

City Planning Department



Memo

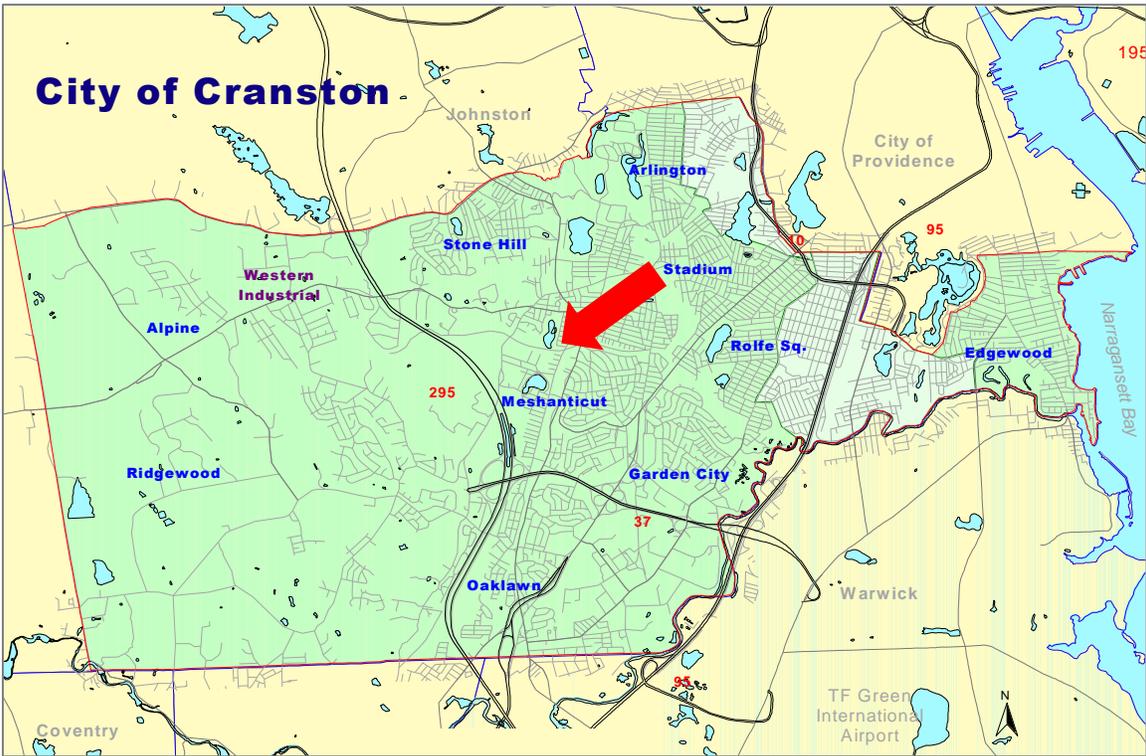
To: Cranston City Plan Commission
From: Joshua Berry, AICP – Senior Planner
Date: July 29, 2022
Re: **Dimensional Variance @ 1979 Cranston Street**

Owner/App: William and Olga Delomba
Location: 1979 Cranston Street, AP 11, Lot 638
Zone: A-6 (Single-family dwellings on 6,000 ft² minimum lots)
FLU: Single Family Residential 7.26 to 3.64 units/acre

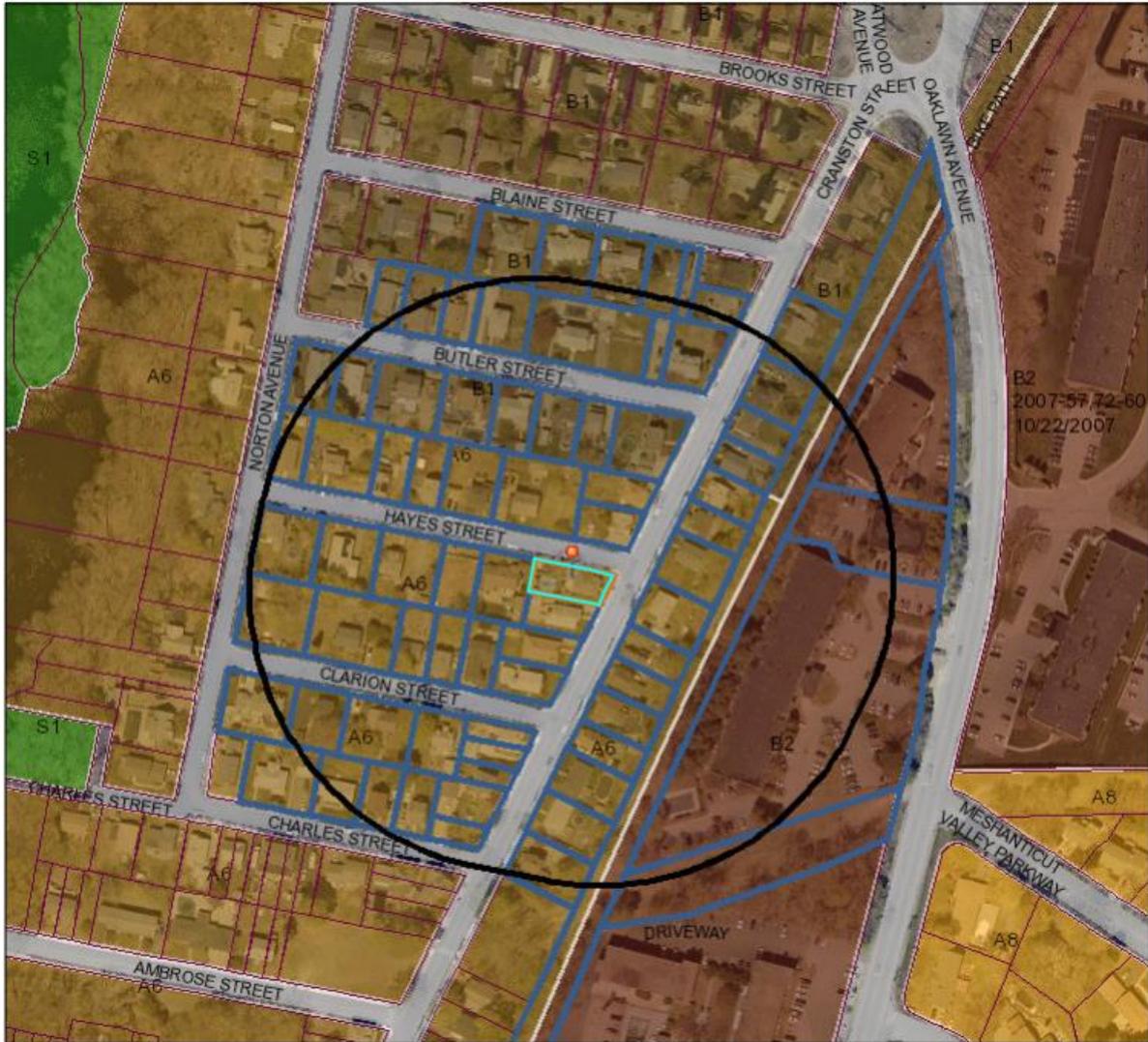
DIMENSIONAL VARIANCE REQUEST:

1. To allow the construction of a detached garage with an office and recreation room above to encroach 20' into the 25' front (side corner) setback. [17.20.120 – Schedule of Intensity]

LOCATION MAP



ZONING MAP

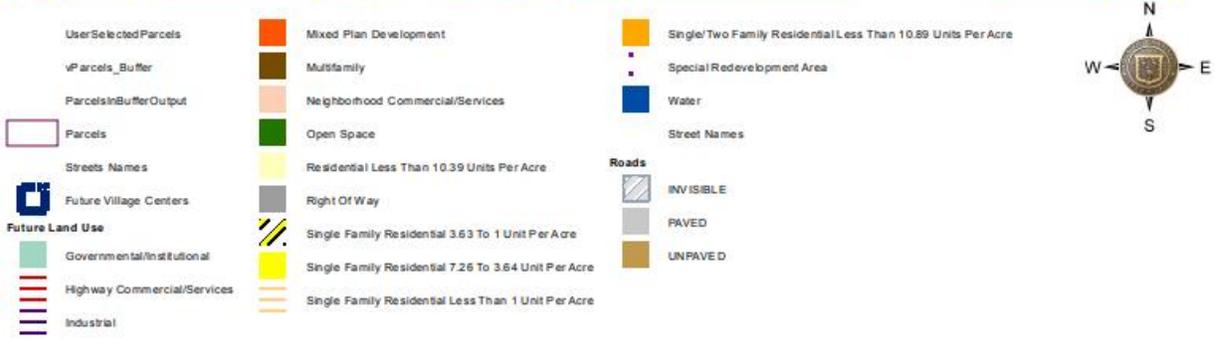
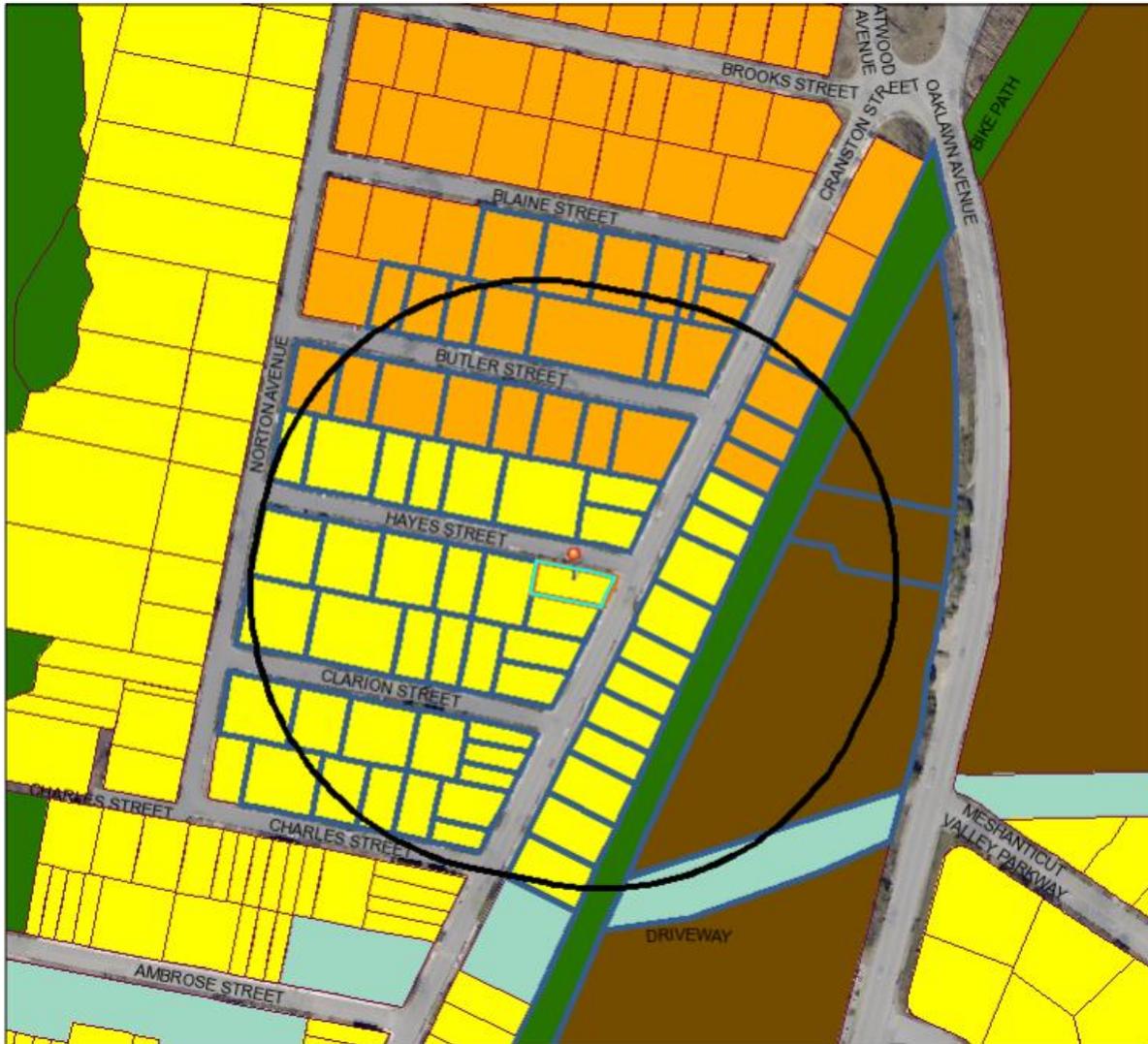


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FUTURE LAND USE MAP



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AERIAL VIEW



3-D AERIAL VIEW (facing south)



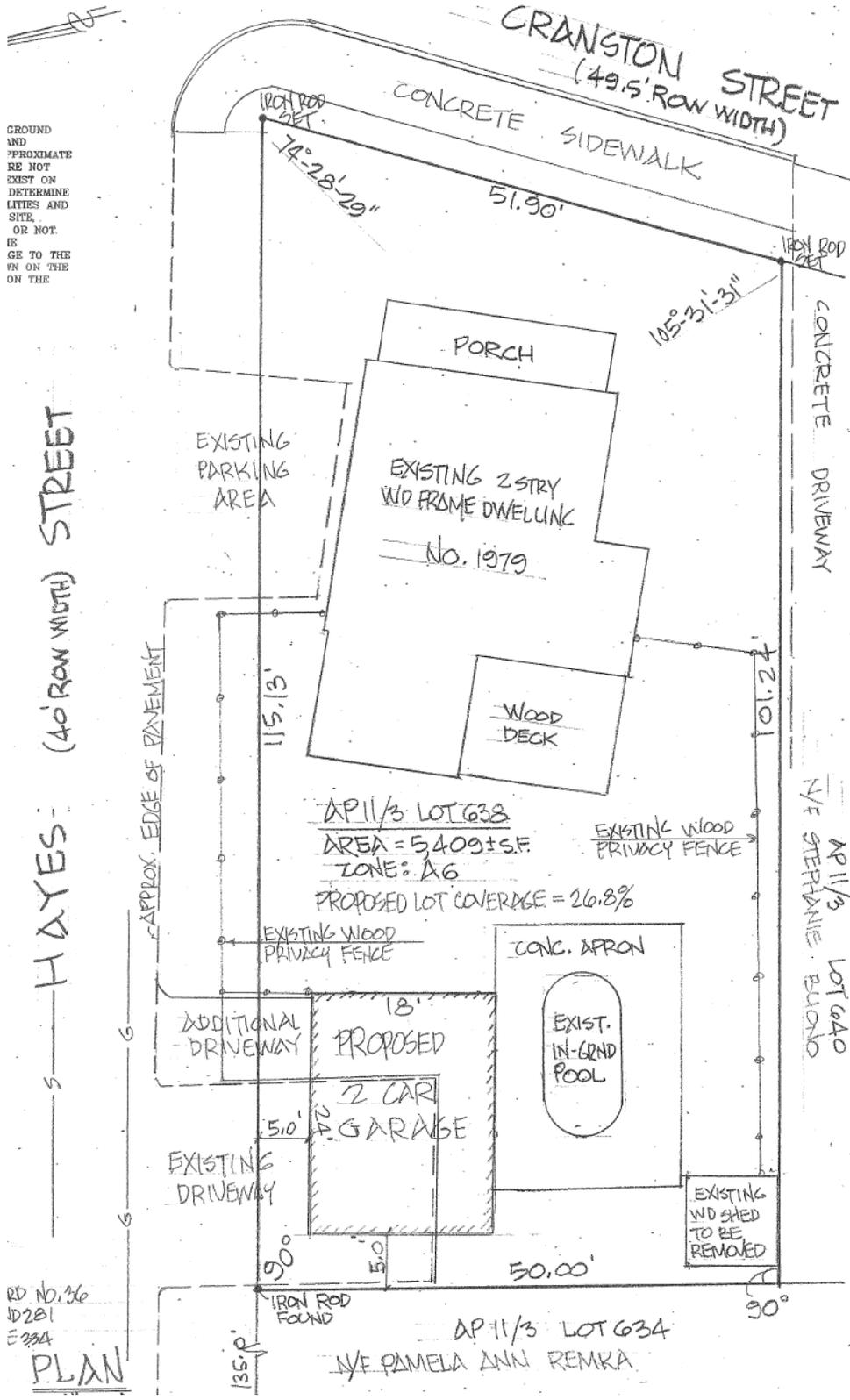
STREET VIEW (Hayes St)



STREET VIEW (Cranston St)



SITE PLAN



PLANNING STAFF FINDINGS

1. The subject parcel is a legal nonconforming side corner lot with substandard area (5,409 ft² where 6,000 ft² is required).
2. The existing residence encroaches further into the front setback (dimension not provided) from Hayes Street than the proposed 20' encroachment of the proposed garage. An existing fence encroaches several feet into the right of way on Hayes Street, therefore the proposed garage will be more impactful than the existing encroachments.
3. There is existing vegetative screening between the proposed garage and the closest abutting property.
4. Due to the lot dimensions, two frontages, and existing improvements (residence and pool) there is no location where a garage could be placed as to comply with the building setbacks.
5. The garage is proposed in a location pushed all the way back to the pool apron and is only 18' in depth, indicating that this design is the least relief necessary for the garage.
6. The garage and the office/recreation uses above are by-right accessory uses and are therefore consistent with the Future Land Use Map designation of *Single Family Residential 7.26 to 3.64 units/acre*.
7. Relief would be consistent with Comprehensive Plan Land Use Principle 4, "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life...*" (p. 34).

STAFF ANALYSIS

The Comprehensive Plan does not directly address accessory structures or their encroachment into setbacks; however, 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 the garage is consistent with promoting neighborhood needs and quality of life. It should be taken into consideration that the applicant's property is legally nonconforming due to its substandard area (not to any fault of the applicant) and located on a corner lot which imposes an additional front setback and is therefore more constrained in terms of the buildable area.

Given the substandard area, reduced buildable area and the existing conditions on site, staff finds the relief requested to be reasonable. Furthermore, the visual/aesthetic impacts to the abutting neighbors will be mitigated and minimized by the existing vegetation, and for these reasons **staff finds that 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 consistent with the Comprehensive Plan and 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.