

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Toby Arment, Municipal Fellow
Date: June 2, 2025
RE: 0 Tacoma Street – Assessors Plat 12, Lot 756
12 Tacoma Street – Assessors Plat 12, Lot 758
Application for a Dimensional Variance

Owner: Denali Corp.
Applicant: Anna L. Storti
Location: 0 Tacoma Street, Assessors Plat 12, Lot 756
12 Tacoma Street, Assessors Plat 12, Lot 758
Zoning: C-2: Neighborhood Business
A-6 Single-Family Dwellings (6,000sq. ft.)
FLUM Designation: Single-Family Residential 7.26 to 3.64 Units Per Acre

Subject Property:

The subject properties are located at 0 and 12 Tacoma St., identified as Assessor's Plat 12, Lots 756 and 758. Lot 756 has a land area of ± 0.11 acres, ($\pm 4,800$ sq. ft.) with frontage on Tacoma Street. Lot 758 has a land area of ± 0.11 acres, ($\pm 4,800$ sq. ft.) with frontage on Tacoma Street.

Previous Zoning Relief Granted on This Property:

On January 11, 2006, Variance Approval was granted by the Zoning Board of Review for *"permission to leave an existing legal non-conforming single-family dwelling with restricted front and side yard set back on a 4000+/- SF undersized [lot 758] and build a new 24' X 44' two story single family dwelling on the abutting 4800+/- SF undersized [lot 756] at 12 Tacoma Street."*

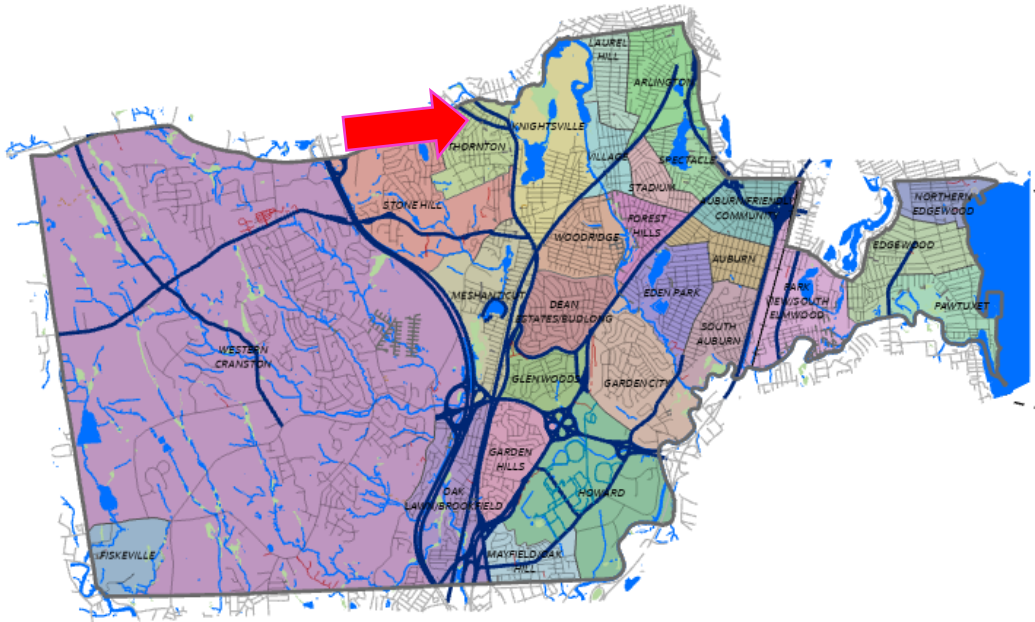
Request:

To secure relief to construct a new single-family dwelling on a substandard lot of record merged with an adjoining substandard lot of record under Section 17.88.010 (Section 17.20.120-Schedule of Intensity Regulations and 17.92.010- Variances).

Recommendation:

Forward to the Zoning Board of Review a positive recommendation for the approval of a Variance to allow for the construction of a single-family dwelling on a substandard lot of record on both 0 Tacoma Street and 12 Tacoma Street.

LOCATION MAP



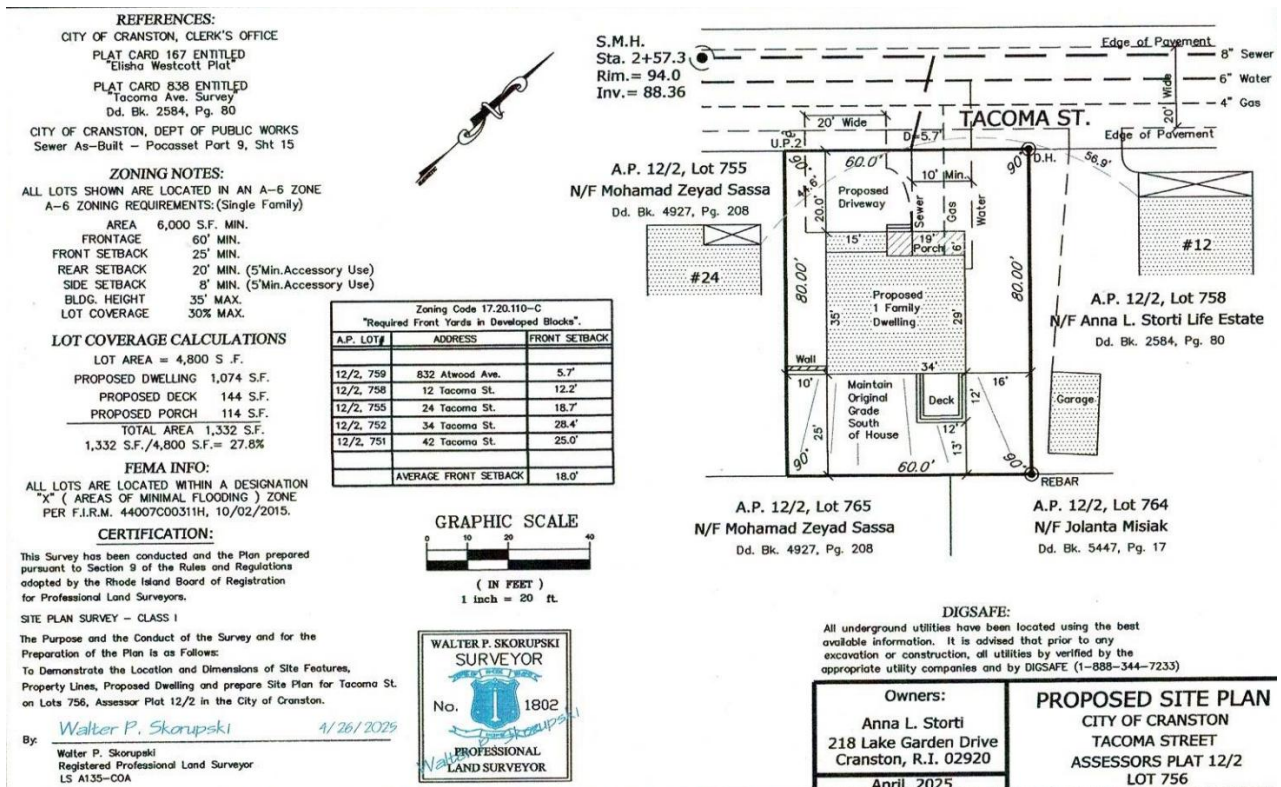
AERIAL VIEW



STREET VIEW



SITE PLAN



0 Tacoma Street

Findings of Fact:

- The Applicant has requested specific relief in their Application, namely:
 - 17.20.120- Schedule of Intensity
 - Minimum lot area in B-1
 - Required: 6,000sq. ft.
 - Proposed: 4,800sq. ft.
 - Relief Requested: 1,200sq. ft.
 - 17.88.010 – Substandard lots of record and lot mergers
 - Section (B)(2) – “In the event that there are multiple contiguous substandard lots of record with more than one way the lots could be merged, upon request of a zoning certificate, the zoning official shall determine which lots are merged. The determination shall be based upon factors including but not limited to the existing improvements on site, natural conditions, and/or the sum of the area and frontage of the substandard lots (those lots whose sum is closest to the minimum required in the underlying zoning district would be combined before lots with larger sums, all other conditions being equal).”
 - The proposed relief from this provision would enable Lot 756 and Lot 758, which are both substandard lots under common ownership, to be unmerged.
- Staff has determined that upon unmerging of the two lots, Lot 758 and its existing house will not require any variances. Lot 758 is in the C-2 zone and the structure on the lot complies with all dimensional requirements.
- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area.
 - The property and the surrounding area are primarily residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area. Single-Family Residential is an appropriate use for the A-6 Zone.
 - Staff has conducted a neighborhood analysis to compare the subject parcel's size and density with that of other neighboring parcels. Staff find that:
 - The median lot size of all 34 lots within 200' is +/- 4,810 sq. ft. Fifty percent (50%) of lots within 200' are at or below the lot size proposed by the Applicant.
 - The residential density within 200' of Lot 756 is 6.71 units per acre. With an additional single-family home, the density would rise to 6.93 units per acre, which is still within the FLUM designation of “Single-Family Residential 7.26 to 3.64 Units Per Acre.”
- The Future Land Use Map (FLUM) designates Lot 756 as “Single-Family Residential 7.26 to 3.64 Units Per Acre”
 - The existing density of the property prior to receiving a formal “Merger Determination” from the City Zoning Official is 7.06 units per acre.
 - The proposed density that will result from the new single-family home proposed on the subject lot of this Application (pursuant to a merger determination by the City Zoning Official) is 7.24 units per acre which is in compliance with the designated FLUM density of this property.

- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential development support the approval of this Application:
 - Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
 - Goal H-4: Promote housing opportunity for a wide range of household types and income levels.
 - Policy H-3: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
 - Policy H-6: Maintain a varied housing stock, with units of different age, size, and type that are affordable to a wide range of incomes.

Recommendations:

0 Tacoma Street

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

12 Tacoma Street

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,



Toby Arment, Municipal Fellow

Cc: City Planning Director
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