

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: September 1, 2026
RE: 2 Kensington Road – Assessor's Plat 2, Lot 909
Application for Dimensional Variance

Owner: Tilak Verma
Applicant: Brian Shull
Location: 2 Kensington Road
Neighborhood: Edgewood
Zoning: A-12 – (Single-Family Dwellings)
FLUM Designation: Single Family Residential 3.63 to 1 Unit Per Acre

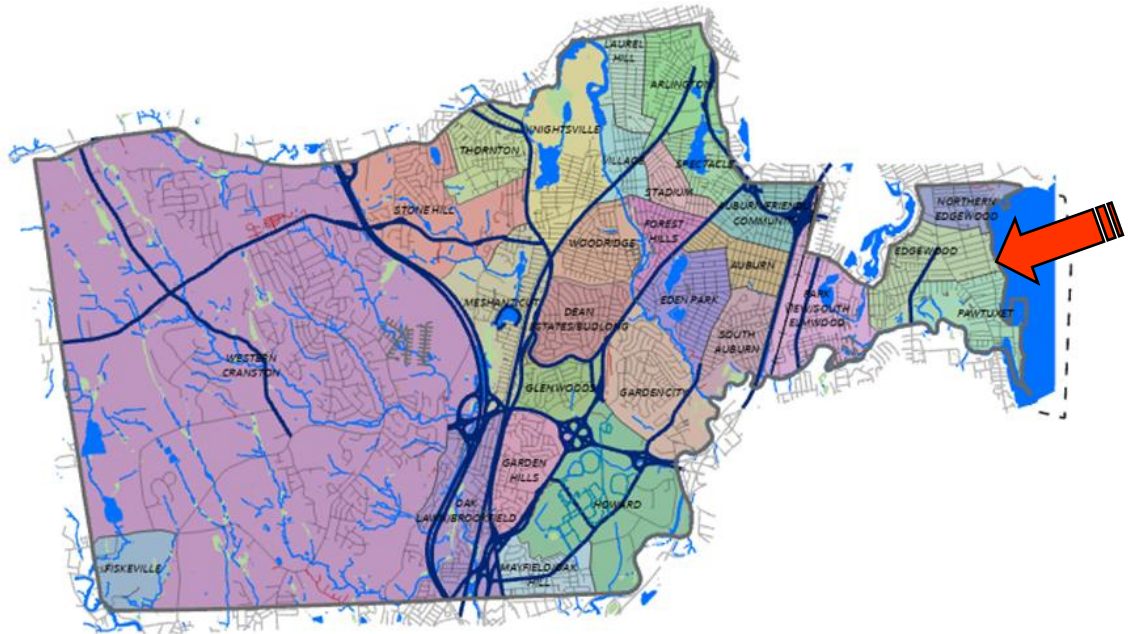
Subject Property:

The subject property is located at 2 Kensington Road, identified as Plat 2, Lot 909 and has a land area of 0.5776 ± acres, (25,159 sf).

Request:

The applicant has applied to the Board for permission to construct an accessory dwelling unit (ADU) above an existing garage within the front and side setbacks. Applicants seek relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations.

LOCATION MAP



The map displays a residential area with various lots and streets. The highlighted lot A12 is located at the intersection of Naragansett Blvd and Kenning St. The map includes the following details:

- Streets:** NARAGANSETT BLVD, KENNING ST.
- Highlighted Lot (A12):** 909, 25,150 sf, 111.80 ft wide, 114.87 ft deep.
- Other Lots and Addresses:**
 - 4000, 25,115 sf
 - 4003, 1,05 ac
 - 904, 11,948 sf
 - 4008, 15,001 sf
 - 915, 13,468 sf
 - 5, 914, 9,684 sf
 - 1350, 4,425 sf
 - 3320, 5,850 sf
 - 3457, 13,548 sf
 - 3354, 13,548 sf
 - 3358, 3,807 sf
 - 3359, 915 sf
 - 911, 25,180 sf
 - 912, 21,413 sf
 - 932, 27,200 sf
 - 933, 23,718 sf
 - 58, 9,000 sf
 - 60, 9,000 sf
 - 1345, 5,744 sf
 - 1347, 10,649 sf
 - 916, 17,968 sf
 - 1331, 1333, 1335
 - 4002, 4920
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The map displays a residential neighborhood with various lot numbers and street names. A large black circle highlights a specific area, and a red rectangle outlines a smaller section within it. Text overlays indicate 'Single Family Residential 7.26 To 5.64 Unit Per Acre' and 'Single Family Residential 3.63 To 1 Unit Per Acre'. A blue location pin is placed on the map.

AERIAL VIEW

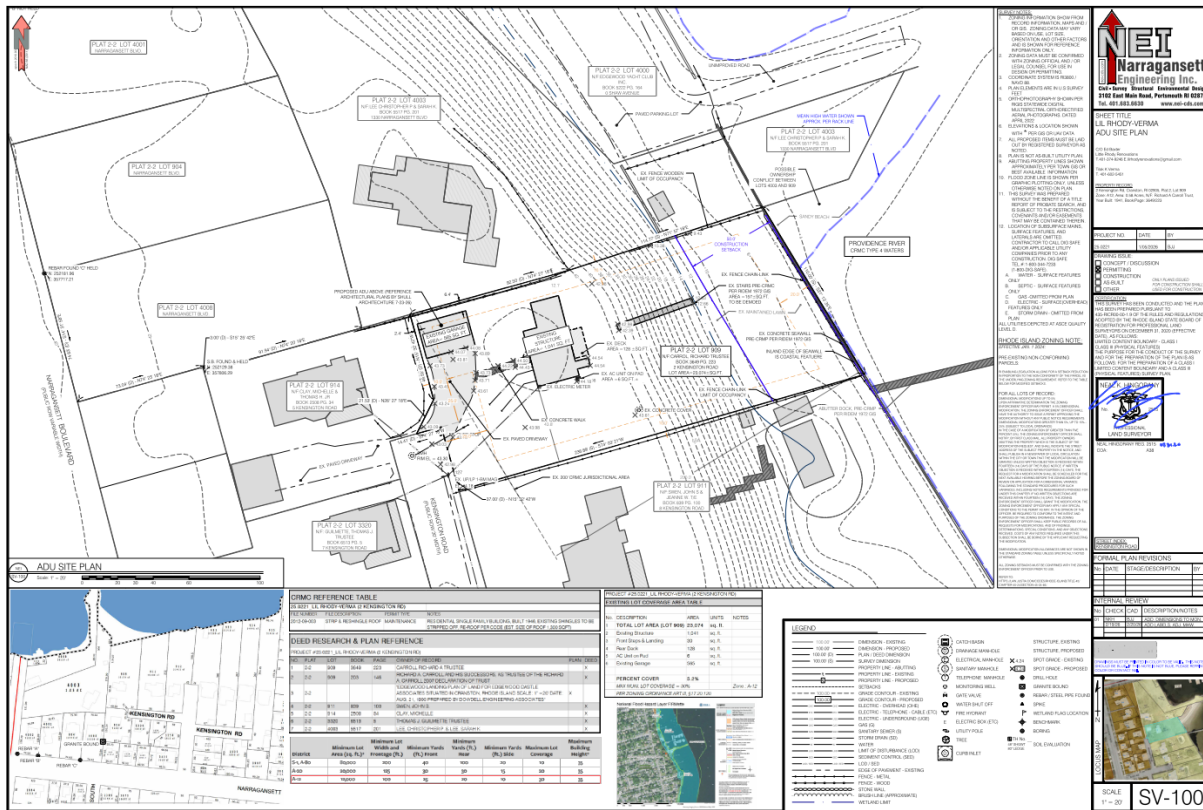


STREET VIEW

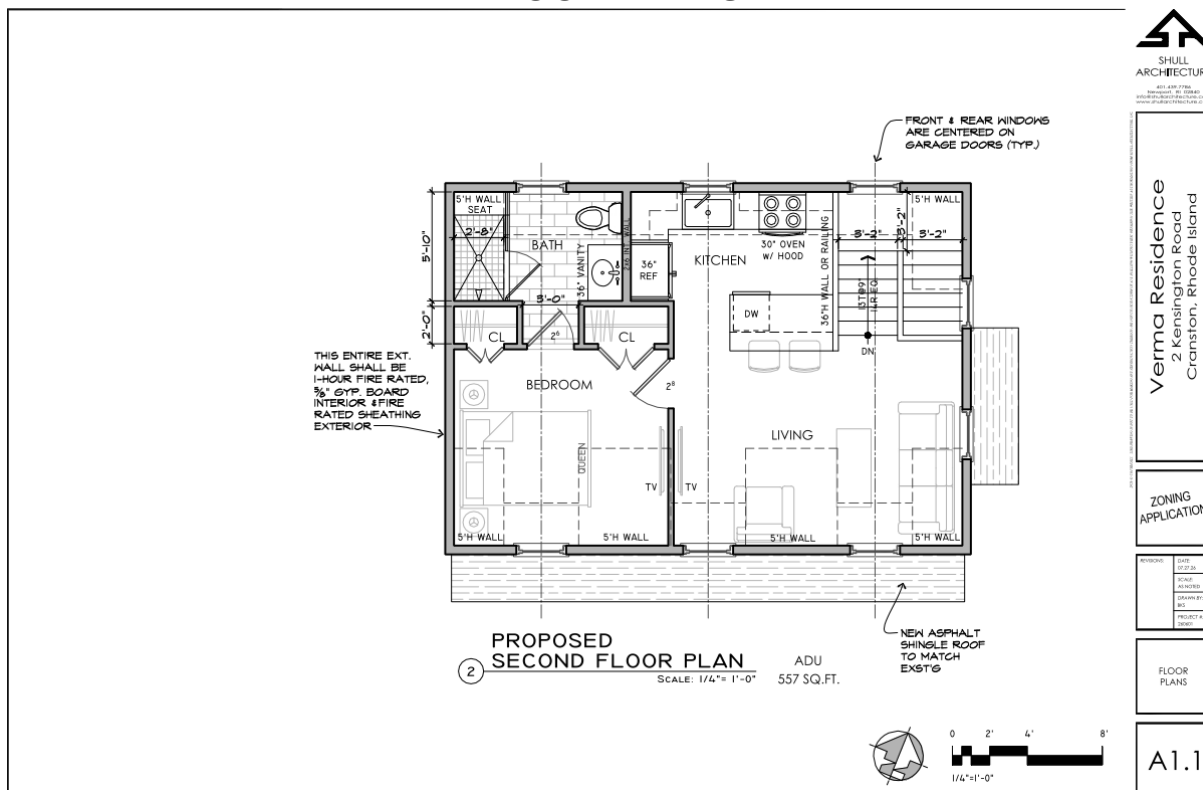


(GOOGLE IMAGERY SEPTEMBER 2025)

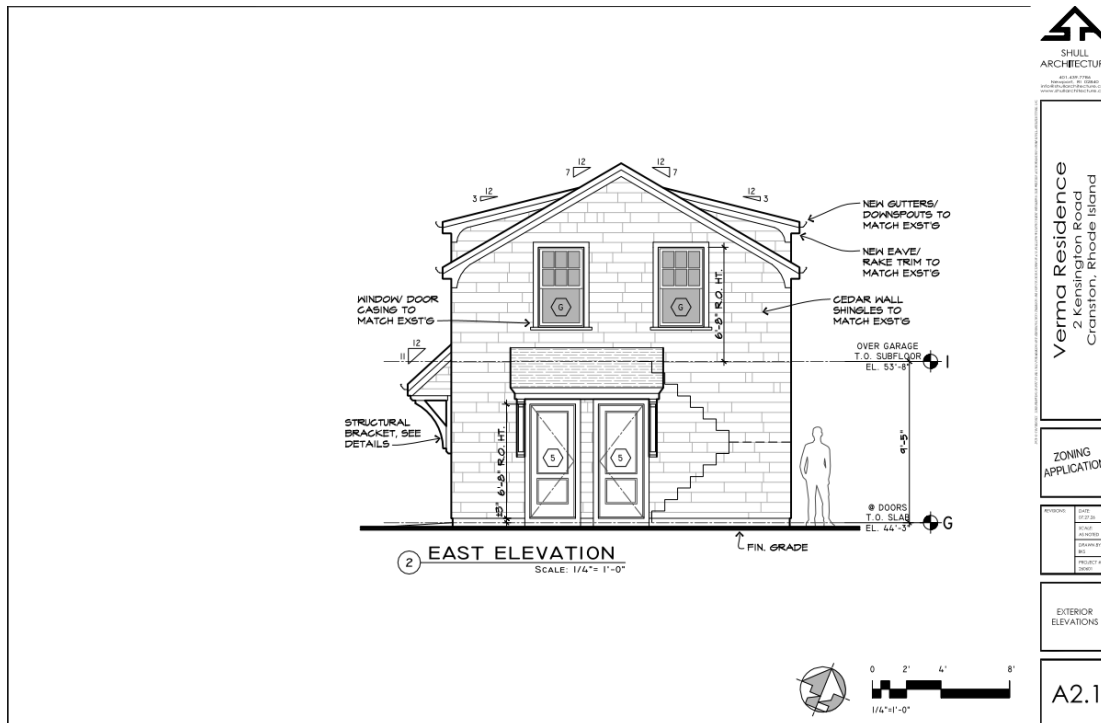
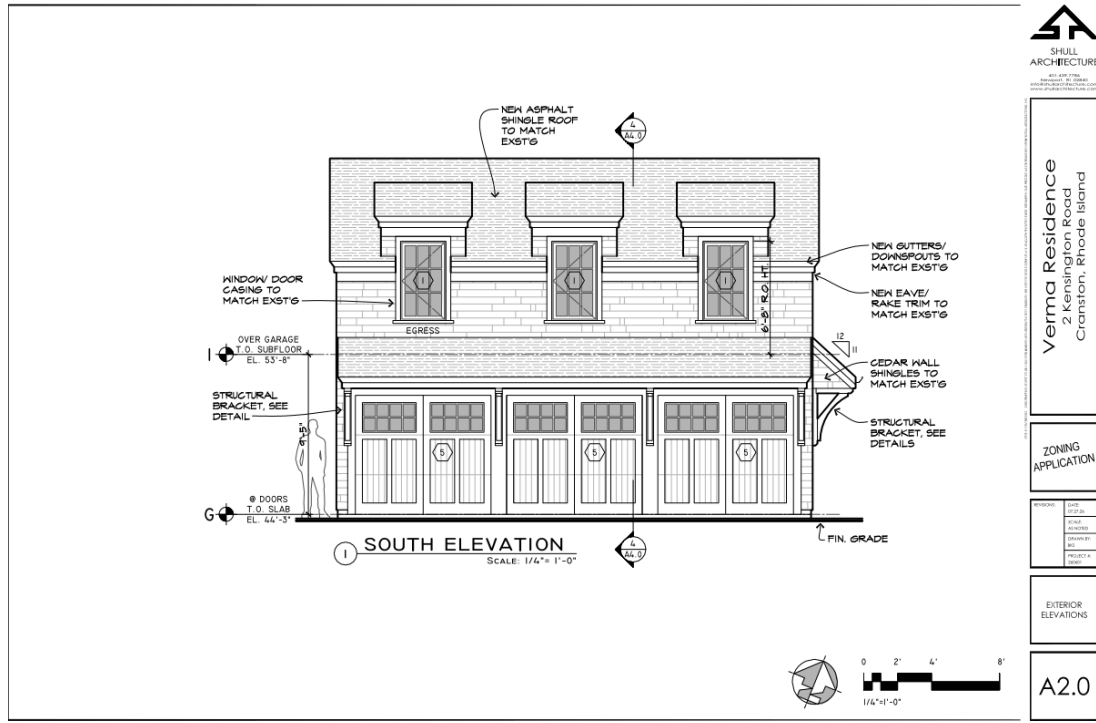
SITE PLAN



FLOOR PLANS



BUILDING ELEVATIONS



Findings of Fact:

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

- 17.20.120 Schedule of Intensity Regulations

Relief Sought:

A-12 Zone	Required	Proposed	Relief Sought
Minimum Front Setback	25 Feet	2'-4"	22'-6" Feet
Minimum Accessory Structure Side Setback	8 Feet	6'-5" Feet	1'-6" 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.

It is the opinion of Planning Staff that this application does not need any variances and is a By-Right proposal.

There is specific language outlined in state law that prohibits this proposal from being required to seek zoning relief:

- R.I. Gen. Laws § 45-24-73 (2)(vii) states that *"For all ADU applications, a municipality shall not: Require zoning relief for ADU applications proposed within an existing footprint of the primary or accessory structure which is a legal nonconforming structure in order to address the existing dimensional nonconformity"*
 - This proposal is entirely within the footprint of an existing accessory structure. Therefore, no zoning relief can be imposed.
- R.I. Gen. Laws § 45-24-73 (2)(V) states that *"For all ADU applications, a municipality shall not: Impose dimensional requirements or other development standards on ADUs that in any instance exceed the requirements for an accessory structure in the same zoning district"*
 - This ZBR application is advertised as seeking a variance from 17.20.120 – Schedule of Intensity Regulations, a section of the zoning code that **does not** apply to accessory structures.
 - Front setbacks and building height standards are listed as variances on this application. Accessory structures are only subject to side yard and rear yard setbacks in all zones.

Consistency with the Comprehensive Plan and FLUM

- The Future Land Use Map (FLUM) designates the subject property as *"Single Family Residential 3.63 To 1 Unit 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-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.

Recommendation:ZBR-26-41 (2 Kensington Road)

Due to the finding that this application does not require zoning relief, staff propose **NO RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,

James S. Ray

Jamie Ray
Administrative Officer | Planner Technician