

City Planning Department



Memo

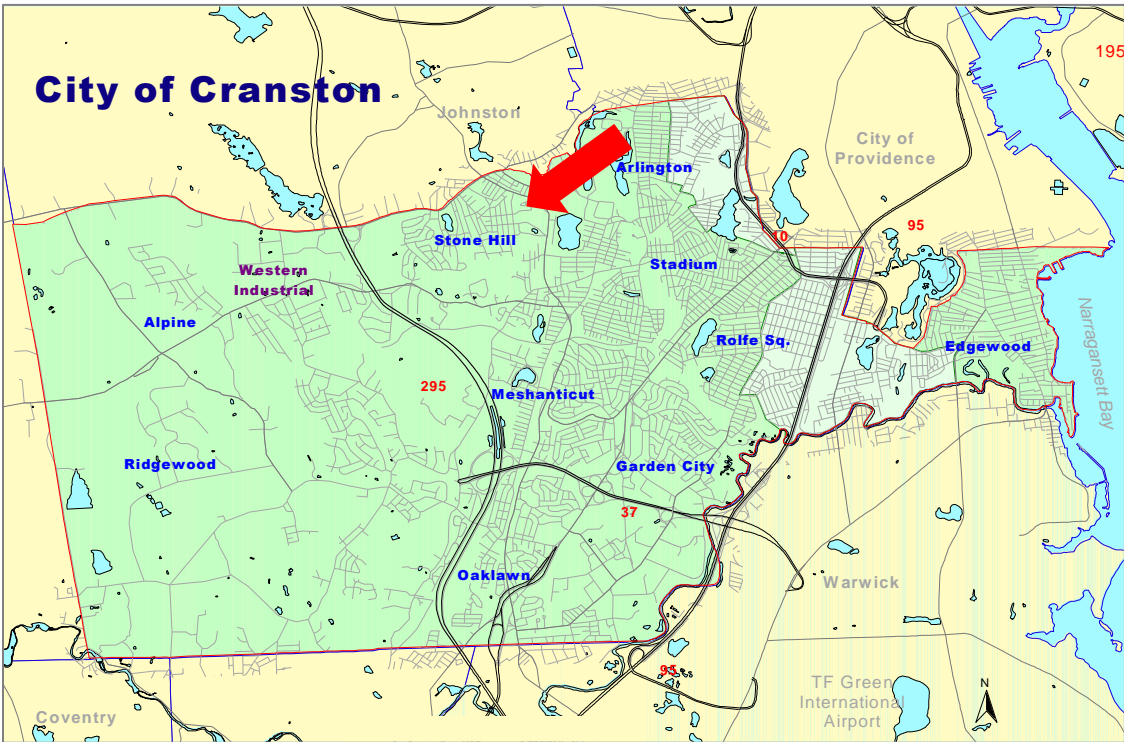
To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician
Date: April 1, 2022
Re: **Dimensional Variance @ 29 Bethel Street**

Owner/App: Fernando Valero
Location: 29 Bethel Street, AP 12, Lots 525-526
Zone: A-8 (Single-family dwellings on 8,000 ft² minimum lots)
FLU: Single Family Residential 7.26 to 3.64 units/acre

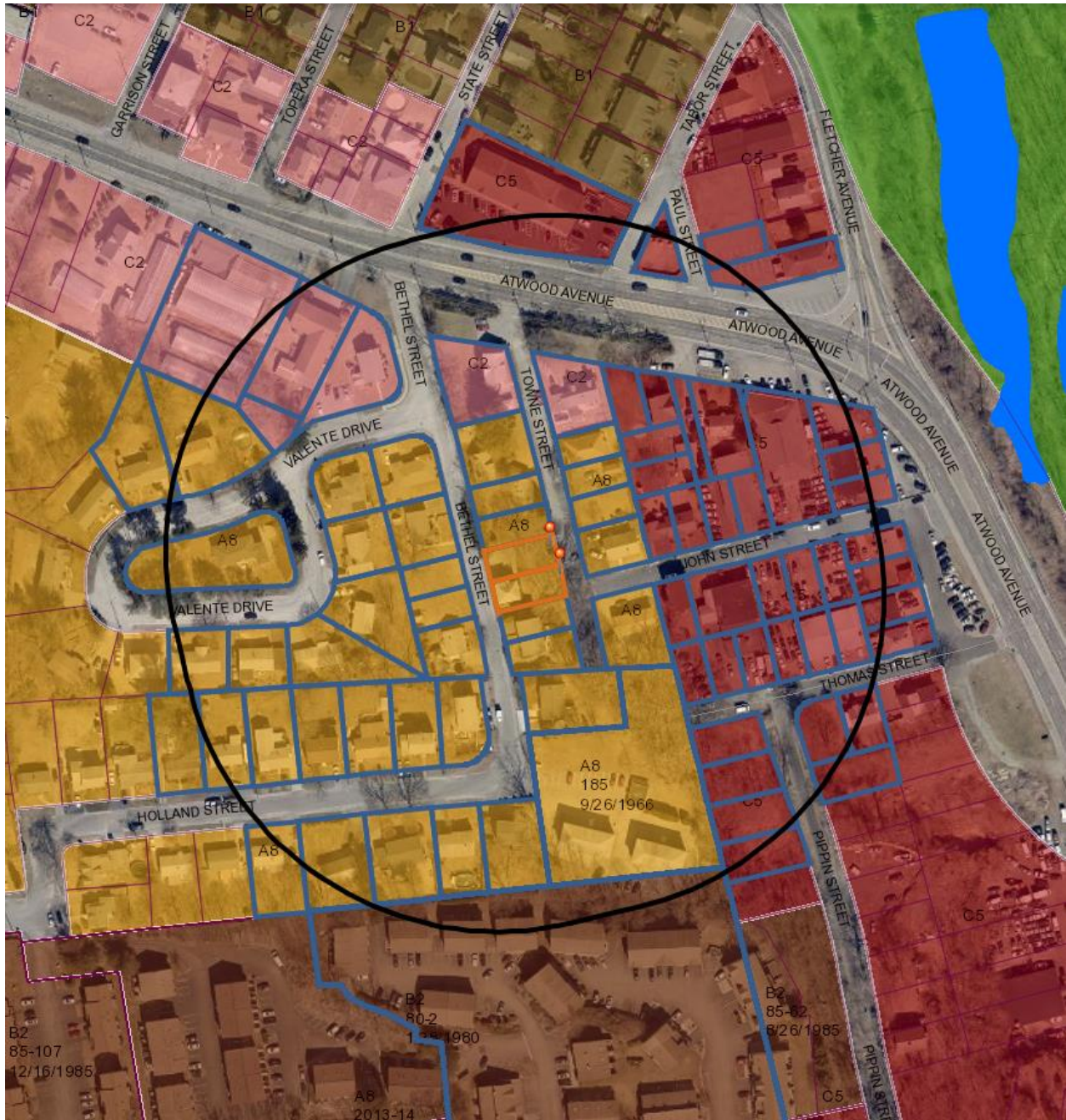
DIMENSIONAL VARIANCE REQUEST:

- 1. To allow the construction of an addition to a non-compliant house on an undersized lot. [17.20.120 – Schedule of Intensity]

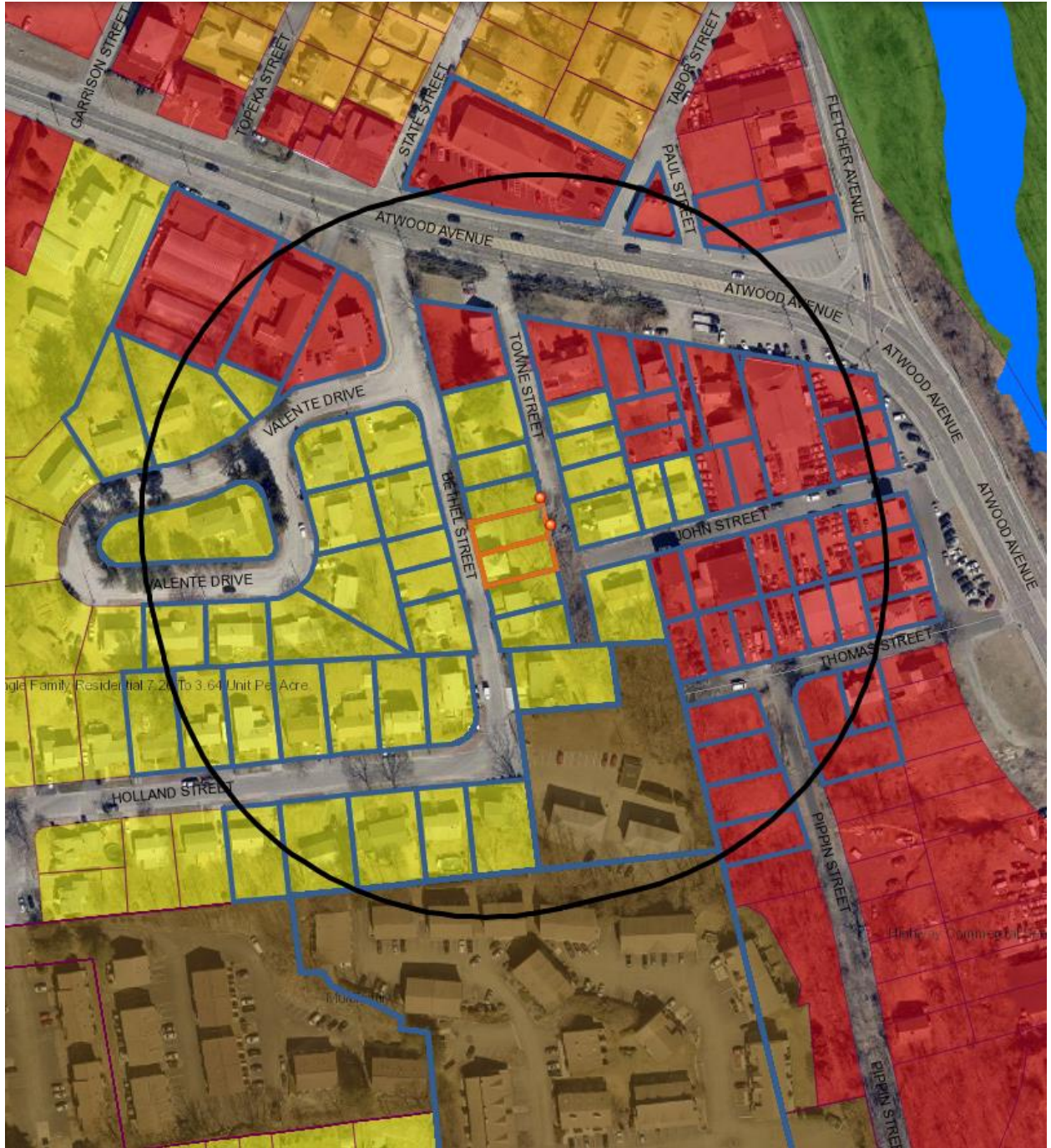
LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



STREET VIEW



3-D AERIAL VIEW (facing northwest)

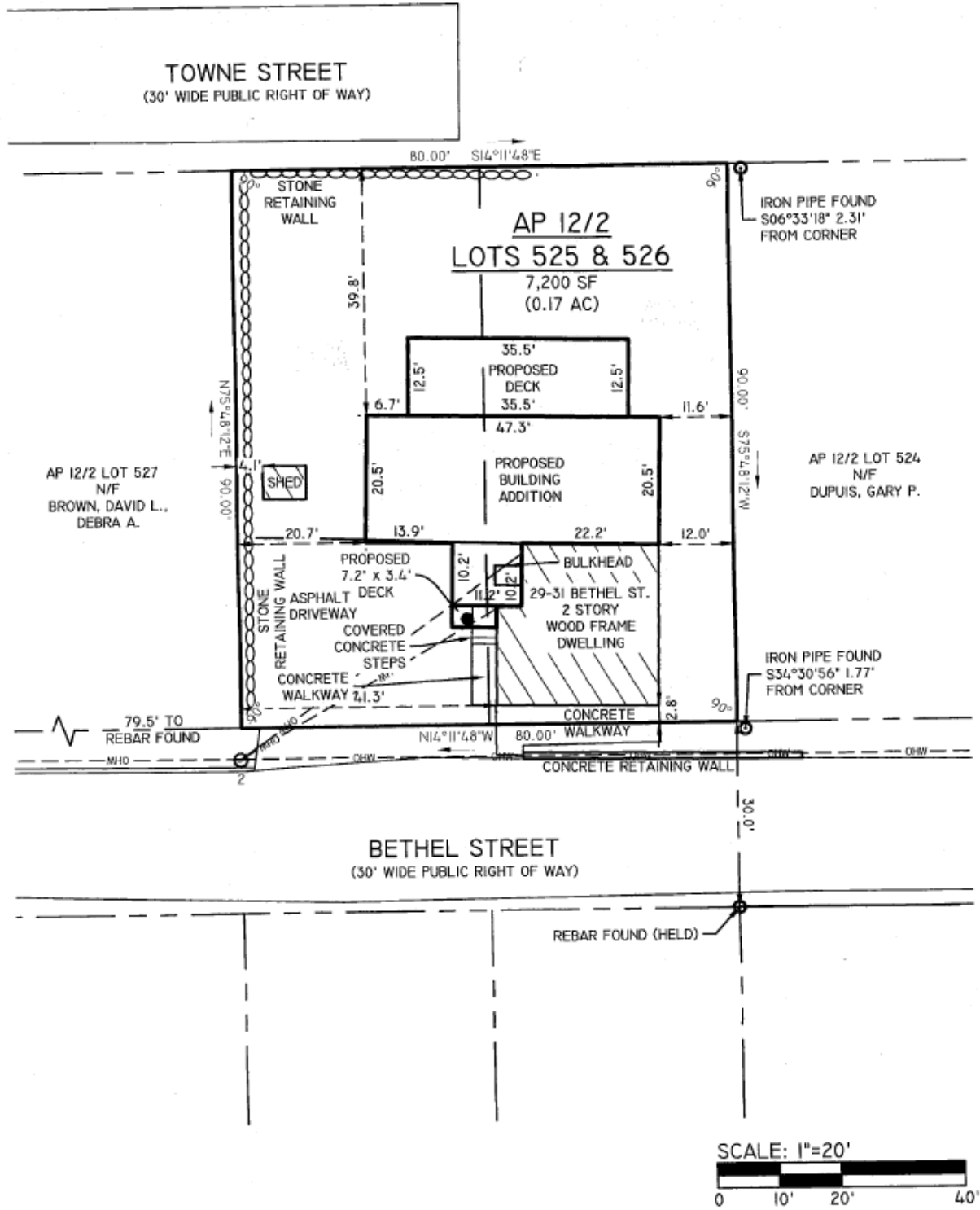


PLAN – NORTH ELEVATION

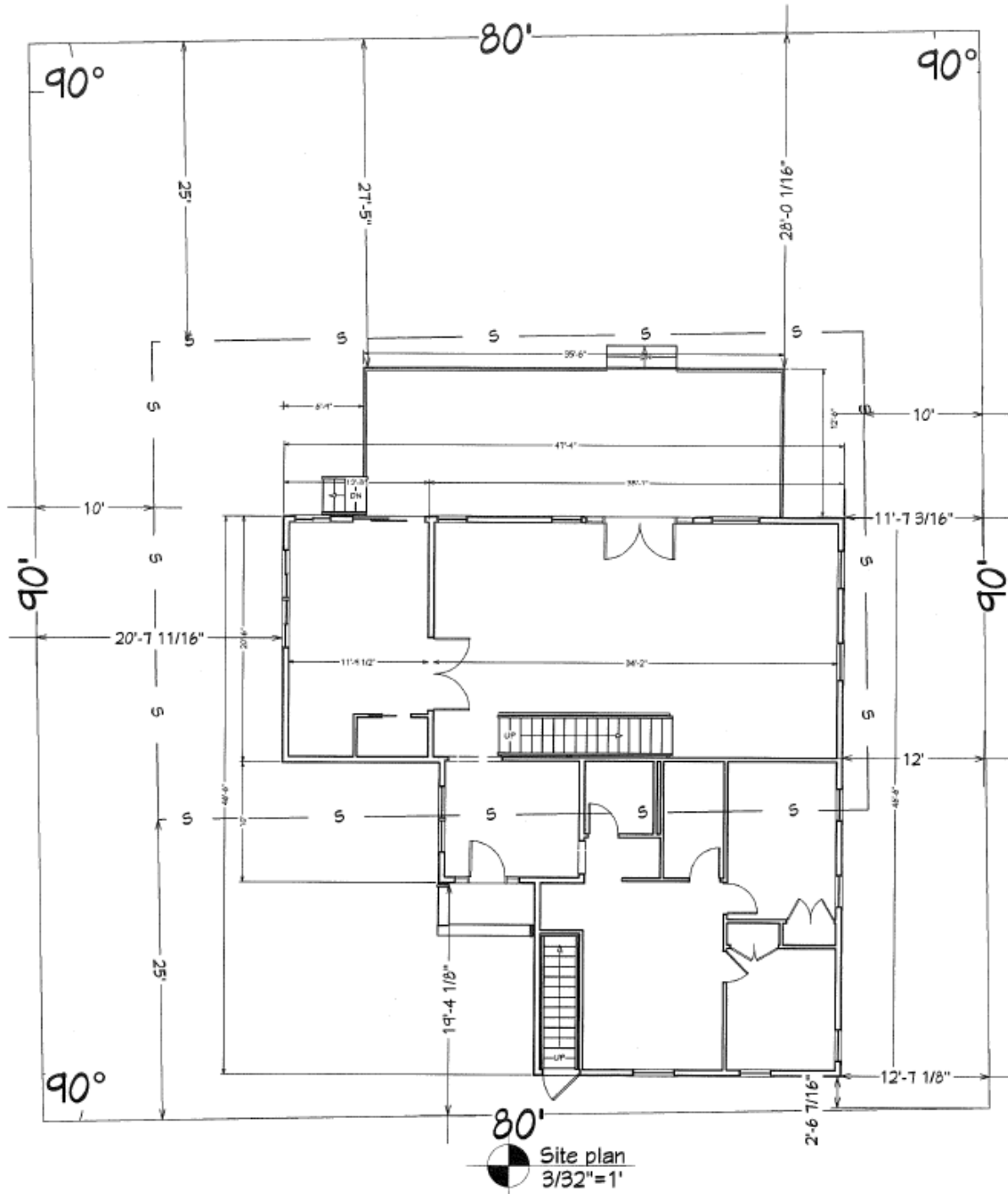


North Elevation
3/16"=1'

SITE PLAN



ARCHITECTURAL DRAWING



PLANNING STAFF FINDINGS

1. The parcel (AP 12, Lots 525-526) is located on two adjacent, substandard lots which are merged to form one undersized lot of 7,200 ft² in an A-8 zone.
2. The proposed 1,432 ft² addition to the existing 656 ft² two-family house will increase the lot coverage on the parcel from 9% to 29%, which falls just below the maximum allowable lot coverage (30%) in an A-8 zone.
3. Granting relief to allow the construction of the addition would not negatively alter the character of the neighborhood.
4. Granting relief would be generally consistent with the Comprehensive Plan's Land Use Principle 4, which advises to "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life...*" (p. 34).
5. The existing house stands just over two feet from the front setback line, but the building predates zoning and is a pre-existing non-conforming structure. The proposed addition includes an 11x9 foot entry room that appears to encroach by roughly 6 feet into the 25-foot front setback, but the rest of the addition is proposed to be constructed within all setback lines.

STAFF ANALYSIS

The Comprehensive Plan does not directly address accessory structures or their encroachment into setbacks; however, Land Use Principle 4 advises to "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life...*" (p. 34). Staff finds that granting relief to allow the construction of an addition to better accommodate the applicant's growing family would be consistent with addressing neighborhood needs and enhancing quality of life. Although the proposed addition would triple the size of the existing house, staff notes that the addition can be built without exceeding the maximum lot coverage or increasing the unit density, as the addition amounts to extra living space for the existing occupants of the two-family house.

Additionally, Staff finds that granting relief for that portion of the addition that would encroach into the front setback would not negatively alter the character of the neighborhood and is generally consistent with the Comprehensive Plan.

RECOMMENDATION

Due to the findings that the application is generally consistent with the Comprehensive Plan and that 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.