

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP | Senior Planner
Date: May 2, 2025
RE: 116 Shaw Avenue— Assessors Plat 2/2, Lot 2890
Application for Dimensional Variance

Number: ZBR-25-6
Owner/Applicant: Nancy Patricia Barnett
Location: 116 Shaw Avenue
Zoning: A-6 – Single-family residential (6,000 SF)
FLUM Designation: Single Family Residential 7.26 To 3.64 Unit Per Acre
Recommendation: Positive Recommendation

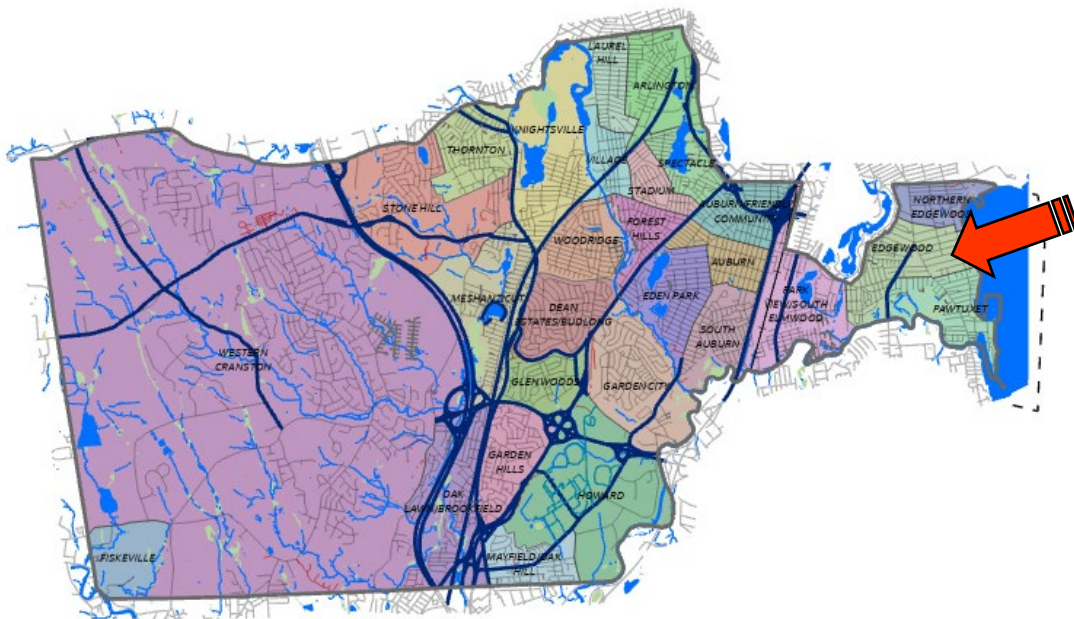
Subject Property:

The subject property is located at 116 Shaw Avenue, identified as Plat 2/2, Lot 2890, and has a land area of 0.1846± acres, (8,040± sq. ft.) with frontage on Shaw Avenue.

Request:

To demolish an existing garage and construct a new garage with the same 0.9ft side lot setback of the original structure (Section 17.20.120 – Schedule of Intensity Regulations, Section 17.60.010 – Accessory Structure Setbacks, and 17.92.010 - Variances).

LOCATION MAP



A photograph of a yellow garage with a white door and a black mailbox, situated next to a yellow house with a white balcony. A large tree with white blossoms is on the right, and a concrete driveway leads to the garage.



ZONING MAP

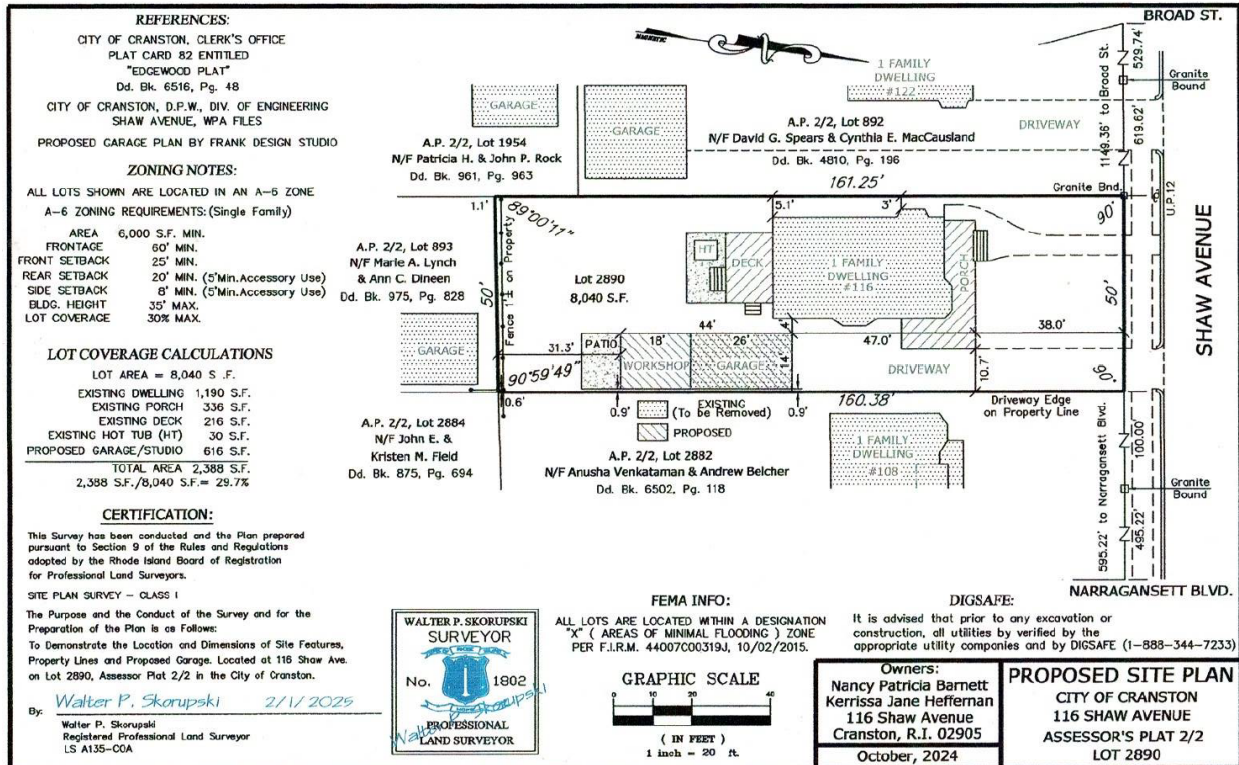


FUTURE LAND USE MAP



116 Shaw Avenue

SITE PLAN



Findings of Fact:

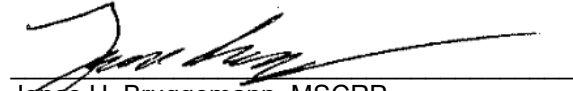
- The Applicant has requested specific relief in their Application, namely:
 - Section 17.60.010 – Accessory Structure Setbacks
 - Setback existing: 0.9 ft
 - Setback proposed: 0.9 ft
 - Relief required: 2.1ft
 - The applicant must seek relief as they are demolishing and rebuilding the existing garage and expanding the garage beyond its original footprint.
- 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 other uses on this site or within the surrounding area.
 - The proposal is a reconstruction and minor expansion of an existing accessory residential use along an existing setback.
 - A conforming proposal would set back the garage well into the rear of the property and thereby notably increasing the impervious surface on the lot.
 - Many neighboring properties with similar substandard frontages have garages and sheds close to their property lines.
- The Future Land Use Map (FLUM) designates the subject property as "Single Family Residential 7.26 To 3.64 Unit Per Acre."
 - The proposed use (garage) is an accessory use for a single family residence and therefore consistent with the FLUM designation.
- Staff find that the following goals, policies, and action items outlined in the Comprehensive Plan support the approval of this Application:

- 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.

Recommendation:

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 recommend that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** under the following conditions on the Application to the Zoning Board of Review.

Respectfully Submitted,


Jonas U. Bruggemann, MSCRP
Senior Planner/Administrative Officer