

City Planning Department



Memo

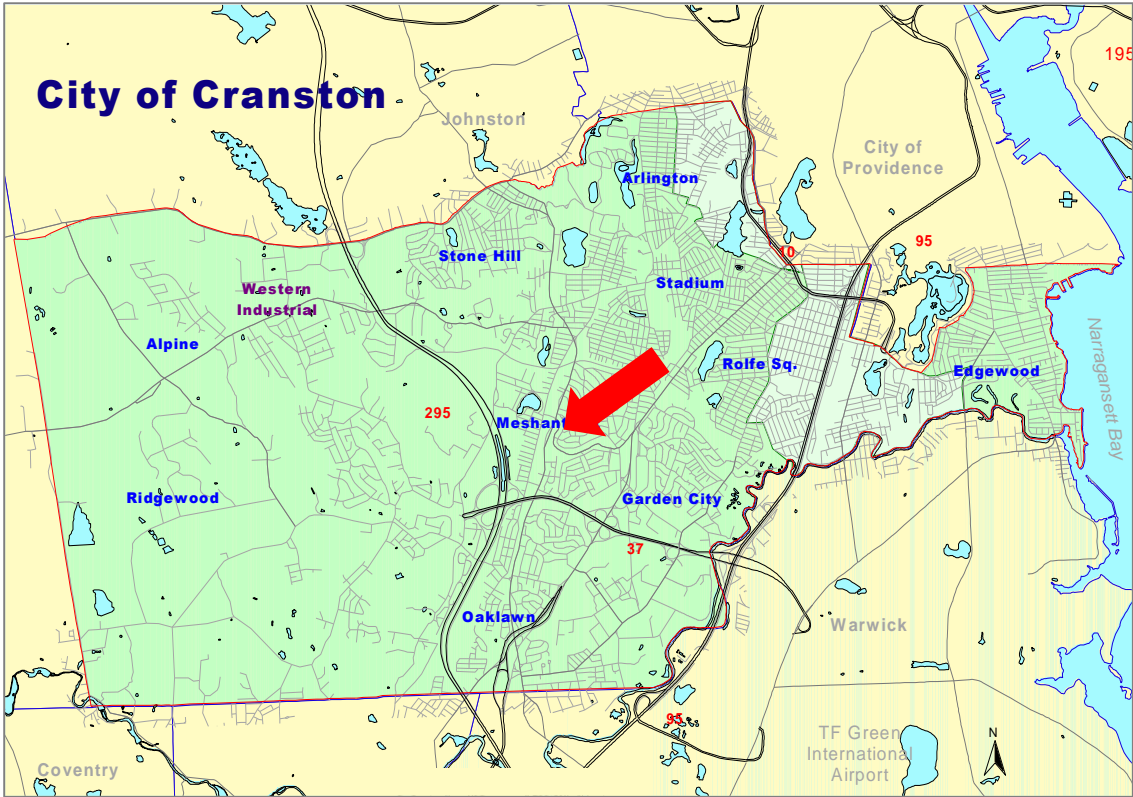
To: Cranston City Plan Commission
From: Doug McLean, AICP, Principal Planner
Date: December 30, 2020
Re: Dimensional Variance Application for 41 Alderbrook Drive

Owner: GRACE ELIZABETH VARGHESE, TRUSTEE (OWN) and
Applicant: PAUL VARGESE (APP)
Location: 41 Alderbrook Drive; A.P. 16, lot 792
Zone: A-8 (Single-family dwellings on lots of minimum areas of eight thousand (8,000) square feet.)
FLU: Single Family Residential 7.26 to 3.64 Units Per Acre

DIMENSIONAL VARIANCE REQUEST:

1. To allow an attached garage (accessory structure) to be extended from a 1-car garage into a 2-car garage within the front yard setback on a side-corner lot. [17.20.120-Schedule of Intensity Regulations; 17.60.010(D) - Accessory Uses]

LOCATION MAP



NEIGHBORHOOD AERIAL
(subject parcel marked in orange, 400 foot radius marked in black)



PARCEL AERIAL



3-D AERIAL VIEW



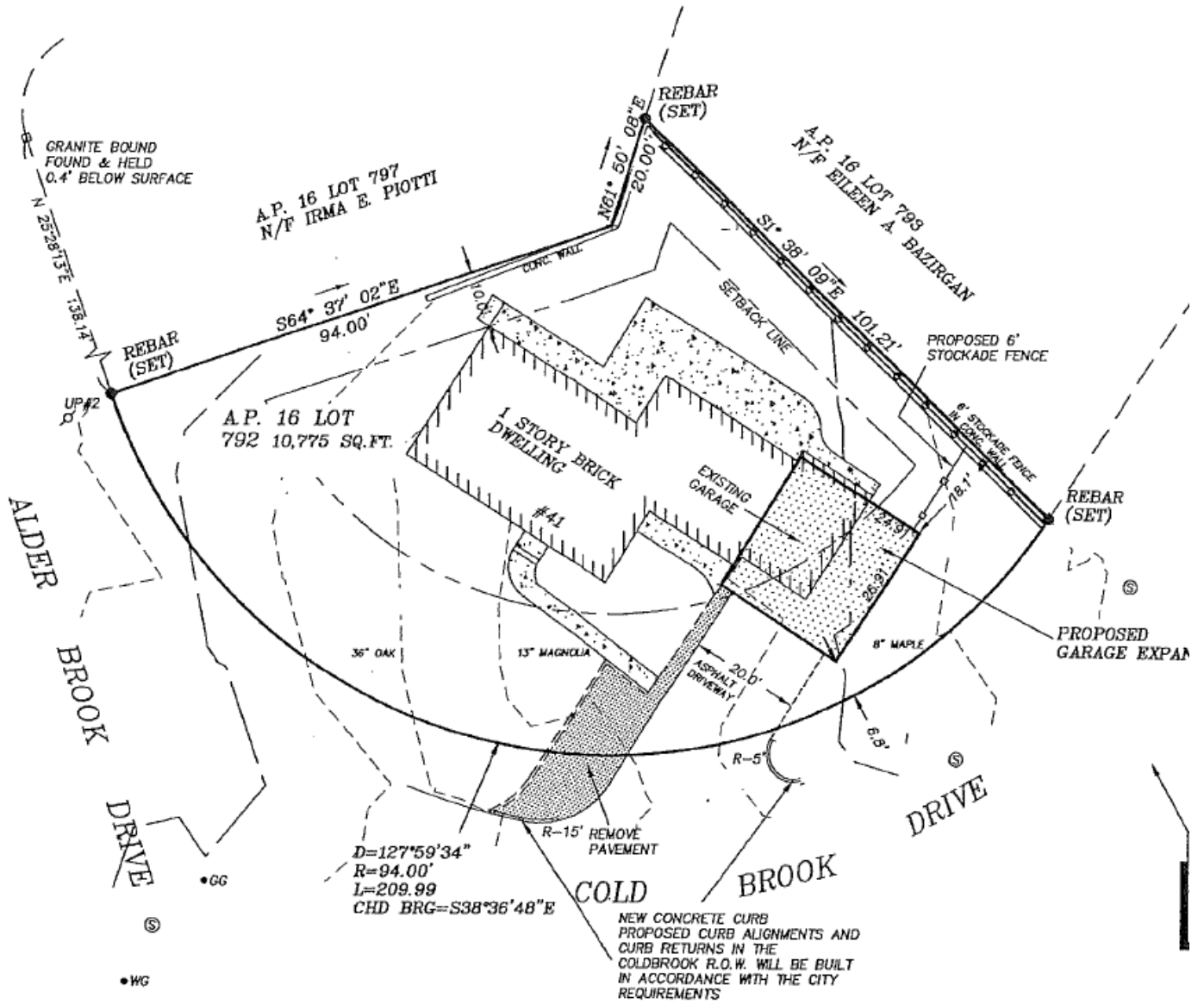
STREET VIEW



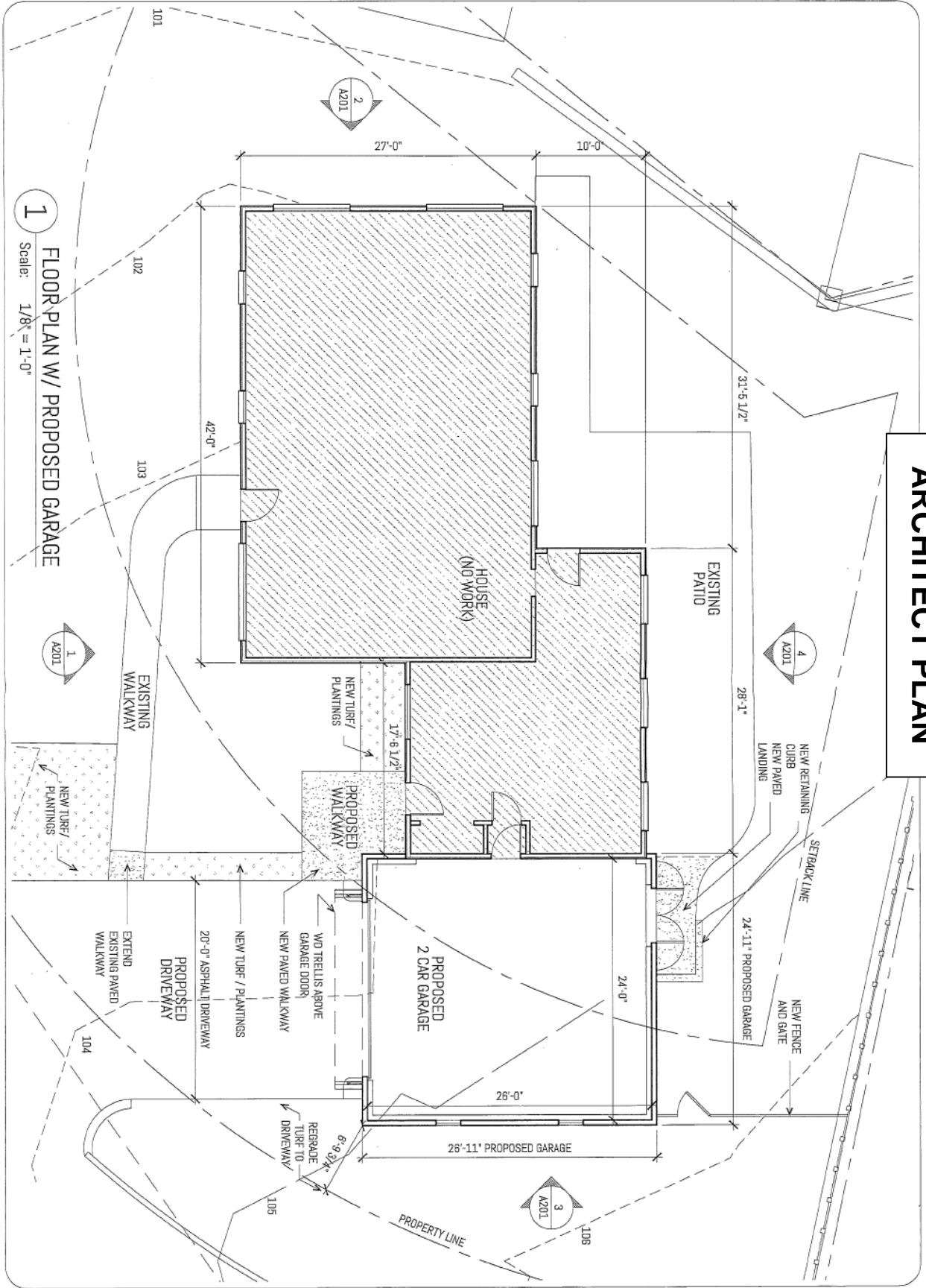
ZONING MAP



SITE PLAN

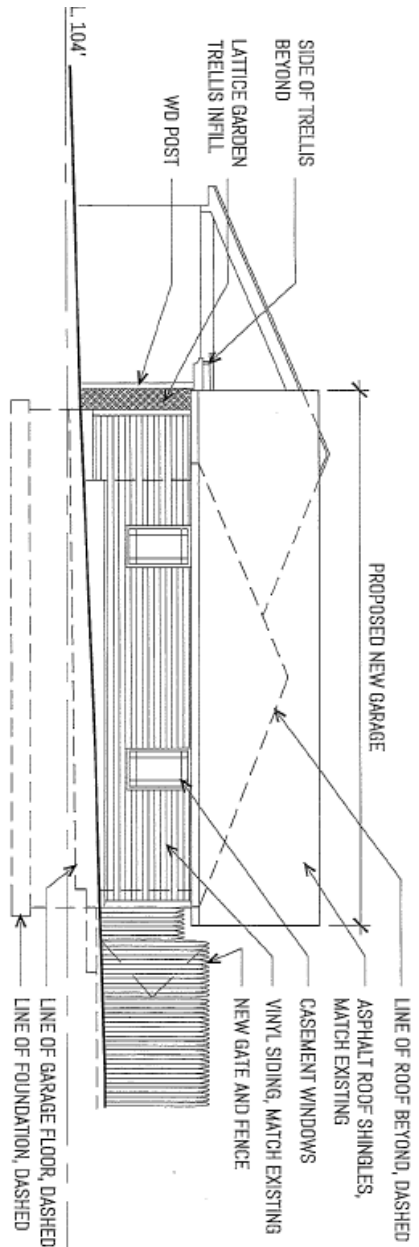


ARCHITECT PLAN

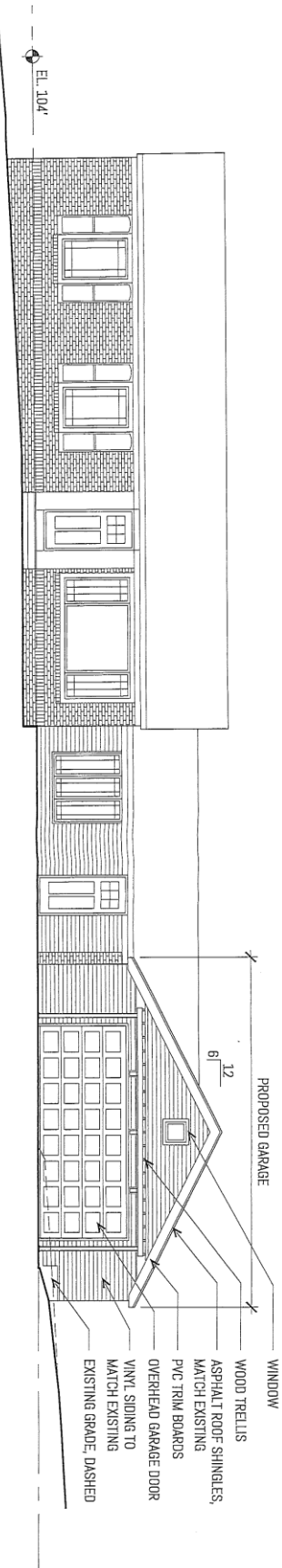


1
FLOOR PLAN W/ PROPOSED GARAGE
Scale: 1/8" = 1'-0"

ARCHITECT ELEVATIONS



3 EXTERIOR ELEVATION-SOUTH
Scale: 1/8" = 1'-0"



1 EXTERIOR ELEVATION-WEST
Scale: 1/8" = 1'-0"

FINDINGS OF FACT:

1. The applicant is proposing to convert a 1-car garage into a 2-car garage within the front yard setback.
2. The existing 1-car garage is already within the front yard setback as a legal nonconforming condition. The proposed expansion will increase the dimensional nonconformity on the site by extending the garage further into the front setback.
3. The property is defined as a side corner lot, which means that it is subject to the front yard setback on both Alderbrook Drive and Coldbrook Drive. Due to the long, curvilinear nature of the frontage on Coldbrook Drive, a large majority of the subject parcel is subject to a front yard setback.
4. Although the requested relief is for a front yard setback, the perspective of the house as viewed from the street is that the improvement will be extending the garage towards the side of the lot. This is due to the irregular shape of the lot.
5. In order to construct the new driveway location, the applicant will actually be decreasing the overall width of the driveway due to the removal of a short driveway stub that exists to the left of the full length driveway (see street view on page 5 of this memo). Due to this, the proposal will reduce the driveway width to just 20 feet and bring this component of the project into compliance with City code.
6. The site plan has a note that the proposed new curb alignments and curb returns in the Coldbrook Drive ROW will be built according to city requirements.
7. The City Traffic Engineer reviewed the proposal and finds that the proposal will not impair sightlines for vehicular or pedestrian safety.
8. Staff find that the proposal will not have a negative impact on the character of the surrounding neighborhood.
9. The minimum lot area for the present zone (A-8) is 8,000 ft² whereas the subject parcel is 10,775 ft², so the lot size is not a constraint to the immediate development.
10. The existing lot coverage percentage on the subject property is 22.66% (percentage of building improvements to lot size). The proposed lot coverage percentage is 25.5% after the extension of the garage. The required maximum in the A-8 zone is 35% so the application is well within the limits of lot coverage.
11. The Cranston Comprehensive Plan's Future Land Use Map designates the subject parcels as "Single Family Residential 7.26 to 3.64 Units Per Acre". The proposed density of the project is 4.04 units/per acres (single-family dwelling on 10,775 ft²) so the project is in conformance with the Future Land Use Map.
12. Staff finds that the proposal will not increase the density of the property and will maintain the aesthetic of the garage (accessory structure) as a subordinate feature of

the home. As such, this application is consistent with the general policies within the Comprehensive Plan.

RECOMMENDATION:

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not impact the general character of the surrounding neighborhood, staff recommends the Plan Commission provide a **positive recommendation** on this application to the Zoning Board of Review.