

City Planning Department



Memo

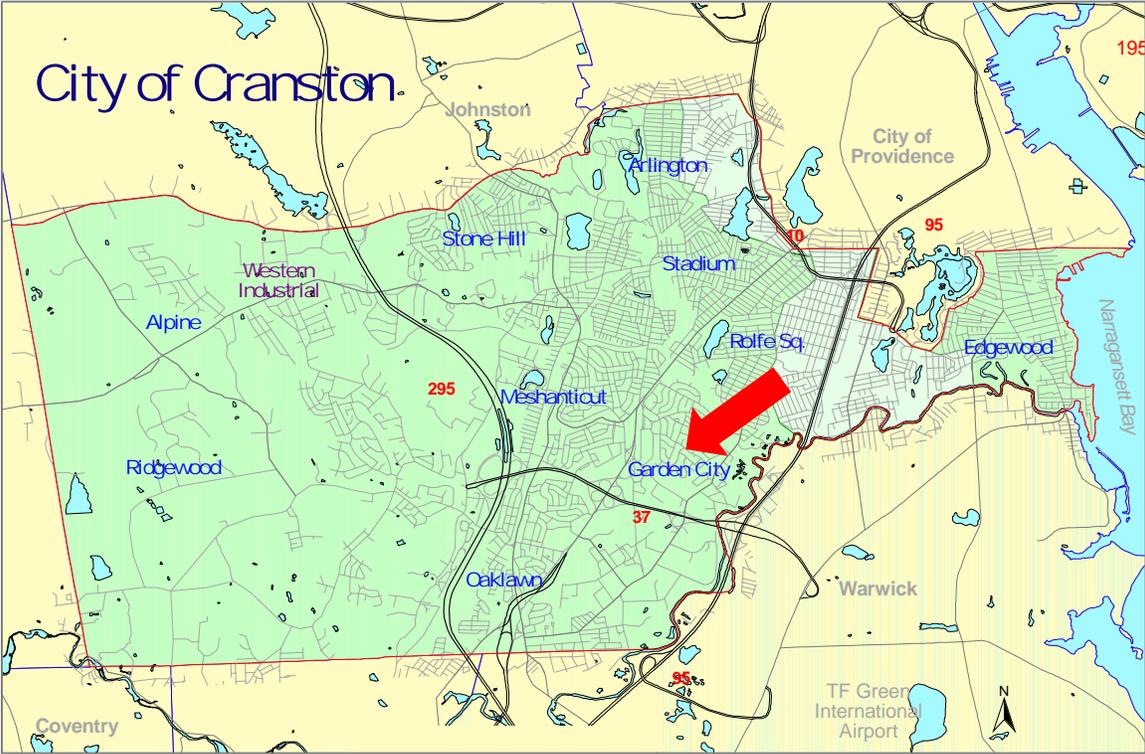
To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician
Date: February 3, 2023
Re: **Dimensional Variance @ 62 Eden Crest Drive**

Owner/App: Paul Carter
Location: 62 Eden Crest Drive, AP 10, Lot 1148
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 addition on an existing garage that would extend into the front yard setbacks. [17.20.120 – Schedule of Intensity]

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



3-D AERIAL VIEW (facing west)



STREET VIEWS



PLANNING STAFF FINDINGS

1. The subject parcel (AP 10, Lot 1148) is a corner lot located in an A-8 zone in the Garden City neighborhood.
2. The applicant seeks relief to extend the northern and eastern walls of an existing garage which would result in a 3.6-foot encroachment into the 25-foot front setback on Laurelhurst Road. (The northern side of the garage would not encroach into the side yard setback as a result of the addition).
3. A basic visual analysis suggests that virtually all the houses within a 400-foot radius of the subject parcel have attached garages; however, in virtually all cases, the garage is either flush with or set further back from the front façade of the house to which it is attached. This being said, a house directly across Laurelhurst Road from the subject parcel (located at AP 10, Lot 1157) features a garage which protrudes beyond the house's façade to a similar degree as shown in the applicant's proposal (only about 2.5 feet).
4. The garage itself is screened by landscaping elements including planted hedges along the driveway and trees at the driveway's opening onto the street.
5. The Comprehensive Plan's Land Use Principle 4 advises to "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life*" and to "*Protect the natural, historic and visual resources that define the neighborhoods*" (p.34). Granting relief to allow the construction of a garage would not make a substantial visual impact on the visual resources of the neighborhood, nor would it negatively alter the broader character of the neighborhood.

STAFF ANALYSIS

The Comprehensive Plan does not directly address accessory structures or their encroachment into setbacks. However, Staff finds that granting the requested setback relief would not be inconsistent with protecting the visual resources of the neighborhood, nor would it be inconsistent with protecting neighborhood needs and quality of life, as discussed in the Comprehensive Plan's Land Use Principle 4.

Given the prevalence of attached garages in the Garden City neighborhood, the fact that the garage would project only about 2.5 feet further forward than the house's façade, and the existing vegetated screening on either side of the driveway, **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 inconsistent with the Comprehensive Plan and that it alters the character of the neighborhood, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.