

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: July 7, 2026
RE: 235 & 0 Beckwith Street – Assessor's Plat 6/2, Lots 329 & 332
Application for Dimensional Relief

This memo pertains to two jointly submitted applications for lots currently merged under zoning

Owner / Applicant: La Nona Construction, LLC
Location: 235 & 0 Beckwith Street
Neighborhood: Auburn
Zoning: B-1 – (Single and Two-family Residential)
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

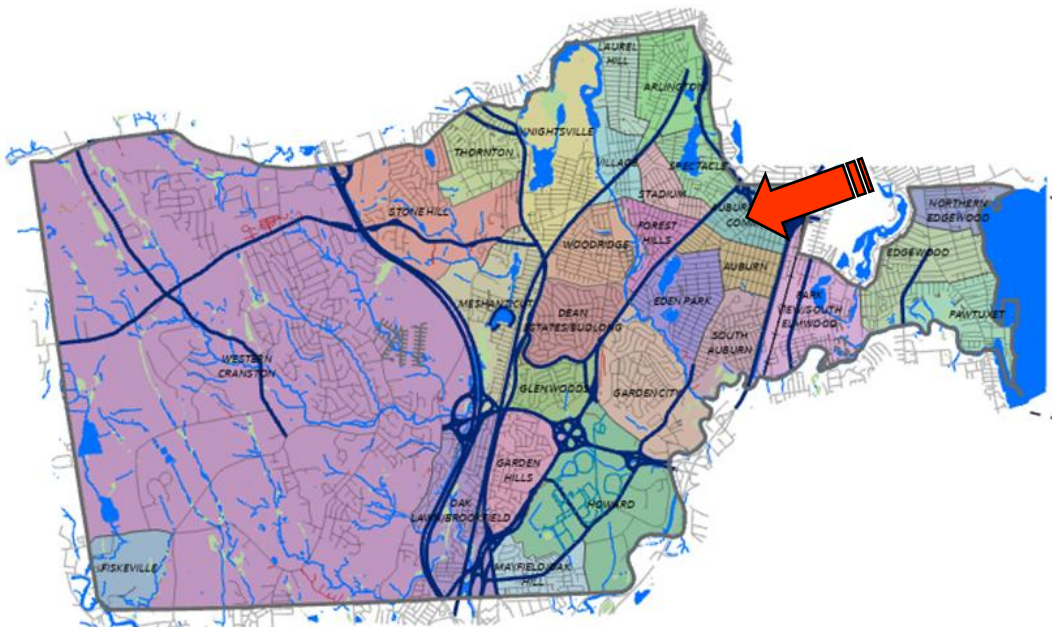
Subject Property:

The subject property is located at 235 & 0 Beckwith Street, identified as Plat 6/2, Lots 329 & 332 and has a land area of 0.1148 ± acres, (5,000 sf).

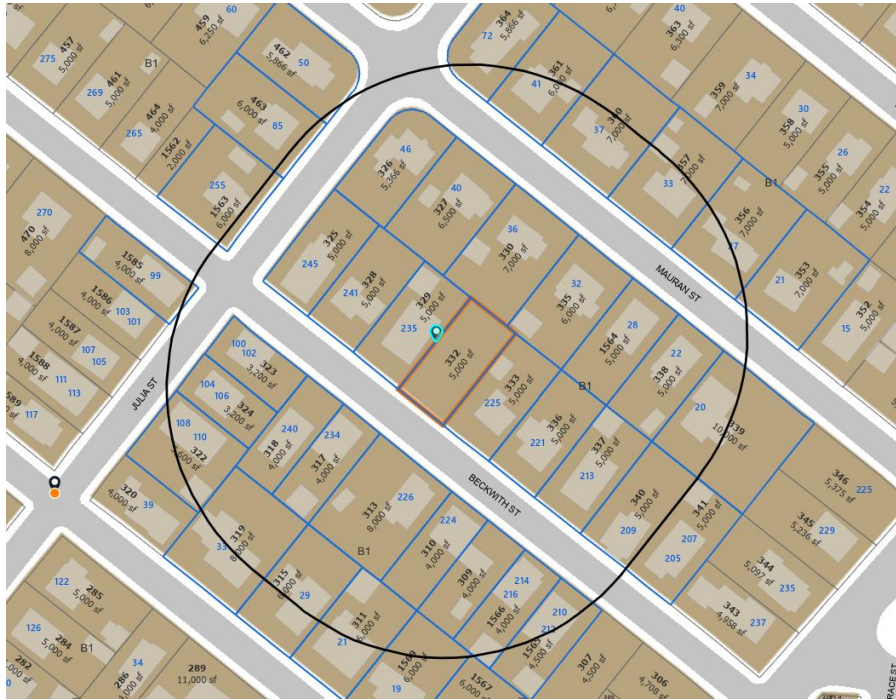
Request:

The applicant has applied for permission to construct a new single-family dwelling on a vacant, undersized lot (Lot 332, 0 Beckwith Street) merged by zoning with an undersized lot with an existing single-family dwelling (Lot 329, 235 Beckwith Street). Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers.

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



STREET VIEW

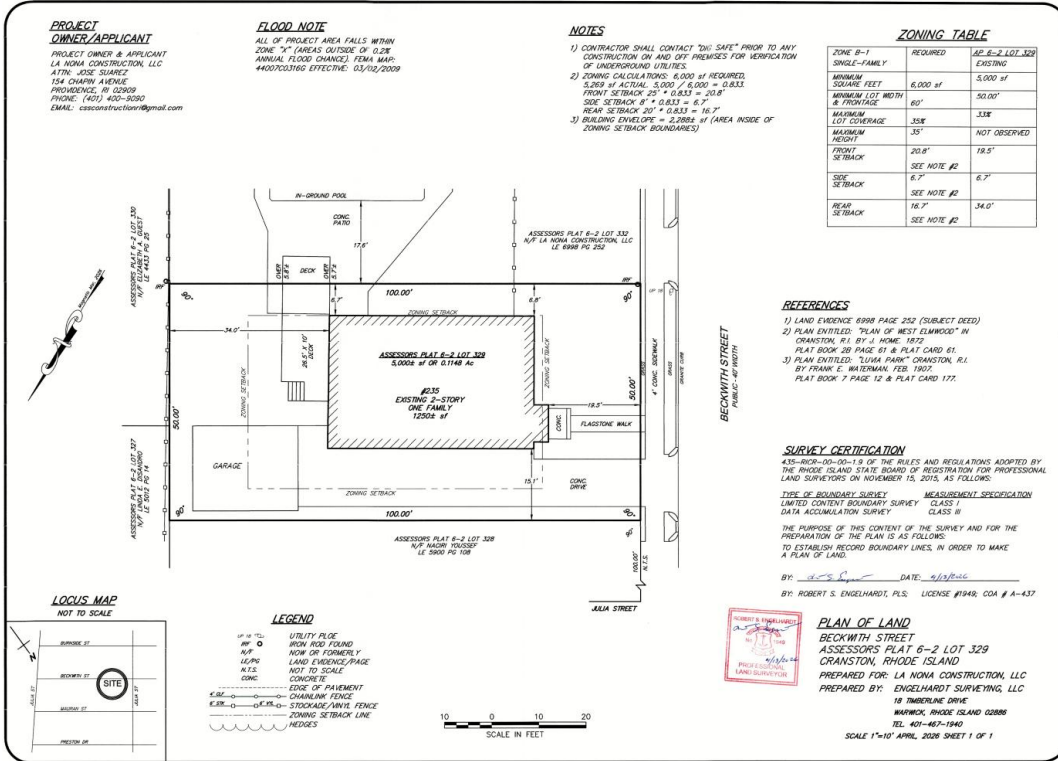


Google Maps

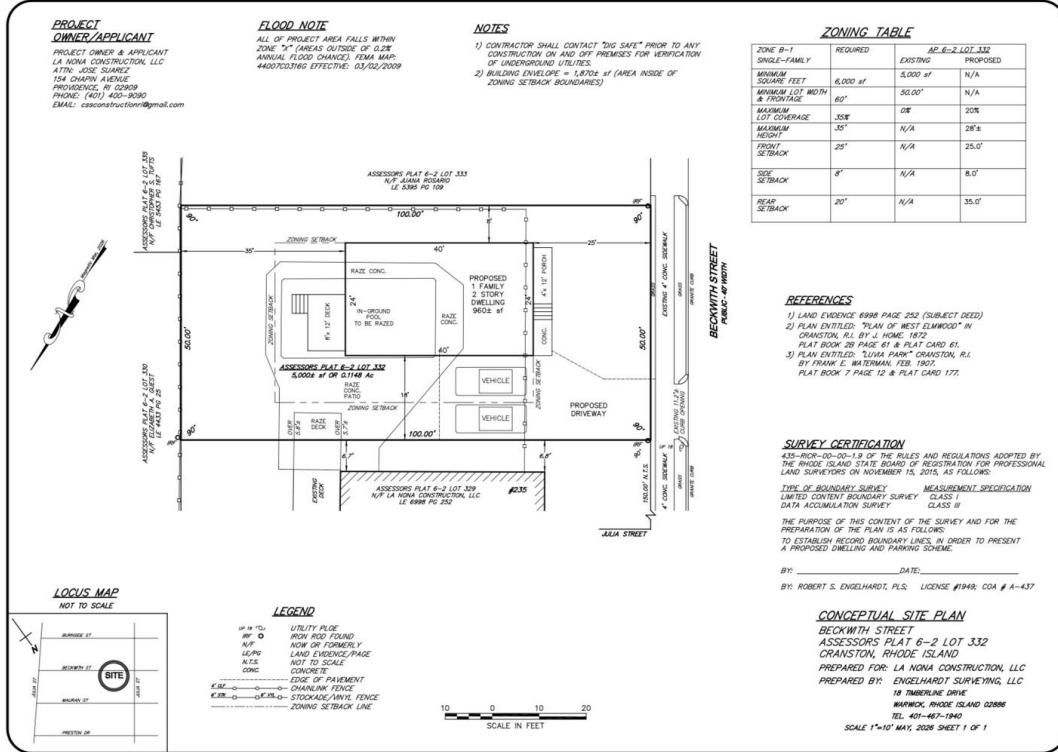
(Google Maps June 2025)

SITE PLANS

EXISTING SINGLE-FAMILY DWELLING



PROPOSED NEW SINGLE-FAMILY DWELLING



Findings of Fact:

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

- 17.20.120 – Schedule of Intensity Regulations
- 17.88.010 – Substandard lots of record and lot mergers

Relief Sought:

Existing House at 235 Beckwith Street:

| B-1 Zone | Required | Proposed | Relief Sought |
|--|--|---|--|
| Minimum Lot Size | 6,000 sf for Single-Family Dwellings | 5000 sf | 1000 sf |
| Minimum Lot Frontage | 60 feet | 50 feet | 10 feet |
| Minimum Side Yard Setback | 8 feet | 6.7 | 1.3 feet |
| Minimum Front Yard Setback | 25 feet | 19.5 | 5.5 feet |
| Substandard lots of Record and Lot Mergers | A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission. | Unmerging of the two substandard lots of record | Variance from the substandard lots of record and merger provision. |

Proposed New House at 0 Beckwith:

| B-1 Zone | Required | Proposed | Relief Sought |
|--|--|---|--|
| Minimum Lot Size | 6,000 sf for Single-Family Dwellings | 5000 sf | 1000 sf |
| Minimum Lot Frontage | 60 feet | 50 feet | 10 feet |
| Substandard lots of Record and Lot Mergers | A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission. | Unmerging of the two substandard lots of record | Variance from the substandard lots of record and merger provision. |

Staff 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.

- The subject lots are a typical size for the neighborhood and the majority of dwellings in Auburn are built on similar 5,000 sf lots.
 - The average lot size of the Auburn B-1 Zone is 5,000 square feet.
- Staff have found that the requested zoning relief in this application is a result of zoning that does not match the existing character of the neighborhood. Frontage and front setbacks are especially inconsistent with the surrounding area. The subject parcels block contains 2 lots that comply with lot frontage requirements. The other 18 lots on the block have 40-50 feet of frontage, which is consistent with the proposal in this application.

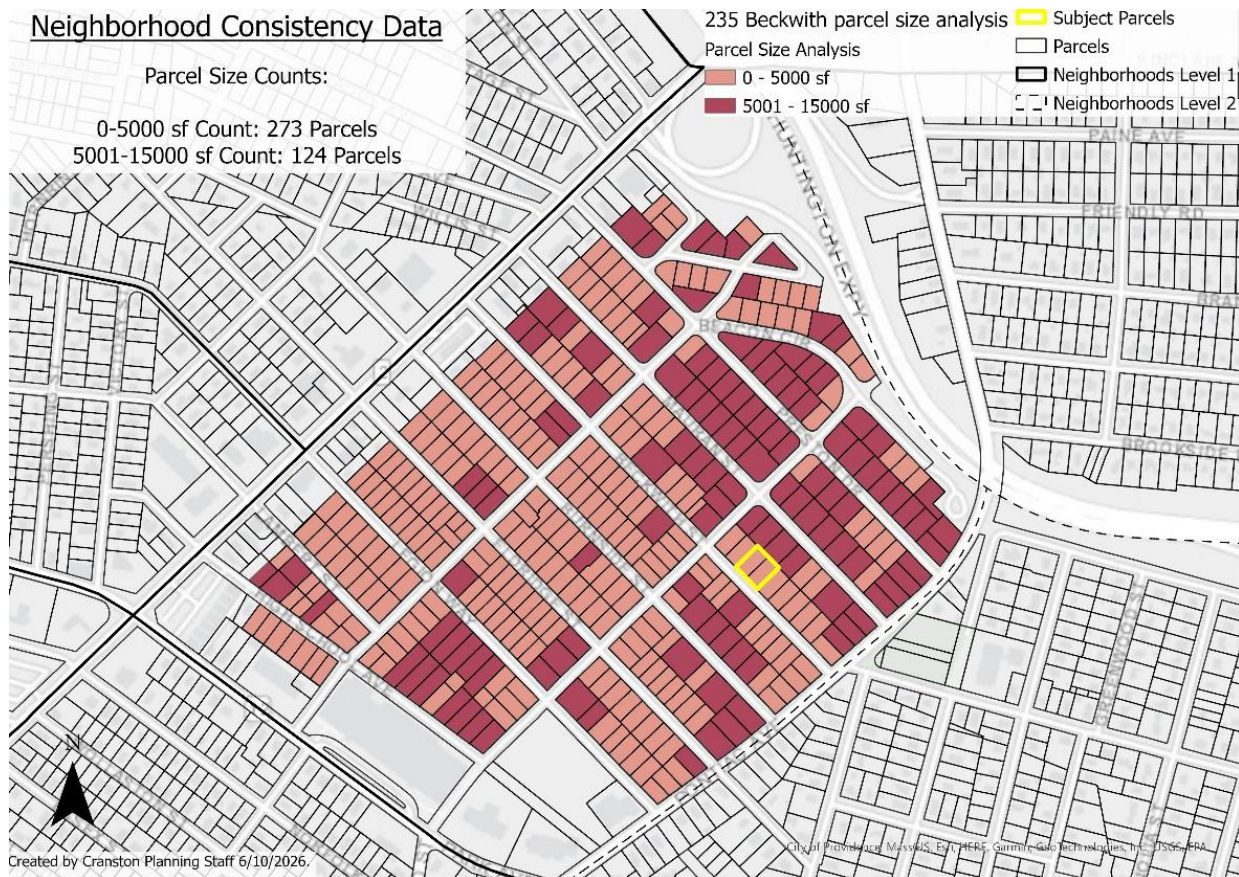


Figure 1: Lot Size Consistency Analysis

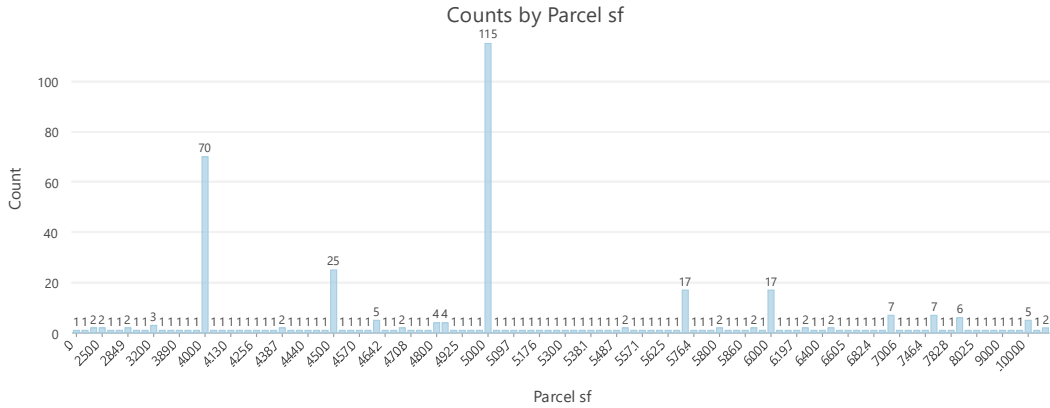


Figure 2: The distribution of lot sizes in this section of the Auburn B-1 Zone.

Consistency with the Comprehensive Plan and FLUM

- The Future Land Use Map (FLUM) designates the subject property as “*Single Family Residential Less Than 10.89 Units/Acre.*”
 - Per the Comprehensive Plan, the B-1 zoning district is an appropriate zoning classification for single-family residential land designation and development.
 - Staff finds that the proposed density (8.71 units/acre) conforms to the Future Land Use Map density designation of *Single Family Residential Less Than 10.89 Units/Acre.*
 - Staff finds that the Application is consistent with the Future Land Use Map designation.

- 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.
 - 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.

Summary

Staff conclude that the proposal is compatible with the general character of the neighborhood, does not provide disruption or nuisance, 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.

Recommendations:

ZBR-26-22 (235 Beckwith 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 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.

ZBR-26-23 (0 Beckwith 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 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,

James S. Ray

Jamie Ray
Administrative Officer | Planner Technician