

# City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Alexander Berardo – Planning Technician  
Date: April 1, 2022  
Re: **Dimensional Variance @ 48 Valley Street**

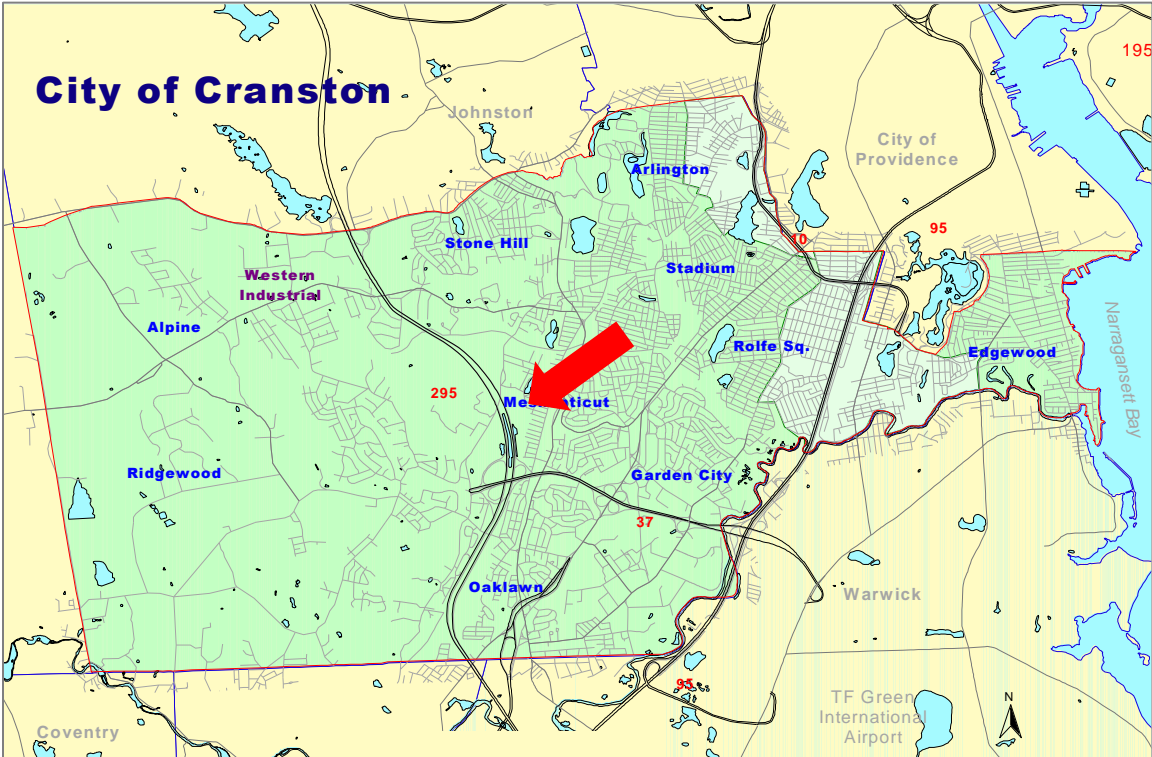
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**Owner/App:** Daniel J. Lyons  
**Location:** 48 Valley Street, AP 17, Lot 964  
**Zone:** A-6 (Single-family dwellings on 6,000 ft<sup>2</sup> minimum lots)  
**FLU:** Single Family Residential 7.26 to 3.64 units/acre

**DIMENSIONAL VARIANCE REQUEST:**

1. To allow the construction of a new bedroom addition to an existing house encroaching into a setback on a corner lot. [17.20.110 – Residential Yard Exceptions; 17.20.120 – Schedule of Intensity; 17.92.010 -- Variances]

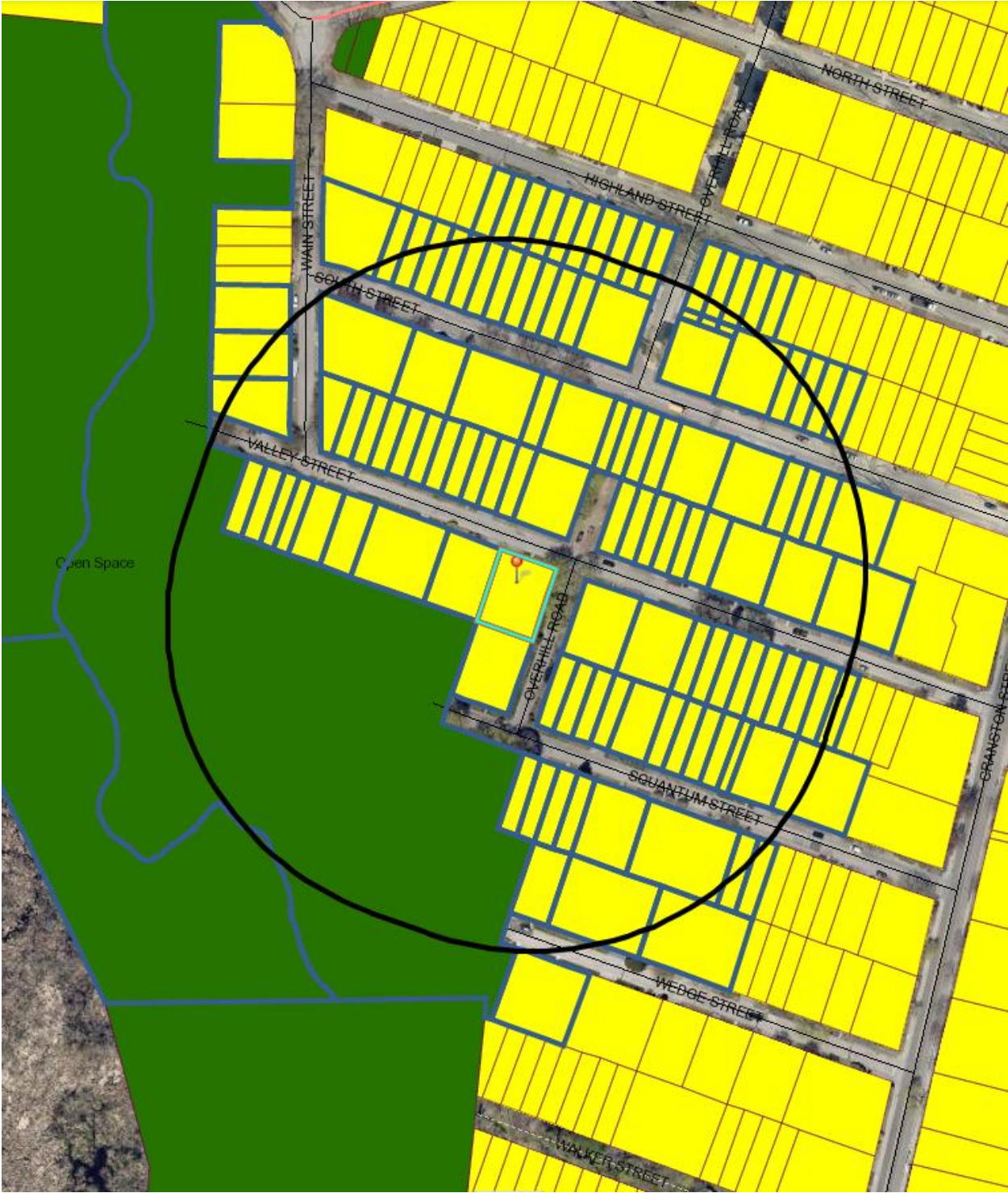
### LOCATION MAP



# ZONING MAP



# FUTURE LAND USE MAP



## AERIAL VIEW



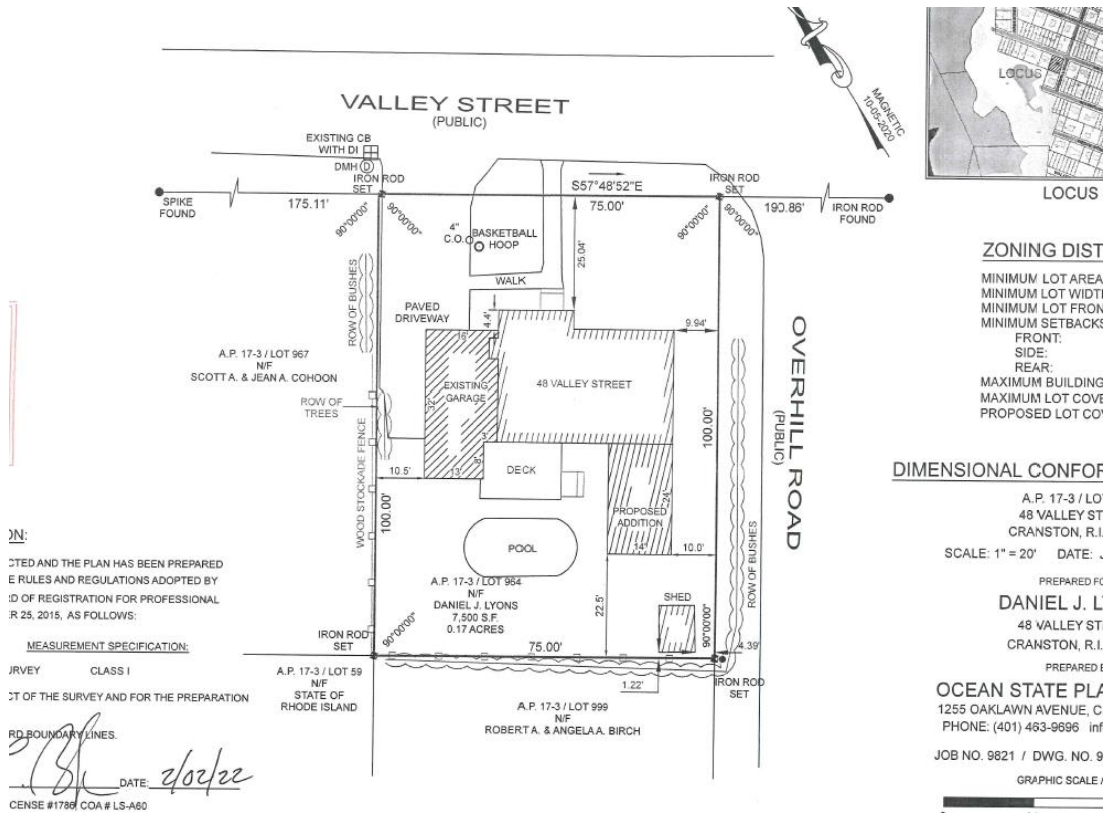
## STREET VIEW



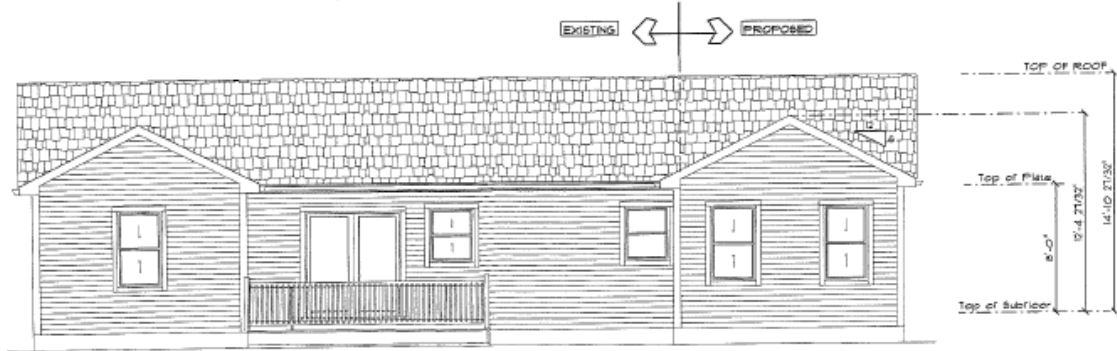
# 3-D AERIAL VIEW (facing northwest)



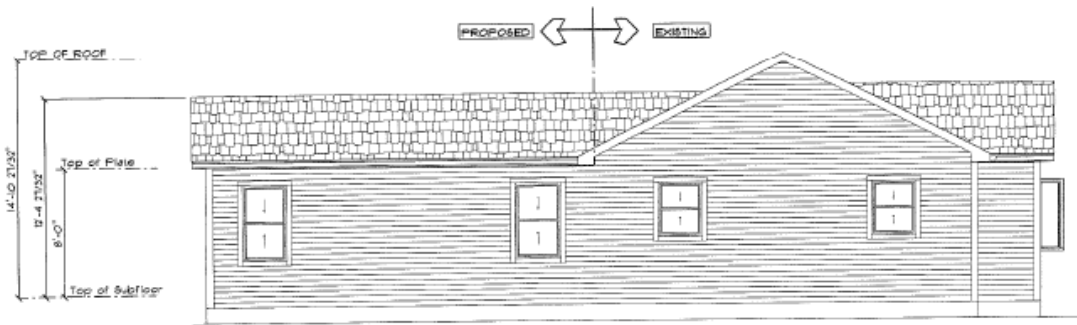
# SITE PLAN



# ELEVATIONS

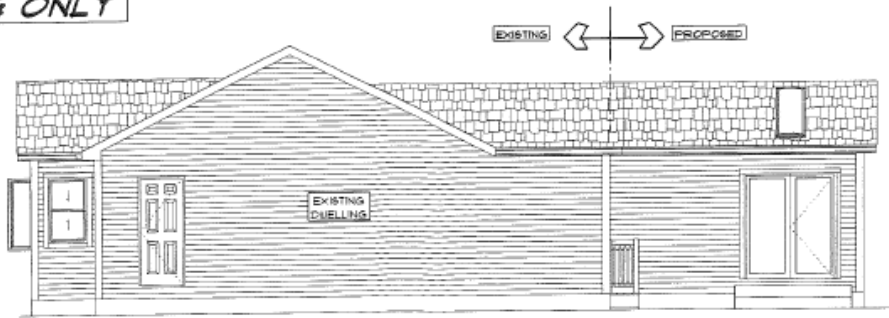


**BACK ELEVATION 1/4"=1'-0"**



**LEFT SIDE ELEVATION 1/4"=1'-0"**

**PLANS ONLY  
> PRICING ONLY**



**RIGHT SIDE ELEVATION 1/4"=1'-0"**

## VEGETATED BUFFER – 2011



## VEGETATED BUFFER - 2022



## PLANNING STAFF FINDINGS

1. The parcel (AP 17, Lot 964) is located on a corner lot of 7,500 ft<sup>2</sup> in an A-6 zone, with frontage on both Valley Street and Overhill Road, which subjects it to two 25-foot front setbacks.
2. The addition of the proposed 336 ft<sup>2</sup> bedroom to the parcel, which already hosts an existing 1,464 ft<sup>2</sup> single-family house (with attached garage and deck), will increase the lot coverage from 20% to 24%. This remains below the maximum allowable lot coverage (30%) in an A-6 zone.
3. The proposed bedroom addition would encroach 15 feet into the 25-foot front setback off Overhill Road. The existing house also encroaches into this same setback line by an equivalent distance, so the addition would project no further into the setback than the rest of the structure currently does.
4. Granting relief to allow the construction of an additional bedroom would not negatively alter the character of the neighborhood, as none of the other three homes with frontage on the same segment of Overhill Road conform to the 25-foot setback. (The applicant's home, as well as the other three houses, are all pre-existing non-conforming structures.)
5. Any visual impacts resulting from the bedroom addition will be mitigated by the existing vegetated buffer the applicant planted along Overhill Road.
6. 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).

## 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 bedroom would be consistent with addressing neighborhood needs and enhancing quality of life. Staff recognizes that the applicant's property is located on a corner lot, which imposes an additional front lot line and therefore renders the lot comparatively more constrained in terms of buildable area.

Given the fact that the existing structure encroaches into the setback by an equivalent amount, and the fact that all other houses with frontage on this segment of Overhill Road are similarly set back between 8 to 12 feet from the lot lines, **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.