



RECORDED 01/09/2023 10:07:34 AM  
 B/P:1849/Pgs 189 - 190; (2 pgs)  
 INST# 26521  
 TOWN OF SOUTH KINGSTOWN, RI



## Town of South Kingstown, Rhode Island

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

January 9, 2023

### 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, K. Diamond-Aye, S. Walsh-Aye, R. Cagnetta-Aye)

At a meeting held on December 21, 2022, regarding the Petition of Gregory Raso & Marianna Zotos, 191B Wordens Pond Road, Wakefield RI 02879 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 1,070 square foot addition to the southeast side of the single-family dwelling. The proposed addition will be located 14.1" from the rear property line. The required rear yard setback is 40'. Relief of 25.9' is requested. Lot size is .65 acres. A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 907 (Standards of Relief).

Owners of the property are Gregory Raso & Marianna Zotos for premises located at 191B Wordens Pond Road, South Kingstown, Assessor's Map 61, Lot 54 and zoned R80.

**The following individuals spoke as representatives of the applicant:**

- Patrick Dougherty, Attorney
- Frank Karpowicz, AIA
- Jeffrey Balsh, PLS
- Gregory Raso, Applicant
- Marianna Zotos, Applicant

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

**The following materials were entered into the record:**

- Application signed and dated October 11, 2022; Owner Authorization Forms (2 pages) signed and notarized July 7, 2022; Letters (3 pages) from Tax Assessor's Office dated May 23, 2022; Proposed Building and Drainage Site Plan (1 page) prepared by Frisella, Balch & Associates, stamped by Jeffrey K. Balch PLS and dated December 3, 2021.
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing
- Continuation Request from Attorney Patrick J. Dougherty dated November 1, 2022
- Applicant's Exhibits 1 (elevations) and Exhibits 2 & 3 (floorplans)
- Supplemental Material
  - Neighborhood Analysis Report (15 pages) prepared by Pimentel Consulting, Inc. dated December 12, 2022

**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 existing structure is located almost entirely

within the setbacks. Additionally, the lot is substandard in size and restricted by its proximity to freshwater wetlands, septic placement and well location, all of which further limit the placement of the proposed addition onto the property.

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 this will be the applicant's primary residence upon completion of the project.

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 design is considerate of the surrounding area and is as minimally intrusive as possible to the immediate neighbors.

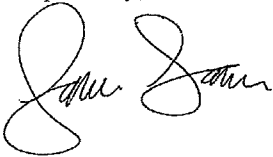
4. The Board finds that the relief to be granted is the least relief necessary, because they are requesting a modest expansion on an already small non-conforming structure.

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 the existing 588 sf structure was built in 1935 and has not had any substantial updates, therefore it requires substantial improvements prior to it becoming the applicant's full-time home upon completion.

**Approval is conditional subject to the following conditions:**

- There are no conditions upon this approval.

Respectfully,



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