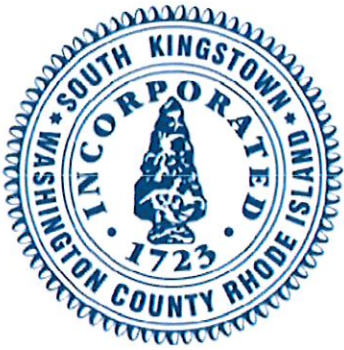




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 INST# 8357
 TOWN OF SOUTH KINGSTOWN, RI



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
 Wakefield, RI 02879
 Tel (401) 789-9331 x1224
 Fax (401) 789-9792

Date August 28, 2020

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

**The following motion, made by Mr. Jurczak and duly seconded by Mr. Rosen
 Motion passed unanimously: Vote 5-0
 (R. Jurczak-Aye, W. Rosen-Aye, T. Daniels-Aye, J. Bernardo-Aye, R. Cagnetta-Aye)**

At a meeting held on August 27, 2020 regarding the Petition of Geraldine V. Venter, 813 South Road, South Kingstown, RI, 02879 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is proposing to construct a one story addition onto the existing single family dwelling. The addition will be located along Winterberry Lane, a corner side line. The proposed addition will be located 17.04' from the corner side property line. The required corner side setback is 25'. Relief of 7.96' is requested. Lot size is 27,878 square feet. A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 907 (Standards of Relief). Owner of the property is Geraldine V. Venter for premises located at 813 South Road, Assessor's Map 47-2, Lot 22 and zoned R 20.

The following individuals spoke as representatives of the applicant:

- Geraldine Venter, Applicant
- Susan Venter White, daughter of applicant

The following materials were entered into the record:

- Application signed and dated July 10, 2020; Signed and Notarized Owner Authorization Form dated July 10, 2020; Site Drawings; 200' Radius Map and Abutter's List; Site Plan dated November 2019 and prepared and stamped by Wesley Grant III P.L.S.; Construction Plans (T, E1, E2, E3, A1, A2, A3 & A4) prepared by Zandra Rhodes Design and dated September 23, 2019
- Legal Notice, Certified Mail Receipts and Notarized Affidavit of Mailing

No one present spoke in support of or opposition to the petition

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), due to the location of the existing house on the lot the applicant is proposing the addition where a deck had previously existed which will allow for the current interior room configuration to remain the same. Additionally, the applicant had specific constraints due to the location of existing sewer lines on the lot.

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 applicant did not build or locate the current

dwelling on the lot; the applicant is simply looking to make the dwelling more elderly accessible so ownership can continue to remain within the family.

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 fits within the general character of the area and will only add to the overall neighborhood aesthetics.

4. The Board finds that the relief to be granted is the least relief necessary, because of the unique configuration of the dwelling on the lot and the location of the sewer line, the applicant has no other alternative to locate the proposed addition.

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 applicant will not be able to make the dwelling more age accessible which is the primary objective of the proposed addition.

Approval is subject to the following conditions: There are no conditions.

Respectfully,



Wayne Pimental, Clerk
South Kingstown Zoning Board of Review