

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: September 1, 2026
RE: 185 Albert Avenue – Assessor's Plat 2, Lot 1682
Application for Dimensional Variance

Owner /Applicant: Raymond Willis
Location: 185 Albert Avenue
Neighborhood: Edgewood
Zoning: B-1 – (Single-Family and Two-Family Dwellings)
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

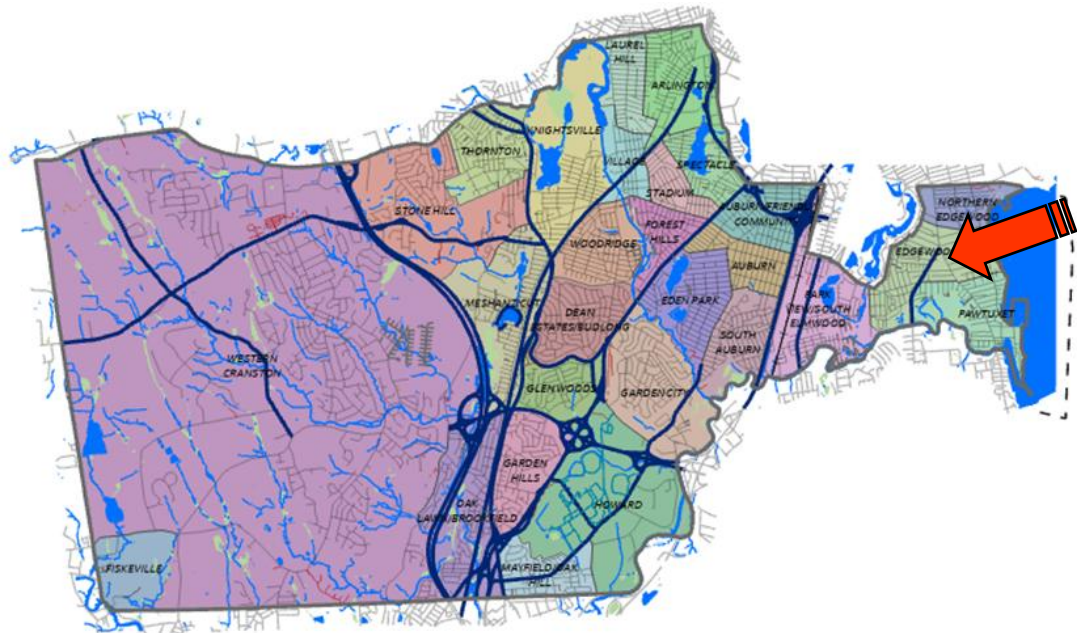
Subject Property:

The subject property is located at 185 Albert Avenue, identified as Plat 2, Lot 1682 and has a land area of 0.1598 ± acres, (6,962 sf).

Request:

The applicant has applied to the Board for permission to raze and reconstruct a detached garage with reduced side and rear setbacks. Applicant seeks relief by 17.92.010- Variance; Section 17.60.010 Accessory Uses

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



STREET VIEW

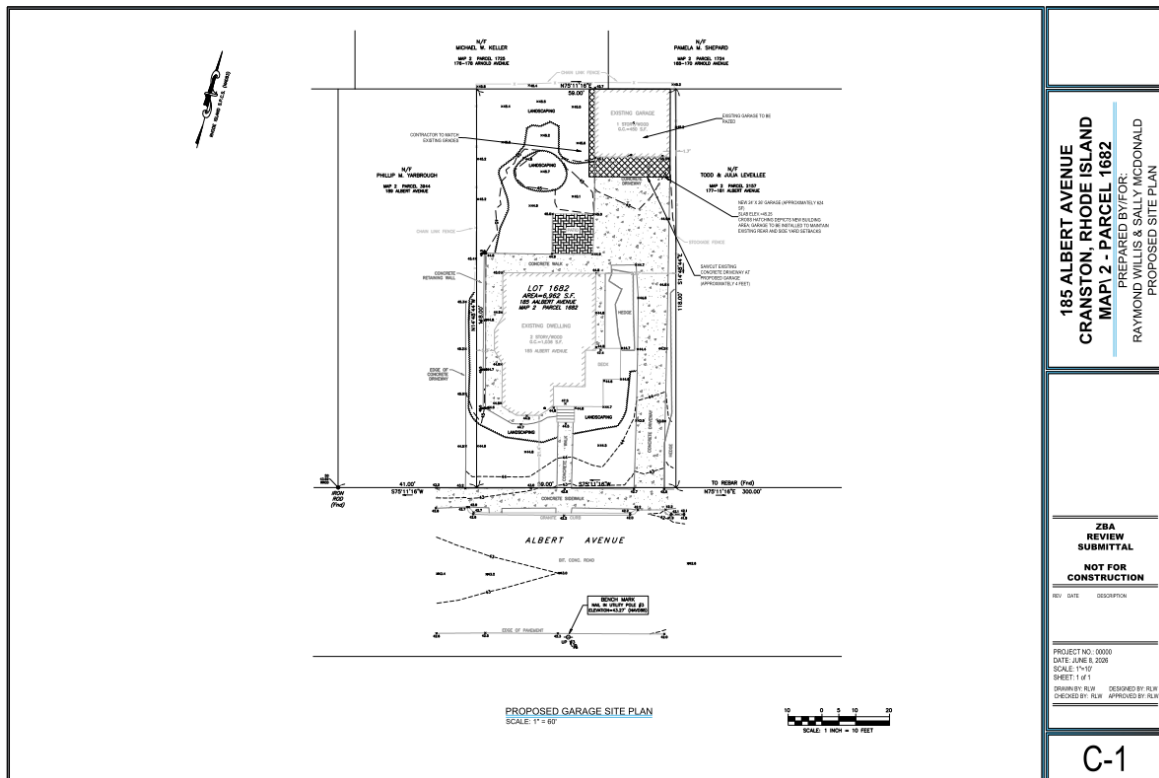


EXISTING CONDITIONS

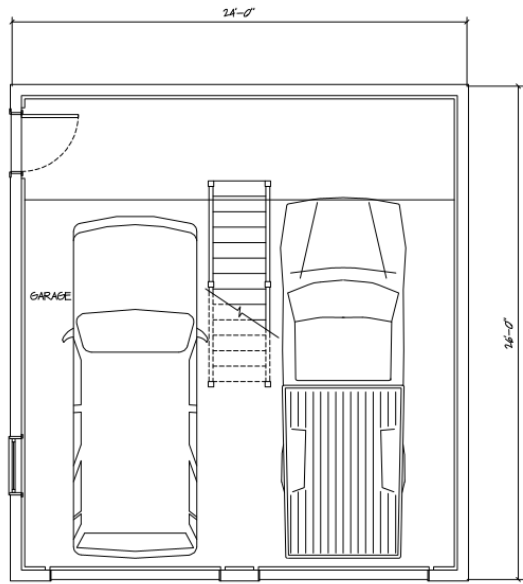
185 Albert Avenue, Cranston RI
Existing Condition Photos



SITE PLAN

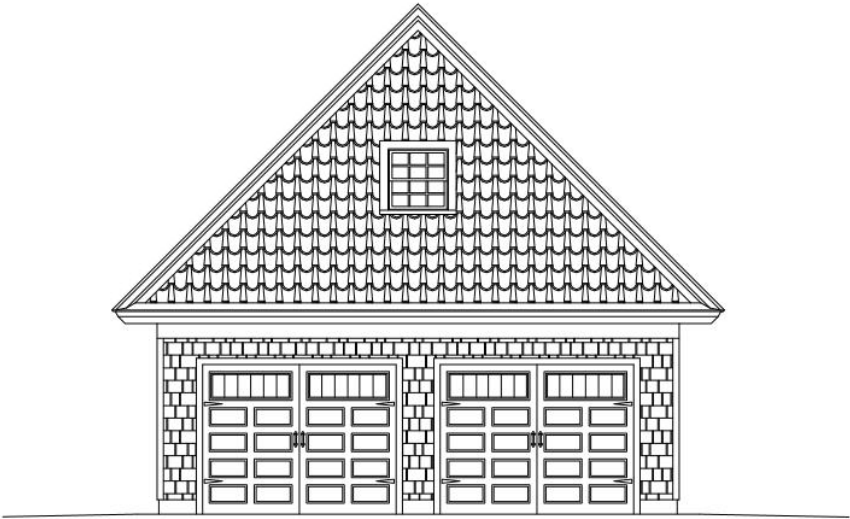


GARAGE PLAN



GARAGE PLAN
SCALE: 1/4" = 1'-0"

FRONT ELEVATION



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Findings of Fact:

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

- 17.60.010 – Accessory Uses

Relief Sought:

B-1 Zone	Required	Proposed	Relief Sought
Accessory Structure Side Setback (Same as Existing Condition)	5 Feet	1.7 Feet	3.3 Feet
Accessory Structure Rear Setback (Same as Existing Condition)	5 Feet	0 feet	5 Feet

Project Narrative provided by Applicant:

The proposed project includes razing an existing garage that is in very poor condition with a new garage structure. Due to the limited lot size and the structure's location in relation to the existing driveway (i.e., the ability to enter garage with a vehicle), we wish to reconstruct the garage in the same location holding the present-day condition setbacks to the rear yard and east side yard. We are proposing to slightly enlarge the structure from 20 feet by 22 feet to 24 feet by 26 feet. The increase in building size will not encroach further upon rear yard and side yard 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.

- The applicant stated that the current garage is in bad condition and that the proposed garage will be reconstructed with no increase in setback relief. Slight increases in the building size will not increase non-conformity on accessory structure setback requirements.
- The majority of garages in this neighborhood are located on lot lines and are also within minimum setbacks for accessory structures. The proposal matches the neighborhood character and does not significantly differ from the existing condition.

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 find that the Application is consistent with the Future Land Use Map designation.
- Staff find 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.

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.

Recommendation:ZBR-26-32 (185 Albert 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