

# CITY PLANNING DEPARTMENT



## Memorandum

**To:** City Plan Commission  
**From:** Jamie Ray | Planner Technician  
**Date:** June 2, 2026  
**RE:** 555 Park Avenue – Assessor's Plat 3/2, Lot 1577  
**Application for Dimensional Relief**

**Owner / Applicant:** Alexander Arange (APP) Michael Soloman (OWN)  
**Location:** 555 Park Avenue  
**Neighborhood:** Park View/South Elmwood  
**Zoning:** B-2 – (Single-Family, Two-Family, and Multi-Family Dwellings)  
**FLUM Designation:** Neighborhood Commercial/Services

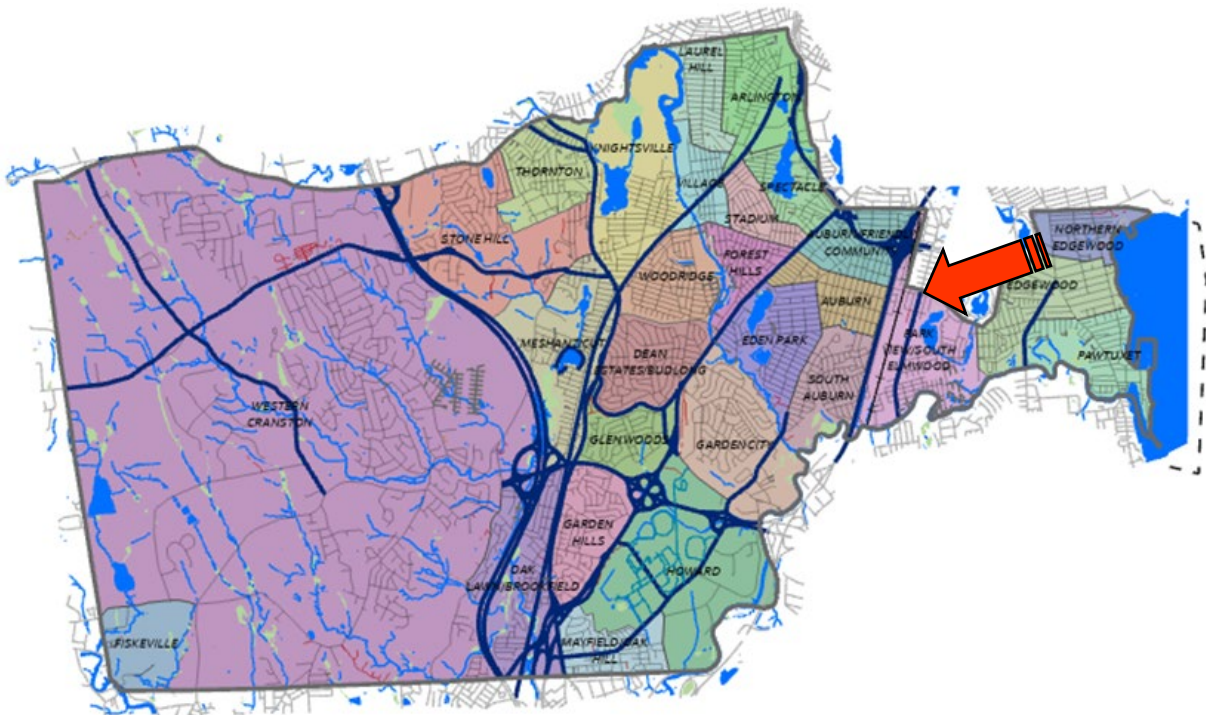
### Subject Property:

The subject property is located at 555 Park Avenue, identified as Plat 3/2, Lot 1577 and has a land area of 0.063 ± acres, (2,745 sf).

### Request:

The applicant has applied to the Board for permission to construct a single-family dwelling on an undersized lot with reduced setbacks. Applicant seeks relief per 17.92.010 - Variance; Sections 17.20.120 - Schedule of intensity regulations; 17.20.090 - Specific requirements.

### LOCATION MAP



## ZONING MAP



## FUTURE LAND USE MAP



## AERIAL VIEW

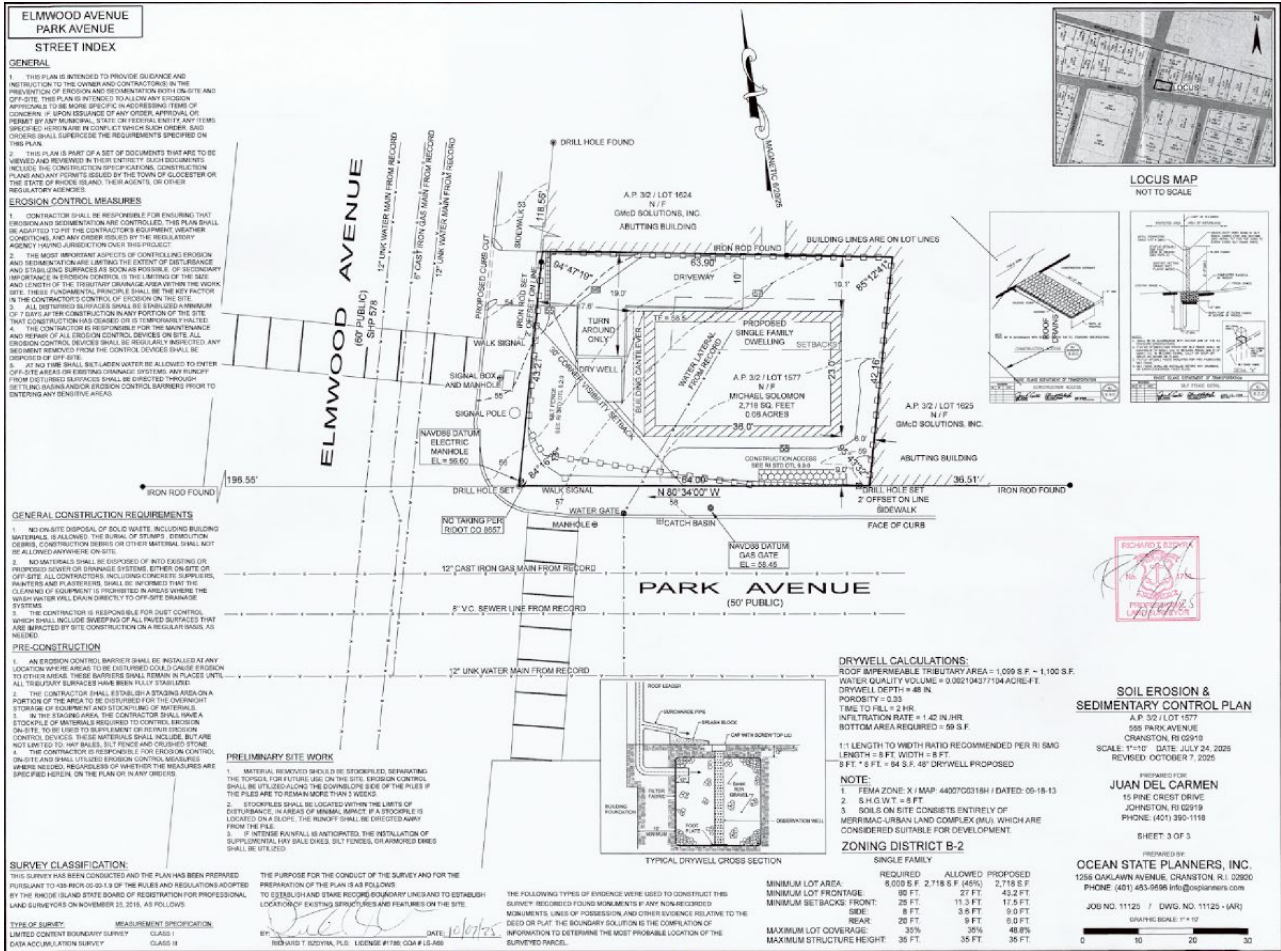


## STREET VIEW



(Google Maps June 2025)

# SITE PLAN



## Findings of Fact:

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

- 17.20.120 – Schedule of Intensity Regulations
- 17.20.090A - Specific requirements.

## Relief Sought:

17.20.120 – Schedule of Intensity Regulations	Required (Adjusted for Sliding Scale)	Proposed	Relief Sought
Front Setback	11 feet	9 feet	2 feet
Rear Setback	9 feet	6 feet	3 feet

## Staff 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.

- The site constraints require a balance between safety and code compliance.
  - The applicant is proposing a small dwelling that matches the scale of the lot. The proposal also largely complies with sliding scale setbacks and establishes consistency with the surrounding area of dense residential development.
  - The plan includes a driveway with an area to turn around, permitting vehicles to exit forward, rather than backwards. This will make exiting onto Elmwood Avenue much safer.
  - The plan conforms to corner visibility requirements as outlined in §17.20.100.
    - The building had to be located farther from the intersection to increase corner visibility, causing the need for a rear setback variance.
  - The proposal also conforms to § 17.64.010F.3 – curb openings on corner lots.

Consistency with the Comprehensive Plan

- The Future Land Use Map (FLUM) designates the subject property as “*Neighborhood Commercial/Services*.”
  - Per the Comprehensive Plan, the B-2 zoning district permits single-family residential land designation and development.
  - Staff finds that the Application is consistent with the Future Land Use Map designation.
    - C-1 and C-2 Zones, which allow for single-family development, fall under the Neighborhood Commercial/Services FLUM designation.
- 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.
  - 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.

**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:**

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*  
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 Jamie Ray  
 Administrative Officer | Planner Technician