CITY PLANNING DEPARTMENT

Memorandum

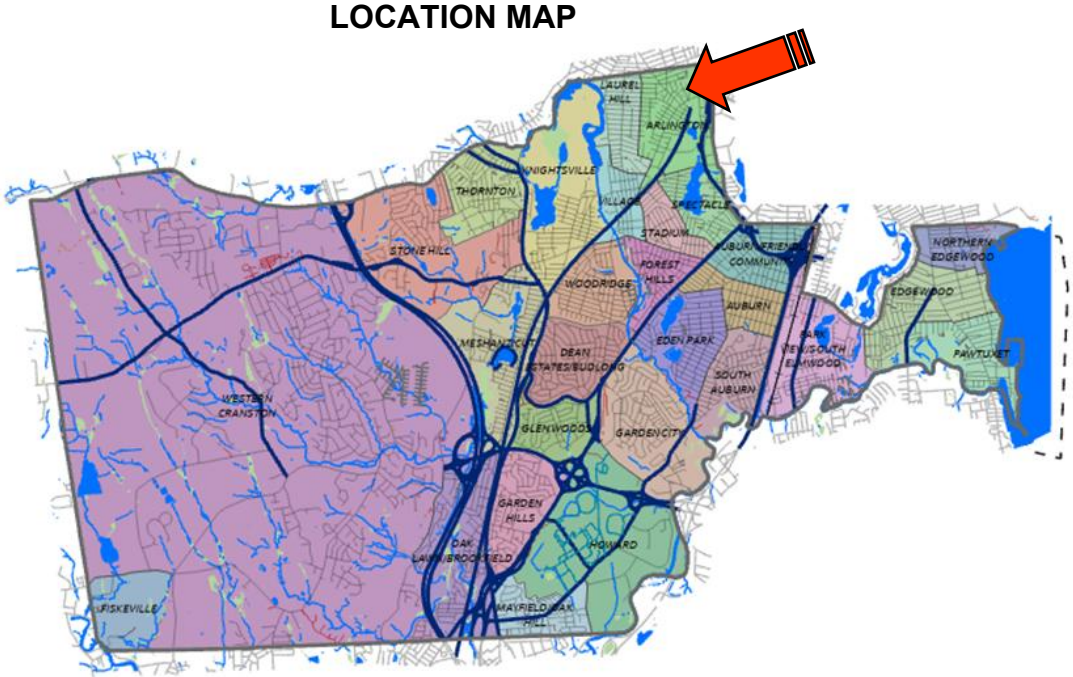
To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: November 10, 2026
RE: 6 Franklin Avenue – Assessor's Plat 7, Lot 2335
Application for Variance

Owner/Applicant: JSA Investments, LLC
Location: 6 Franklin Avenue
Neighborhood: Arlington
Zoning: B-1 – (Single/Two-family Residential)
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

Subject Property:
The subject property is located at 6 Franklin Avenue, identified as Plat 7, Lot 2335 and has a land area of 0.0517 ± acres, (2,250 sf).

Request:
The applicant has applied for permission to convert an existing legal, non-conforming single-family dwelling into a two-family dwelling on an undersized lot. Applicant seeks relief by: 17.92.010- Variance; Section 17.20.090 Specific Requirements; Section 17.20.120 Schedule of Intensity Regulations.

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



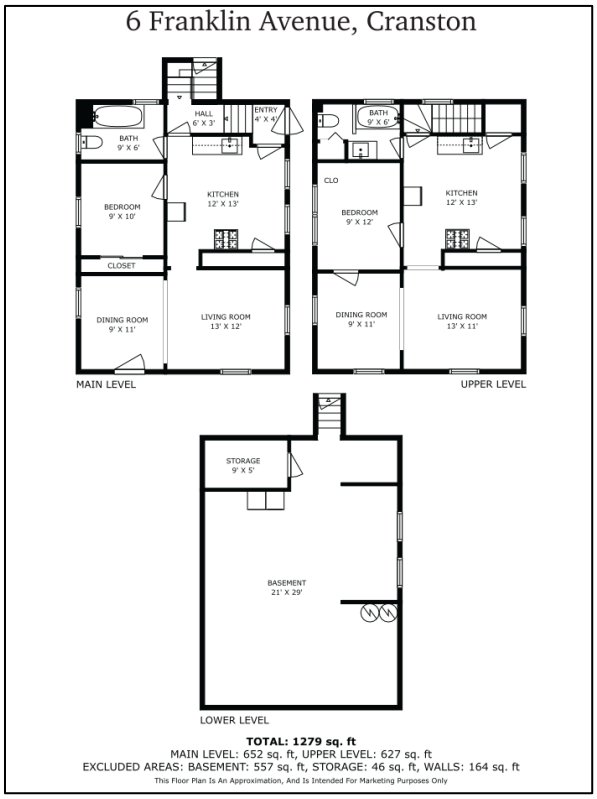
AERIAL VIEW



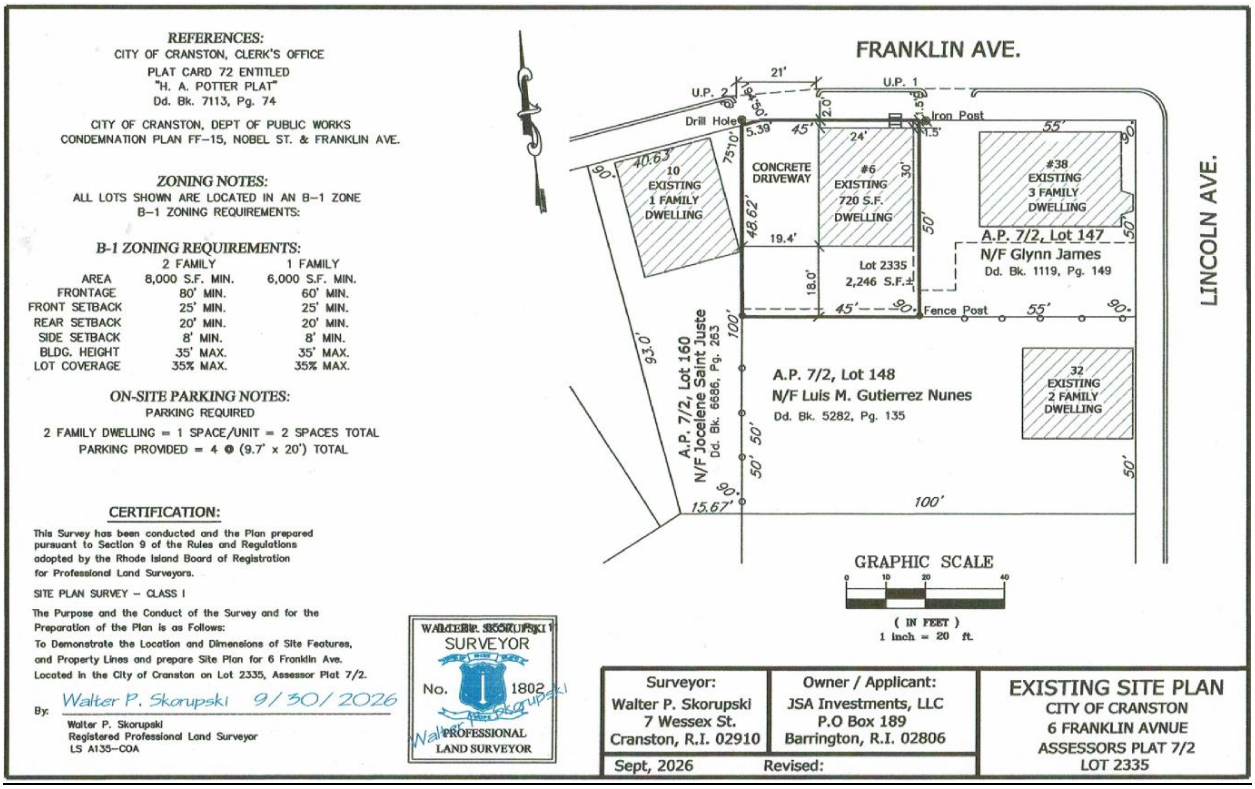
STREET VIEW



FLOOR PLAN



SITE PLAN



Findings of Fact:

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

- 17.20.090 Specific Requirements
- 17.20.120 Schedule of Intensity Regulations

Relief Sought:

B-1 Zone	Required	Existing	Relief Sought
Minimum Lot Size (Two-family)	8,000 sf	2,246 sf	5,754 sf
Minimum Lot Width/Frontage	80 feet	45 feet	35 feet
Minimum Front Setback	25 feet	2 feet	23 feet
Minimum Side Setback	8 feet	1.5 feet	6.5 feet (easterly side)
Minimum Rear Setback	20 feet	18 feet	2 feet

Project Narrative provided by Applicant:
The subject parcel has been treated as a two-family dwelling by the tax assessor since December 31, 1980, per field cards available. Parcel pays two sewer bills with two electric meters. Owner was advised at the time of purchase in June that dwelling was on record in the zoning office as a one-family dwelling.

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.

- The subject parcel has been treated as a two-family dwelling for at least the last 45 years.
    - The purpose of this application is to formally recognize the existing two-family use within the zoning department.
- The area surrounding the subject parcel (Northeastern Arlington) contains some of the densest historic development patterns 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.
    - Approval of these variances creates increased conformance with zoning, and is in line with neighborhood character
- This application seeks only to legalize the existing structure and does not propose any changes to current conditions.

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 Per Acre*"
    - Per the Comprehensive Plan, the B-1 zoning district is an appropriate zoning classification for two-family residential land designation and development.
    - The two-family use is consistent with the FLUM designation.
    - Staff finds that the Application is 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-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 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.

Recommendation:
ZBR-26-62 (6 Franklin 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