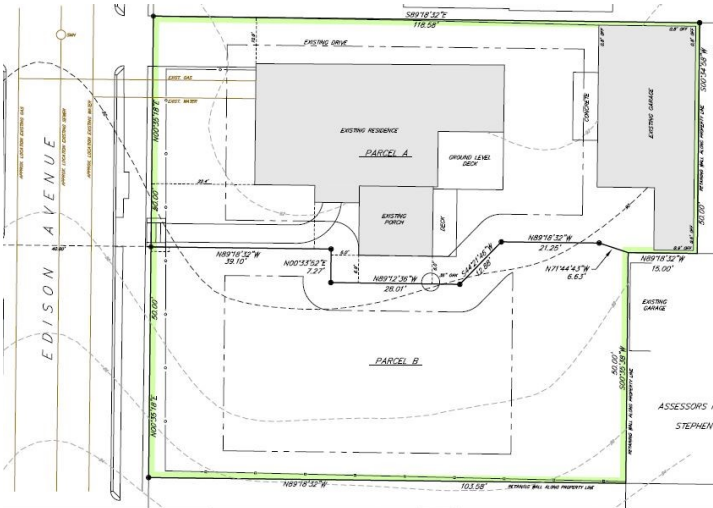


# Providence City Plan Commission

January 19, 2021



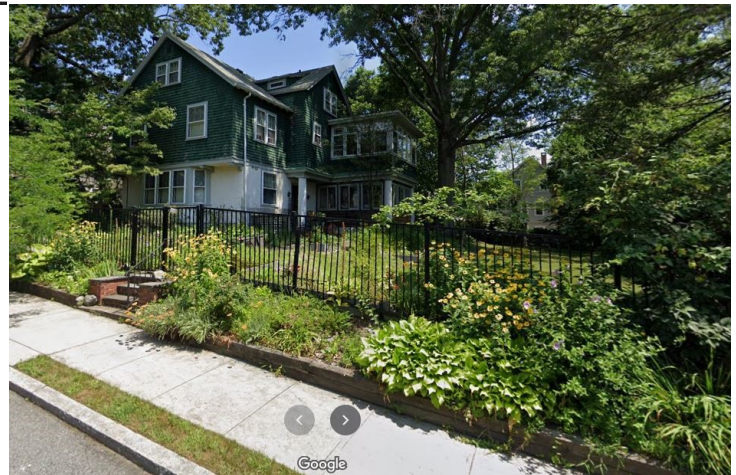
## AGENDA ITEM 3 ■ 7 EDISON AVE



Proposed subdivision



Aerial view of the site



View of the site from Edison Ave

**OWNER/APPLICANT:** David and Sharon Cutts

**PROJECT DESCRIPTION:** Subdivision of a lot measuring approximately 11,108 SF into two lots of 6,108 SF and 5,000 SF in the R-1 zone.

**CASE NO./PROJECT TYPE:** 20-051MI—Minor Subdivision

**PROJECT LOCATION:** 7 Edison Ave

**RECOMMENDATION:** Approval of preliminary plan

AP 39 Lot 342; R-1 zoning district

**NEIGHBORHOOD:** Blackstone

**PROJECT PLANNER:** Choyon Manjrekar

## PROJECT OVERVIEW

The subject property is a lot that measures 11,108 SF in the R-1 zone and is occupied by a single family dwelling. The applicant is proposing to subdivide the lot into two lots of 5,000 SF and 6,108 SF, with the dwelling to be located on the larger lot.

## FINDINGS

Section 806 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the Preliminary Plan stage:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area that the future land use map of Providence Tomorrow has designated for single family residential development. These areas are characterized by one family dwellings in detached structures on separate lots ranging between 3,200 to 6,000 SF or more. The subdivision will conform to this description as it would result in the creation of a lot that allows for the type of development envisioned by the plan. The resultant lots would be similarly sized as the lots in the vicinity.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

New lots in the R-1 zone are required to maintain a minimum lot area of 5,000 SF and a width of 50 feet. The subdivision is in compliance with the ordinance as it will meet these dimensional requirements, and the proposed lot line will maintain an appropriate side yard setback from the existing structure.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

It does not appear that the subdivision will pose a negative environmental impact as the applicant will comply with applicable environmental regulations.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

The plan shows a significant tree that will be located in proximity to the proposed lot line. The site shall be developed in a manner that does not affect the tree. Subject to conforming to this requirement, the subdivision is not expected to pose any constraints to development as the lots meet the dimensional standards of the R-1 zone.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Vehicular and pedestrian access to the newly created lots will be provided from Edison Ave.

## Recommendation

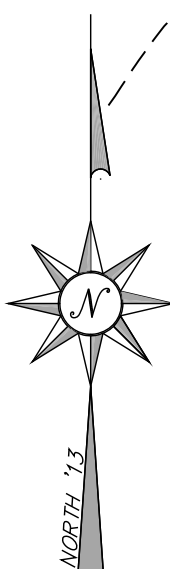
1. The CPC should vote to approve the preliminary plan, finding it to be in conformance with the zoning ordinance and comprehensive plan.
2. The validity of the preliminary plan should be extended to one year from the date of approval.

REFERENCES:  
L.E. 9093, Pg. 78: SUBJECT PROPERTY  
RECORDED PLAT 640: "MOSES BROWN FARM PLAT...."

LEGEND  
EXISTING GRANITE BOUND  
SET DRILL HOLE  
SET IRON ROD  
UTILITY POLE  
SET "MAG" NAIL  
GRANITE CURB  
EXISTING PICKET FENCE  
EXISTING WROUGHT IRON FENCE

P-NO 1

ASSESSORS PLAT 39, LOT 140  
N/F  
CHARLES & ADELE GEFFEN EIL  
FRONT SETBACK 19.9'



APPROX. LOCATION EXISTING GAS

EDISON AVENUE

APPROX. LOCATION EXISTING SEWER

APPROX. LOCATION EXISTING WATER

CERTIFICATION:

THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMES IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.

TO DAVID & SHARON CUTTS, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS 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:

LIMITED CONTENT BOUNDARY SURVEY CLASS 'I'  
CULTURE CLASS 'III'  
TOPOGRAPHY LIDAR CLASS 'IV'

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN MARCH, 2020 FOR THE PURPOSE OF THE CONDUCT OF A SURVEY FOR THE PREPARATION OF AN ADMINISTRATIVE SUBDIVISION

HARRY A. MILLER JR., No. 1967  
COA: LS-A101

CITY OF PROVIDENCE  
CITY PLAN COMMISSION  
MINOR SUBDIVISION OR MINOR LAND DEVELOPMENT PROJECT

NAME: CUTTS PLAT  
CPC PROJECT No. \_\_\_\_\_  
APPROVED PURSUANT TO ARTICLE 4 OF THE CITY OF PROVIDENCE DEVELOPMENT REVIEW REGULATIONS, AS AMENDED, AND RIGL 45-23-38 ON \_\_\_\_\_ AND SHALL BE RECORDED AND FILED WITH THE RECORDER OF DEEDS NO LATER THAN NINETY (90) DAYS FOLLOWING THIS APPROVAL, UNLESS EXTENDED.

ADMINISTRATIVE OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIR, CITY PLAN COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

10 0 10 20  
SCALE IN FEET

EXISTING GARAGE

S89°18'32"E

118.58'

EXISTING DRIVE

EXIST. GAS

EXIST. WATER

EXISTING RESIDENCE

PARCEL A

GROUND LEVEL DECK

EXISTING PORCH

DECK

N89°18'32"W

39.10'

N00°33'52"E

7.27'

N89°12'36"W

28.01'

N89°18'32"W

21.25'

N71°44'43"W

6.63'

N89°18'32"W

15.00'

EXISTING GARAGE

50.00'

RETAINING WALL ALONG PROPERTY LINE

N89°18'32"W

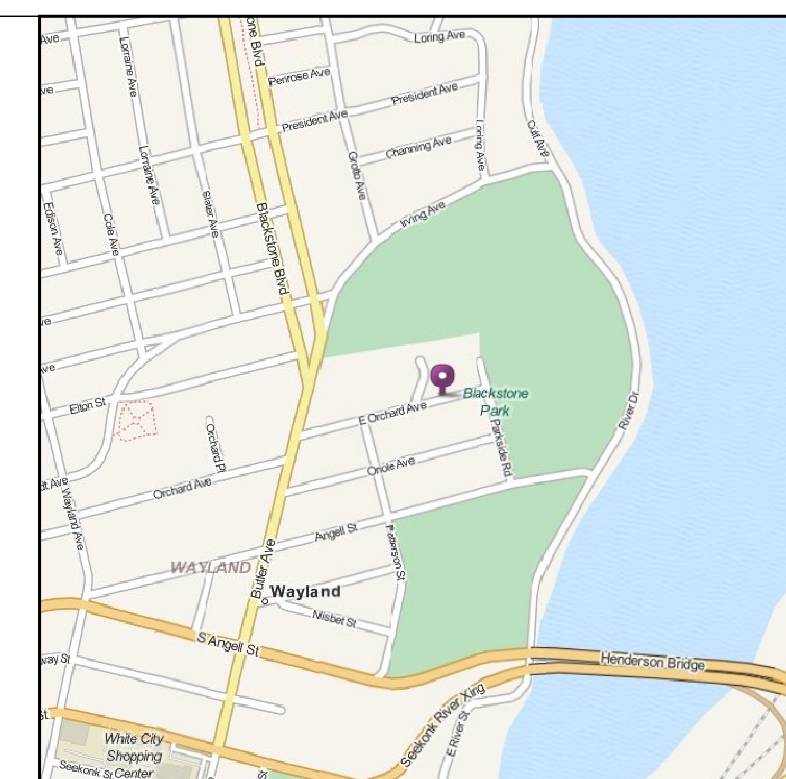
103.58'

RETAINING WALL ALONG PROPERTY LINE

ASSESSORS PLAT 39, LOT 682  
N/F  
KEVIN D. ORTH  
FRONT SETBACK 12.3'

ASSESSORS PLAT 39, LOT 128  
N/F  
STEPHEN M. PANASUIK

ASSESSORS PLAT 39, LOT 127  
N/F  
ROY H. & CAROL ANN ANDERSON



LOCUS NO SCALE

ASSESSORS PLAT 39, LOT 346  
N/F  
ARNOLD HEYENEN

PROJECT SURVEYOR  
HARRY A. MILLER, JR.  
ALPHA ASSOCIATES, LTD.  
35 ROCKY HOLLOW ROAD  
EAST GREENWICH, RI 02818

FLOOD NOTE  
PARCEL FALLS WITHIN FLOOD X PER FEMA FIRM MAP  
44007C0309K, REVISED: 10/2/15.

AREA ANALYSIS  
OVERALL AREA 11,108 S.F.  
PARCEL A 6,108 S.F.  
PARCEL B 5,000 S.F.

PARCEL OWNERS  
DAVID & SHARON CUTTS  
7 EDISON AVENUE  
PROVIDENCE, RI 02906

PARCEL ZONING  
ZONE R-1  
MIN. AREA 5,000 S.F.  
MIN. FRONTAGE 50'  
MIN. WIDTH 50'  
FRONT YARD 16.1' (SEE SECTION 402B)  
SIDE YARD 6'  
REAR YARD 25'



ADMINISTRATIVE SUBDIVISION  
CUTTS PLAT  
ASSESSORS PLAT 39, LOT 342  
PROVIDENCE, RHODE ISLAND  
PREPARED FOR: DAVID & SHARON CUTTS  
PREPARED BY: ALPHA ASSOCIATES, LTD.  
35 ROCKY HOLLOW ROAD  
EAST GREENWICH, RI 02818

SCALE: 1"=10' AUGUST, 2020 SHEET 1 OF 1

THIS PLAN SHALL BE INDEXED UNDER  
ABUTTING STREETS:  
EDISON AVENUE