

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Toby Arment, Municipal Fellow
Date: May 30, 2025
RE: 40 Ashley Street – Assessor's Plat 11, Lots 2235 - 2238
Application for Use Variance

Owner/Applicant: Robert M. Moretti
Location: 40 Ashley St.
Neighborhood: Woodridge
Parcels: Assessor's Plat 11, Lots 2235 - 2238
Zoning: A-6 (Single-family less than 6,000sq. ft.)
FLUM Designation: Single Family Residential 7.26 To 3.64 Unit Per Acre

Recommendation: Forward to the Zoning Board of Review a positive recommendation for the approval of a use variance to allow a two-family dwelling where only single-family dwellings are permitted.

I. Property & Request

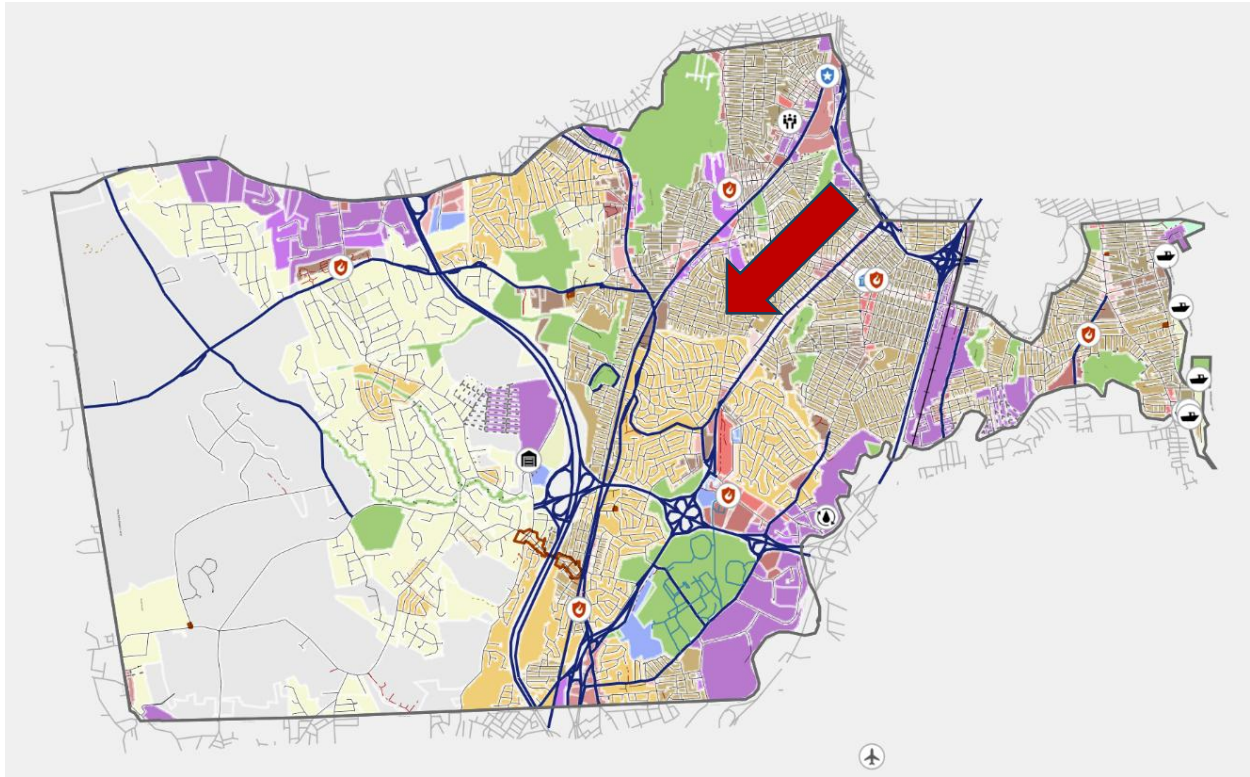
Subject Property:

The subject property is located at 40 Ashley St., identified as Assessor's Plat 11, Lots 2235, 2236, 2237, and 2238. The four parcels have a combined land area of 16,800sq. ft. The subject lots are zoned Residential A-6 and do not fall within any overlay zones. The property currently contains one single-family home. The property is serviced by public water and sewer.

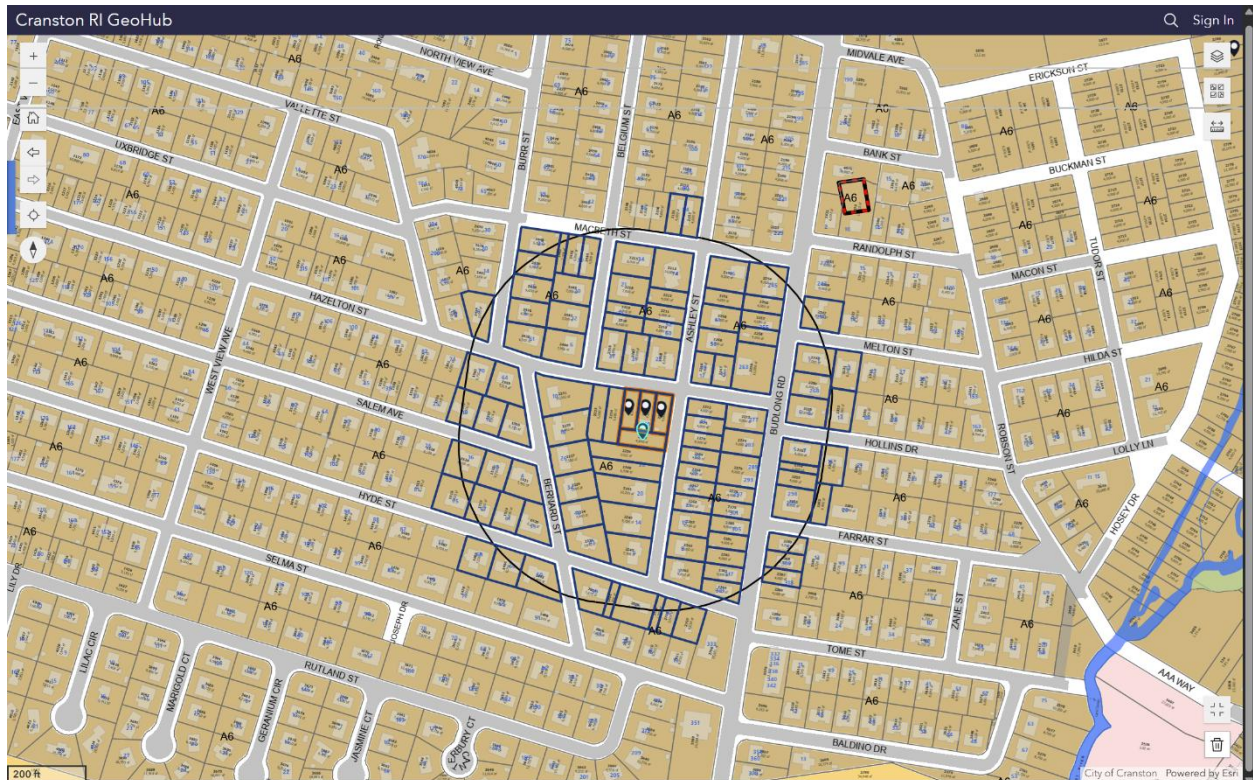
Request:

The applicants seeks a use variance to secure relief from Section 17.20.030 Schedule of Uses which does not permit two-family dwellings in the A-6 residential zone. Sufficient land area exists to build two conforming single-family homes and the applicant is requesting relief to build one two-family homes which would comply with the 6,000sq. ft. area requirement for the A-6 residential zone, in addition to the setbacks and frontage required by the zone.

LOCATION MAP



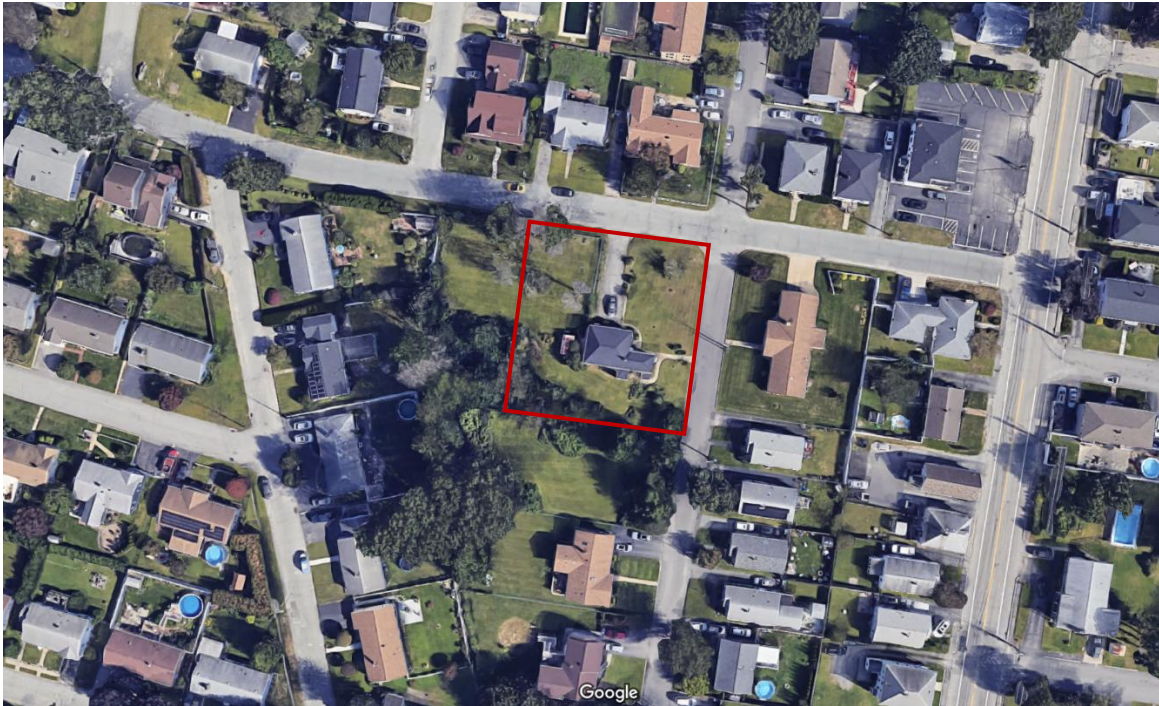
ZONING MAP



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AERIAL VIEW



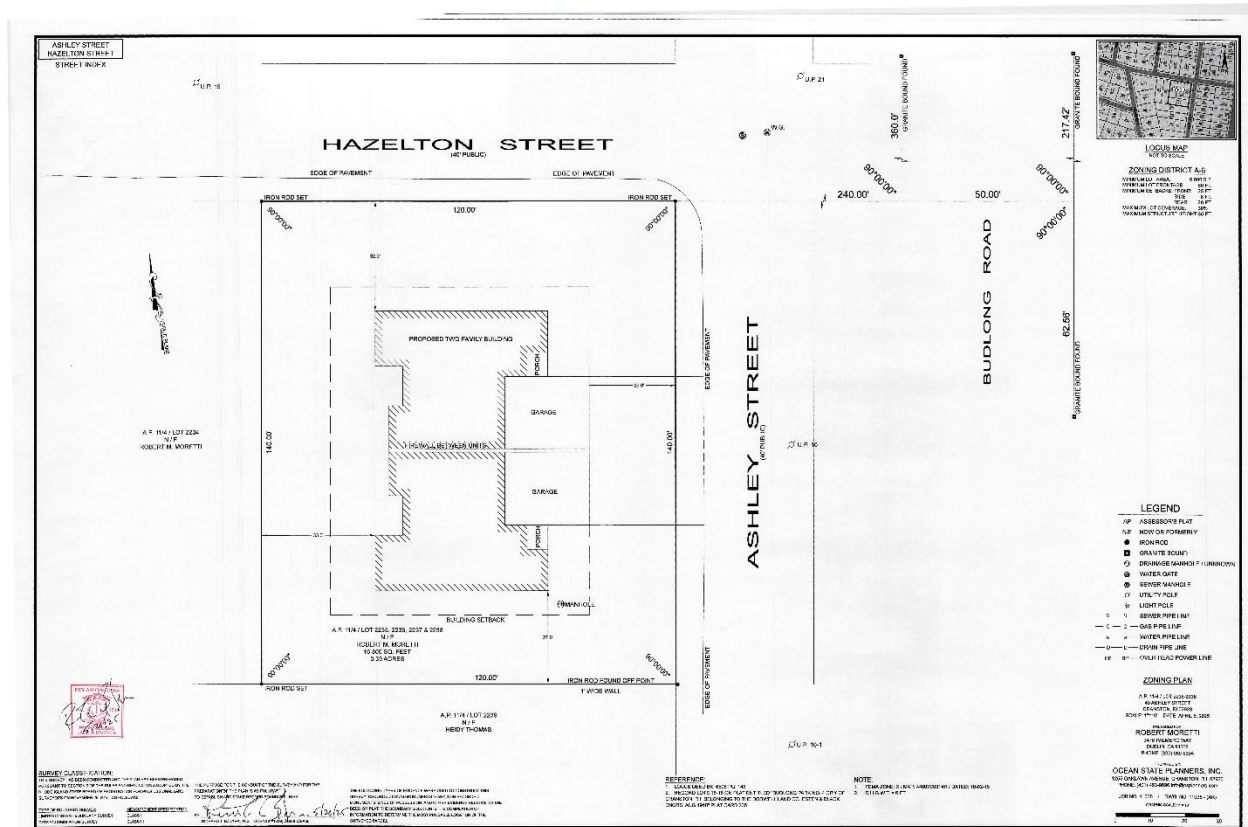
STREET VIEW



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SITE PLAN



II. Findings of Fact:

The Applicant has requested specific relief in their Application, namely:

The Applicant is requesting relief from 17.20.030- *Schedule of Uses* which does not permit two-family dwellings in the Residential A-6 Zone.

Analysis

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 subject 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.

- A 400' analysis of the subject property demonstrates that there are 110 lots zoned A-6 in the surrounding area. Sixty-nine (69) contain single-family homes, three of which have an Accessory Dwelling Unit. Fifteen (15) contain two-family homes. The median lot size within 400' is 6,000sq. ft. for all lots. For two-family homes, it is 6,000sq. ft. For single-family homes, it is 6,500sq. ft. Given that the subject property is 16,800sq. ft., it is 280% of the median two-family lot in the surrounding area.
 - N.B. The analysis performed by staff includes lots within 400' of the outermost edge of lots 2235, 2236, 2237, and 2238. The analysis provided by the Applicant includes lots 2233 and 2234.

- The two-family dwelling requires two parking spaces (one per dwelling) under 17.64.010 – *Off Street Parking*. This application proposes two (2) two-car garages on the property to satisfy the off-street parking requirement.
- In zones where two-family dwellings are permitted, they require a minimum lot size of 8,000sq. ft. The subject property provides more than twice this requirement.
- The Future Land Use Map (FLUM) designates the subject property as “Single Family Residential 7.26 To 3.64 Unit Per Acre.” Presently, within a 400’ radius of the subject property, there is a density of 7.12 units per acre. If this variance was approved, the density of the area would rise negligibly to 7.19 units per acre, which remains within the bounds outlined by the Future Land Use Map.
 - With two dwelling units on the subject property, the residential density would be 5.19 units per acre, which is also consistent with the density delineated by the Future Land Use Map.

Consistency with the Comprehensive Plan

- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential (re)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-4: Provide housing resources to support the range of jobs that reflects the City’s economic base, and encourage the development of housing at levels that are consistent with household purchasing power.
 - Policy H-5: Maintain the stability of established neighborhoods in connection with continued economic development and revitalization.
 - 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.
 - Policy H-11: Reduce the burden of zoning and building regulations to enable two- and three-family unit dwellings to be easily modified, maintained and improved within the existing neighborhoods.


Summary

Staff conclude that the proposal is compatible with the general character of the neighborhood, does not provide disruption or nuisance, maintains a residential density within the range defined by the Future Land Use Map, and supports the goals and policies of the Comprehensive Plan which promote approval of a wide variety of housing types and flexibility in our development standards. Specifically, the Comprehensive Plan seeks to enable incremental development and enable the expansion of housing options in the City to meet demand, without disrupting the fabric of existing neighborhoods.

III. 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** on the Application to the Zoning Board of Review.

Respectfully submitted,



Toby Arment, Municipal Fellow

Cc: City Planning Director/File