

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Grace C Brownell | Planner Technician
Date: January 3, 2024
RE: 24 Hagen Avenue | AP 18, Lot 1236
Application for Dimensional Variance

Owner / Applicant: Gilbert & Anna Medeiros
Location: 24 Hagen Avenue | AP 18, Lot 1236
Zoning: A-6 – Single Residential (6,000 sq. ft.)
FLUM Designation: Single Family Residential 7.26 to 3.64 Units Per Acre

Subject Property:

The subject property is located at 24 Hagen Avenue, identified as Plat 18, Lot 1236, and has a land area of ± .21 acres (9,237 sq. ft.) with frontage on Hagen Avenue.

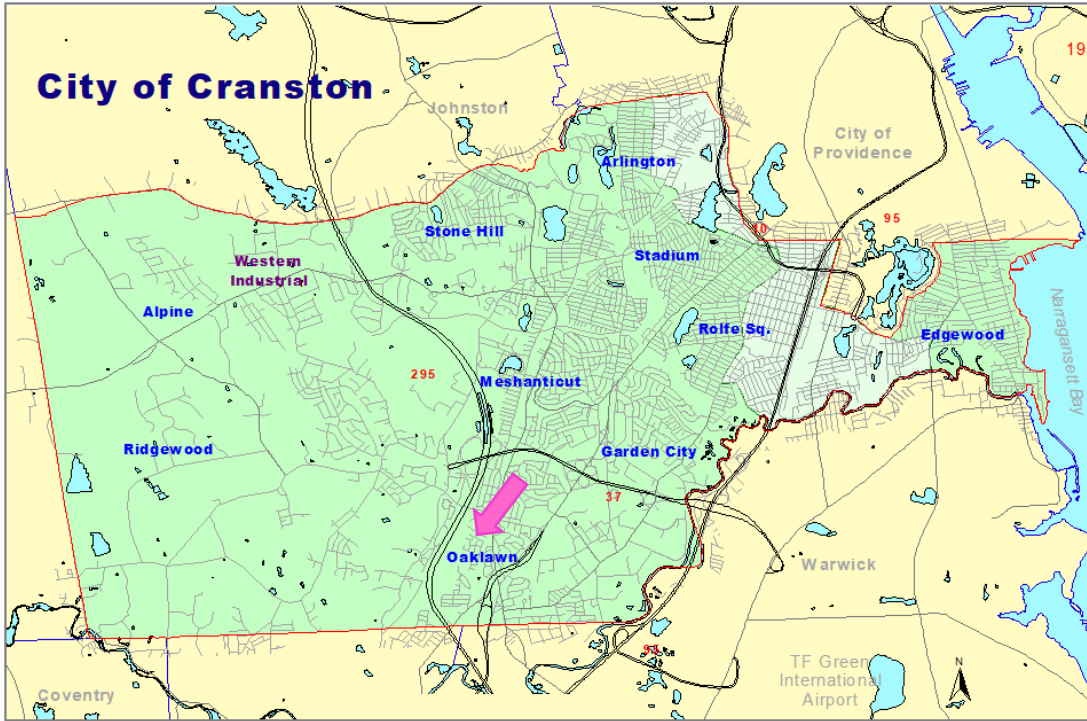
Request:

To allow relief from the variance and accessory uses regulations, for the expansion of an existing and non-conforming detached garage facing Hagen Avenue in an A-6 zone (17.60.010 – Accessory uses, 17.92.010 – Variances).

Relief from 17.60.010B – Location of Residential Accessory Building:

- Side setbacks for Residential Accessory Buildings within an A-6 Zone:
 - Required: 5 ft.
 - Proposed: 1.1 ft.
 - Relief Requested: 3.9 ft.
- Rear setbacks for Residential Accessory Buildings within an A-6 Zone:
 - Required: 5 ft.
 - Proposed 5.5 ft.
 - Relief Requested: .5 ft.

LOCATION MAP



AERIAL PHOTO



ZONING MAP




FUTURE LAND USE MAP



ABUTTER RADIUS MAP

24 Hagen Ave 400' Radius Plat 18 Lot 1236





City of Cranston
1784-1976

Select Parcels	Cranston Boundary	A12	C1	M1
Parcel Buffer	Cranston Boundary	A6	C2	M2
Select Parcel Buffer	Roads	A8	C3	MPD
Hydrology 2005	Historic Overlay District	B1	C4	CHSR
Stream/Water Body	Zoning	B2	C5	S1
Swamp			E1	
Buildings				

0 200 400 ft

Map Scale: 1:2,496

Map created by Web Application on: 12/22/24 10:03 AM

Disclaimer: This map/data/spatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or man-made features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranties, expressed or implied related to the spatial accuracy, reliability, completeness or currency of this map/data.

STREET VIEW



The above image shows the previous non-conforming detached garage (11' x 21') which was removed and replaced by a new existing non-conforming garage.

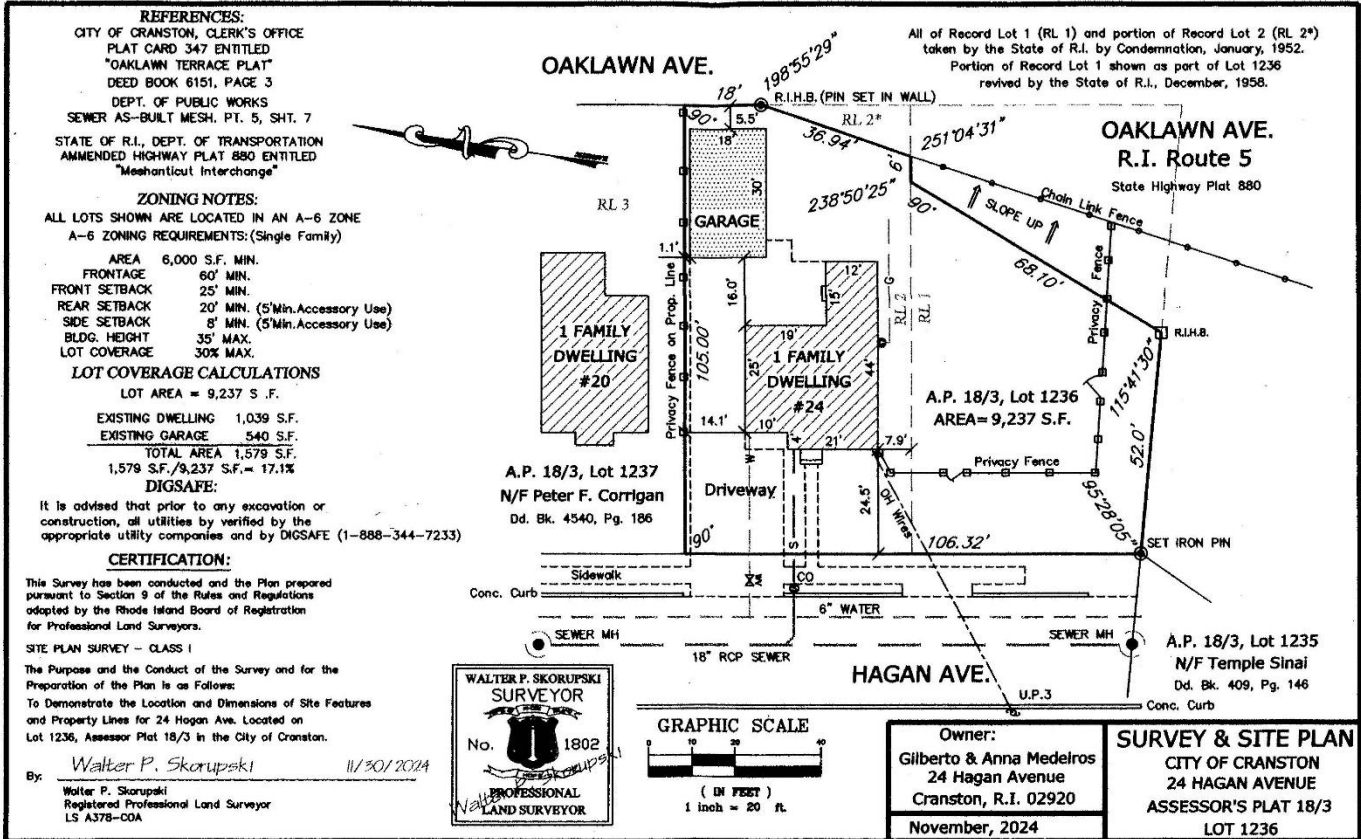
SITE VIEWS

The above and below images includes the existing non-conforming detached garage (18' x 30') which has replaced the previous damaged garaged.

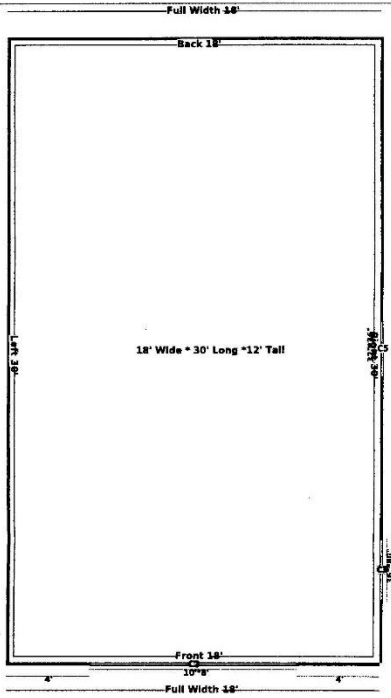




SITE PLAN



2D DRAWING-1



LEGENDS													
■	Garage Door	□	Garage Door Frameout	□	Walk in Door	□	Walk in Door Frameout	□	Windows	□	Windows Frameout	□	Open Wall
□	Close Wall	○	Distance	□	Storage Length (UBIRY)	○	Cupola						

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Findings of Fact:

- At the subject property, the property owner had a previous non-conforming detached garage (11' x 21') which was falling apart due to fallen tree roots. The property owner has owned the garage since 2020 in which the previous non-conforming garage was existing. To remediate the issue, the applicant has removed said garage and constructed a new existing non-conforming detached garage (18' x 30'). The newly constructed garage increases the lot coverage calculation by 3.4%, for a new percentage of 17.1%, which is in conformity with the required A-6 Zone. The applicant seeks 3.9 ft. side setback relief and .5 ft. of rear setback relief, per section 17.60.010B – Location of Residential Accessory Building.

- Staff have reviewed this Application in consideration of the compatibility with the character of the surrounding area and the request does not impose undue nuisances and is not out of character beyond any other uses on this site or within the surrounding area.
 - The property and the surrounding area are residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
 - Through an informal review of GIS, staff notes of the homes within the 400' radius which have garages, roughly 80% have non-conforming side setbacks for the A-6 zone, per section 17.60.010B – Location of Residential Accessory Building.

Analysis:

- The Future Land Use Map (FLUM) designates the subject property as “*Single Family Residential 7.26 to 3.64 Units Per Acre.*” The proposal does not change the density.
 - Per the Comprehensive Plan, the A-6 zoning district is an appropriate zoning classification for single-family residential land designation with accessory structures.
 - Staff finds that the Application is consistent with the Future Land Use Map designation as it relates to density.

- The Comprehensive Plan outlines goals, policies, and action items pertaining to accessory residential development which Staff find to support the approval of this Application, specifically:
 - Housing 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.
 - Land Use Goal LU-6: Protect and stabilize existing residential neighborhoods.
 - Policy LU-18: Preserve the existing density of established neighborhood.

Recommendation:

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommends 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,



Grace Brownell,
Planner Technician/Administrative Officer

Cc: City Planning Director
File

File