



# Town of South Kingstown, Rhode Island

## BUILDING AND ZONING DEPARTMENT

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

March 30, 2022

Craig Anderson  
47 Amato Circle  
Wethersfield, CT 06109

At a meeting of the Zoning Board of Review held March 16, 2022, your petition for a Dimensional Variance was granted for premises located at 140 Teal Drive, South Kingstown, Tax Assessor's Map 90-1, Lot 166.

Please be further advised that there is a Two-year Expiration on this Dimensional Variance with the right to extend, if necessary, per South Kingstown Zoning Ordinance Section 908.

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# 21721  
TOWN OF SOUTH KINGSTOWN, RI



## Town of South Kingstown, Rhode Island

**BUILDING AND ZONING DEPARTMENT**  
180 High Street  
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March 30, 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 March 16, 2022 regarding the Petition of Craig Anderson, 47 Amato Circle, Wethersfield, CT 06109 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a second story addition to the existing single-family dwelling. The applicant is also seeking to construct a 9' x 3' porch on the first story. The addition will be located 13' from the front property line. The required front yard setback is 25'. Relief of 12' is requested. Lot size is .44 acres. 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 Craig C. & Kimberley A. Anderson for premises located at 140 Teal Drive, South Kingstown, Assessor's Map 90-1, Lot 166 and zoned R80.

The following individuals spoke as representatives of the applicant:

- Craig Anderson, 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 February 1, 2022; Owner Authorization signed and notarized February 1, 2022; Location Plan (1 page) prepared by American Engineering, Inc. dated October 2, 2020; Site drawing; Floor Plans and Elevations (A-001, A-101, A-201, A-001, A-101, A-103, A-201) prepared by LDS and dated February 1, 2022
- Correspondence
  - 1. Alicia Novi, Esquire on behalf of owner of 110 Teal Drive
- 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 property itself is an extremely odd shape with 6-sides and due to the location of the existing structure on the lot setback relief is needed.
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 uses this home as a vacation home for his family and is simply looking to create additional space that will not exceed the 50% standard set by FEMA which would require elevating the house due to its location in a flood zone.

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 improvements would fit well within the surrounding area which is not densely populated.

4. The Board finds that the relief to be granted is the least relief necessary, because due to the unique shape of the lot and the existing placement of the house on the lot front setback relief is needed. Additionally, the applicant will be upgrading the OWTS as part of the renovation.

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 is simply looking to add a covered landing for protection from inclement weather as well as create an additional second story space to be used for storage.

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

- The decision is a Conditional Zoning Approval and is conditioned upon any, if necessary, further RI DEM and/or CRMC approvals and will have a two-year expiration from the recorded date per Section 908 of the Zoning Ordinance with the right to extend if necessary.

Respectfully,

A handwritten signature in black ink, appearing to read "James Gorman". The signature is stylized with large loops and a long horizontal stroke at the end.

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