



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT
180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1225

October 28, 2021

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Rosen and duly seconded by Mr. Daniels
Motion passed unanimously: Vote 5-0
(W. Rosen-Aye, T. Daniels-Aye, S. Walsh-Aye, K. Diamond-Aye, R. Cagnetta-Aye)

At a meeting held on October 19, 2022, regarding the Petition of Robert and Doreen Grandell, 3 Corncrib Lane, Rocky Hill CT, 06067 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 28' x 10' addition to the south side of the dwelling and a 28' x 4' roof awning attached to the north side of the dwelling. The proposed awning will be located 24.9' from the west corner-side property line and the addition will be located 32.5' from the south corner-side property line. The required corner-side setback is 40'. Relief of 15.1' (west) and 7.5' (south) is requested. Lot size is 2.74 acres. A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).

Owners of the property are Robert G. & Doreen M. Grandell, for premises located at 70 Shadberry Trail, South Kingstown, Assessor's Map 89-2, Lot 68 and is zoned R80.

The following individuals spoke as representatives of the applicant:

- Attorney Kelly Fracassa
- Doreen Grandell

There was no one present who spoke either in favor of or opposition to the petition.

The following materials were entered into the record:

- Signed Application signed; Owner Authorization signed and notarized August 11, 2022; Vision Appraisal Field Card (3 page); Existing and Proposed Elevations and Floor Plan (14 pages); Site Plan (1 page) prepared and stamped by Joseph P. Toscano, PLS and dated July 8, 2022; Web GIS (1 page); RI Maps & Aerial Photo (1 page).
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

Findings of Fact:

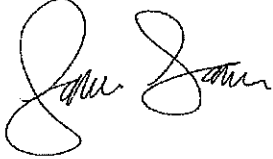
1. The Board finds that the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16), because the structure is already non-conforming and the applicant is simply looking to add an awning to the rear of the house and a small addition where an existing deck is currently located.
2. The Board finds that that the 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, because the applicants purchased the house 5-years ago in its present state and location on the lot.
3. The Board finds that the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based, because the proposed addition will fit in well within the neighborhood in both size and character.

4. The Board finds that the relief to be granted is the least relief necessary, because the proposed expansion is minimal in design and was designed to utilize the house to its maximum potential in the applicant's retirement years.
5. The Board finds that that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, because without the approval of this petition, the existing house would not be suitable for year-round living.

Approval is conditional subject to the following conditions:

- There are no conditions upon this approval.

Respectfully,

A handwritten signature in black ink, appearing to read "James Gorman". The signature is fluid and cursive, with the first name "James" and last name "Gorman" clearly distinguishable.

James Gorman,
Building Official & Zoning Clerk
Town of South Kingstown