



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1225

February 23, 2022

William Dolan
54 Autumn Lane
Wakefield, RI 02879

At a meeting of the Zoning Board of Review held February 16, 2022, your petition for a Dimensional Variance was granted for premises located at 25 Columbia Street, South Kingstown, Tax Assessor's Map 57-1, Lot 176.

Please be further advised that there is a One-year Expiration. Any variance or special use permit shall expire one year after the date of the filing of the decision in the office of the Town Clerk, unless the applicant shall, within one year, obtain a legal building permit and proceed with the construction, or obtain a certificate of occupancy when no legal building permit is required. If application is made prior to the expiration of the initial one-year period, the Board may, upon written request and for cause shown, renew the variance or special use permit for a second one-year period. Said request for an extension need not be advertised nor noticed, per South Kingstown Zoning Ordinance Section 910.

If you have to apply for a building permit, this Decision must be presented to the Building Official's office at the time you make application for your building permit.

Regards,

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



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INST# 20904
TOWN OF SOUTH KINGSTOWN, RI



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February 23, 2021

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

At a meeting held on February 16, 2022 regarding the Petition of William Dolan, 54 Autumn Lane, South Kingstown, RI 02879 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a two-family dwelling with vehicle parking in front of the structure. The existing lot frontage is 65.68'. The CN zoning district requires 70' of frontage to establish a two-family dwelling. Relief of 4.32' is requested. Relief is required for the parking of vehicles between the structure and the front lot line. Lot size is .41 acres. A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations), Section 402 Note 6 (Notes to Schedule of Dimensional Regulations) and Section 907 (Standards of Relief). Owner of the property is Scot Hallberg, for premises located at 25 Columbia Street, South Kingstown, Assessor's Map 57-1, Lot 176 and zoned CN (Commercial Neighborhood).

The following individuals spoke as representatives of the applicant:

- William Dolan

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 January 3, 2022; Owner Authorization signed and notarized January 7, 2022; Elevations (2 pages); Site Locus (1 page) prepared by Principe Company, Inc Engineering Division and dated September 15, 2021; House Plans (5 pages) prepared by Bruinier & Associates, Inc. dated October 2017.
- 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 lot itself is a long narrow constricted lot which presented challenges in regards to house and driveway placement.
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 lot is currently vacant and located on a busy street; the proposed use will fit in well within the surrounding area.
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 proposal before the Board will improve the general character of the surrounding area by developing an otherwise vacant lot in the CN district.

4. The Board finds that the relief to be granted is the least relief necessary, because it is obvious that the design has considered the need for parking as well as providing an aesthetically pleasing buffer to surround the property.

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 entire project would need to be re-designed to accommodate moving the parking to the rear of the property due to the lot's narrow constraints.

Approval is conditional subject to the following conditions:

- Screening shall be tied to the plan that was submitted and shall be located between at least 6' to 10' back from the front property line to allow a clear line of sight for ingress and egress to the lot.

Respectfully,

A handwritten signature in black ink, appearing to read "James Gorman". The signature is fluid and cursive, with a large initial "J" and "G".

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