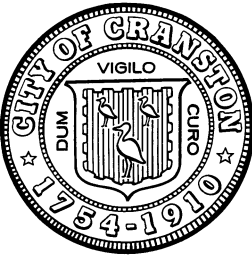


City Planning Department



Memo

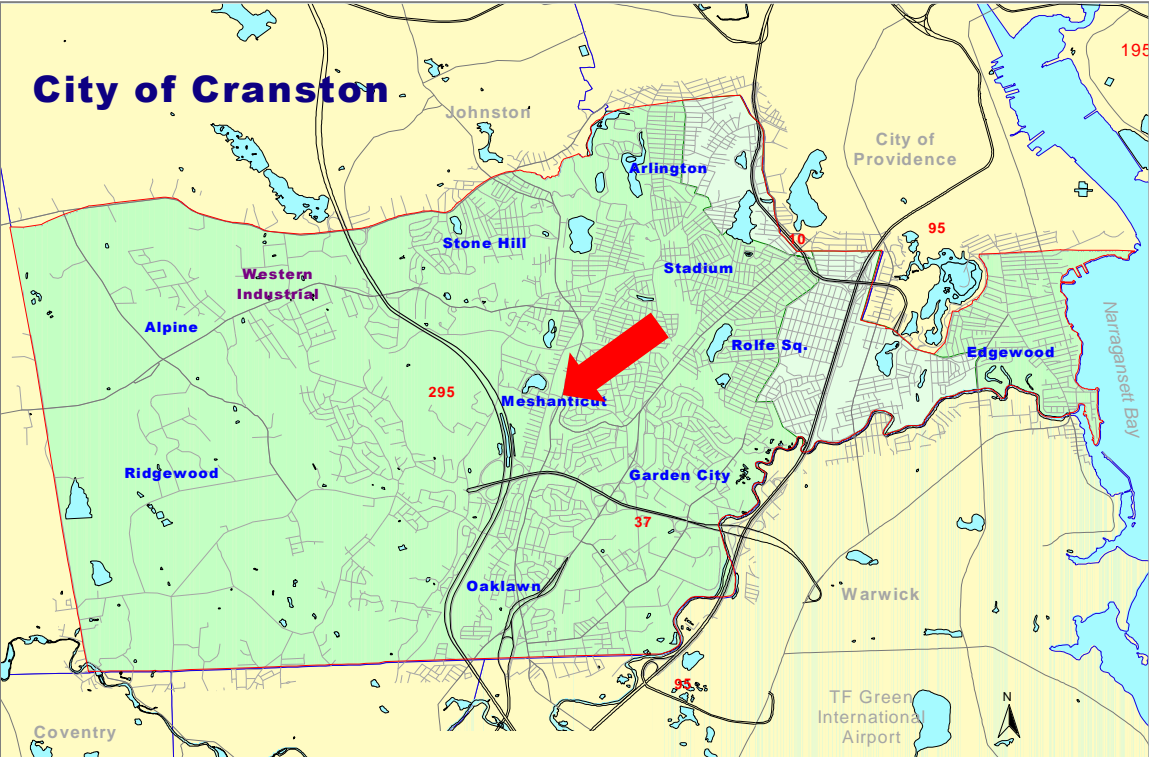
To: Cranston City Plan Commission
From: Doug McLean – Principal Planner
Date: April 3, 2023
Re: **Dimensional Variance at 295 Oaklawn Avenue**

Owner/App: SCW18, LLC
Location: 295 Oaklawn Avenue, AP 17, Lot 1338
Zone: A-8 (Single-family residential on minimum 8,000 ft² lots)
FLU: Single-family residential 7.26-3.64 units/acre

DIMENSIONAL VARIANCE REQUEST:

1. To secure relief for an administrative subdivision to create a new parcel of land, allowing three existing accessory structures (not to be used for residential dwellings) to remain on a lot with reduced frontage as well as reduced side and rear setbacks, and height relief for the primary dwelling. [17.20.120 – Schedule of Intensity Regulations]

LOCATION MAP



AERIAL VIEW



3-D AERIAL VIEW (facing north)



ZONING MAP



FUTURE LAND USE MAP



STREET VIEW



VIEW OF EXISTING 4-BAY GARAGE



STAFF FINDINGS

1. The applicant is requesting relief for an administrative subdivision to create a new lot that will be host to three pre-existing accessory structures (garages). This action will create a new lot in which accessory structures will be present, but a primary dwelling will not be present. This application will not result in an increase of building footprint or to the number of structures on the property.
2. The new lot will be recorded with the label “not a buildable lot for residential purposes” and associated deed restrictions. This ensures that an additional primary dwelling cannot be constructed on the lot unless future relief is granted. The action of separating the lots does not change the nature of the uses on the ground, whereas the accessory garages would continue to be used as they are today.
3. Dimensional relief is needed to create a new lot in which only accessory structures are present.
4. Dimensional relief is also requested for the existing structures, notably rear and side lot lines setback relief for existing accessory garages, as well as height relief for the existing primary dwelling. The specific setback relief being requested is numerous and is itemized in the application narrative.
5. The new lot will have frontage on Dean Street, although only 70 feet of frontage on Dean Street is present, whereas 80 feet of frontage is required, therefore frontage relief is also needed. There is no plan to create a new access point to the lot via Dean Street and all access will be maintained through an easement from Oaklawn Ave.

STAFF ANALYSIS

Staff finds that granting relief to allow a new lot that will be host to three pre-existing accessory structures (garages), without the creation of new garages or expansion to existing garages, will not have a negative impact on the surrounding neighborhood. The applicant has committed that they will not expand building footprints or increase the number of structures on the property as a result of this application.

The Future Land Use Map designation of the property is Single-family residential 7.26-3.64 units/acre. Since the application will not increase the number of units on the property, and will not have a visible impact on the surrounding area, staff is of the view that the proposal is consistent with the Comprehensive Plan.

RECOMMENDATION

Due to the findings that the application is consistent with the Comprehensive Plan and that it 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.