

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: September 1, 2026
RE: 75 & 0 Gladstone Street – Assessor's Plat 7, Lots 875 & 874

Application for Dimensional Relief

This memo pertains to two jointly submitted applications for lots currently merged under zoning

Owner: Jenny Clement
Applicant: Joshua Debrossard
Location: 75 & 0 Gladstone Street
Neighborhood: Arlington
Zoning: B-1 – (Single and Two-family Residential)
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

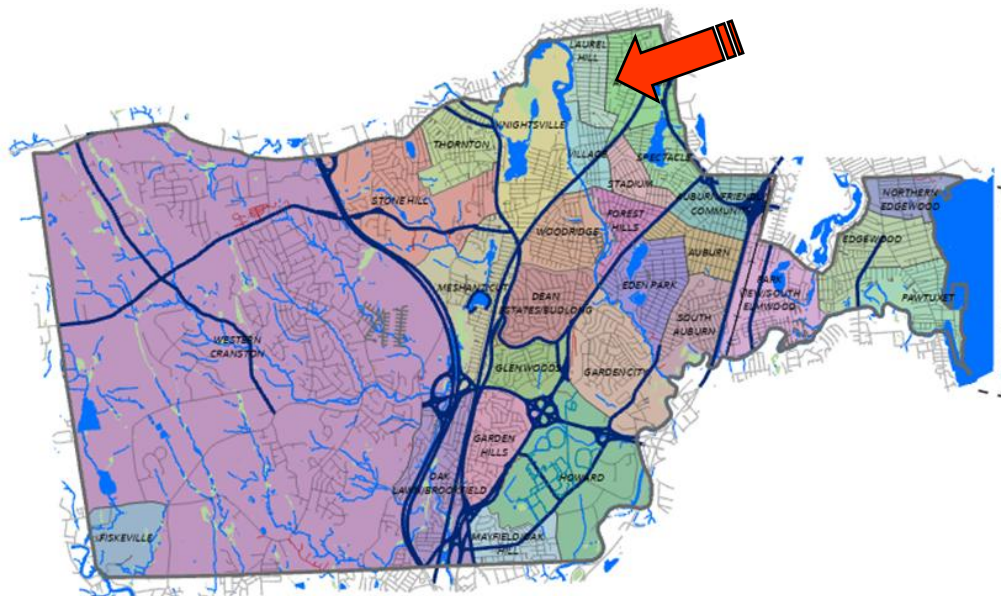
Subject Property:

The subject properties are located at 75 & 0 Gladstone Street, identified as Plat 7, Lots 875 & 874 and have a combined land area of 0.3147 ± acres, (13,709 sf).

Request:

The applicant has applied to the Board for permission to leave an existing single-family dwelling on a lot with reduced frontage and setbacks and to construct a new two-family dwelling on an undersized lot with reduced frontage previously merged by zoning. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard Lots of Record and Lot Mergers; Section 17.64.010 - Off-Street Parking; Section 17.20.060 - Required Yards Not to be Used by Another Building; Section 17.20.090 – Specific Requirements.

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW

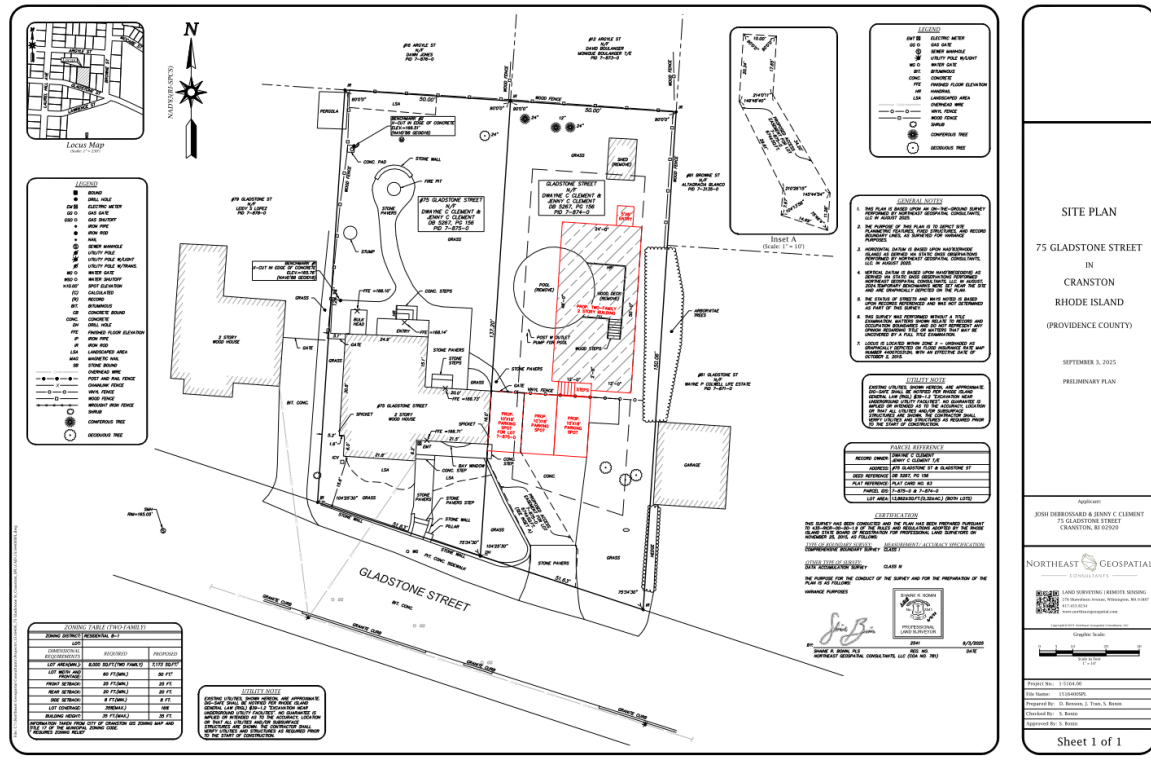


STREET VIEW

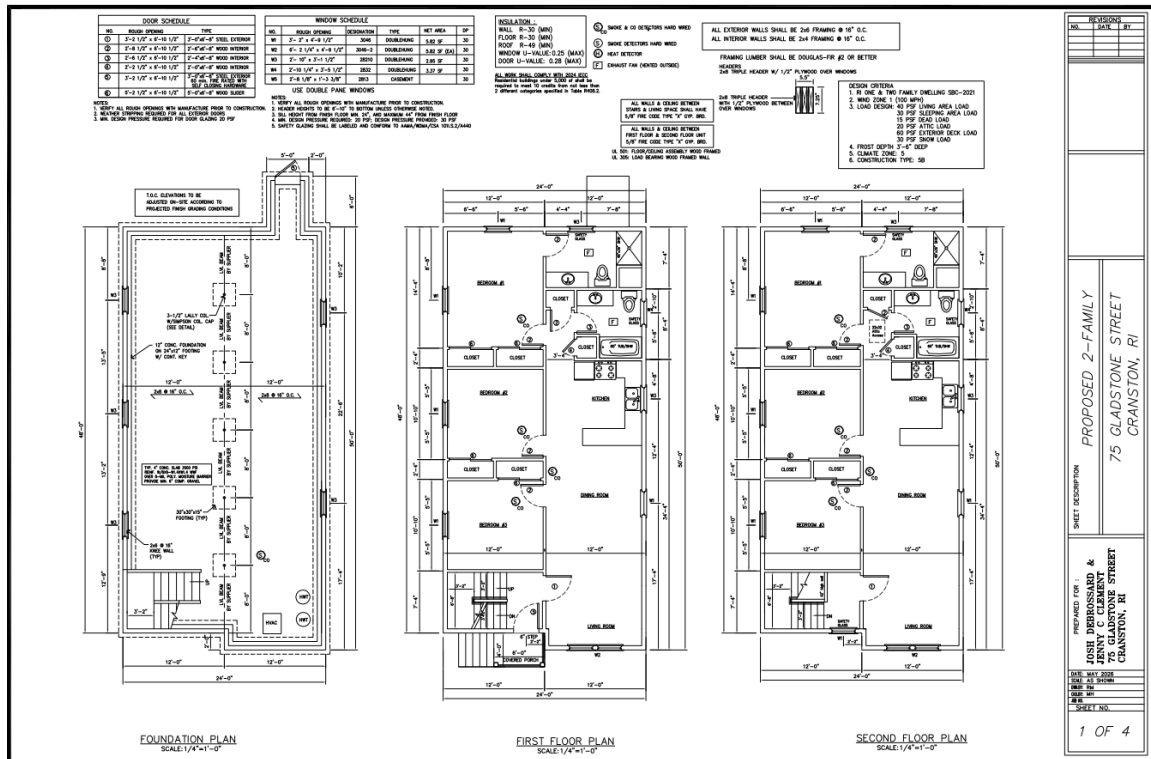


(GOOGLE IMAGERY JUNE 2025)

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
- 17.88.010 – Substandard lots of record and lot mergers
- 17.64.010 - Off-Street Parking
- 17.20.060 - Required Yards Not to be Used by Another Building
- 17.20.090 – Specific Requirements

Relief Sought:

Existing Single-Family Dwelling at 75 Gladstone Street:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Side Setback	8 Feet	0 Feet	8 Feet
Minimum Lot Frontage	60 feet	51.63 feet	8.37 feet
Off-Street Parking	1 Spot	The applicant is proposing a parking space on lot 7-874	Parking spot proposed to be located on a separate lot.
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

	was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.		
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Proposed New Two-Family House at 0 Gladstone Street:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	8,000 sf for Two-Family Dwellings	7,173 sf	827 sf
Minimum Lot Frontage	60 Feet	51.63 Feet	8.37 feet
Required Yards Not to be Used by Another Building	No part of a yard, parking space or other open space required about any building or use for the purpose of complying with the provisions of this chapter shall be included as part of a yard, parking space or other open space required under this chapter for another building	Parking Spot for Lot 7-875 is proposed on this lot.	Parking spot is intended for use by the abutting property to satisfy off-street parking requirements.
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

Density and Lot Size Data:

Number of residential lots within 200':

Number of residential lots smaller than proposed in the application:

Number of residential lots equal to proposed in the application:

Number of residential lots larger than proposed in the application:

**** NOT Including Subject Lots**

30 Lots (37 Units)**

15 Lots**

0 Lots** (6,536, 7,173 SF)

15 Lots**

Existing subject parcels density: 3.17 U/a

Proposed subject parcels density: 9.5 U/a

200' Radius density: 8.39 U/a

Neighborhood Zone density: 10.4 U/a

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.

- Staff found that the area surrounding the subject lots is developed with a mix of single-family, two-family, and three-family dwellings. An analysis of lot sizes in the Arlington neighborhood revealed that two-family dwellings are built on a wide variety of lot sizes. However, the majority of two-families in this area are built on 4,000 – 7,000 sf lots. The applicant has proposed a new two-family dwelling on a 7,173-sf lot. This lot size is consistent with the surrounding neighborhood.
- 50 feet of frontage is typical in this area of the city, as well as in most B-1 and B-2 zones.
- The off-street parking variance is necessary due to the unique configuration of the lots. The existing concrete driveway is large enough to accommodate the proposed parking spaces without unnecessarily increasing impervious surface coverage. In addition, the applicant has proposed an access easement to address potential issues associated with locating the parking space for Lot 7-875 on Lot 7-874.
- Therefore, Staff find that the proposal is consistent with the general character of the surrounding neighborhood.

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/Acre.*”
 - Per the Comprehensive Plan, the B-1 zoning district is an appropriate zoning classification for single and two-family residential land designation and development.
 - Staff finds that the proposed project density (9.53 units/acre) conforms to the Future Land Use Map density designation of *Single Family Residential Less Than 10.89 Units/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.
 - Action LU-29: Protect and stabilize existing residential neighborhoods by making zoning conform to existing uses.

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:

ZBR-26-27 (75 Gladstone 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.

ZBR-26-37 (0 Gladstone 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