

City Planning Department



Memo

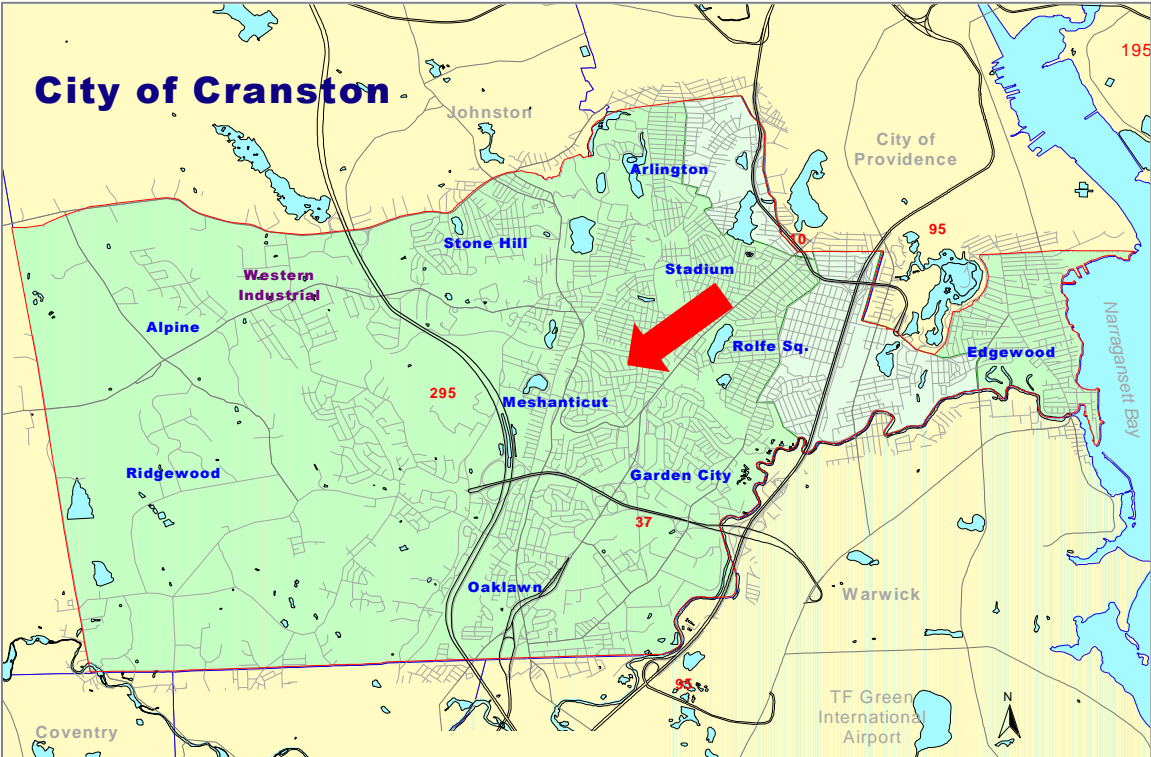
To: Cranston City Plan Commission
From: Joshua Berry, AICP - Senior Planner / Administrative Officer
Date: December 30, 2021
Re: **Dimensional Variance @ 32 Kearsage Drive**

Owner/App: Edmund & Tracy Di Troia
Location: 32 Kearsage Drive, AP 11 Lot 289
Zone: A-8 (Single-family dwellings on 8,000 ft² minimum lots)
FLU: Single Family Residential 7.26 to 3.64 units/acre

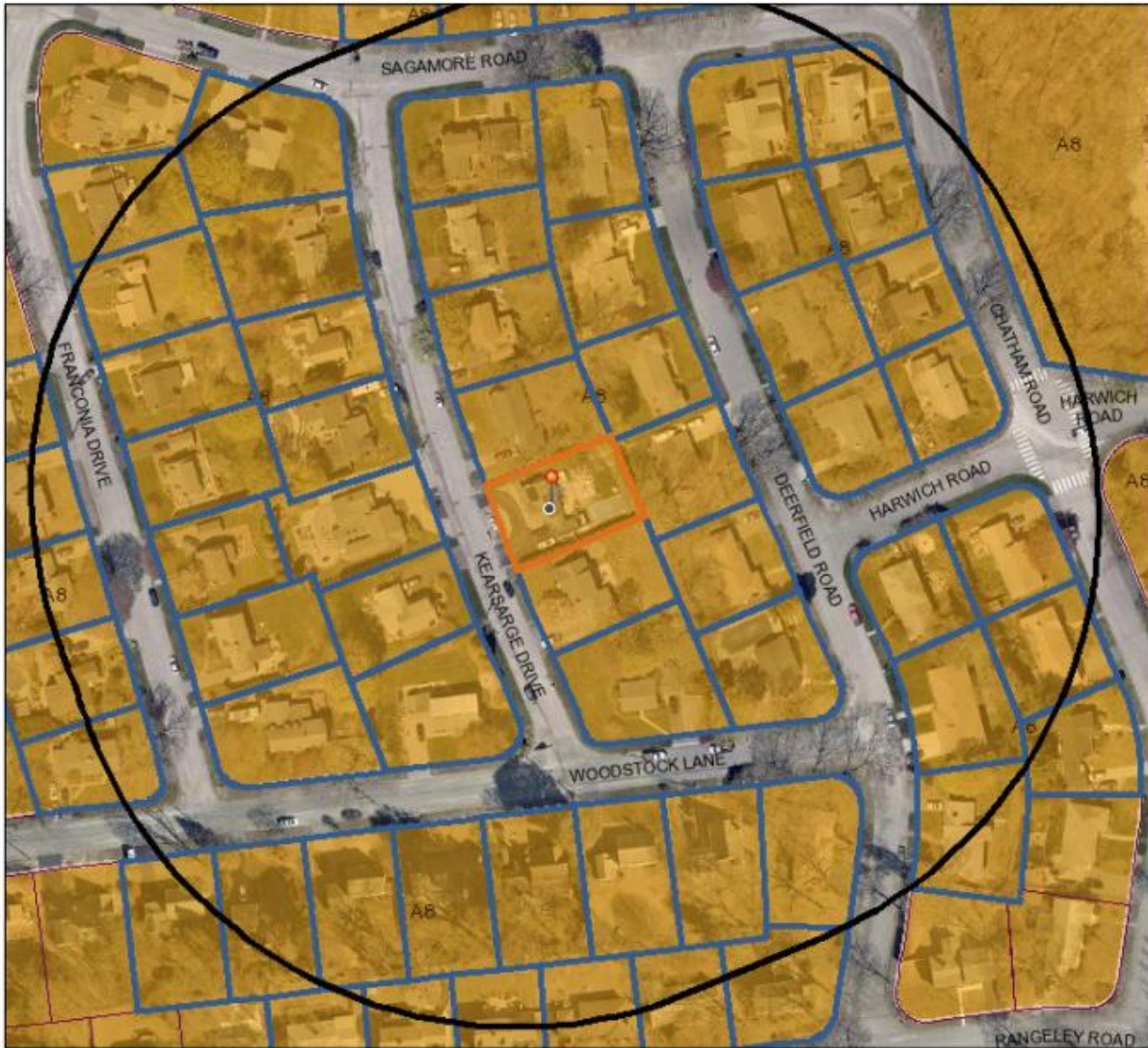
DIMENSIONAL VARIANCE REQUEST:

- 1. To allow the construction of an attached carport to encroach 5' into the 25' front setback. [17.20.120 – Schedule of Intensity]

LOCATION MAP



ZONING MAP



UserSelectedParcels		B2		EI
vParcels_Buffer		C1		MPD
ParcelsInBufferOutput		A80		S1
Parcels		A20		Other
Streets Names		A12		Red: Red
Zoning Dimensions		A8		Green: Green
Historic Overlay District		A6		Blue: Blue
		B1		
		C2		
		C3		
		C4		
		C5		
		M1		
		M2		



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FUTURE LAND USE MAP



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AERIAL VIEW



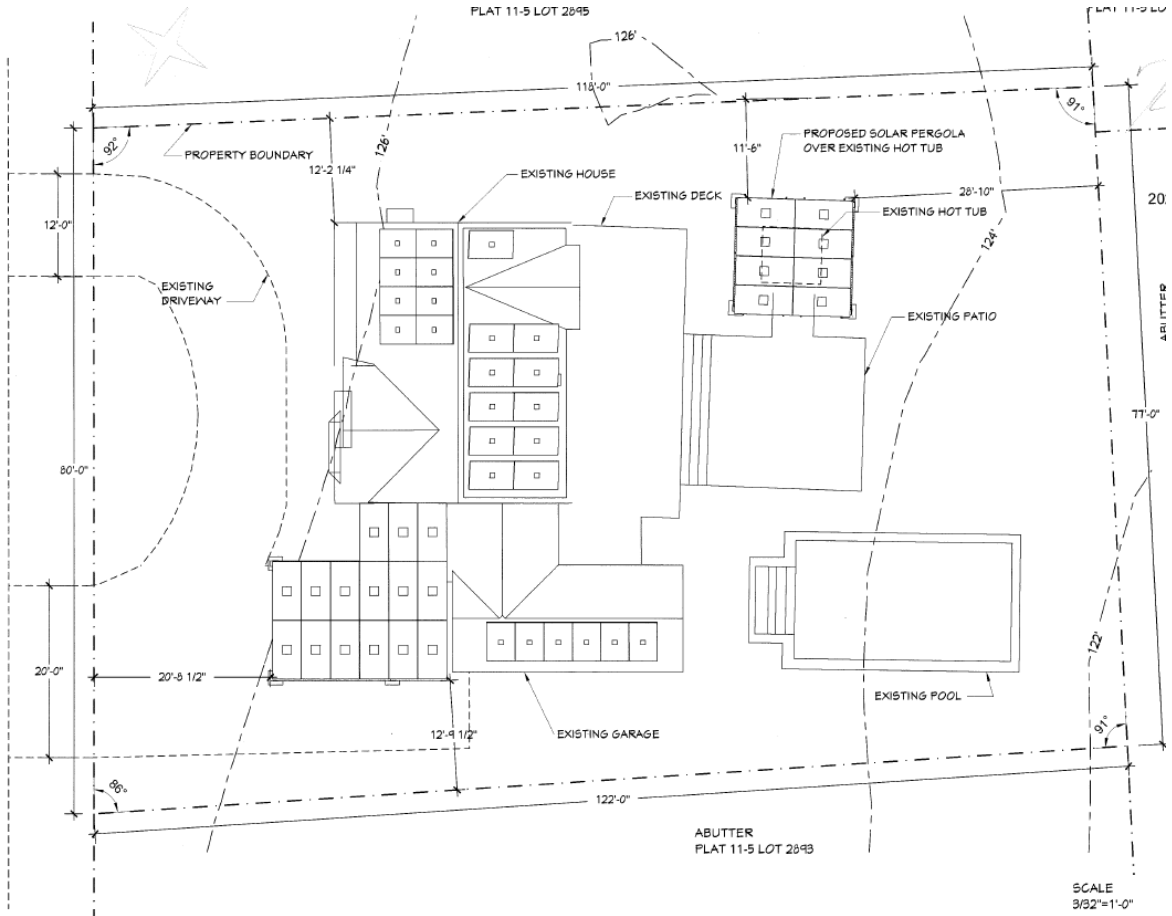
STREET VIEW



3-D AERIAL VIEW (facing north)



SITE PLAN



PLANNING STAFF ANALYSIS

The Comprehensive Plan does not specifically address accessory structures or encroachments into setbacks. The Land Use Element; Principle 4 reads: “*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life. Protect the natural, historic and visual resources that define the neighborhoods*” (p. 34). Granting 5’ of relief so that a carport can provide shelter for a second vehicle is consistent with promoting neighborhood needs and quality of life. The visual impacts to the direct abutting neighbor will be minimal due to existing evergreen vegetation separating the properties. The applicant intends to install solar panels on the roof of the carport, something does require additional relief but offers a *positive* environmental impact and is supported by the Comprehensive Plan. For these reasons, **staff finds that relief would not alter the character of the neighborhood and is generally consistent with the Comprehensive Plan.**

PLANNING STAFF FINDINGS

1. Granting relief would be generally consistent with the Comprehensive Plan.
2. Granting relief would not negatively alter the character of the neighborhood.
3. Staff has no concerns with the application as presented.

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.