

# City Planning Department



## Memo

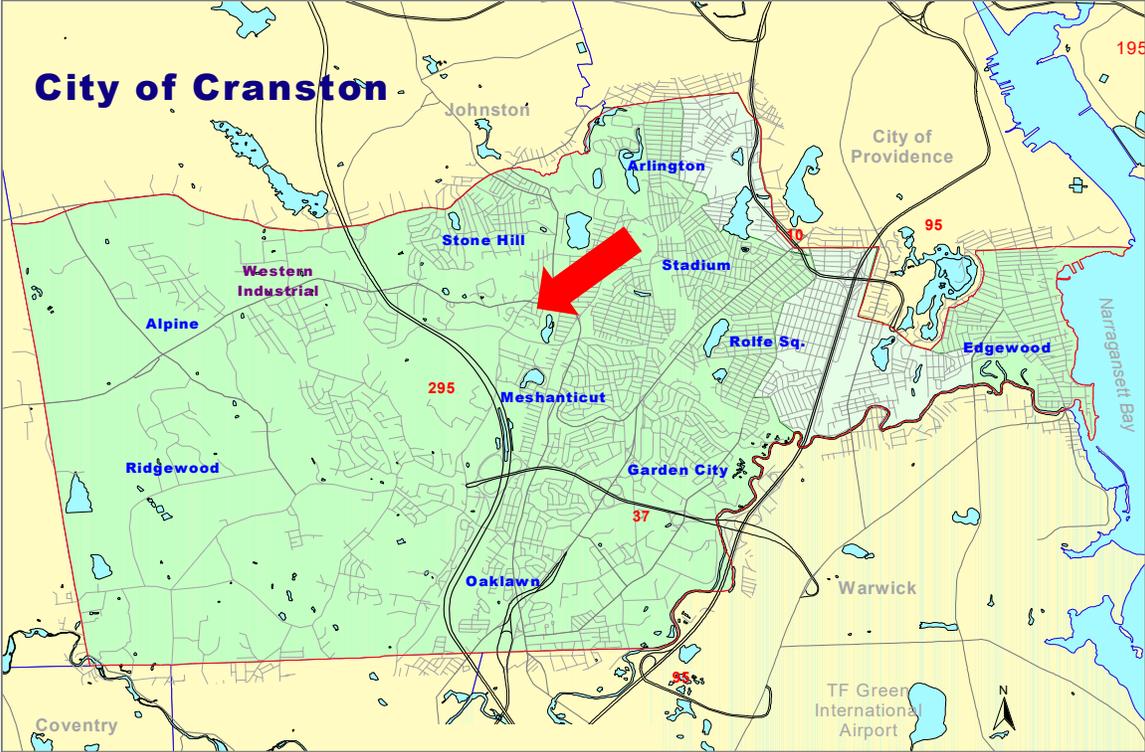
To: Cranston City Plan Commission  
From: Alexander Berardo – Planning Technician  
Date: January 28, 2022  
Re: **Dimensional Variance @ 29 Carpathia Road**

**Owner/App:** James Jaworski  
**Location:** 29 Carpathia Road, AP 12, Lots 2354-56  
**Zone:** A-6 (Single-family dwellings on 6,000 ft<sup>2</sup> minimum lots)  
**FLU:** Single Family Residential 7.26 to 3.64 units/acre

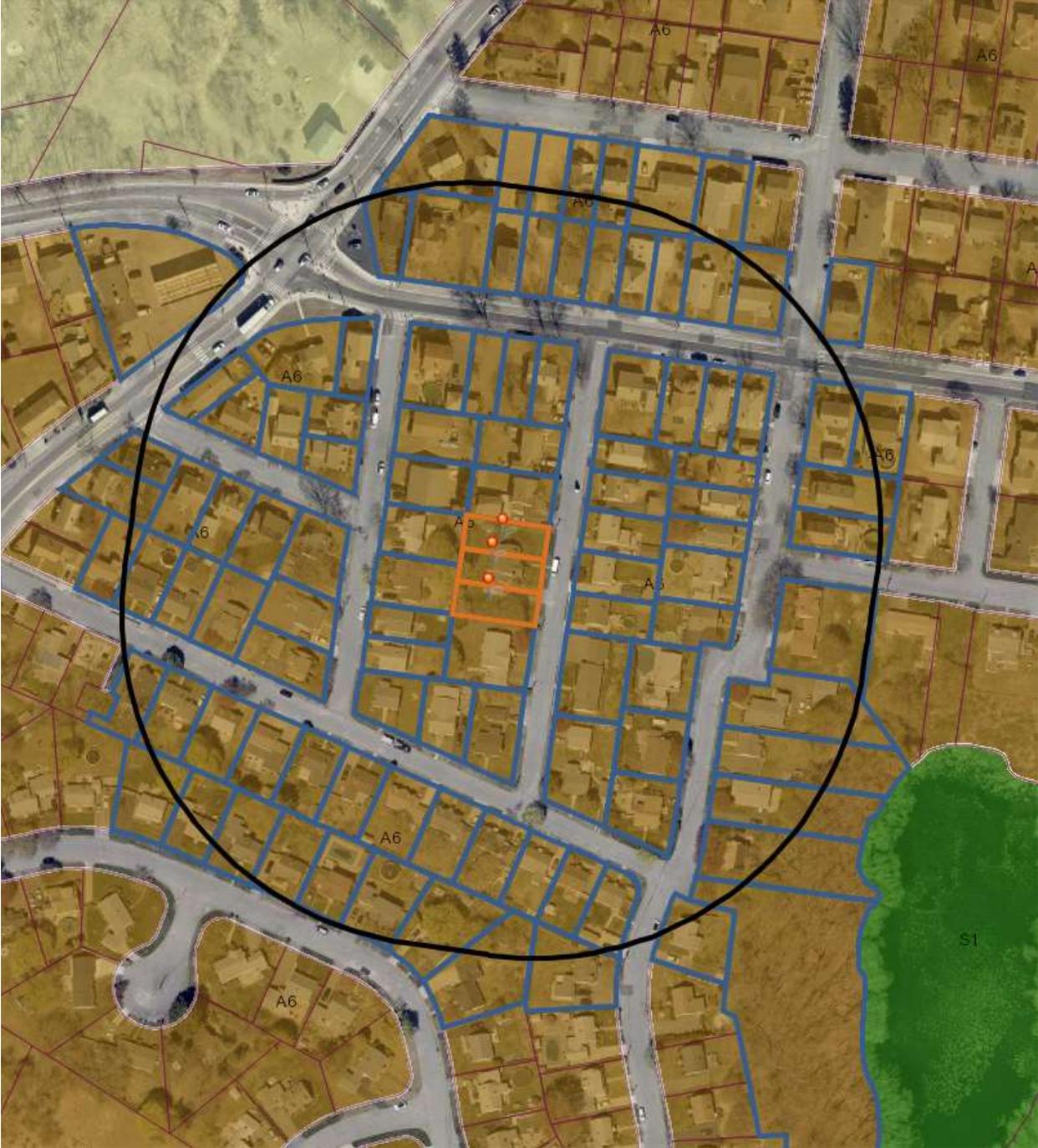
### DIMENSIONAL VARIANCE REQUEST:

1. To allow the construction of a two-car garage to encroach roughly 6' into the 25' front setback. [17.20.120 – Schedule of Intensity]

## LOCATION MAP



# ZONING MAP



# FUTURE LAND USE MAP



## AERIAL VIEW



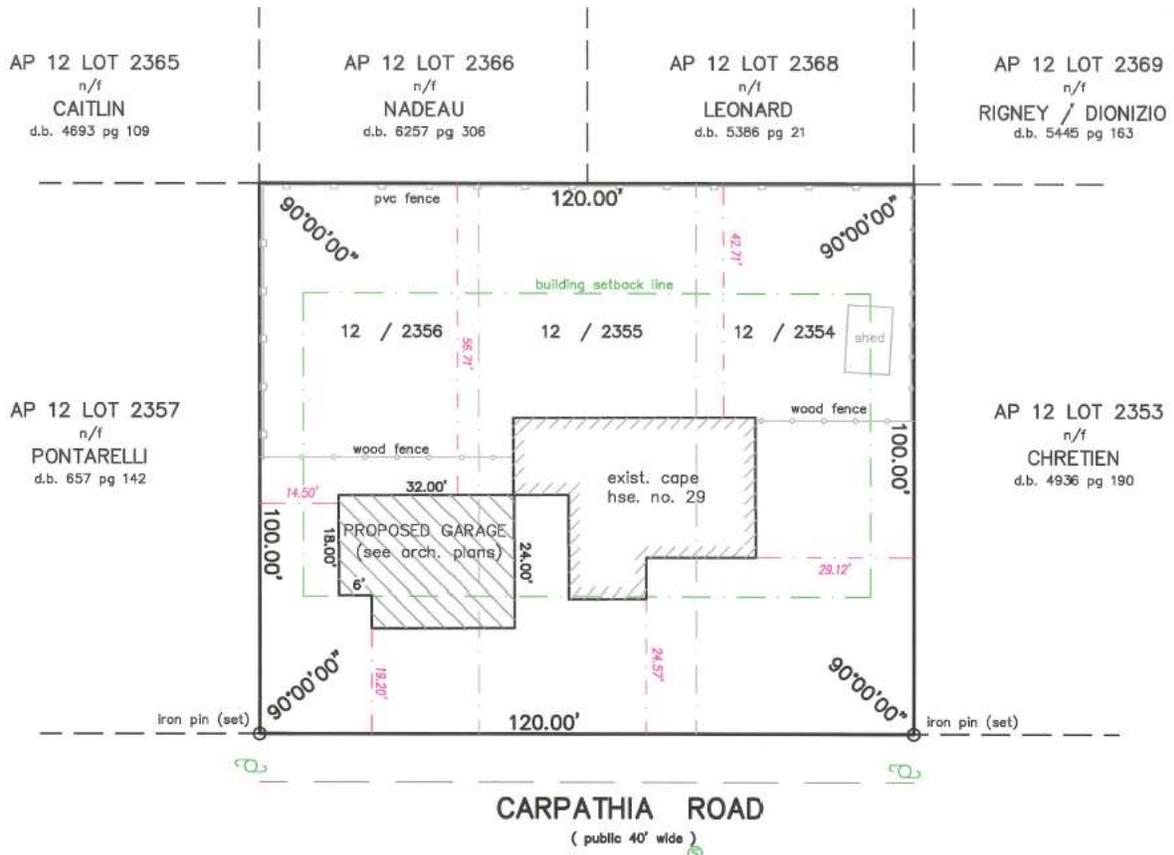
## STREET VIEW



### 3-D AERIAL VIEW (facing northwest)



### SITE PLAN



## PLANNING STAFF FINDINGS

1. The parcel (AP 12, Lots 2354-56) is located on three adjacent, substandard lots which are merged to form one conforming lot of 12,000 ft<sup>2</sup> which complies with A-6 zoning.
2. The addition of the proposed 672 ft<sup>2</sup> garage to the parcel, which already hosts an existing 1,088 ft<sup>2</sup> single-family house, will increase the lot coverage from 9% to 14%. This remains well below the maximum allowable lot coverage (30%) in an A-6 zone.
3. Granting relief to allow the construction of a garage would not negatively alter the character of the neighborhood, as seven of the ten houses with frontage on Carpathia Road presently have attached or detached garages.
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 proposed garage encroaches 6 feet into the front setback. Although there appears to be more than enough room to locate the garage within all building setback lines, Planning staff's purview does not extend to determinations of matters such as hardship, which are the domain of the Zoning Board of Review.

## 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 a garage would be consistent with addressing neighborhood needs and enhancing quality of life. Staff would note there appears to be sufficient space to construct the garage within all setbacks; this being said, staff recognizes that judgments regarding the validity of the hardship an applicant faces are the purview of the Zoning Board of Review.

Given the prevalence of attached and detached garages on Carpathia Road and in the neighborhood as a whole, **staff finds that granting relief 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.