residential neighborhoods.
    - Policy LU-18: Preserve the existing density of established neighborhood.
  - Land Use Goal LU-5: Ensure that the zoning map is consistent with the future land use map.
    - Policy LU-12: Protect and stabilize existing residential neighborhoods by increasing open space, improving roadway conditions, and making the zoning conform to existing uses.

**Recommendation:**

In accordance with 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,

*Brianna L. Valcourt*

Brianna L. Valcourt, M.Arch  
Senior Planner

**Cc:** City Planning Director

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