

# CITY PLANNING DEPARTMENT



## Memorandum

**To:** City Plan Commission  
**From:** Jamie Ray | Planner Technician  
**Date:** August 4, 2026  
**RE:** 110 Laurens Street – Assessor's Plat 5, Lot 192  
**Application for Dimensional Variance**

---

**Owner :** April Woodworth  
**Applicant:** Joseph Villaman  
**Location:** 110 Laurens Street  
**Neighborhood:** Auburn  
**Zoning:** B-1 – (Single-family and two-family dwellings)  
**FLUM Designation:** Single/Two Family Residential Less Than 10.89 Units Per Acre

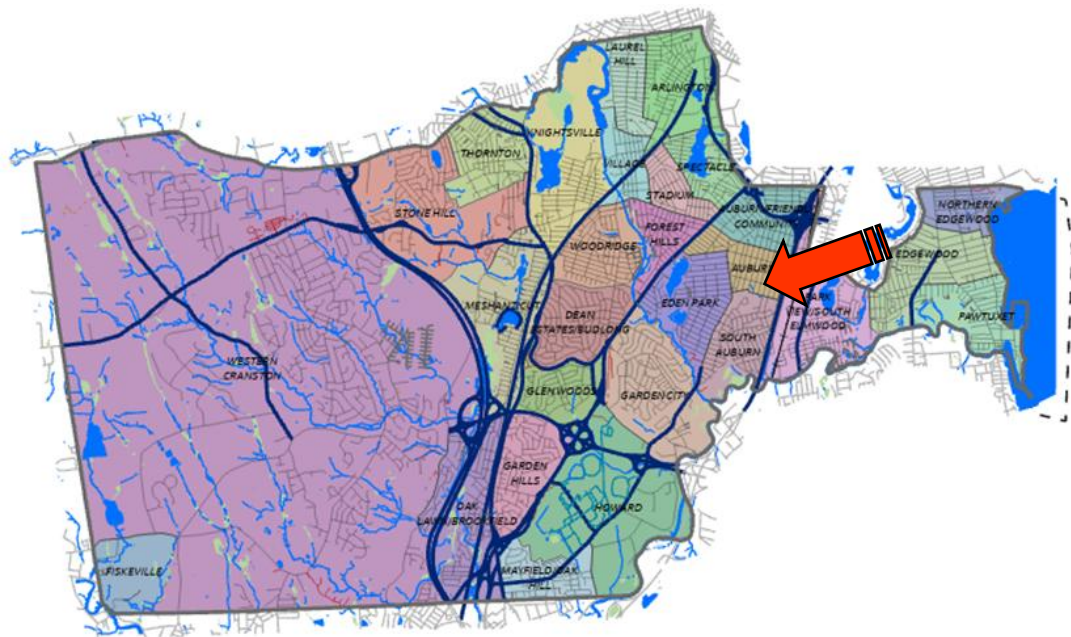
### Subject Property:

The subject property is located at 110 Laurens Street, identified as Plat 5, Lot 192 and has a land area of 0.1745 ± acres, (7,600 sf).

### Request:

The applicant has applied for permission to make legal an existing two-family dwelling on an undersized lot with reduced setbacks. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Section 17.20.090 Specific Requirements.

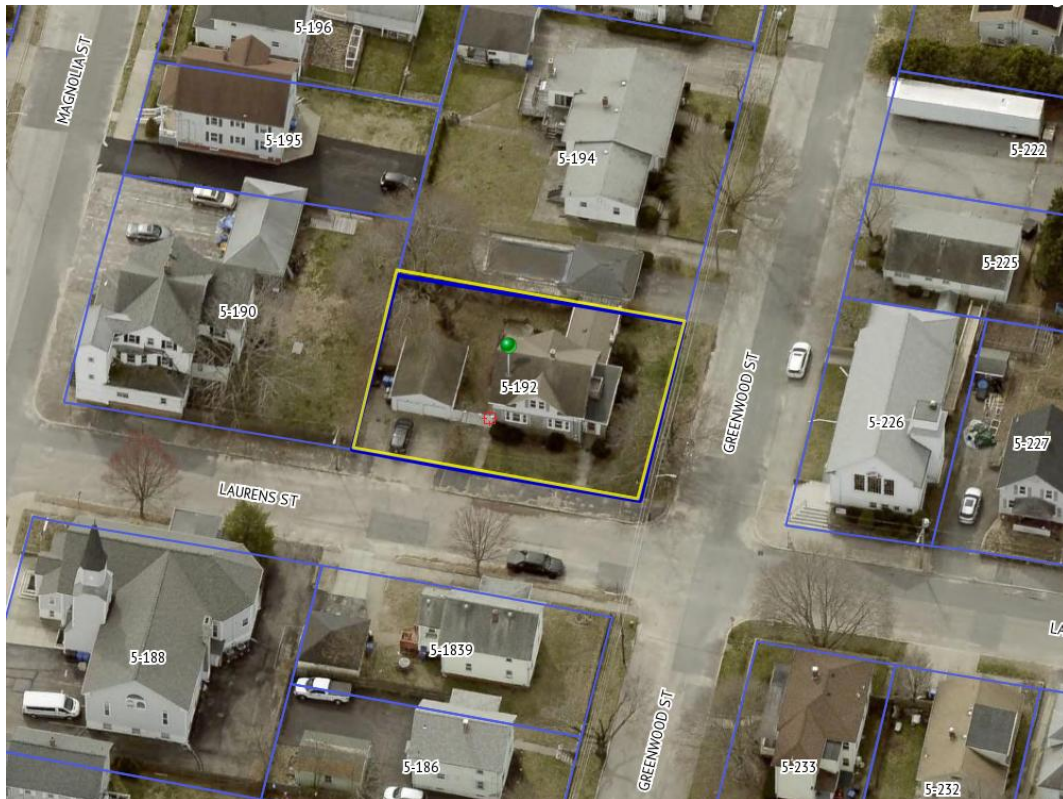
### LOCATION MAP



The map displays a residential neighborhood with several streets: **STREET** (top left), **LAURENS ST** (top center), **MAGNOLIA ST** (right), and **GREENWOOD ST** (bottom left). The lots are color-coded: orange for residential lots, yellow for commercial lots, and green for a specific lot (192) highlighted with a blue pin. Each lot is labeled with its number, square footage, and zoning information. For example, lot 192 is 7,600 sf and is zoned for residential use. Other lots include lot 136 (5,000 sf), lot 126 (5,000 sf), lot 122 (5,000 sf), lot 124 (5,000 sf), lot 125 (5,000 sf), lot 127 (5,000 sf), lot 128 (5,000 sf), lot 129 (5,000 sf), lot 130 (5,000 sf), lot 131 (5,000 sf), lot 132 (5,000 sf), lot 133 (5,000 sf), lot 134 (5,000 sf), lot 135 (5,000 sf), lot 136 (5,000 sf), lot 137 (5,000 sf), lot 138 (5,000 sf), lot 139 (5,000 sf), lot 140 (5,000 sf), lot 141 (5,000 sf), lot 142 (5,000 sf), lot 143 (5,000 sf), lot 144 (5,000 sf), lot 145 (5,000 sf), lot 146 (5,000 sf), lot 147 (5,000 sf), lot 148 (5,000 sf), lot 149 (5,000 sf), lot 150 (5,000 sf), lot 151 (5,000 sf), lot 152 (5,000 sf), lot 153 (5,000 sf), lot 154 (5,000 sf), lot 155 (5,000 sf), lot 156 (5,000 sf), lot 157 (5,000 sf), lot 158 (5,000 sf), lot 159 (5,000 sf), lot 160 (5,000 sf), lot 161 (5,000 sf), lot 162 (5,000 sf), lot 163 (5,000 sf), lot 164 (5,000 sf), lot 165 (5,000 sf), lot 166 (5,000 sf), lot 167 (5,000 sf), lot 168 (5,000 sf), lot 169 (5,000 sf), lot 170 (5,000 sf), lot 171 (5,000 sf), lot 172 (5,000 sf), lot 173 (5,000 sf), lot 174 (5,000 sf), lot 175 (5,000 sf), lot 176 (5,000 sf), lot 177 (5,000 sf), lot 178 (5,000 sf), lot 179 (5,000 sf), lot 180 (5,000 sf), lot 181 (5,000 sf), lot 182 (5,000 sf), lot 183 (5,000 sf), lot 184 (5,000 sf), lot 185 (5,000 sf), lot 186 (5,000 sf), lot 187 (5,000 sf), lot 188 (5,000 sf), lot 189 (5,000 sf), lot 190 (5,000 sf), lot 191 (5,000 sf), lot 192 (7,600 sf), lot 193 (5,000 sf), lot 194 (5,000 sf), lot 195 (5,000 sf), lot 196 (5,000 sf), lot 197 (5,000 sf), lot 198 (5,000 sf), lot 199 (5,000 sf), lot 200 (5,000 sf), lot 201 (5,000 sf), lot 202 (5,000 sf), lot 203 (5,000 sf), lot 204 (5,000 sf), lot 205 (5,000 sf), lot 206 (5,000 sf), lot 207 (5,000 sf), lot 208 (5,000 sf), lot 209 (5,000 sf), lot 210 (5,000 sf), lot 211 (5,000 sf), lot 212 (5,000 sf), lot 213 (5,000 sf), lot 214 (5,000 sf), lot 215 (5,000 sf), lot 216 (5,000 sf), lot 217 (5,000 sf), lot 218 (5,000 sf), lot 219 (5,000 sf), lot 220 (5,000 sf), lot 221 (5,000 sf), lot 222 (5,000 sf), lot 223 (5,000 sf), lot 224 (5,000 sf), lot 225 (5,000 sf), lot 226 (5,000 sf), lot 227 (5,000 sf), lot 228 (5,000 sf), lot 229 (5,000 sf), lot 230 (5,000 sf), lot 231 (5,000 sf), lot 232 (5,000 sf), lot 233 (5,000 sf), lot 234 (5,000 sf), lot 235 (5,000 sf), lot 236 (5,000 sf), lot 237 (5,000 sf), lot 238 (5,000 sf), lot 239 (5,000 sf), lot 240 (5,000 sf), lot 241 (5,000 sf), lot 242 (5,000 sf), lot 243 (5,000 sf), lot 244 (5,000 sf), lot 245 (5,000 sf), lot 246 (5,000 sf), lot 247 (5,000 sf), lot 248 (5,000 sf), lot 249 (5,000 sf), lot 250 (5,000 sf), lot 251 (5,000 sf), lot 252 (5,000 sf), lot 253 (5,000 sf), lot 254 (5,000 sf), lot 255 (5,000 sf), lot 256 (5,000 sf), lot 257 (5,000 sf), lot 258 (5,000 sf), lot 259 (5,000 sf), lot 260 (5,000 sf), lot 261 (5,000 sf), lot 262 (5,000 sf), lot 263 (5,000 sf), lot 264 (5,000 sf), lot 265 (5,000 sf), lot 266 (5,000 sf), lot 267 (5,000 sf), lot 268 (5,000 sf), lot 269 (5,000 sf), lot 270 (5,000 sf), lot 271 (5,000 sf), lot 272 (5,000 sf), lot 273 (5,000 sf), lot 274 (5,000 sf), lot 275 (5,000 sf), lot 276 (5,000 sf), lot 277 (5,000 sf), lot 278 (5,000 sf), lot 279 (5,000 sf), lot 280 (5,000 sf), lot 281 (5,000 sf), lot 282 (5,000 sf), lot 283 (5,000 sf), lot 284 (5,000 sf), lot 285 (5,000 sf), lot 286 (5,000 sf), lot 287 (5,000 sf), lot 288 (5,000 sf), lot 289 (5,000 sf), lot 290 (5,000 sf), lot 291 (5,000 sf), lot 292 (5,000 sf), lot 293 (5,000 sf), lot 294 (5,000 sf), lot 295 (5,000 sf), lot 296 (5,000 sf), lot 297 (5,000 sf), lot 298 (5,000 sf), lot 299 (5,000 sf), lot 300 (5,000 sf).



## AERIAL VIEW

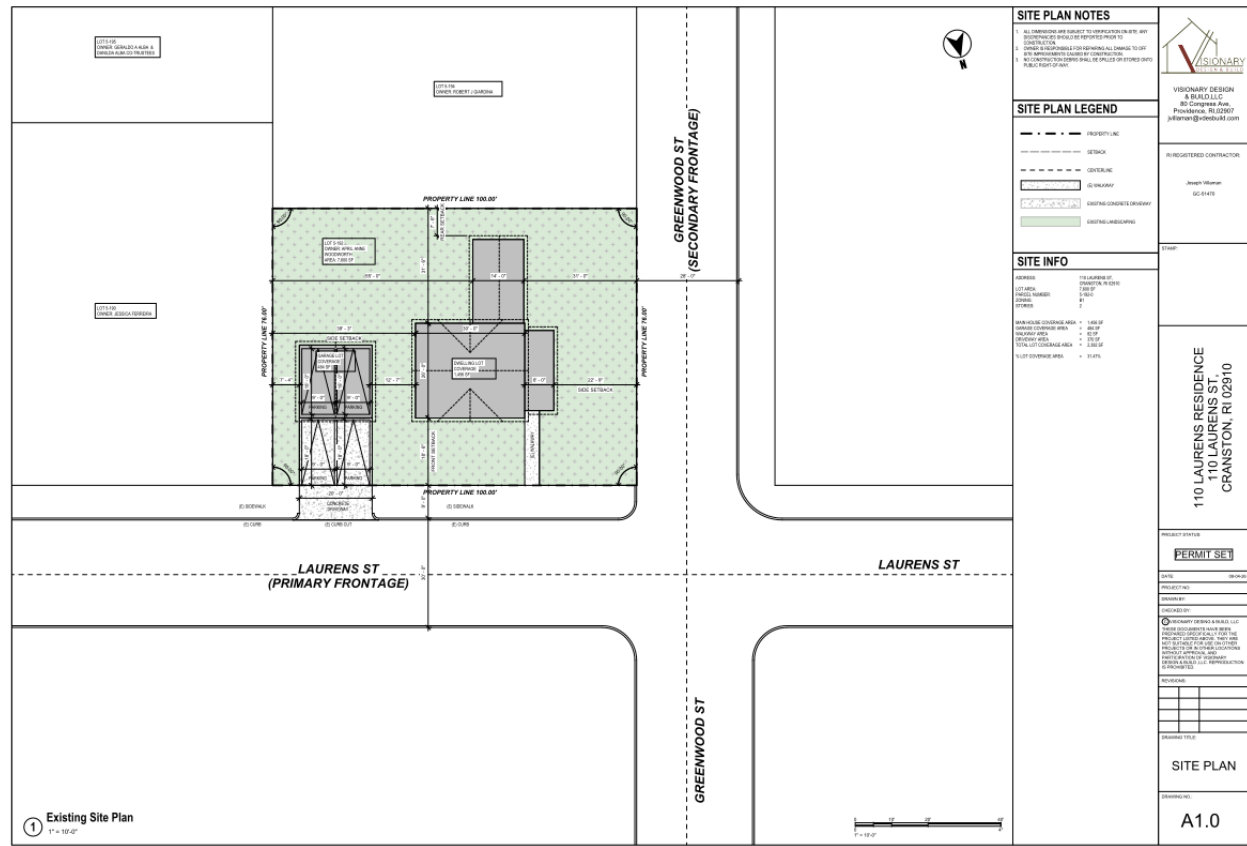


## STREET VIEW



(GOOGLE IMAGERY OCTOBER 2022)

# SITE PLAN



### Findings of Fact:

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

- 17.20.120 Schedule of Intensity Regulations

Relief Sought:

| <b>B-1 Zone</b>                  | <b>Required</b>           | <b>Proposed</b> | <b>Relief Sought</b> |
|----------------------------------|---------------------------|-----------------|----------------------|
| Minimum Lot Size                 | 8,000 sf for a two-family | 7,600 sf        | 400 sf               |
| Minimum front setback            | 25 Feet                   | 18'-6" Feet     | 6'-6" Feet           |
| Minimum rear setback             | 20 Feet                   | 7'-6" Feet      | 12'-6" Feet          |
| Minimum corner side yard setback | 25 Feet                   | 22'-9" Feet     | 2'-3" Feet           |

Project Narrative provided by Applicant:

The application is to legalize an existing dwelling as a two-family. The house has been taxed as a two-family property since approximately 1980. This application is not to modify any part of the building or lot, only to allow the building as it exists to become a legal two-family dwelling. Relief is required due to the house being on a 7,600 sq ft lot with restricted setbacks.

### 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.

- This property was granted the exact relief that they are asking for today through a ZBR application in 2004. However, a permit to officially convert the building into a two-family was never filed. Due to ZBR variance approvals only last 1 year, this property is required to apply for the same variances again.
- The 2004 approval was based upon the following evidence:
  - The subject property has been used as a two-family since 1980 and taxed as a two-family since December 31, 1983.
  - There are 7 two-family dwellings on the same block upon 5,000 sf lots.
  - No substantial changes to these findings have occurred since 2004.
- Auburn is largely characterized by single-family, two-family, and multifamily dwellings, many of which are located on 5,000-square-foot lots. At 7,600 square feet, the subject lot exceeds the neighborhood's median lot size.
- 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*"
  - Staff finds that the existing density (11.46 units/acre) slightly exceeds the Future Land Use Map density designation of *Single/Two Family Residential Less Than 10.89 Units/Acre*. However, **the density in the surrounding 200-foot radius is higher**, at 12.55 units per acre.
  - 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-26-42 (110 Laurens 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 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