

City Planning Department



Memo

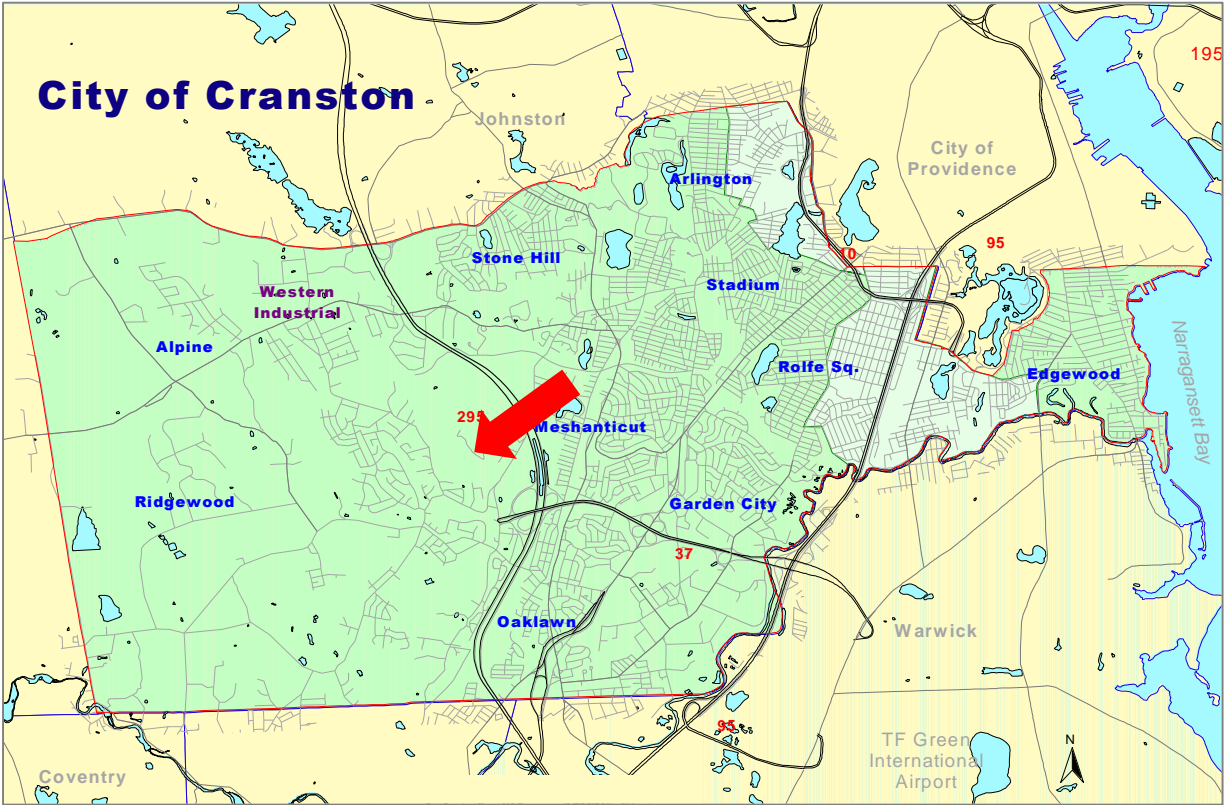
To: Cranston City Plan Commission
From: Joshua Berry, AICP - Senior Planner / Administrative Officer
Date: October 27, 2021
Re: **Dimensional Variance @ 74 Priscilla Drive**

Owner/App: Bethany Murga
Location: 74 Priscilla Drive, AP 21, Lot 86
Zone: A-8 (Single-family dwellings on lots of minimum areas of 8,000 ft²)
FLU: Single Family Residential 7.26 to 3.64 units/acre

DIMENSIONAL VARIANCE REQUEST:

1. To allow the construction of an addition to an existing single-family residence that would encroach into a side yard setback. [17.20.120 – Schedule of Intensity]

LOCATION MAP



ZONING MAP



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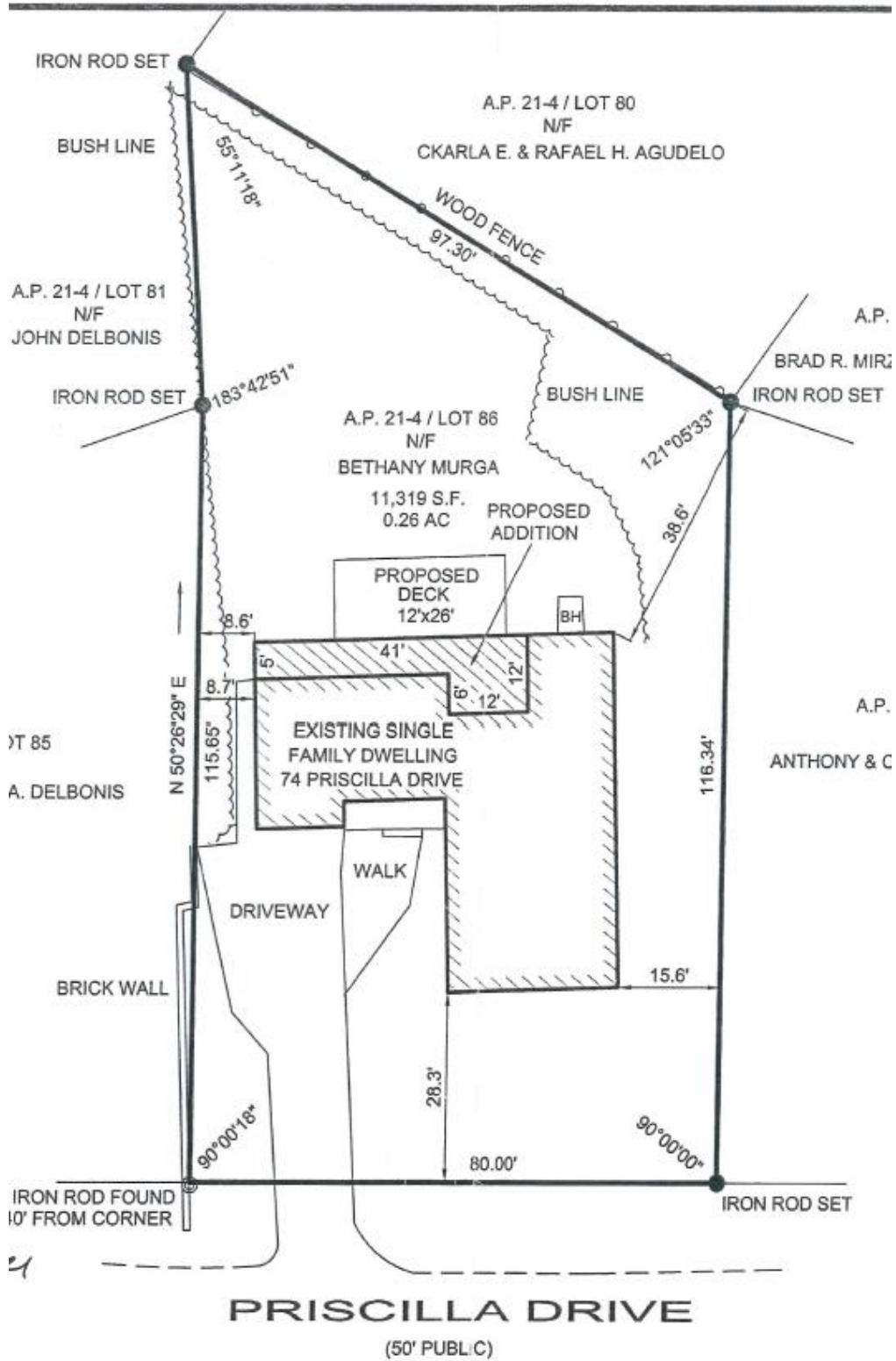
AERIAL VIEW



STREET VIEW - Priscilla Dr Facing South



SITE PLAN



FINDINGS OF FACT

1. The proposed addition to the single family residence would increase the existing 1.4' encroachment into the 10' side yard setback by 0.1'. This amount is not large enough to constitute a negative impact.
2. The proposed addition does not change the use of the single family dwelling or increase the number of dwelling units.
3. The addition is designed as an extension of the existing building line. Alternative designs could comply with the setback, but are not warranted due to the de minimis encroachment proposed.
4. There is existing evergreen vegetation between the subject property and the nearest abutting property that would serve as a substantial visual buffer to the addition.
5. The expansion of the single family use is consistent with the single-family land use designation in the Future Land Use Map.
6. The Comprehensive Plan Land Use Element; Principle 4 reads: "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life. Protect the natural, historic and visual resources that define the neighborhoods*" (p. 34). Relief would not detract from the visual resources that define the neighborhood.

PLANNING ANALYSIS

The existing single family dwelling encroaches 1.4' into the required 10' side setback. ***The proposed addition would increase the encroachment by less than an inch and a half.*** Staff believes that this minute dimension does not pose any potential impact and that it is more a matter of technicality that zoning relief is required, not potential impact. Furthermore, there is an existing evergreen buffer between the subject property and the nearest neighbor, so between the insignificant dimension of the encroachment and the existing screening, **staff cannot foresee relief resulting in a negative impact to the abutters.**

The interior renovations include converting garage space to become part of a new bedroom. The loss of sheltered parking space is noted, but the site remains in conformance with the off-street parking requirements so this is not a zoning issue.

Staff finds the proposal to be *generally consistent* with the Comprehensive Plan. The expansion of the single family use is consistent with the single-family land use designation in the Future Land Use Map. The Comprehensive Plan does not get into very much detail specific to variance requests of this nature, but Land Use Element Principle 4 reads: "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life. Protect the natural, historic and visual resources that define the neighborhoods*" (p. 34). In this particular situation, the encroachment into the side setback is so small that it should have no aesthetic impacts.

For these reasons, without the benefit of public testimony, staff feels that relief would not be detrimental to the visual resources of the neighborhood and therefore finds the request generally consistent with the Comprehensive Plan.

Recommendation

Due to the findings that the application is generally consistent with the Cranston Comprehensive Plan and that relief would not impair the visual character of the area, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.