

# City Planning Department



## Memo

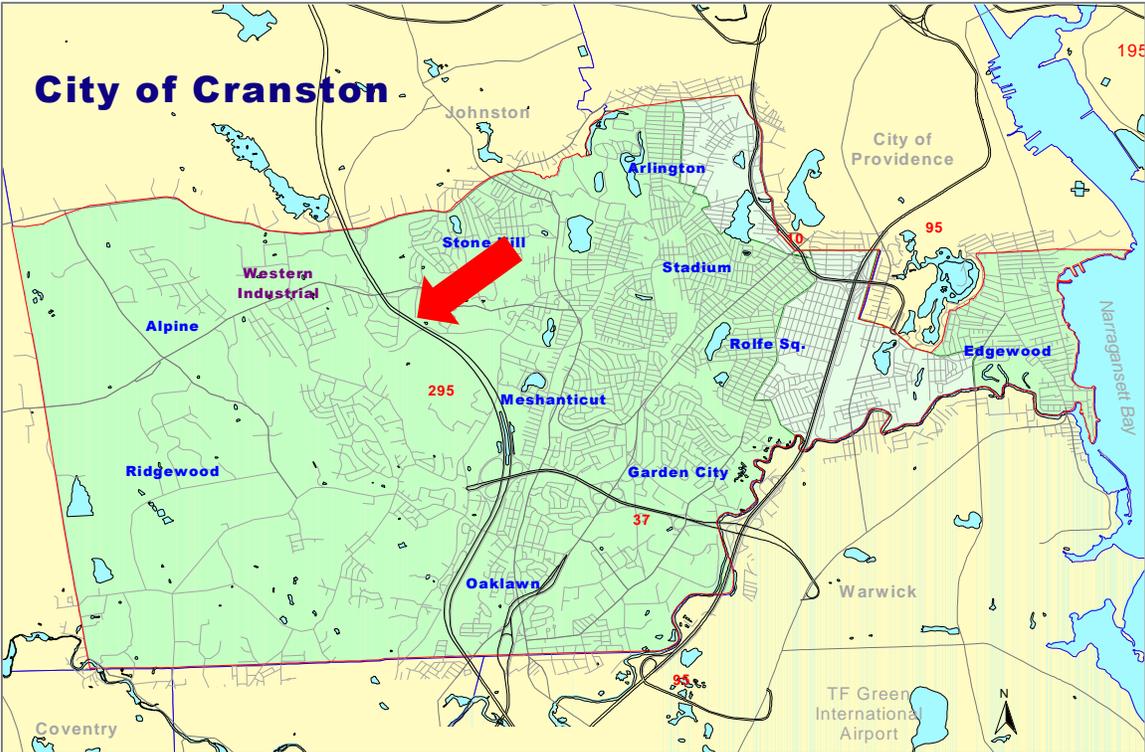
To: Cranston City Plan Commission  
From: Alexander Berardo – Planning Technician  
Date: April 29, 2022  
Re: **Dimensional Variance @ 105 Amy Drive**

**Owner/App:** Shane and Jess Watts  
**Location:** 105 Amy Drive, AP 20, Lot 2155  
**Zone:** A-20 (Single-family dwellings on 20,000 ft<sup>2</sup> minimum lots)  
**FLU:** Single Family Residential 3.63 to 1 units/acre

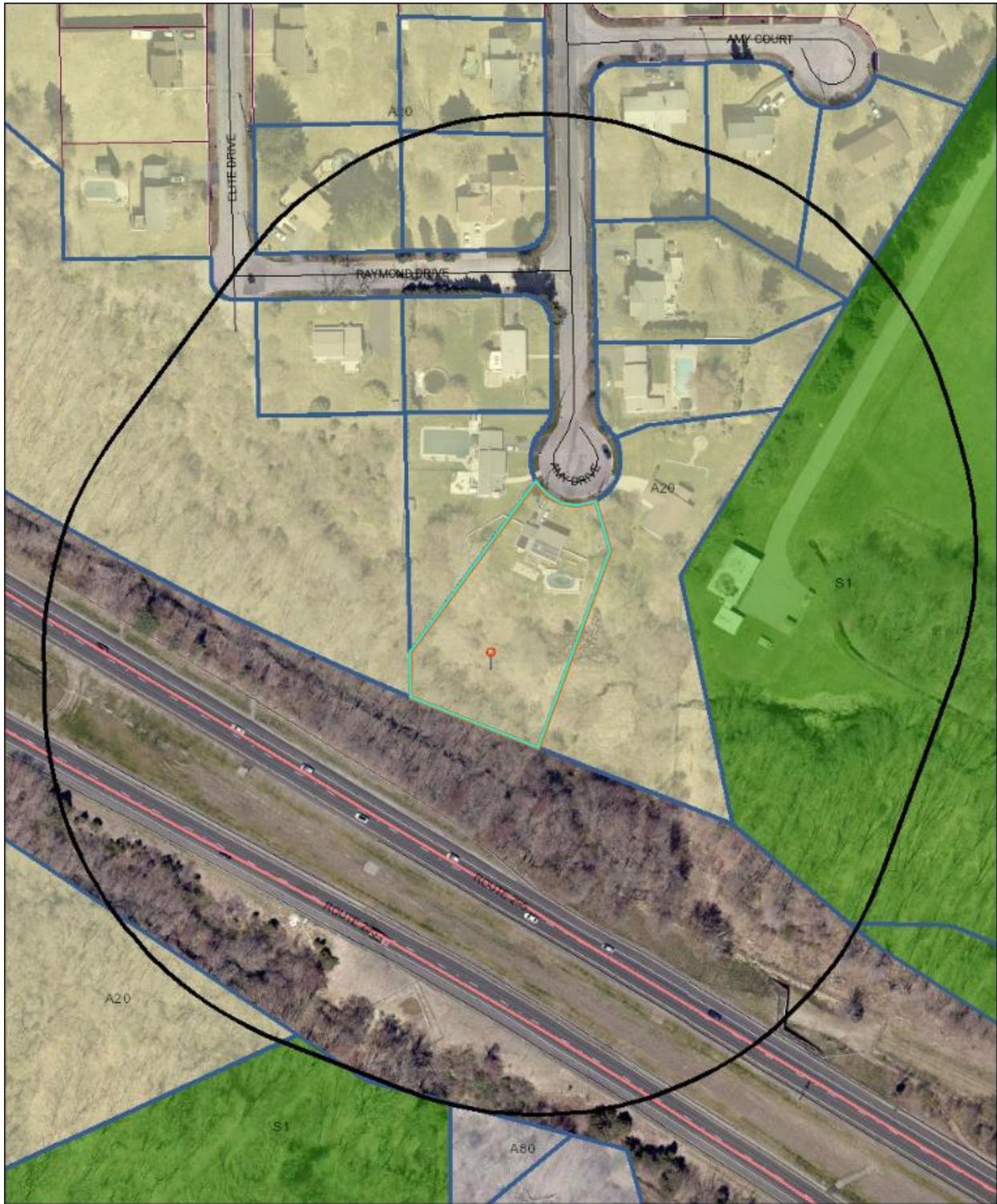
**DIMENSIONAL VARIANCE REQUEST:**

1. To allow the construction of an accessory family dwelling unit addition encroaching into a required side yard setback. [17.20.120 – Schedule of Intensity]

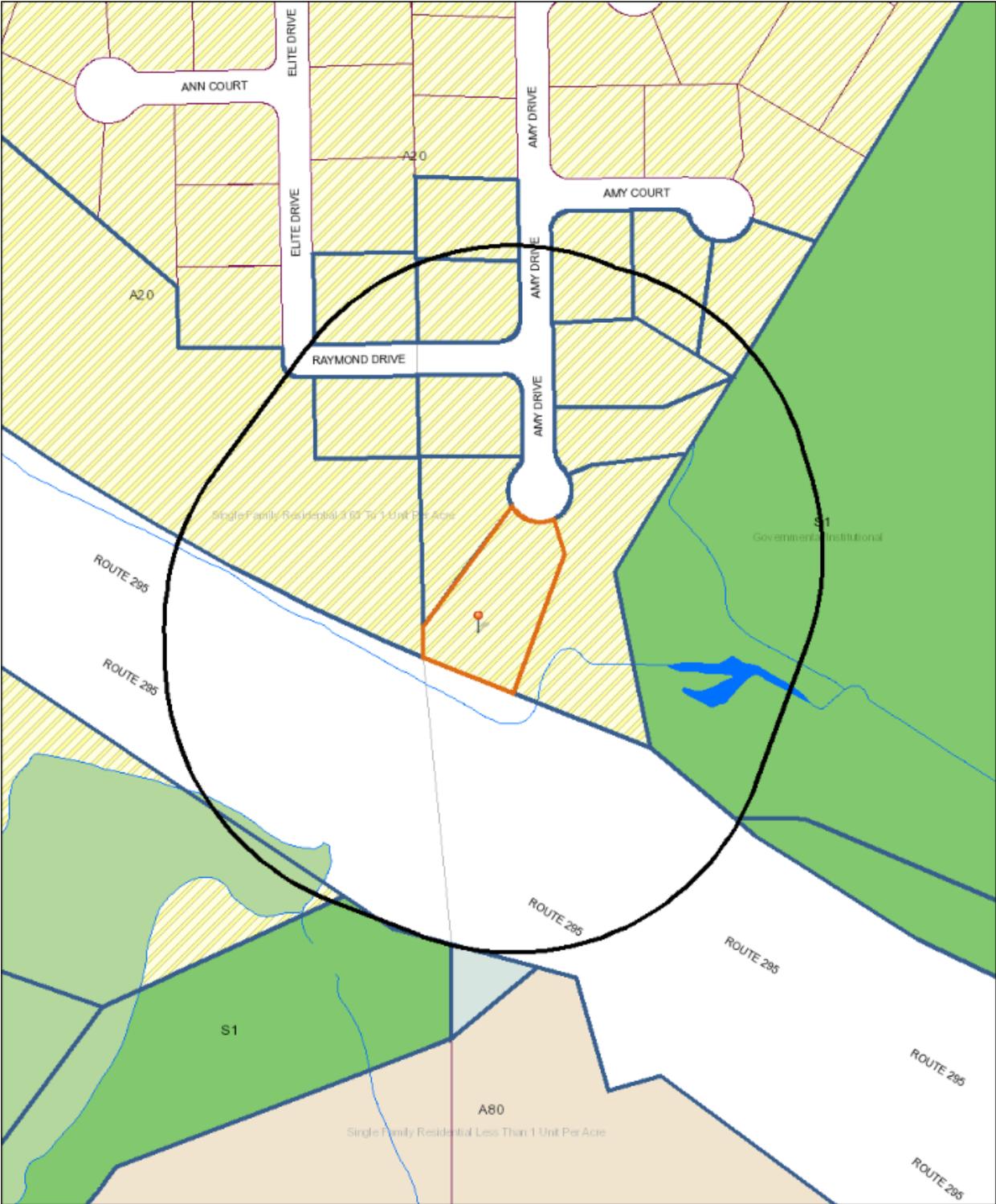
### LOCATION MAP



# ZONING MAP



# FUTURE LAND USE MAP



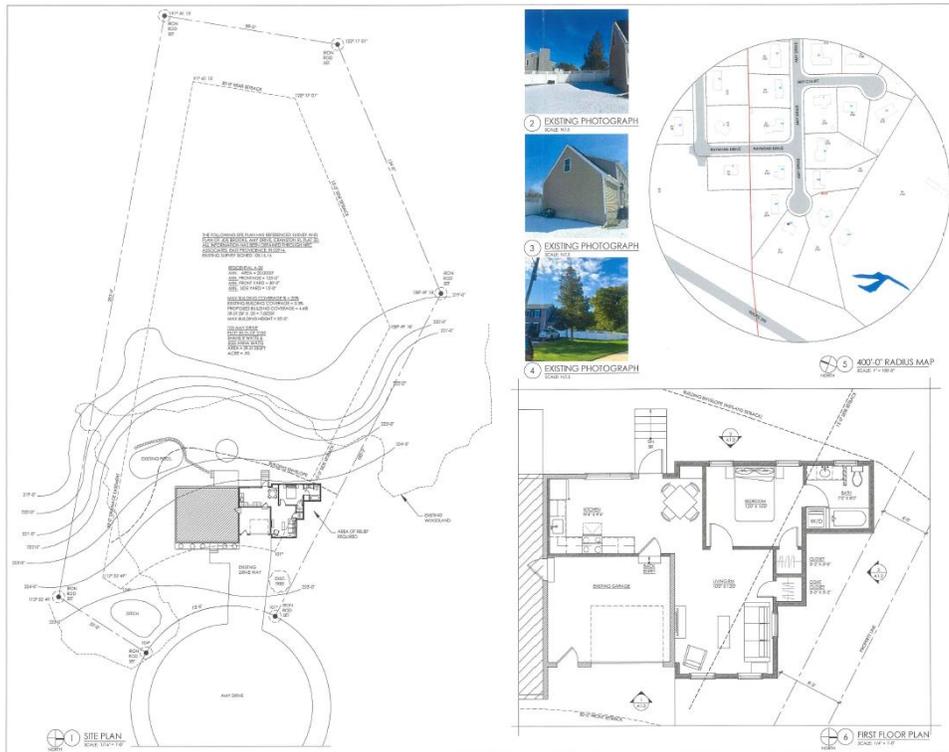
# AERIAL VIEW



### 3-D AERIAL VIEW (facing west)



### SITE PLAN



## PLANNING STAFF FINDINGS

1. The parcel (AP 20, Lot 2155) is located in an A-20 zone on a lot at the end of a cul-de-sac, with approximately 73.5 feet of frontage.
2. The addition of the proposed 592 ft<sup>2</sup> in-law apartment to the parcel, which already hosts an existing 2,401 ft<sup>2</sup> single-family house (with attached garage), will increase the lot coverage from 3.3% to 4.6%. This remains below the maximum allowable lot coverage (20%) in an A-20 zone.
3. The proposed single-bedroom addition would encroach roughly 9 feet into the 15-foot side setback. The applicant intends to convert a portion of the garage, located on the western side of the house, for the apartment's use as a kitchen. The addition would also include a full bathroom and two closets.
4. The applicant submitted a sheet containing handwritten notes of support for the proposed addition from its three nearest abutters.
5. Granting relief would be generally consistent with the Comprehensive Plan's Land Use Principle 4, which advises to "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life...*" (p. 34) and Housing Principle 4.7, which advises to "*Promote the development of special housing alternative for the elderly and handicapped.*"

## STAFF ANALYSIS

The Comprehensive Plan's Land Use Principle 4 advises to "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life...*" (p. 34). Staff finds that granting relief to allow the construction of an in-law apartment to allow the applicant's elderly relatives to live close to the family would be consistent with addressing neighborhood needs and enhancing quality of life. Staff believes that the location of the addition on the site is sensible, given the applicant's intention to incorporate the existing garage into the apartment's living space.

Given the fact that the proposal is consistent with the City's interest in supporting neighborhood housing needs (particularly for finding alternatives for the needs of the elderly), and given that the nearby abutters have noted they have no objections to the proposal, **staff finds that granting relief would not negatively alter the character of the neighborhood and is generally consistent with the Comprehensive Plan.**

## RECOMMENDATION

Due to the findings that the application is generally consistent with the Comprehensive Plan and that does not alter the character of the neighborhood, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.