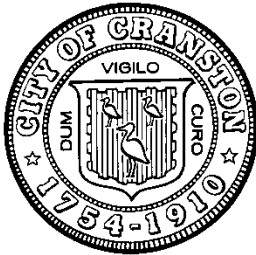


City Planning Department



Memo

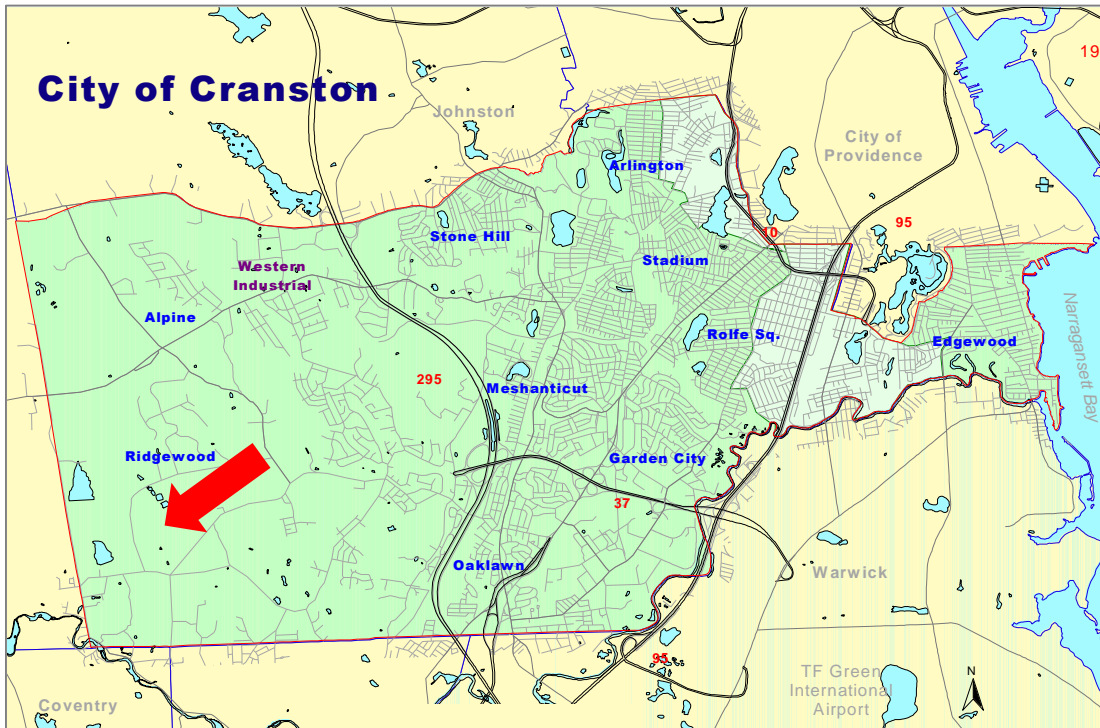
To: Cranston City Plan Commission
From: Doug McLean, AICP, Principal Planner
Date: May 27, 2021
Re: Variance Application for 39 Lantern Hill Drive (AP 30, Lot 273)

Owner/App: Lippitt Land Investments
Location: 39 Lantern Hill Drive (AP 30, Lot 273)
Zone: A-80 (Single-family dwellings on lots of minimum areas of 80,000 ft²)
FLU: Single Family Residential Less Than 1 unit per acre

DIMENSIONAL VARIANCE REQUEST:

1. To allow the 851 ft² attached accessory dwelling unit within a single family house, whereas the maximum amount allowed for such a unit is 600 ft². [17.24.010 - Specific performance standards.]

LOCATION MAP



NEIGHBORHOOD AERIAL (400 radius in black)



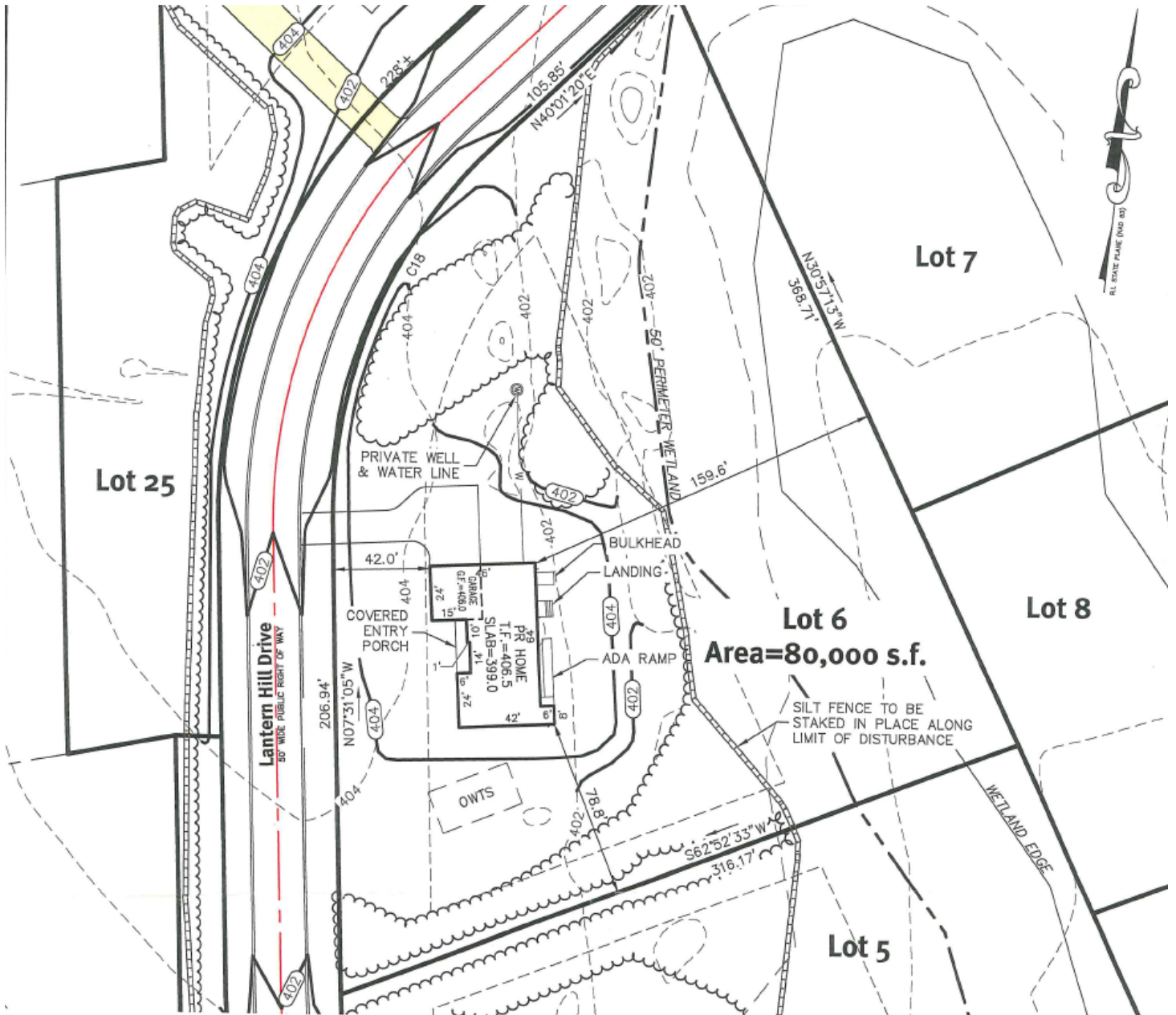
STREET VIEW



ZONING MAP



SITE PLAN

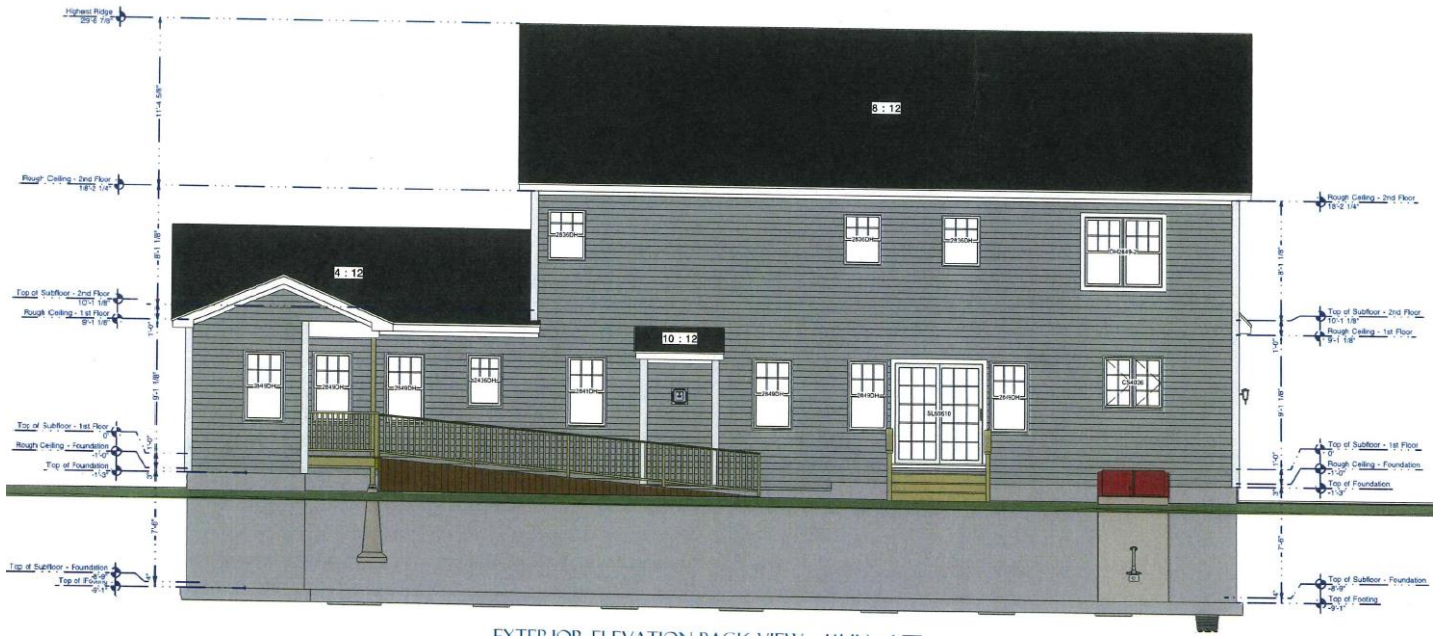


FRONT ELEVATION

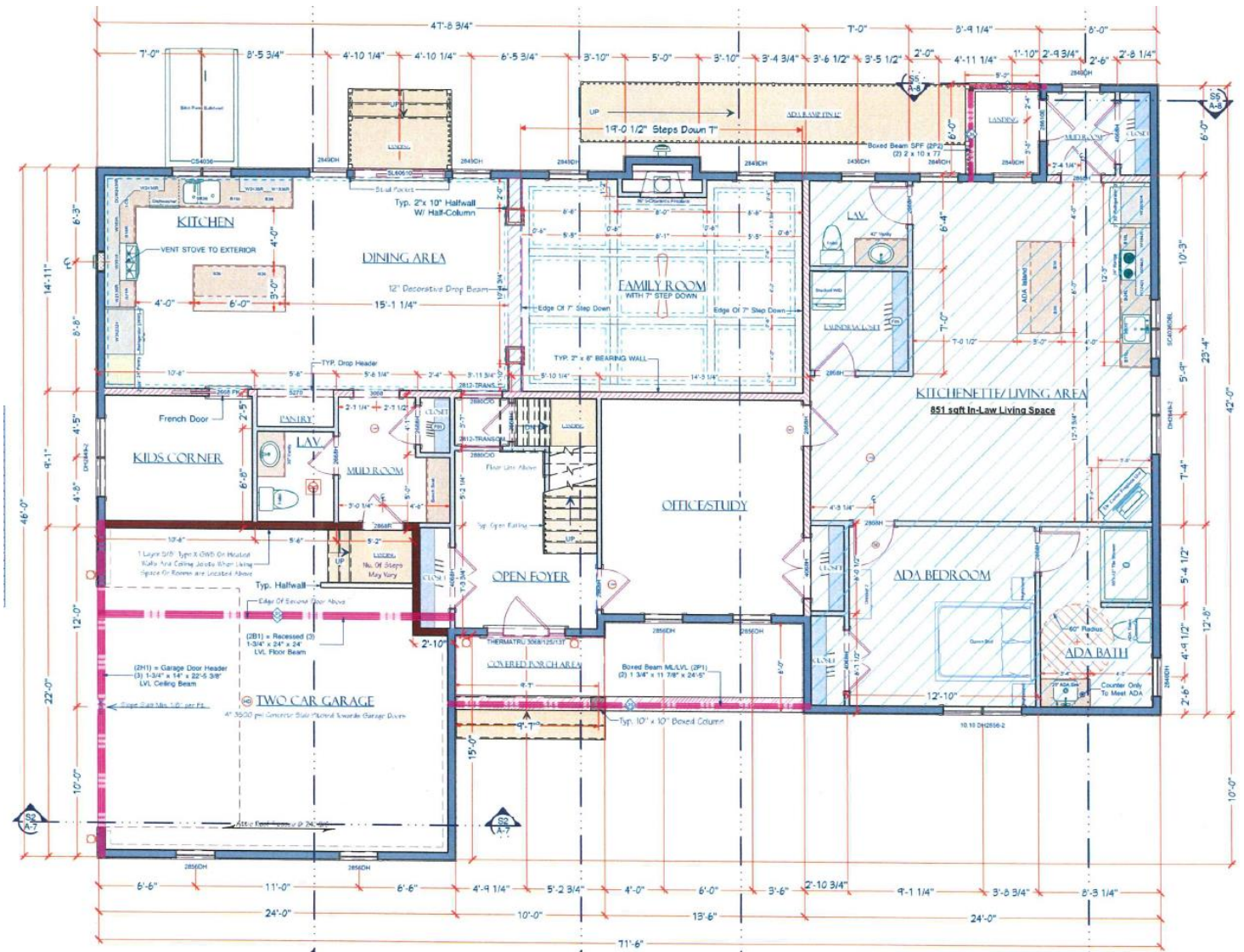


REAR ELEVATION (with ADA access)

EXTERIOR ELEVATION FRONT VIEW - 1/4 IN = 1 FT



FLOOR PLANS (first floor with Accessory Dwelling on right)



FINDINGS OF FACT:

1. The owner/applicant proposes an 851 sq. ft. Accessory Family Apartment (aka Accessory Dwelling Unit [ADU]) at a yet-to-be-built residence at 39 Lantern Hill Drive.
2. Accessory Dwelling Units (ADU) are allowed by State Law (RIGL 45-24-37 [e]) and the local zoning code (Section 17.24.010 [F]) with a series of performance standards relating to design and occupant.
3. The application is seeking relief specifically from the zoning provision that the ADU be between 400-600 square feet in total area. The proposed ADU will be 851 square feet which represents a 40% increase above the maximum allowed under the code.
4. The proposed ADU will meet all other applicable performance standards of Zoning Section 17.24.010.F – which relate to a number of items, including:
 - The house must retain the appearance of a single-family dwelling.
 - No additional external entrance facing the street.
 - Not exceed 25% of the entire floor area of the primary dwelling.
 - Limits the ADU to one bedroom.
 - The occupant be either a parent or grandparent of the owner.
 - Fines may be incurred for inhabiting the ADU with someone who is not a parent or grandparent of the owner.
 - Sewage disposal must be designed to accommodate the additional flow of the ADU.
5. Based on planning's review of this proposal, the design of the house retains the appearance of a single-family dwelling, the entrance of the ADU (with ADA ramp) is located in the back of the property, and the unit does not take up more than 25% of the residence's floor space. All other associated performance standards relating to ADUs as listed above will remain enforceable.
6. The lot and primarily structure meet all other dimensional requirements of the zone. The only relief being sought is related to the ADU's size.
7. Staff finds that the proposed single family dwelling is larger than the average Cranston house, thus the proportion of the house dedicated to the ADU is viewed as appropriate.
8. The Comprehensive Plan suggest that the City "Promote the development of special housing alternatives for the elderly and handicapped" (p. 11).
9. Granting of the request will not alter the general character of the surrounding area or impair the purpose of the zoning ordinance or comprehensive plan as the ADU will not alter the front elevation of the property.

RECOMMENDATION:

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not alter the character of the surrounding neighborhood, and due to the finding that the proposed Accessory Dwelling Unit will meet all other applicable performance standards for such units, staff recommends that the City Plan Commission forward a **positive recommendation** on this application to the Zoning Board of Review.