

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Brianna L. Valcourt, M.Arch; Senior Planner
Date: May 7, 2024
RE: 580 Natick Avenue – Assessors Plat 18/1, Lot 1020
Application for Dimensional Variance

Owner / Applicant: Craig Sroka
Location: 580 Natick Avenue
Zoning: A8 – Single-Family Residential, (8,000 sq. ft.)
FLUM Designation: Single-Family Residential 7.26 to 3.64 Units / Acre

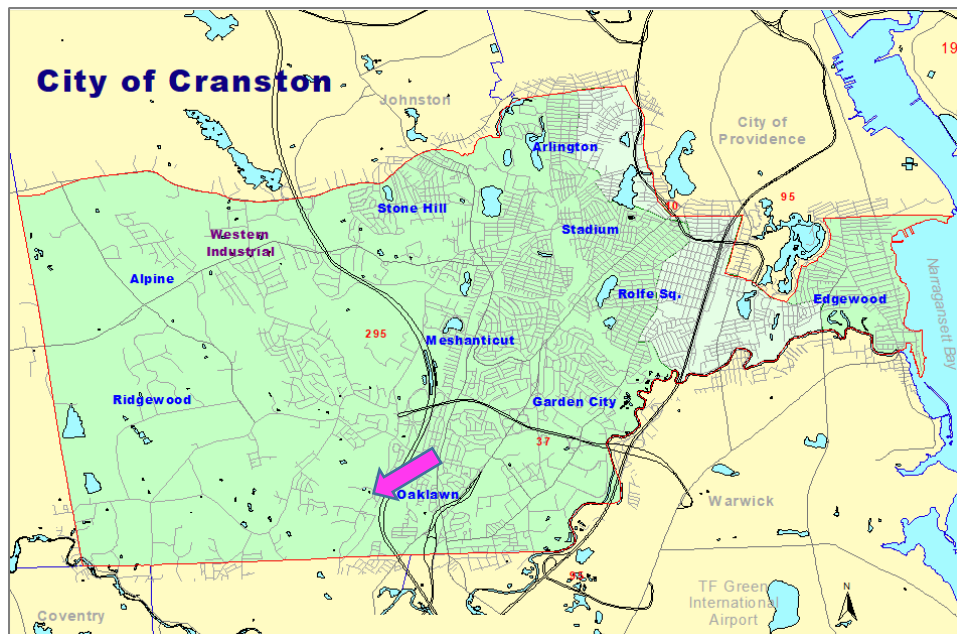
Subject Property:

The subject property is located at 580 Natick Avenue, identified as Plat 18/1, Lot 1020, and has a land area of 0.40± acres, (17,767± sq. ft.,) with frontage on Natick Avenue.

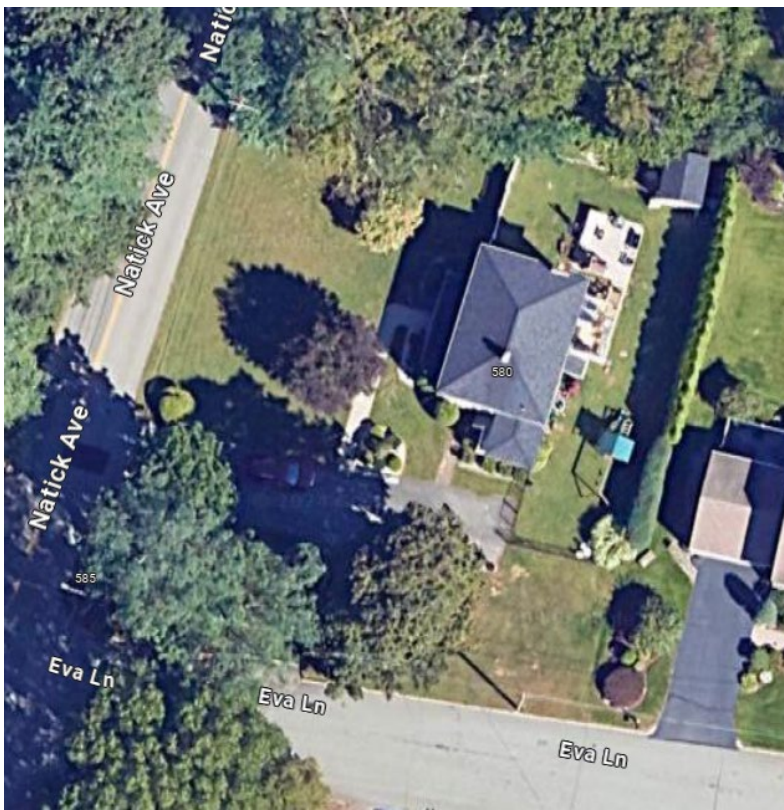
Request:

To allow relief from setback requirement for an addition to a single-family house which will add the an attached 28'x28' two story car garage, with a playroom on the upper level (17.20.120 – Schedule of Intensity & 17.92.010 – Variances).

LOCATION MAP



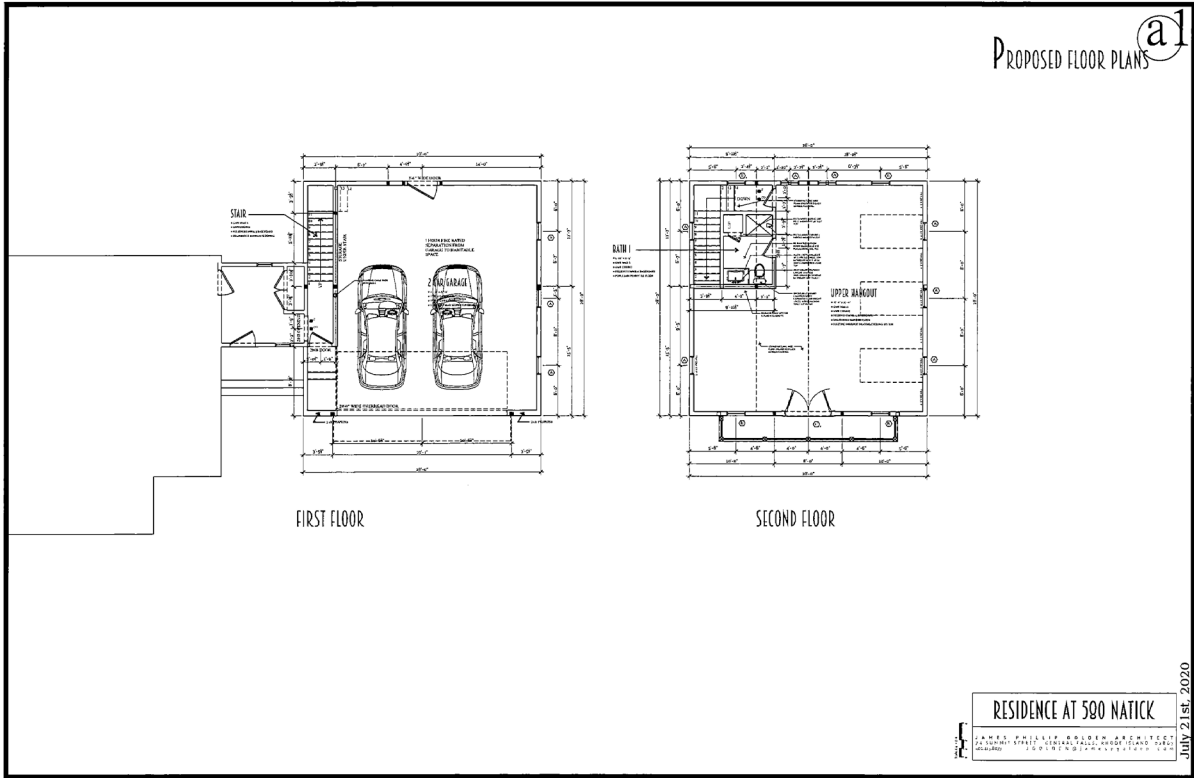
AERIAL PHOTO



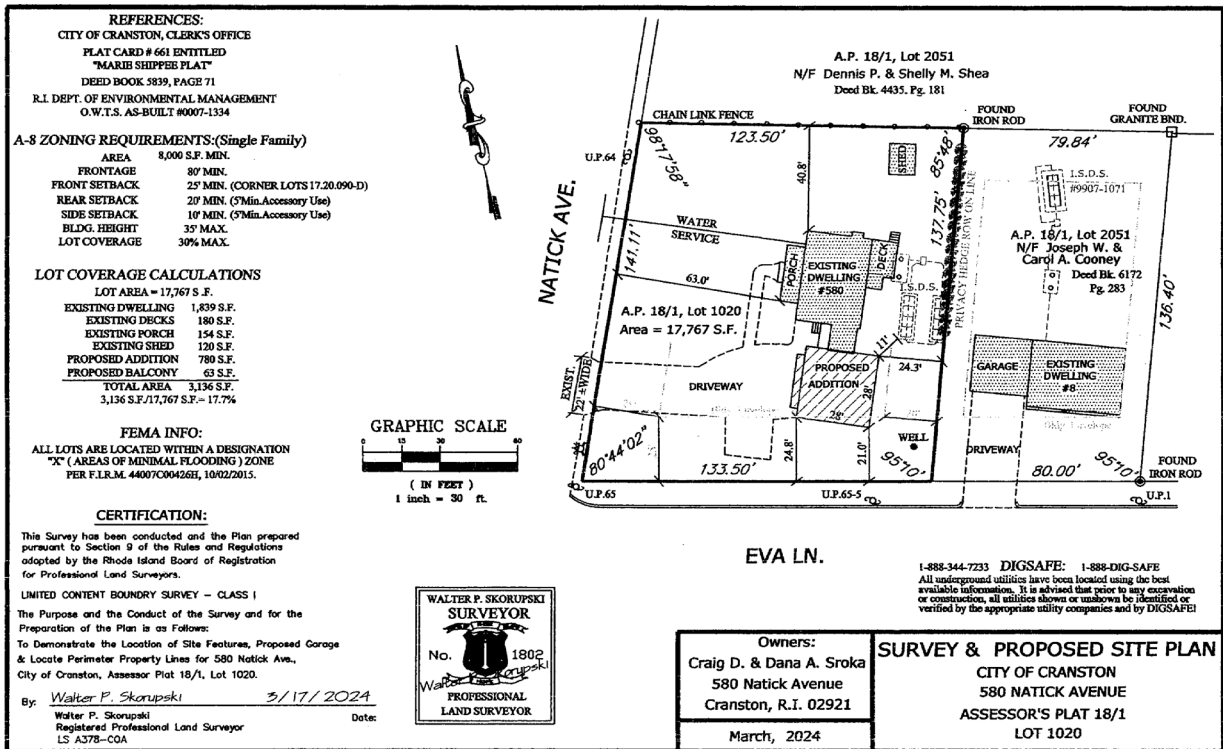
STREET VIEW



ARCHITECTURAL PLANS



SITE PLAN



580 Natick Avenue

Findings of Fact:

- The Applicant has requested specific relief in their Application, namely:
 - 17.20.100 – Schedule of Intensity Regulations
 - 17.92.010 – Variances

- Staff has reviewed this Application in consideration of the compatibility with the character of the surrounding area and the request does not impose undue nuisances and is not out of character beyond any other uses on this site or within the surrounding area.
 - The property and the surrounding area are residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- The Future Land Use Map (FLUM) designates the subject property as “*Single-family Residential 7.26 to 3.64 Units/Acre.*”
 - Per the Comprehensive Plan, the A-8 zoning district is an appropriate zoning classification for single-family residential land designation.
 - Staff finds that the Application is directly consistent with the Future Land Use Map designation.

- The Comprehensive Plan outlines goals, policies, and action items pertaining to residential development which Staff find to support the approval of this Application, specifically:
 - Land Use Goal 9: Protect and stabilize existing residential neighborhoods.
 - Land Use Policy 9.3: Preserve the existing density of established neighborhoods.
 - Housing Goal 2: Permit a variety of residential development types to achieve multiple community objectives.
 - Housing Policy 2.2: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.

Recommendation:

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application generally 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,

Brianna L. Valcourt

Brianna L. Valcourt, M.Arch
Senior Planner

Cc: City Planning Director
File