

# CITY PLANNING DEPARTMENT



## Memorandum – FINAL

**To:** City Plan Commission  
**From:** Gregory Guertin, MA – Senior Planner  
**Date:** September 29, 2023  
**RE:** 70 Ellen Lane – Assessors Plat 25-3, Lots 395  
**Application for Dimensional Variance**

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**Owner:** James A. Bacca and Kristina K. Bacca, Trustees  
**Applicant:** James A. Bacca, Trustee  
**Location:** 70 Ellen Lane  
**Zoning:** A20 – Residential (Single-Family, 20,000 sq. ft.)  
**FLUM Designation:** Single-Family Residential – 3.63 - 1 Units Per Acre.

### **Subject Property:**

The subject property is located at 70 Ellen Lane, identified as Plat 25-3, Lot 395, and has a total land area of 20,189± sq. ft. The subject property is a corner lot with lot frontages on both Ellen Lane and Vincent Way. The property is currently a single-family home, with an existing attached garage.

### **Request:**

To allow the construction of a new attached two-car garage, to allow for the conversion of the existing garage into additional living space, within the front lot setback in an A20 zoned parcel (17.20.120 – Schedule of Intensity Regulations, 17.60.010 B – Accessory Uses).

**AERIAL PHOTO (SUBJECT PARCEL)**



**AERIAL PHOTO (SUBJECT PARCEL AND SURROUNDING HOMES)**



**STREET VIEW (FRONTAGE ON ELLEN LANE)**



**STREET VIEW (FRONTAGE ON VINCENT WAY)**





**PHOTO PROVIDED BY APPLICANT**



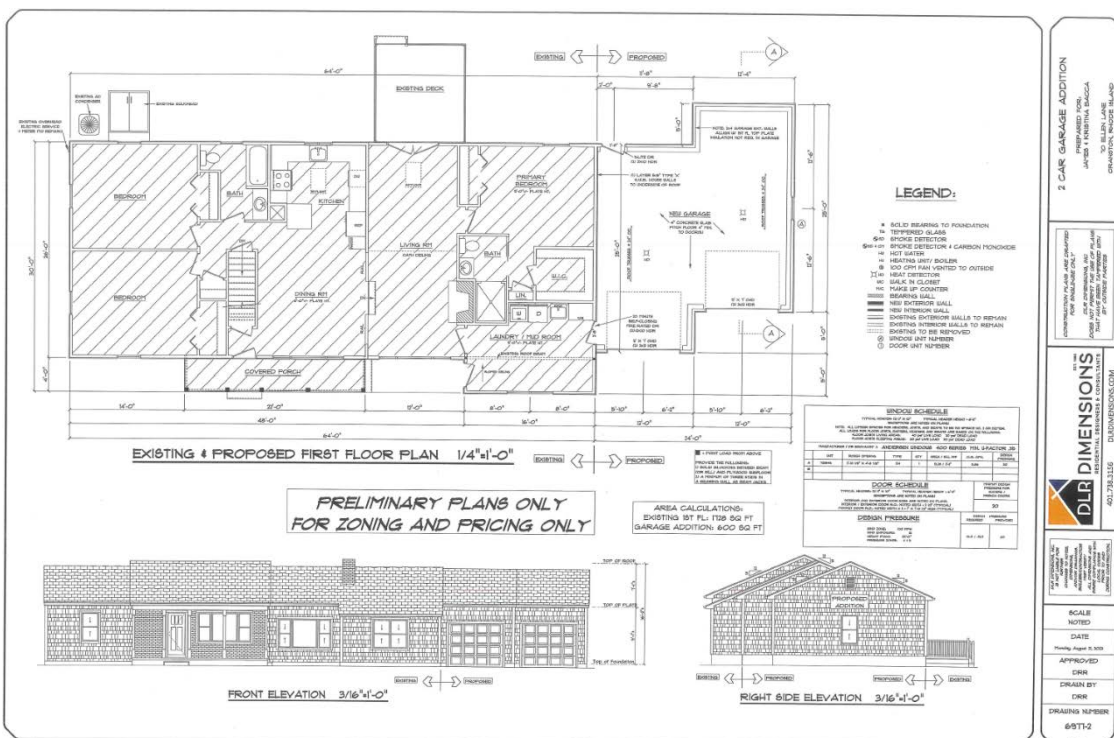
**PHOTO PROVIDED BY APPLICANT**



## EXISTING FLOOR PLAN



## PROPOSED FLOOR PLAN AND RENDERING



### **Planning Staff Analysis**

- The applicant has requested specific relief from the zoning ordinance in their application, namely: *17.20.120 – Schedule of Intensity Regulations & 17.60.010 B – Accessory Uses*
- This application is sought for the construction of an attached two-car garage which extends 7' into the front yard setback where the subject parcel fronts on Ellen Lane.
  - A thirty foot (30') front yard setback is the minimum requirement for a front yard setback, the applicants' proposal would yield a twenty-three foot (23') front yard setback.
- Total lot coverage will be increased from 9.5% to 13%, remaining under the maximum lot coverage permitted in the A20 zoning district, which is 20%.
- The proposed additional living space does not yield any additional dwelling units.
- The proposed garage does not appear to have the potential to create any new hazards or nuisances which could hinder the quality of life for or safety of neighboring residents.
- Planning staff have no outstanding concerns regarding this request for relief from the zoning ordinance.

### **Findings**

As supported by the planning staff analysis, staff have made the following findings:

- Staff finds that there are no inconsistencies between the proposal as submitted and the comprehensive plan.
- Staff finds the proposal to be generally consistent with the policies, goals, and/or actions as outlined in the Comprehensive Plan.
  - The policies, goals and actions outlined in the comprehensive plan do not specifically address minor additions of accessory structures to parcels such as the one being proposed or the specific relief which is being sought by the applicant.
- Staff finds that the proposal is consistent with the general character of the surrounding neighborhood in the following way(s):
  - The proposed garage does not appear to have the potential to create any new hazards or nuisances which would hinder the quality of life for or safety of neighboring residents.

### **Recommendation:**

In accordance with RIGL §45-24-41(b), Staff finds this Application consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,  
Gregory Guertin, MA – Senior Planner