CITY PLANNING DEPARTMENT

Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: November 10, 2026
RE: 46 & 0 Grant Avenue – Assessor's Plat 7, Lots 275 & 276
Application for Dimensional Relief
This memo pertains to two jointly submitted applications for lots currently merged under zoning

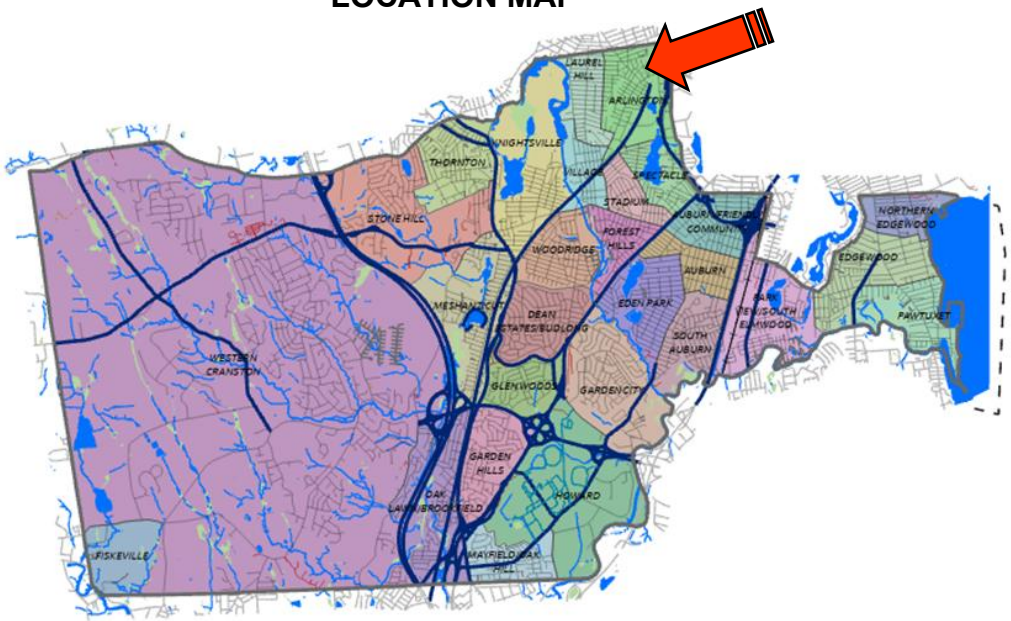
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Owner: Ezoe Construction
Applicant: Gelfy Perez
Location: 46 & 0 Grant Avenue
Neighborhood: Arlington
Zoning: B-1 – (Single and Two-family Residential)
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

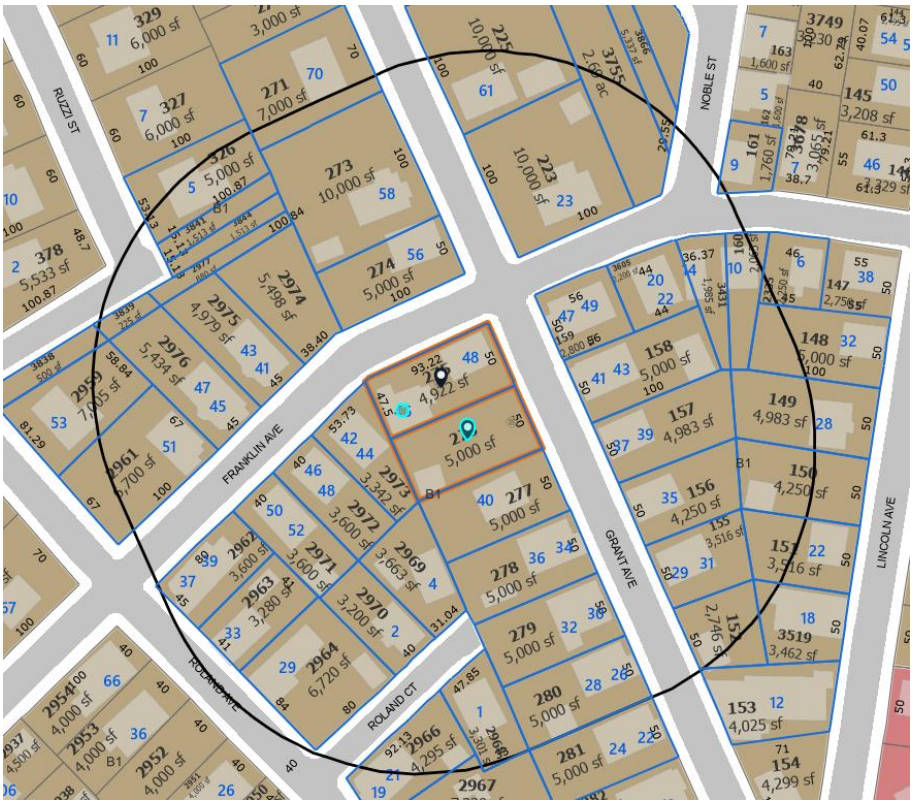
Subject Property:
The subject properties are located at 46 & 0 Grant Avenue, identified as Plat 7, Lots 275 & 276 and have a land area of 0.1130 ± acres, (4,922 sf) and 0.1148 ± acres, (5,000 sf)

Request:
The applicant have applied to the Board for permission have applied to the Board for permission to leave a legal, non-conforming multi-house consisting of a single-family dwelling and a two-family dwelling on an undersized lot previously merged by zoning and to construct a new two-family dwelling on an undersized lot previously merged by zoning. Applicant seeks relief by Section 17.92.010 Variance; Section 17.20.070 More than one dwelling structure on any lot prohibited; Section 17.20.090 Specific Requirements; Section 17.20.120 Schedule of Intensity Regulations.

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW

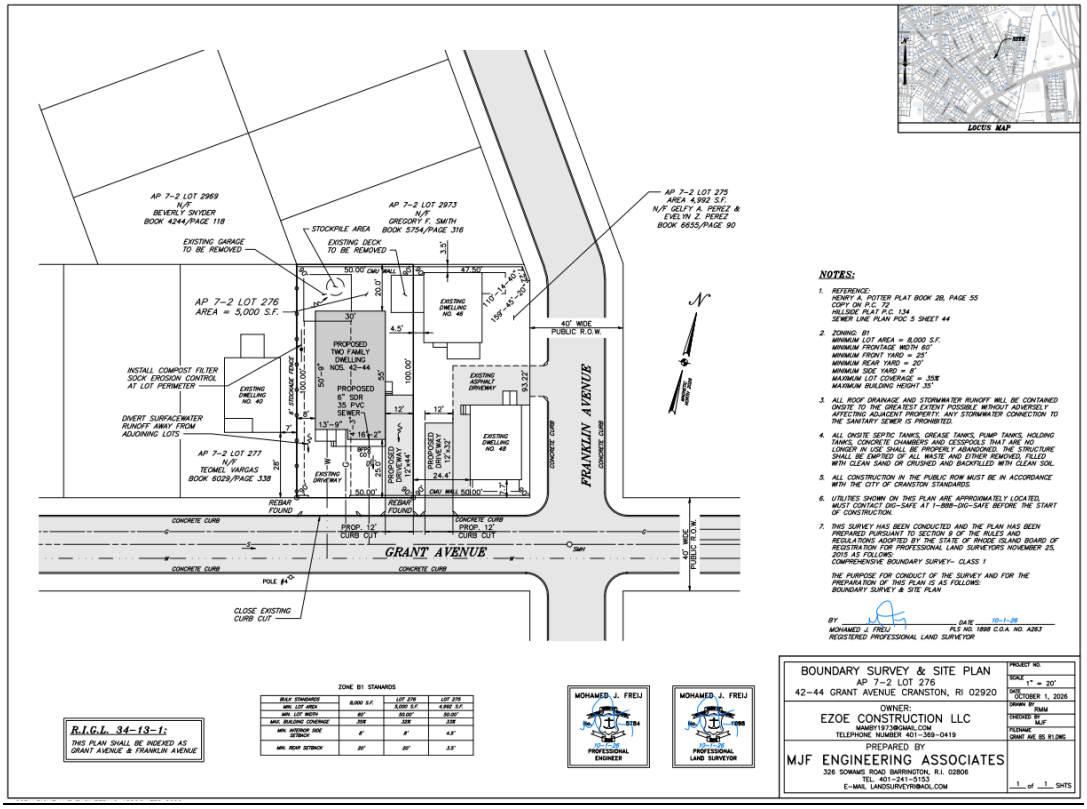


STREET VIEW

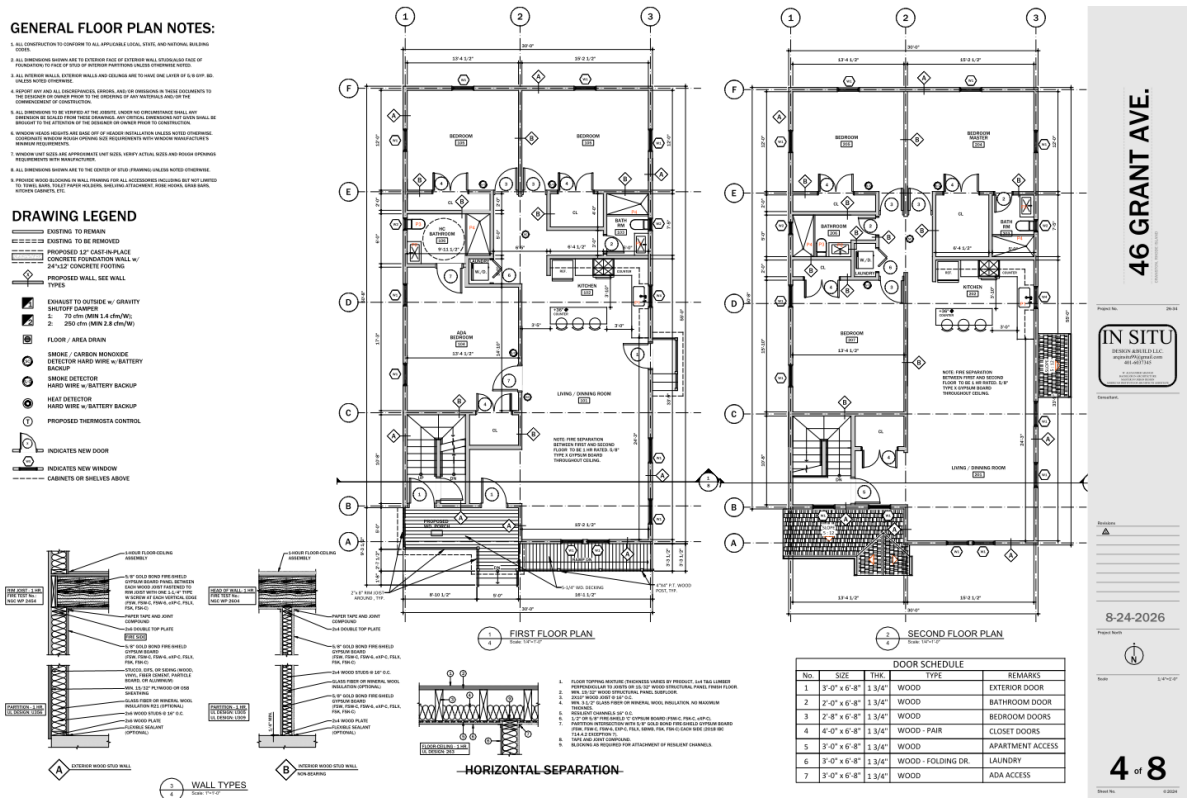


(GOOGLE IMAGERY JUNE 2025)

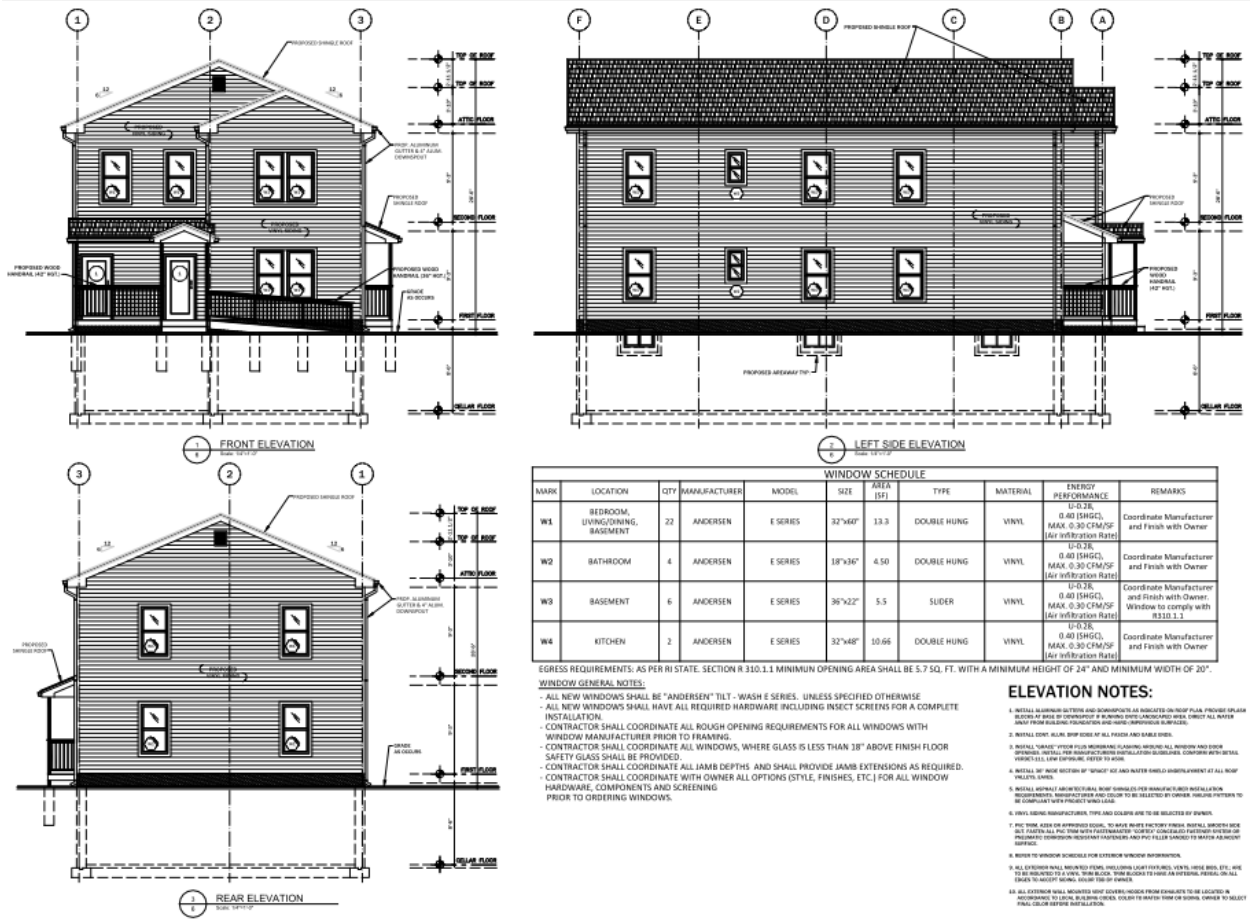
SITE PLAN



FLOOR PLAN



BUILDING ELEVATIONS



Findings of Fact:

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

- 17.20.120 – Schedule of Intensity Regulations
- 17.20.090 – Specific Requirements
- 17.20.070 – More than one dwelling structure on any lot prohibited

Relief Sought:
Existing Two-Family and Single-Family at 46 Grant Avenue:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	8,000 sf for Two-Family Dwellings	4922 sf (existing condition)	3008 sf
Minimum Side Setback	8 feet	4.5 feet	3.5 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

	created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.		
More than one dwelling Structure on lot	1 Dwelling structure on any lot	2 dwelling structures (existing condition)	Variance from requirement

Proposed Two-Family Dwelling at 0 Grant Avenue:

B-1 Zone	**Required**	**Proposed**	**Relief Sought**
Minimum Lot Size	8,000 sf for Two-Family Dwellings	5000 sf	3000 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

Density and Lot Size Data:

Number of residential lots within 200':	44 Lots**
Number of residential lots smaller than proposed in the application:	22 Lots**
Number of residential lots equal to proposed in the application:	8 Lots** (5,000 SF)
Number of residential lots larger than proposed in the application:	14 Lots**

*** NOT Including Subject Lots*

Existing subject parcels density:	13.17 U/a
Proposed subject parcels density:	21.95 U/a
200' Radius density:	19.73 U/a
Neighborhood Zone density:	10.4 U/a

Staff Analysis:

Consistency with the Surrounding Area

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.

- Staff analyzed the lot sizes in a 200-foot radius from the subject lots. Substandard lots that are merged were considered merged for the purposes of this calculation. The findings revealed that the median lot size within 200-feet is 4991.5 square feet.

    - This analysis reveals that the proposal is in line with the character of the neighborhood.
    - These results point to the possibility that the subject lots may not be merged. If this is true, only two variances would be required for this application. However, that determination can only be made by a professional land surveyor.
- The area surrounding the subject parcel contains some of the densest historic development in the city. Most parcels in this neighborhood do not conform to minimum lot size, setbacks, and other zoning requirements, due to being developed prior to current zoning laws taking effect.
    - The median lot size for two-family dwellings in Arlington is 4,750 square feet, as shown in Figure 2.
    - The location of the proposed two-family is consistent with the neighborhood development pattern in regard to lot size, use, and spacing.
- The applicant indicated in their plans that they intend to contain all roof drainage and stormwater runoff onsite, without affecting adjacent properties.



Figure 1: (200-foot lot analysis)

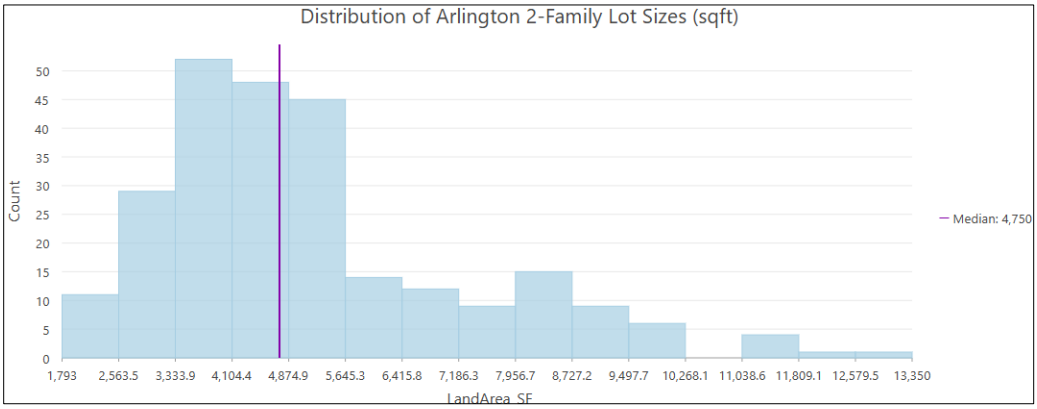


Figure 2: (Arlington 2-family lot size analysis)

Consistency with the Comprehensive Plan and FLUM

- The Future Land Use Map (FLUM) designates the subject property as "*Single/Two Family Residential Less Than 10.89 Units/Acre.*"
    - Per the Comprehensive Plan, the B-1 zoning district is an appropriate zoning classification for two-family residential land designation and development.
    - The proposed two-family residential use conforms to the Future Land Use Map designation.
    - Staff finds that the proposed project lot density (21.95 units/acre) is above the Future Land Use Map density designation of *Single/Two Family Residential Less Than 10.89 Units/Acre*.
        - *Existing density within 200-feet is 19.73 units/acre, which is well above the FLUM maximum. However, the proposed density on the subject lots is much closer to the 200-foot density than it is to the FLUM limit. Goals and policies in the comprehensive plan speak to the fact that zoning should match existing development patterns. (Action Item LU-29)*
    - Staff finds that the Application is partially consistent with the Future Land Use Map designation.

- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential development support the approval of this Application:
    - Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
    - 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-6: Maintain a varied housing stock, with units of different age, size, and type that are affordable to a wide range of incomes.
    - Action LU-29: Protect and stabilize existing residential neighborhoods by making zoning conform to existing uses.
        - A data analysis revealed that much of this neighborhood would be considered "non-conforming" due to a severe mismatch between the built environment and minimum lot size requirements.

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.

Recommendations:

ZBR-26-63 (46 Grant Avenue):

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 recommend 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.

ZBR-26-64 (0 Grant Avenue):

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 recommend 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,

James S. Ray

Jamie Ray
Administrative Officer | Planner Technician