

City Planning Department



Memo

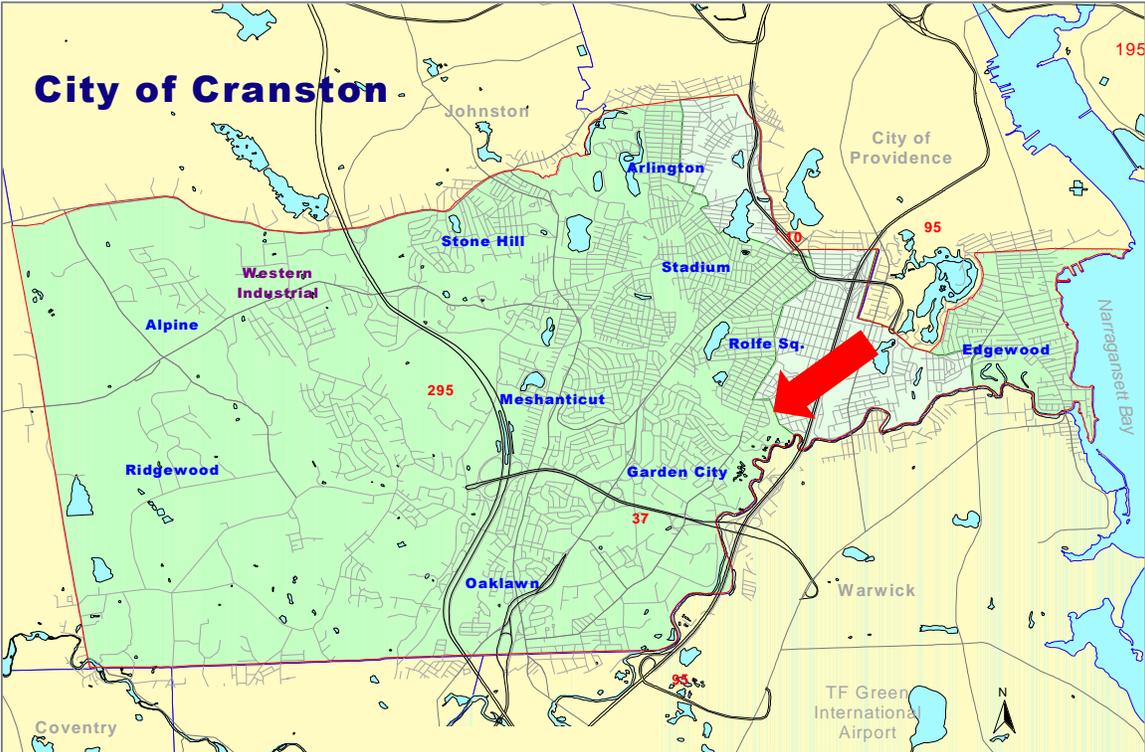
To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician
Date: December 30, 2021
Re: **Dimensional Variance @ 81 Fairweather Avenue**

Owner/App: Fatima Hiraldo
Location: 81 Fairweather Avenue, AP 5, Lot 935
Zone: A-6 (Single-family dwellings on 6,000 ft² minimum lots)
FLU: Single Family Residential 7.26 to 3.64 units/acre

DIMENSIONAL VARIANCE REQUEST:

- 1. To allow the construction of an attached deck to encroach roughly 15' into the 25' front setback. [17.20.120 – Schedule of Intensity]

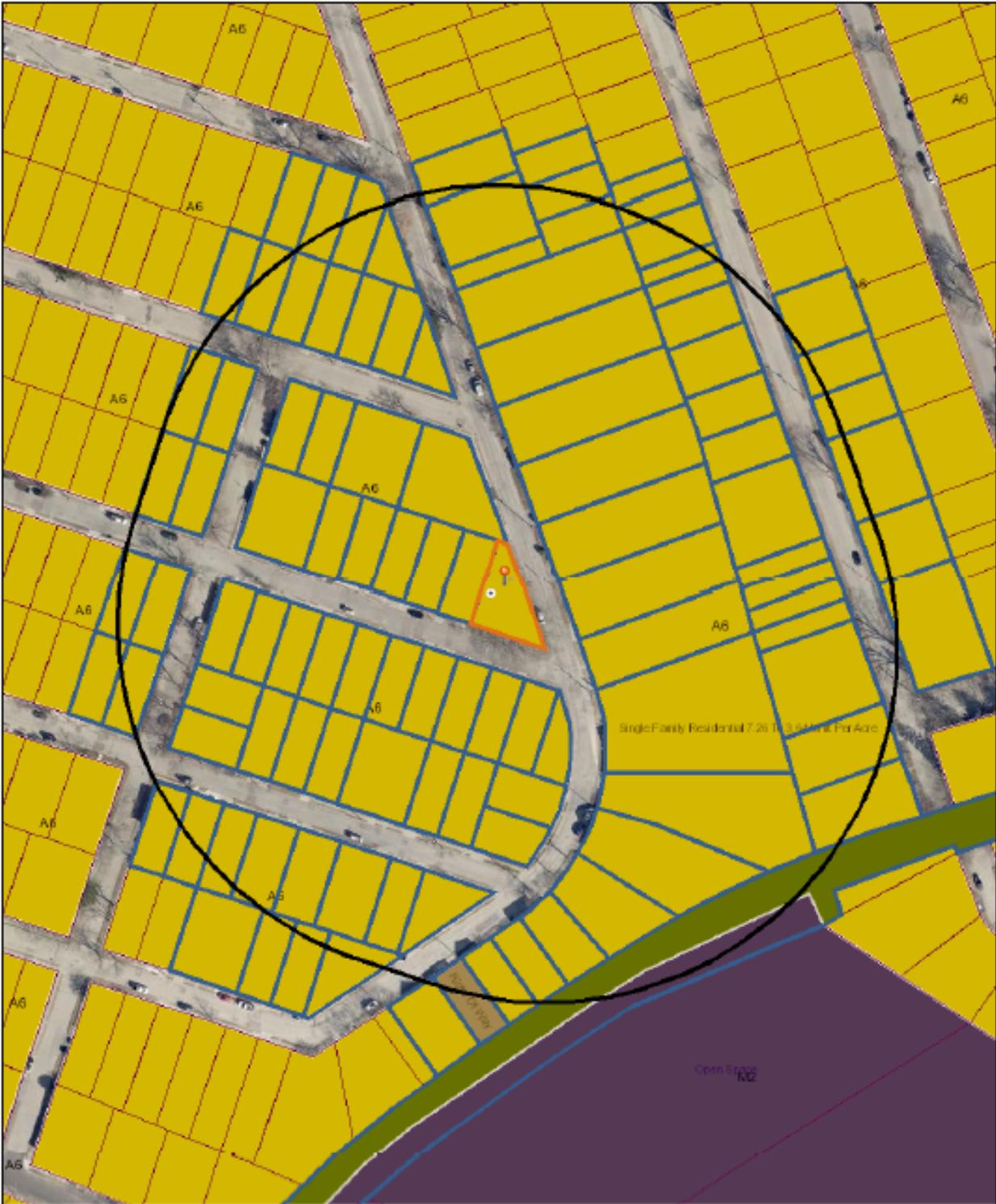
LOCATION MAP



ZONING MAP



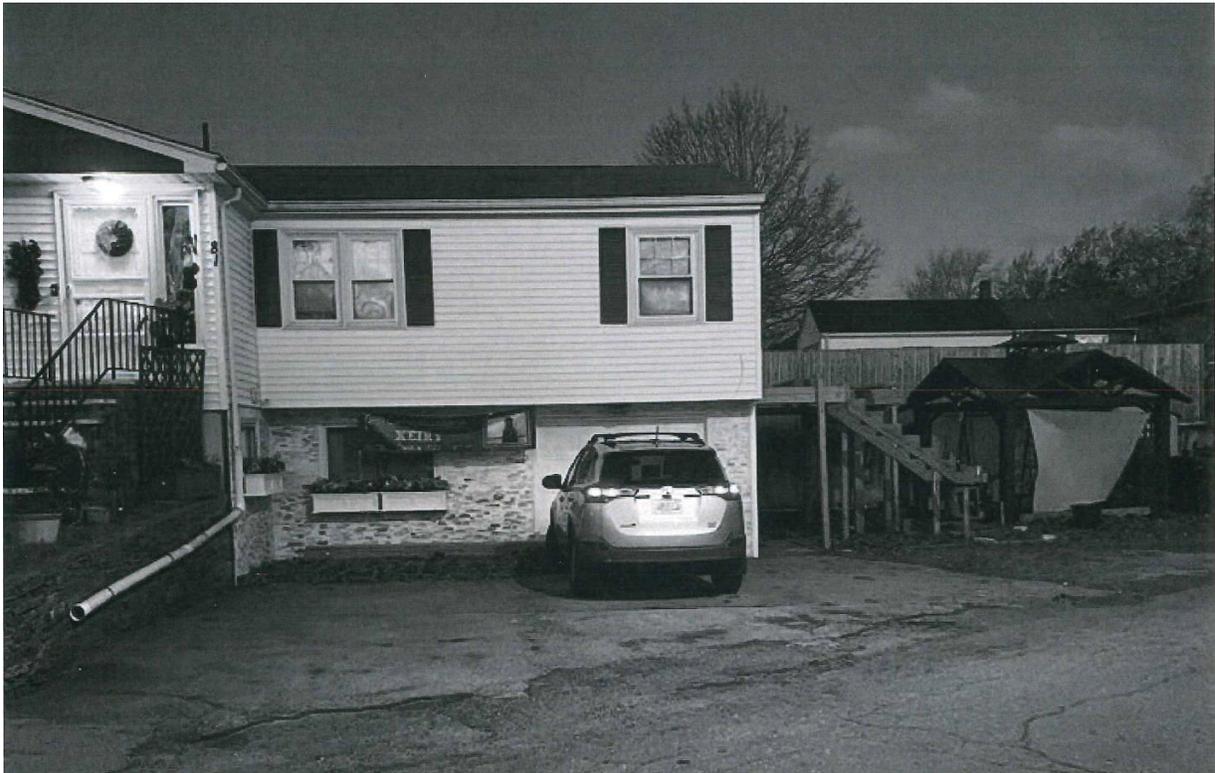
FUTURE LAND USE MAP



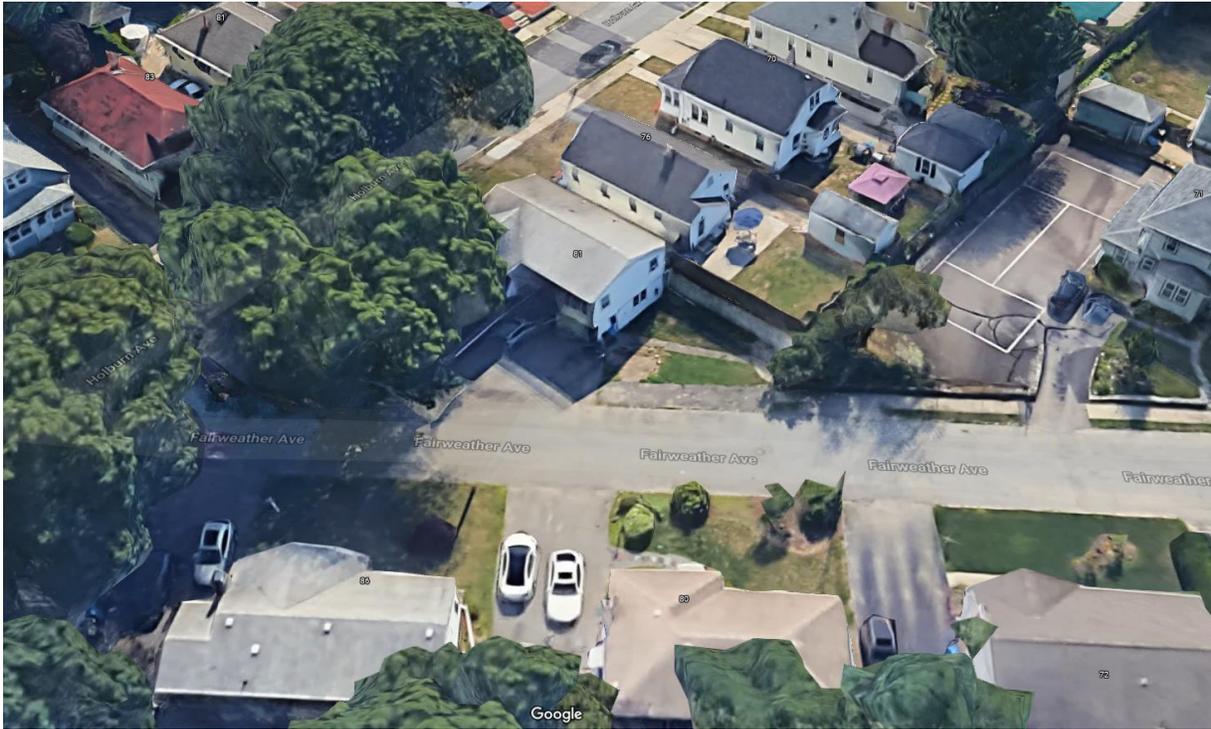
AERIAL VIEW



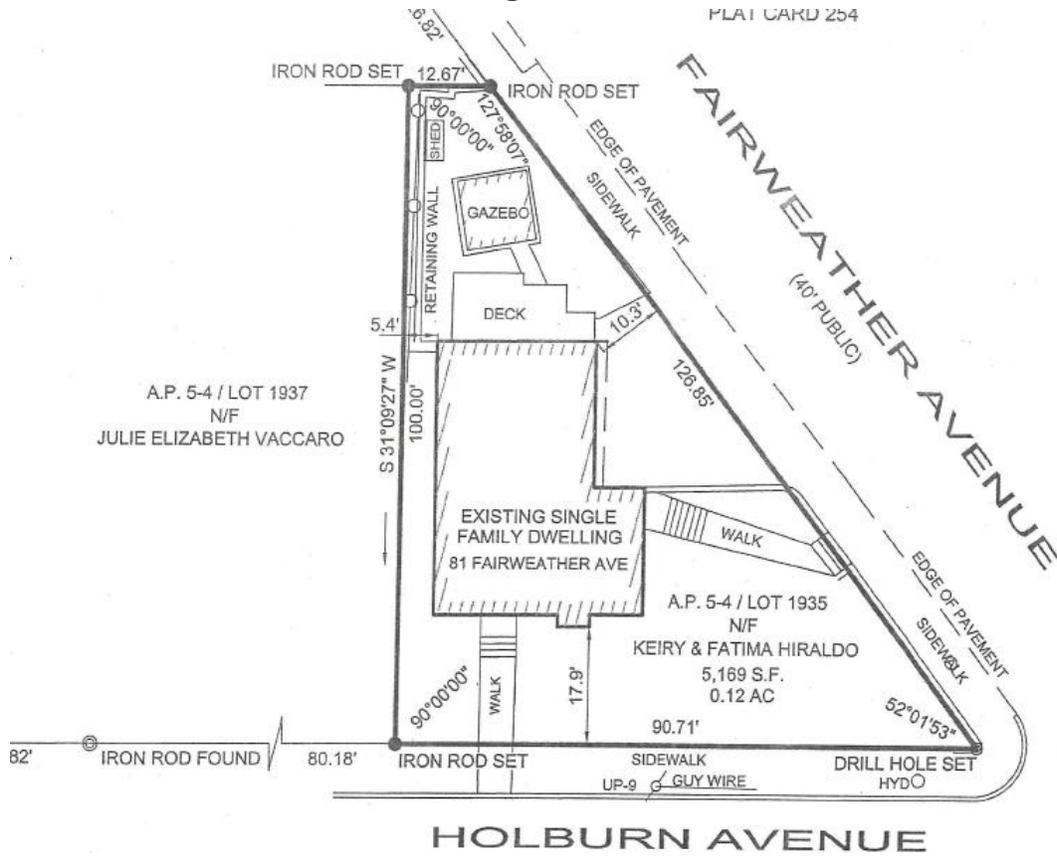
STREET VIEW



3-D AERIAL VIEW (facing west)



SITE PLAN



PLANNING STAFF FINDINGS

1. Granting relief would be generally consistent with the Comprehensive Plan.
2. Granting relief would not negatively alter the character of the neighborhood.
3. Staff has no concerns with the application as presented.

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 the deck is consistent with promoting neighborhood needs and quality of life. Staff also recognizes that the applicant’s property is located on a corner lot, which imposes an additional front lot line and therefore is comparatively more constrained in terms of the buildable area of her yard.

Given the reduced buildable area, and the existing conditions on site, staff finds the relief requested to be reasonable. Furthermore, the visual/aesthetic impacts to the abutting neighbors will be mitigated and minimized by the existing wooden fence and vegetation, and for these reasons **staff finds that 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.