

City Planning Department



Memo

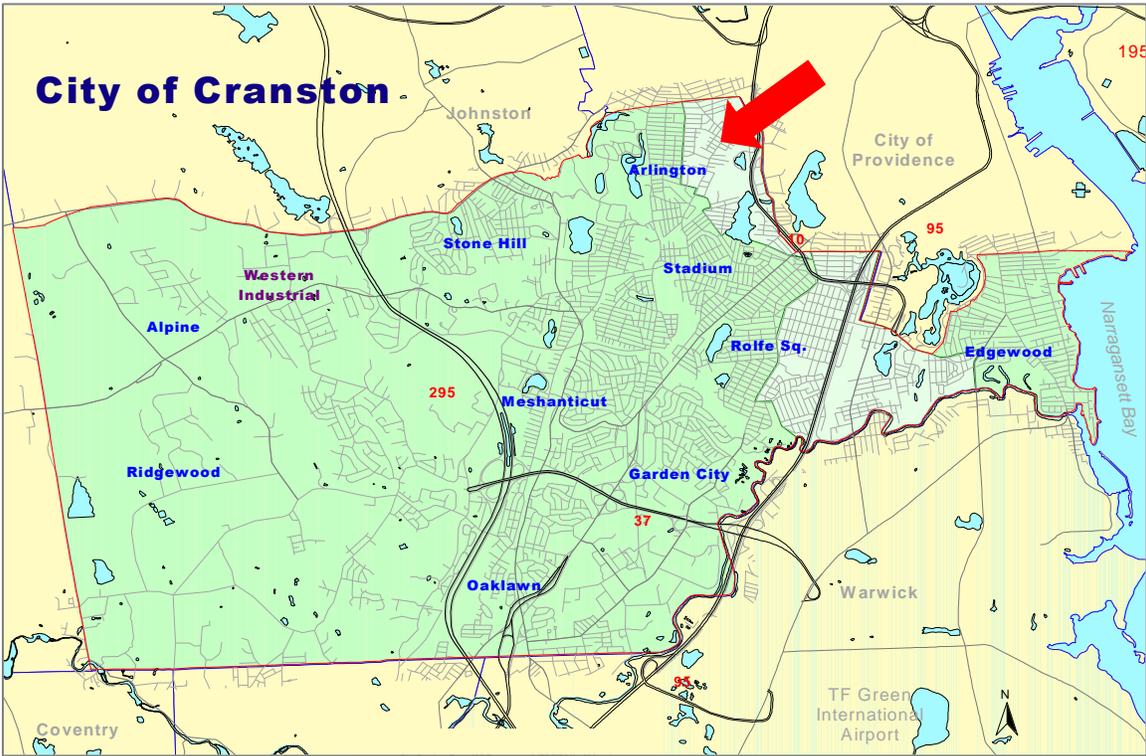
To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician
Date: July 8, 2022
Re: **Dimensional Variance @ 4 Azalea Drive**

Owner/App: Kevin and Jessica Remillard
Location: 4 Azalea Drive, AP 21, Lot 265
Zone: A-20 (Single-family dwellings on 20,000 ft² minimum lots)
FLU: Single-Family Residential 3.63 to 1.00 units/acre

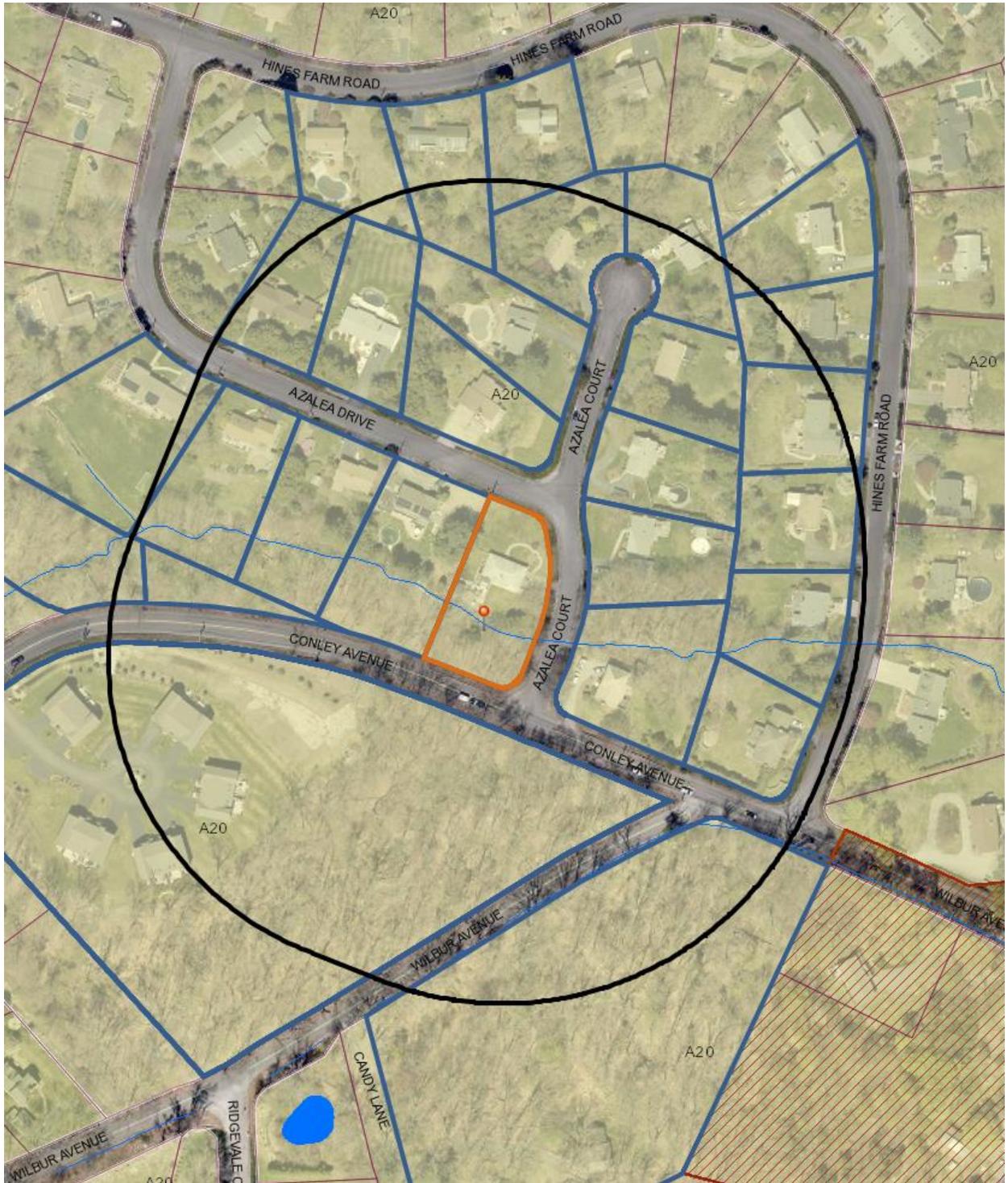
DIMENSIONAL VARIANCE REQUEST:

1. To secure relief for an existing shed installed within the rear yard setback. [17.20.120 – Schedule of Intensity Regulations; 17.60.010 – Residential Accessory Structure Setbacks]

LOCATION MAP



ZONING MAP



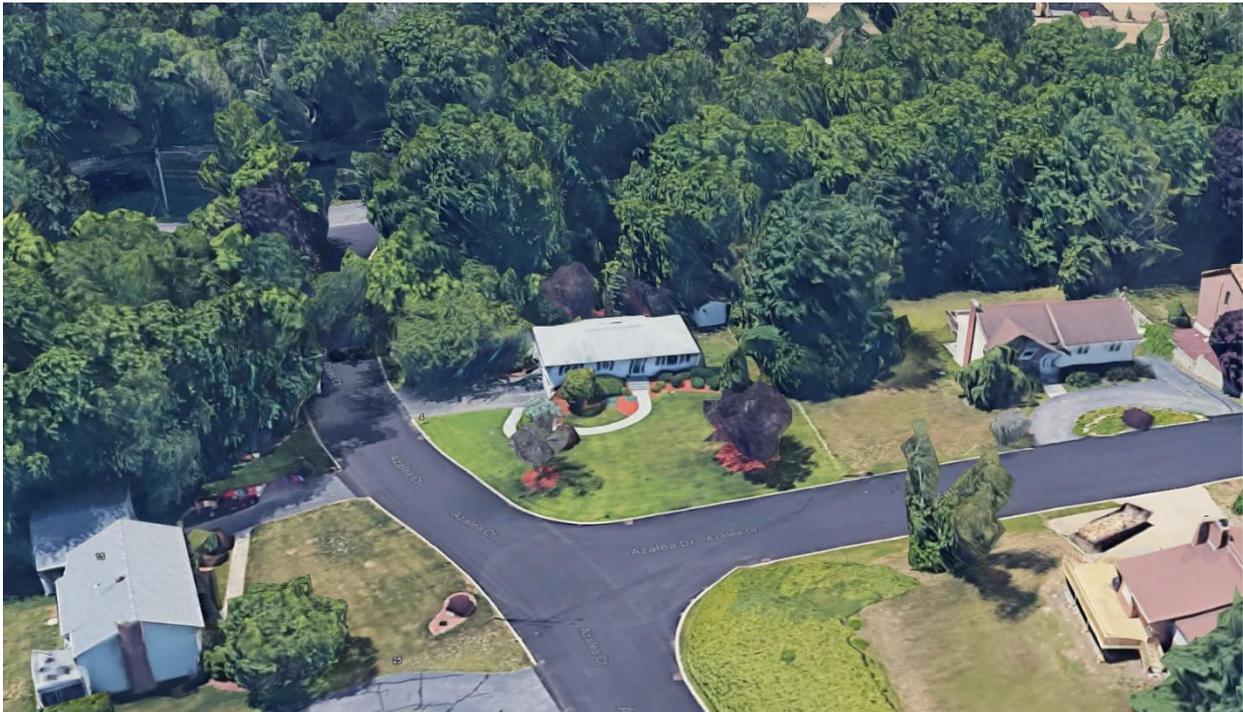
FUTURE LAND USE MAP



AERIAL VIEW



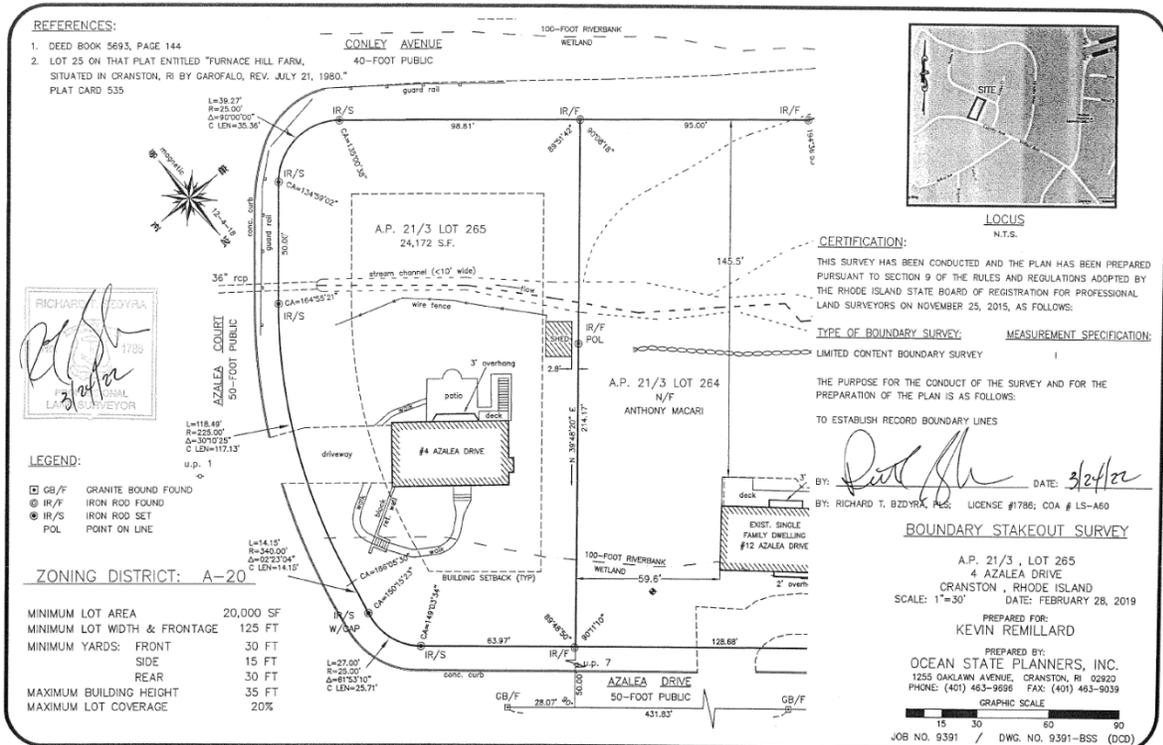
3-D AERIAL VIEW (facing west)



STREET VIEW (side view, from Azalea Court)



SITE PLAN



PLANNING STAFF FINDINGS

1. The applicants seek to replace the frame and roofing of an existing backyard shed located approximately 2 feet from the side lot line, representing an encroachment of about 8 feet into the 10-foot side setback.
2. The replacement shed would be 20 ft² smaller (two feet shorter on its long side) than the existing shed, representing a reduction in lot coverage from 5.96% to 5.87%, well within the maximum of 20% for an A-20 zone.
3. The shed is proposed to remain in its current location, which would maintain the encroachment into the side setback, so the applicants can reuse the existing foundation.
4. The shed is visually screened from the abutting property by a row of arbor vitae trees and by the natural topography of the site (the shed sits at the base of a slope such that its roof is roughly level with the neighboring backyard).
5. 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*" and to "*Protect the natural, historic and visual resources that define the neighborhoods*" (p.34). Given the existing topographic and vegetative screening, the replacement shed would not negatively impact the visual resources of the neighborhood, but it would be consistent with addressing the applicants' need for a new, structurally-sound shed.

STAFF ANALYSIS

Staff finds that granting relief to allow a replacement shed to be built atop the existing foundation would be consistent with addressing neighborhood needs and enhancing quality of life, per the Comp Plan's Land Use Principle 4. Staff understands that the applicants believe the existing shed is no longer usable due to moisture infiltration and needs replacement. Staff further believes that the location of the replacement shed is acceptable, given the applicant's intention to reuse the existing foundation, and feels that the site topography and vegetation along the side lot line provides sufficient screening so as to ensure the visual resources of the neighborhood would not be negatively impacted by granting relief.

RECOMMENDATION

Due to the findings that the application is generally 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.