



## Town of South Kingstown, Rhode Island

### BUILDING AND ZONING DEPARTMENT

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

March 30, 2022

John Simonetti  
178 Summit Drive  
Cranston, RI 02920

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 224 Middlebridge Road, South Kingstown, Tax Assessor's Map 43-4, Lot 61.

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



## Town of South Kingstown, Rhode Island

**BUILDING AND ZONING DEPARTMENT**  
180 High Street  
Wakefield, RI 02879  
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March 30, 2021

### **NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW**

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

At a meeting held on March 16, 2022 regarding the Petition of John A. Simonetti Architect LLC, 178 Summit Drive, Cranston, RI 02920 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 20' x 5' addition to the existing single-family dwelling. The applicant also seeks to connect the existing garage to the dwelling by way of a second story addition. The garage addition will include expansion of living space and a new exterior stairway located on the north side. The garage stairs will be located 1" from the corner-side property line and 5'11" from the front property line. The required front and corner-side setback is 25'. Relief requested is 24'11" and 19'1" respectively. The garage addition will also be located 2' from the west side property line. The required side yard setback is 13'. Relief of 11' is requested. Additionally, the proposed lot building coverage will be 41%. The maximum lot coverage permitted is 25%. Relief of 16% is requested. Lot size is .09 acres. A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record-Building Setback Requirements), Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief). Owner of the property is Kelli King for premises located at 224 Middlebridge Road, South Kingstown, Assessor's Map 43-4, Lot 61 and zoned R20.

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

- John Simonetti, AIA
- Kelli King, property owner

**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 11, 2022; Owner Authorization signed and notarized February 10, 2022; Site Plan (S-100) and Existing and Proposed Floor Plans and Elevations (EX1.00, EX1.01, A1.00, A1.01, EX2.00, EX2.01, EX2.02, A2.00, A2.01, A2.02) prepared and stamped by John Simonetti, AIA and dated February 11, 2022; Survey and Plan prepared by NRC Associates and dated November 15, 2012 and revised June 3, 2020;
- 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 is extremely sub-standard in size for an R20 zoning designation, the lot is further restricted by a being a corner lot therefore having greater setbacks requirements.
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 is simply looking to maximize their property to it fullest potential while accommodating their specific needs.

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 house was designed to fit within the surrounding neighborhood aesthetics.
4. The Board finds that the relief to be granted is the least relief necessary, because the applicant has designed the proposed addition and staircase to be as contained as possible while still being able to meet all of their specific needs and uses for 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 applicant is simply attempting to make the best use of their existing structure to fit their circumstances.

**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", written in a cursive style.

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