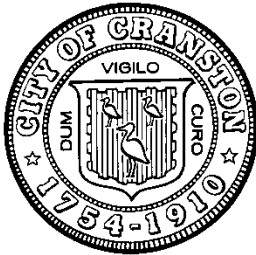


# City Planning Department



## Memo

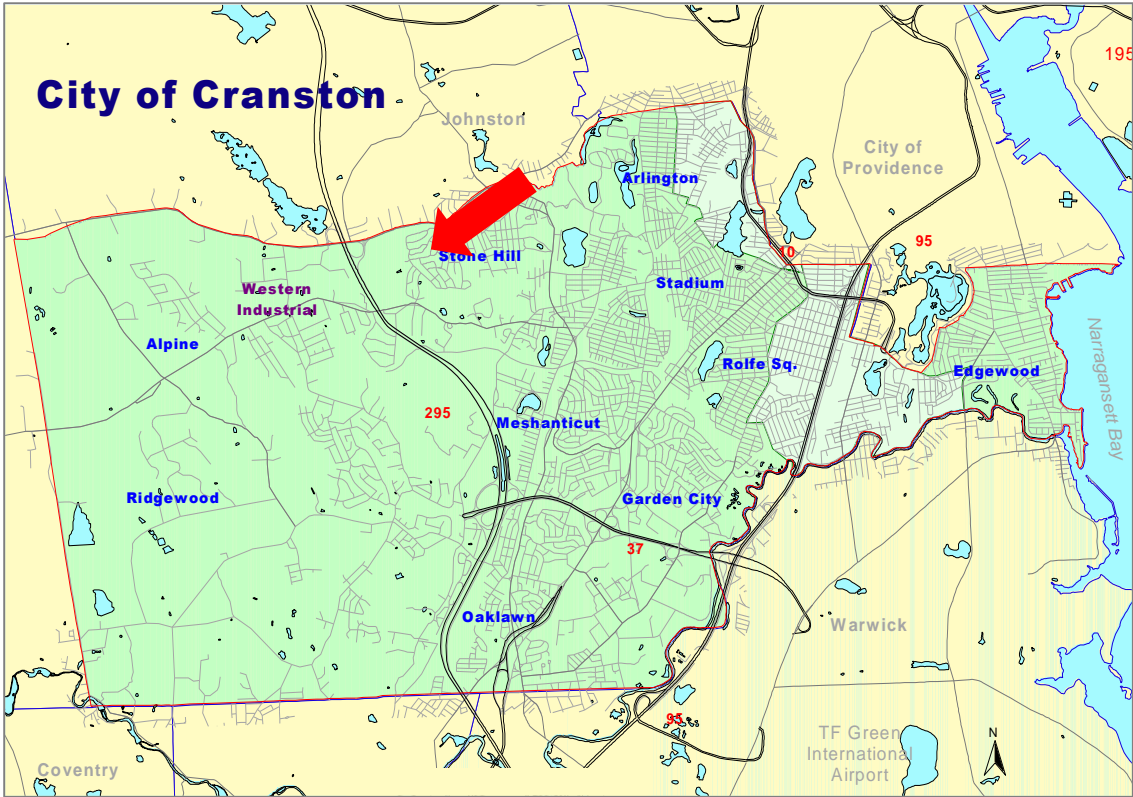
To: Cranston City Plan Commission  
From: Doug McLean, AICP, Principal Planner  
Date: February 22, 2021  
Re: Dimensional Variance Application for 66 Leawood Drive

**Owner:** Elizabeth Frisone  
**Applicant:** Craig Armstrong  
**Location:** 66 Leawood 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 converted into a primary living space, triggering a need for a side setback variance. 17.20.120- Schedule of Intensity Regulations]

### LOCATION MAP



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



# PARCEL AERIAL



## STREET VIEW



# ZONING MAP



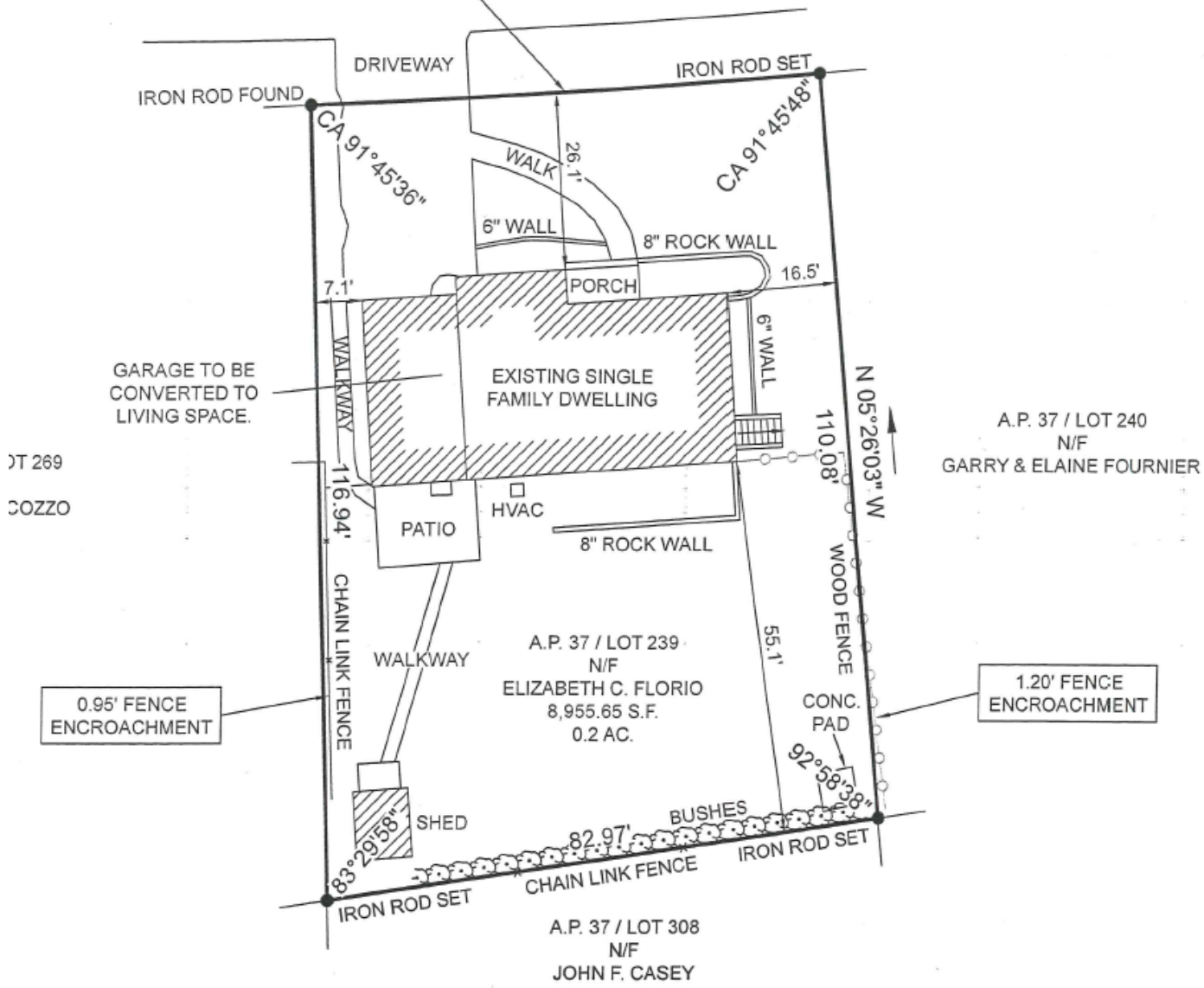
# SITE PLAN

3 & REPLAT OF LOTS  
BY FRANK ANSUINI, INC.  
RDE, ENGR" P.C. 443

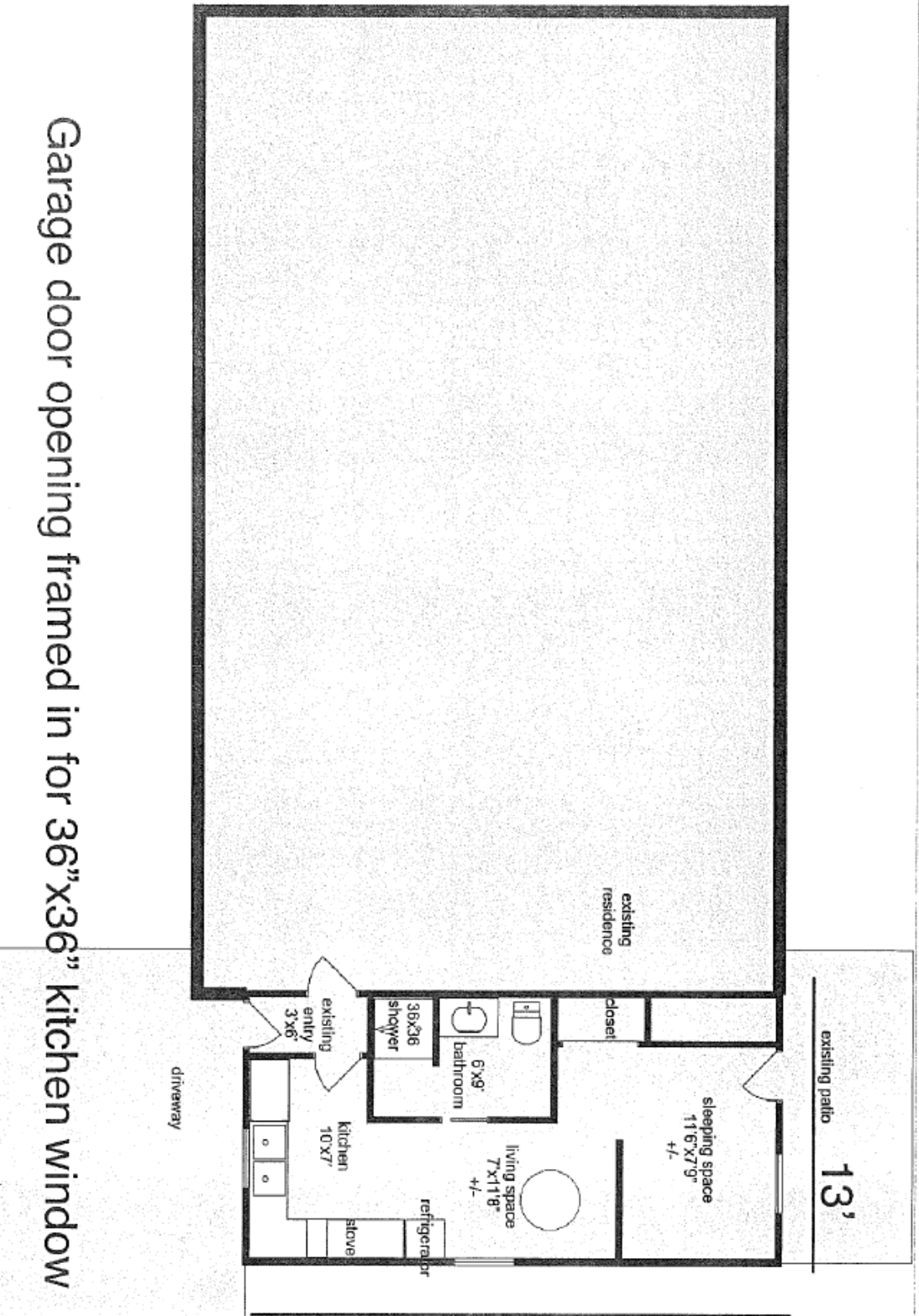
$\Delta=3^{\circ}31'24''$   
 $R=1231.38'$   
 $L=75.72'$   
 $Ch=75.71'$

## LEAWOOD DRIVE

(50' PUBLIC)



# FLOOR PLAN



Garage door opening framed in for 36"x36" kitchen window

## **FINDINGS OF FACT:**

1. The applicant is proposing to convert a 1-car garage into a primary living space.
2. The applicant is not proposing to expand or change the building footprint.
3. The existing 1-car garage is 7.1 feet from the side property line, which meets code for an attached accessory structure (minimum 5' side setback per code). However, a primary living space must be at least 10 feet from the side property line in an A-8 zone. The act of converting the attached garage into a primary living space triggers a need for side setback relief.
4. Based on city tax assessor's records, the house is currently estimated to have 1,054 ft<sup>2</sup> of total living area on the first floor. The garage is estimated to have 378 ft<sup>2</sup> of total area. Therefore, the proposal will increase the total living area on the first floor to 1,432 ft<sup>2</sup>.
5. The parcel size is above the minimum lot size for the zone (8,956 ft<sup>2</sup> whereas 8,000 ft<sup>2</sup> is required). The structures on the property (single family dwelling and shed) are below the required maximum lot coverage percentage of 35%, and the dwelling is compliant with all other required setbacks and standards.
6. The required off-street parking for this single family dwelling (1 space) can be met with the existing driveway. The driveway is large enough to fit a total of 4 cars if necessary.
7. The applicant's stated purpose for making this improvement is as follows: "Owner currently resides in basement bedroom. Stairs have become a nuisance in owner's advanced age. Wishes to create living space in garage that is otherwise unused space."
8. 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 project is in conformance with the Future Land Use Map.
9. Staff finds that the proposal will not increase the density of the property and will maintain the aesthetic of the neighborhood. As such, staff views this application as being consistent with the general policies in the Comprehensive Plan.
10. Staff finds that the proposal will not have a negative impact on the character of the surrounding neighborhood. Staff has no concerns with the interior conversion of this portion of the structure from a garage to a living space because such a conversion will not result in additional nuisances to abutting properties.

## **RECOMMENDATION:**

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