

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Toby Arment, Municipal Fellow
Date: June 24, 2025
RE: 0 Packard Street – Assessor's Plat 6, Lots 2795
76 Packard Street – Assessor's Plat 6, Lot 2794
Application for Dimensional Relief

Owner: Dennis Calderone
Applicant: Zachary Bourdony, Esq.
Location: 76 & 0 Packard St.
Neighborhood: Stadium
Parcels: Assessor's Plat 6, Lots 2794 & 2795
Zoning: A-6 (Single-family less than 6,000sq. ft.)
FLUM Designation: Single Family Residential 7.26 To 3.64 Unit Per Acre

Recommendation: Forward to the Zoning Board of Review a positive recommendation for the approval of a dimensional variance to allow the construction of a one-family dwelling with dimensions less than those allowed by zoning on a substandard lot of record, and to bring a two-family dwelling on a substandard lot of record into conformance with zoning.

I. Property & Request

Subject Property:

The subject properties are located at 0 and 76 Packard Street, identified as Assessor's Plat 6, Lots 2794 and 2795. Each lot has a land area of 3,320sq. ft. with frontage on Packard Street. The subject lots are zoned Residential A-6 and do not fall within any overlay zones. Lot 2794 contains an existing two-family home and Lot 2795 is vacant. The property is serviced by public water and sewer.

Previous Zoning Relief Granted on This Property:

On May 13, 2009, the Zoning Board of Review granted Variance Approval for "permission to leave an existing legal non-conforming two-family dwelling on an undersized [lot 2794] and build a new 24' X 32' single family dwelling on the abutting undersized [lot 2795] at 76 Packard Street."

Request:

The applicants seeks dimensional variances to secure relief from the following:

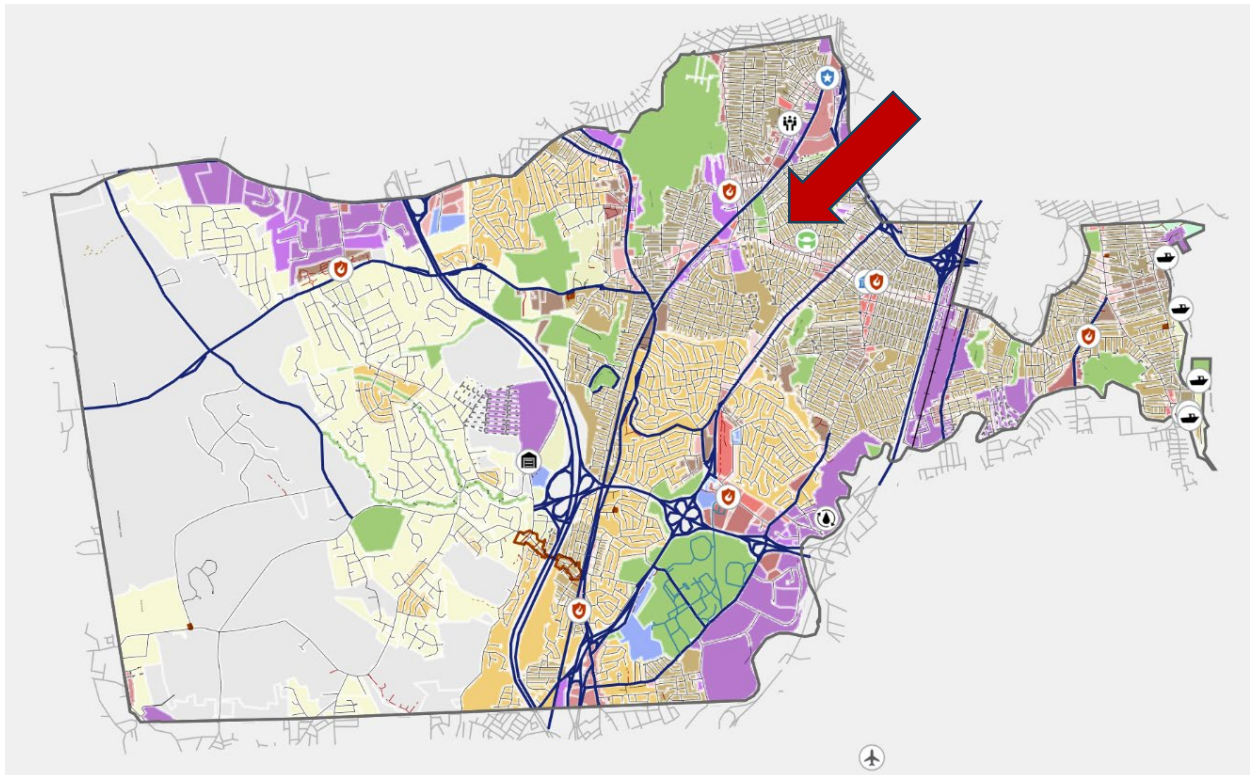
- Section 17.88.010 – Substandard Lots of Record and Lot Mergers, in order to unmerge Lot 2794 from Lot 2795 for zoning purposes.
- Section 17.20.120 – Schedule of Intensity Regulations, to bring Lot 2794 into zoning conformance.
- Section 17.20.120 – Schedule of Intensity Regulations, to enable the construction of a single-family home on Lot 2795 with dimensions less than allowed by existing zoning.

Lot 2794

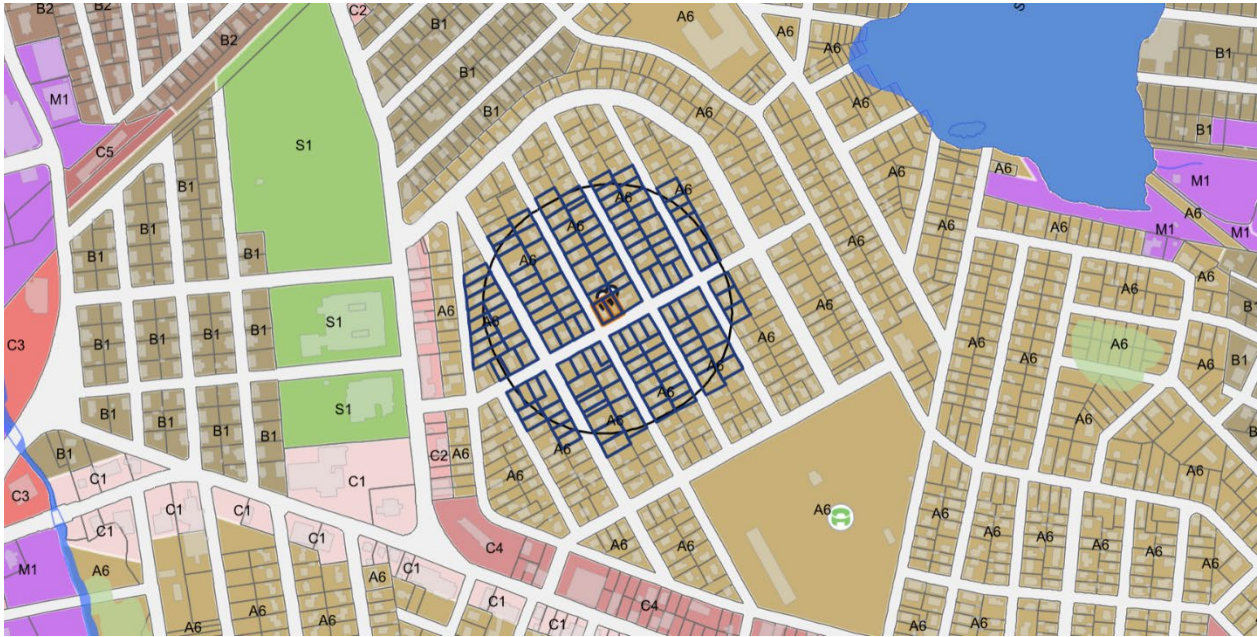
Standard	Required	Proposed	Relief Sought
Lot size	6,000sqft	3,320sqft	2,680sqft
Lot width/frontage	60ft	41.5ft	18.5ft
Rear Setback	20ft	18.8ft	1.2ft
Side Setback	8ft	7.8ft	0.2ft

Lot 2795

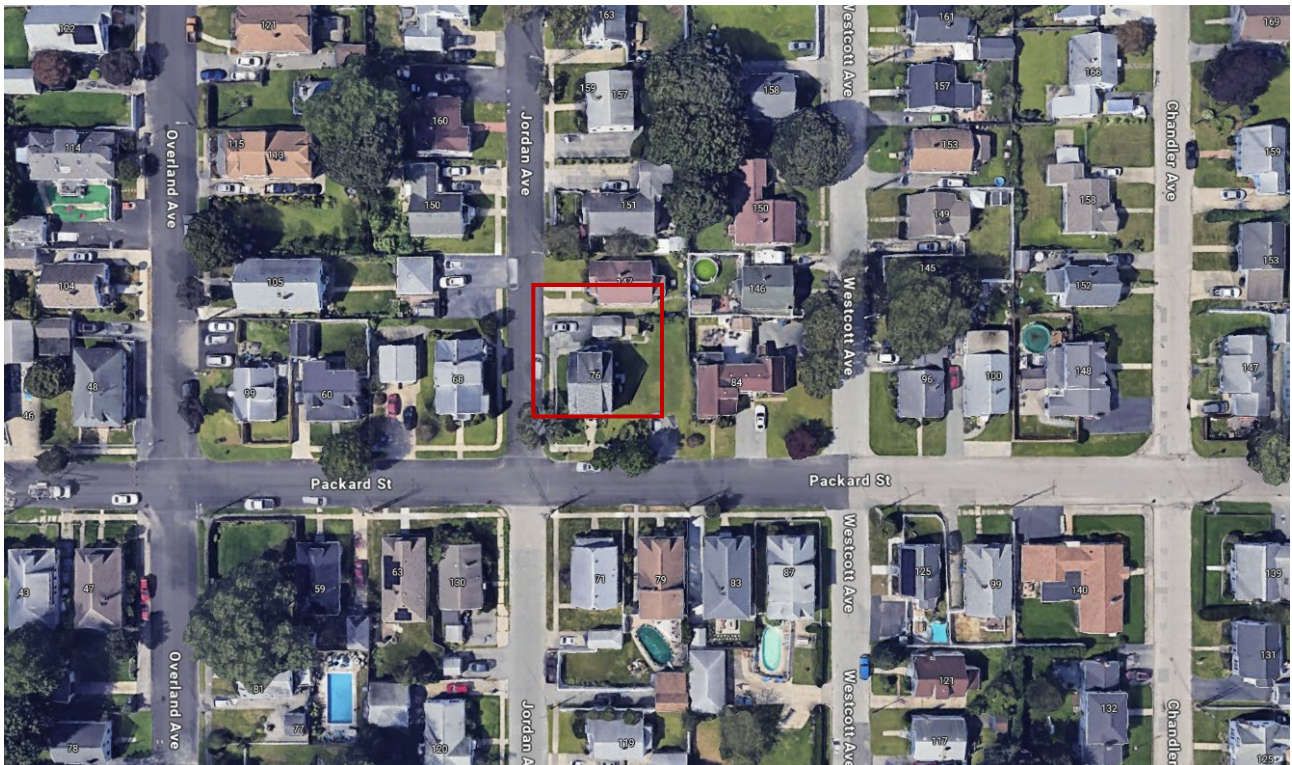
Standard	Required	Proposed	Relief Sought
Lot Size	6,000sqft	3,320sqft	2,680sqft
Lot Width/Frontage	60ft	41.5ft	18.5ft
Rear Setback	20ft	15.8ft	3.2ft
Interior Side Setback	8ft	6ft	2ft

LOCATION MAP

ZONING MAP



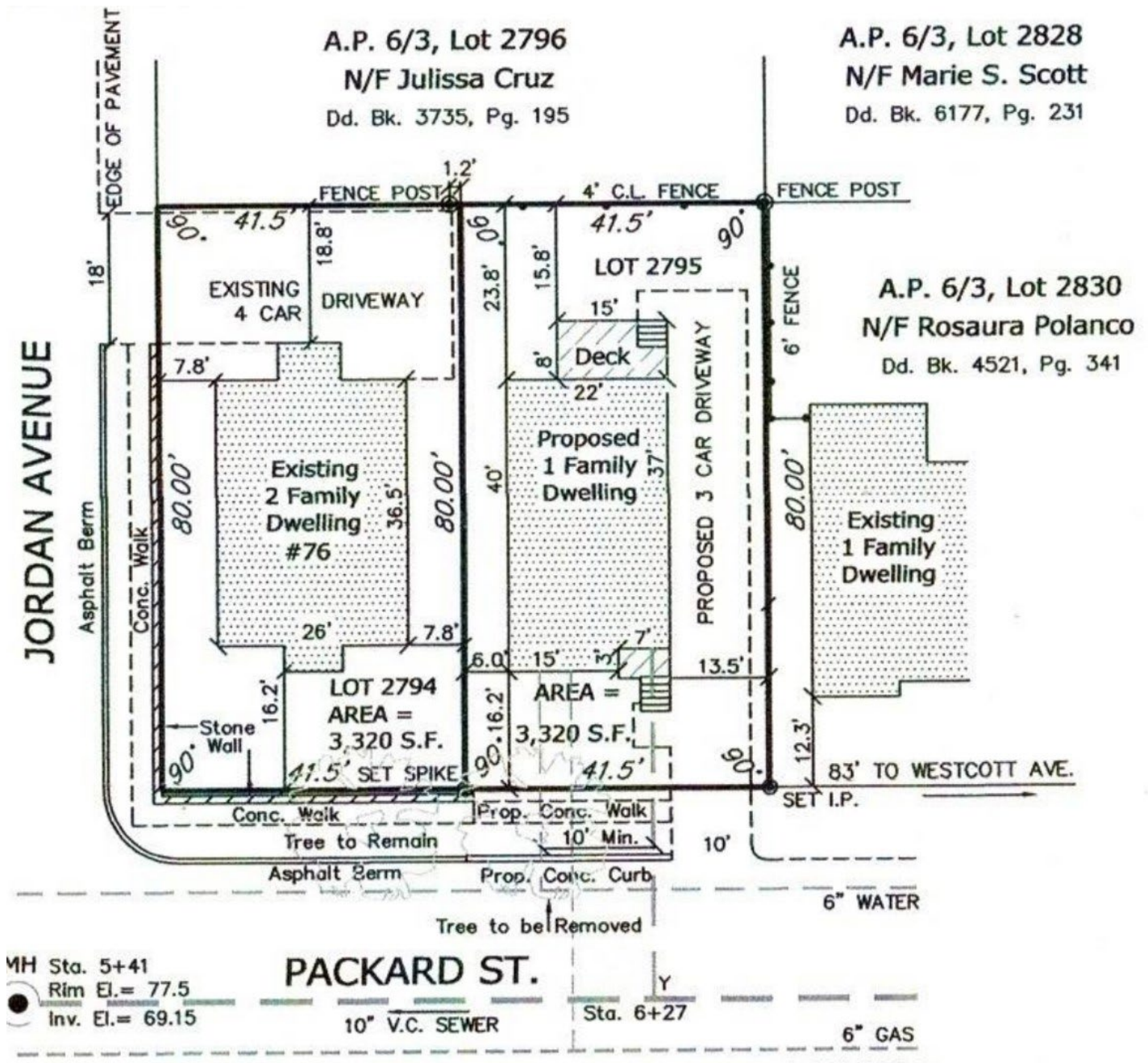
AERIAL VIEW



STREET VIEW



SITE PLAN



II. Findings of Fact:

The Applicant has requested specific relief in their Application, namely:

- 17.20.120 – Schedule of Intensity Regulations
- 17.88.010 – Substandard lots of record and lot mergers, Section (B)(2) – “In the event that there are multiple contiguous substandard lots of record with more than one way the lots could be

merged, upon request of a zoning certificate, the zoning official shall determine which lots are merged. The determination shall be based upon factors including but not limited to the existing improvements on site, natural conditions, and/or the sum of the area and frontage of the substandard lots (those lots whose sum is closest to the minimum required in the underlying zoning district would be combined before lots with larger sums, all other conditions being equal)."

- The applicant seeks relief from the above provision to enable Lot 2794 and Lot 2795, which are both substandard lots under common ownership, to be unmerged.

Analysis

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

- A 400' analysis of the subject property demonstrates that there are 120 lots zoned A-6 in the surrounding area. One hundred and thirteen (113) contain single-family homes. Seven (7) contain two-family homes. The median lot size within 400' is 4,000sq. ft. for all lots.
- The new one-family dwelling requires one parking spaces (one per dwelling) under *17.64.010 – Off Street Parking*. This application proposes three (3) parking spaces on the property to satisfy the off-street parking requirement.
- The Future Land Use Map (FLUM) designates the subject property as "Single Family Residential 7.26 To 3.64 Unit Per Acre." Presently, within a 400' radius of the subject property, there is a density of 9.63 units per acre. If this variance was approved, the density of the area would rise negligibly to 9.70 units per acre.
- The dimensions of the proposed single-family dwelling would be allowed by-right if the subject property were an unmerged substandard lot of record, as shown below:

Standard	Required Minimum	Actual/Proposed
Min. Lot Width/Frontage	33ft	41.5ft
Min. Front Setback	14ft	16.2ft
Min. Rear Setback	11ft	15.8ft
Min. Side Setback	4ft	13.5ft
Max. Lot Coverage	47%	27%

Consistency with the Comprehensive Plan

- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential (re)development support the approval of this Application:
 - Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
 - Goal H-4: Promote housing opportunity for a wide range of household types and income levels.
 - Policy H-3: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
 - Policy H-4: Provide housing resources to support the range of jobs that reflects the City's economic base, and encourage the development of housing at levels that are consistent with household purchasing power.
 - Policy H-5: Maintain the stability of established neighborhoods in connection with continued economic development and revitalization.
 - Policy H-6: Maintain a varied housing stock, with units of different age, size, and type that are affordable to a wide range of incomes.

- Policy H-11: Reduce the burden of zoning and building regulations to enable two- and three-family unit dwellings to be easily modified, maintained and improved within the existing neighborhoods.

Summary

Staff conclude that the proposal is compatible with the general character of the neighborhood, does not provide disruption or nuisance, and supports the goals and policies of the Comprehensive Plan which promote approval of a wide variety of housing types and flexibility in our development standards. Specifically, the Comprehensive Plan seeks to enable incremental development and enable the expansion of housing options in the City to meet demand, without disrupting the fabric of existing neighborhoods. We do also find that the current density of this long-standing neighborhood is above the range established by the Future Land Use Map, and enabling an additional unit on a small lot does not significantly increase the residential density.

III. Recommendations:

0 Packard Street

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, 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.

76 Packard Street

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

Brianna L. Valcourt

Brianna Valcourt, M'Arch / Toby Arment, Municipal Fellow
Senior Planner / Administrative Officer

Cc: City Planning Director
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