

**THE CITY OF CRANSTON
ZONING BOARD DOCKET
June 12, 2024**

The following applications were heard in the City Council Chambers, Cranston City Hall
869 Park Avenue, Cranston, RI 02910 on
Wednesday June 12, 2024 at 6:30 p.m.
The items listed may be subject to final action.

OLD BUSINESS

Ward 5

VERRECCHIA CONSTRUCTION MANAGEMENT, LLC (OWN/APP) has filed an application to request permission to unmerge two lots and to leaving an existing single-family home on an under-sized lot with reduced front and side setbacks at **32 Palmer Ave**, A.P. 11, lot 1716 (A.K.A. Parcel A), area 4,000 sf, zoned A6. Applicant seeks relief per 17.92.010-Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 3/20/2024. John O. Mancini, Esq.

This application was removed from the agenda as it was determined the developed lot was a pre-existing non-conforming lot of record established prior to the adoption of zoning in 1966. The dwelling is legal, non-conforming to dimensional requirements.

Ward 5

VERRECCHIA CONSTRUCTION MANAGEMENT, LLC (OWN/APP) has applied to the Board to request permission to unmerge two lots and to leaving an under-sized vacant lot with reduced frontage to construct a new single-family dwelling at **0 Palmer Ave**, A.P. 4, lot 1716 (A.K.A. Parcel B), area 4,000 sf, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. Application filed 3/20/2024. John O. Mancini, Esq.

This application was removed from the agenda as it was determined the vacant lot was a pre-existing non-conforming lot of record established prior to the adoption of zoning in 1966. § 45-24-38 (b) effective January 1, 2024, as amended, does not require zoning relief and now allows substandard lots of record to be developed according to the general provisions of this new legislation.

Ward 5

495 INVESTMENTS, LLC (OWN/APP) has filed an application to request permission to allow barber shop, beauty salon / body art / day spa uses in an existing building zoned industrial at **495 Atwood Avenue**, A.P. 12, lot 3116; area 13,300 sf. zoned M1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses. Application filed 2/14/2024. Joseph Shekarchi, Esq.

On a motion made by Mr. Perdikakis and seconded by Ms. Swinski, this matter was **tabled until further notice**.

NEW BUSINESS

Ward 3

CESAR H. GONZALES GONZALES (OWN/APP) has applied to the Board to request permission to expand and convert an existing single-family dwelling into a multi-family (3 unit) dwelling on an under-sized lot at **12 Howard Street**; A.P. 7, lot 1128; area 6,048 sf.; zoned B2. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations. Application filed 4/6/2024. No Attorney.

On a motion made by Mr. Perdikakis and seconded by Ms. Montanaro, this matter was **continued to July 10, 2024**, to allow the applicant to revise the application for parking requirements or seek relief from 17.64.010 (H), (13).

Ward 3

VERSATILE INVESTMENT GROUP, LLC (OWN/APP) has filed an application to expand an existing legal, non-conforming multi-family (5 unit) use by converting a detached accessory structure into an additional dwelling unit on an under-sized lot at **389 Laurel Hill Avenue**, A.P. 7, lot 3860; area 22,062 sf.; zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations. 17.20.090 (A) Specific requirements. Application filed 4/6/2024. Robert D. Murray, Esq.

On a motion made by Mr. Zambrano and seconded by Ms. Swinski, this application was **unanimously approved** as presented to the Board on June 12, 2024.

The Board made their decision based on the following findings of fact:

Findings of Fact:

- The Applicant has requested specific relief in their Application, namely:
 - 17.20.090A – Specific Requirements
 - 17.20.120 – Schedule of Intensity Regulations
 - 17.20.030 – Schedule of Uses
 - 17.92.010 – Variances

- The Board found this application compatible 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 “*Single/Two Family Residential Less Than 10.89 Units Per Acre.*” The proposed density is **11.8** units per acre.
 - Per the Comprehensive

Plan, the B-1 zoning district is an appropriate zoning classification for single-family and two-family residential land designation.

○ The Board found that the Application is generally 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:
 - Housing Goal 4: Promote housing opportunity for a wide range of household types and income levels.
 - Housing Policy 4.1: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.
 - Housing Policy 4.3: Promote regulations that facilitate the development of affordable housing.
 - Housing Policy 4.7: Promote the development of special housing alternatives for the elderly and handicapped.

The applicant presented this application to the Board and testified about the project and the unit in particular

There was no other testimony either for or against the project

In this case, the Board voted to accept the staff finding of fact and applying the facts above to the standard for a variance, the Board further finds that the application involves a hardship that is not due to a physical or economic disability of the applicant, and the applicant would suffer more than a mere inconvenience if the variance were denied. The relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the comprehensive plan. In granting a variance the Applicant met the requirements of the Zoning Code and relief per Sections 17.92.010 Variance; 17.20.030- Schedule of Uses; Section 17.20.120 - Schedule of Intensity Regulations, 17.20.090 (A) Specific requirements.