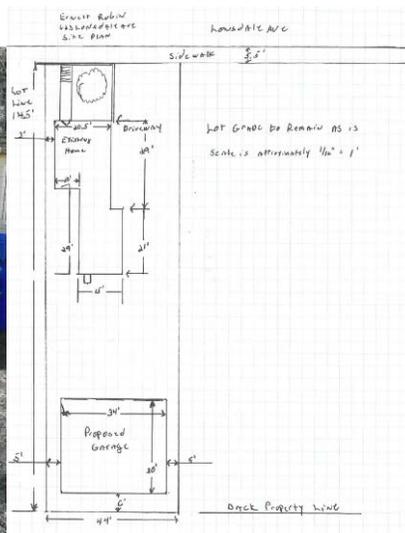


CITY OF CENTRAL FALLS
OFFICE OF PLANNING +
ECONOMIC DEVELOPMENT



ADMINISTRATIVE RECOMMENDATION TO THE ZONING BOARD OF REVIEW

CASE 2016-01-12-1 (623 LONSDALE AVENUE)



SUMMARY

Application Type: Dimensional Variance

Address/AP/Ward: 623 Lonsdale Avenue
Assessor's Plat 8, Lot 315
Ward 5

Applicant: Ernest Robin, 623 Lonsdale Avenue, Central Falls, RI 02863

Property Owner: "

Parcel Size: 6,474 SF

Zoning: R-3

Project Description

The applicant is requesting a Dimensional Variance to construct an accessory garage 34' X 30' X 24' on the property of his primary residence. A dimensional variance is required to construct an accessory structure in an R-3 zone that is taller than 20' in height. The added height for the proposed garage is to accommodate additional storage space using attic trusses.

Discussion

Prior to approval of a dimensional variance, the Board is required to make positive findings on the following standards:

- (1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to general characteristics of the surrounding area; and not due to a physical or economic disability of the applicant;

The applicant's lot is over 6,000 sq. feet and presently does not currently have an attached or detached garage. The proposed plans show that the accessory structure (garage) will not occupy more than 50% of the area of the rear yard and will have appropriate rear and side lot line setbacks and is a suitable distance from the public right-of-way along Lonsdale Ave. As the property is the applicant's primary residence, the unique characteristics of his home limit his storage space, and a garage would alleviate this hardship.

- (2) That said hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.

There is no evidence that the applicant's hardship is the result from prior action or the desire to realize greater financial gain as the proposed garage is for the sole use of the property owner.

- (3) That the granting of the requested variance will not alter the general characteristic of the area or impair the intent or purpose of this zoning ordinance or the comprehensive plan for the city;

The City's Comprehensive Plan seeks to "Encourage Livable Residential Areas." A variance for increasing the height of the proposed garage will not alter the general characteristic of the area or impair the intent or purpose of this zoning ordinance or comprehensive plan. The proposed height of the garage is consistent to the height of the applicants existing home and should not alter lines of sight for the neighborhood. The use of the proposed garage will also provide adequate space to store vehicles and other equipment that presently remain in his driveway visible to neighbors (see photos)

The applicants proposed plan conforms to all other regulations in the City's Zoning Ordinance. The purpose of the Zoning Ordinance includes "Provide for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs" (Section 100 B), and . The proposed use of the accessory structure is responding to current and future needs and is appropriate to the character of the city.

- (4) That the relief to be granted is the least relief necessary.

Approval of the proposed garage is the least relief necessary to provide the storage space necessary to relieve the applicants hardship.

Recommendation

Based on the above discussion, staff believes that all standards have been met and recommends that the requested Dimensional Variance be granted.