

## EXHIBIT "A"

Applicant's property currently contains a two-family residence which is considered dimensionally nonconforming as the deck is located 14.9 feet from the front yard line and 35 feet is required. There is also an existing, detached garage and shed located in front of the house which is located 14 feet from the front yard line. The existing garage is dimensionally nonconforming as it is also within the front yard setback.

The Applicant is proposing to renovate the existing house within the existing structure. The structure will be converted from the two-family dwelling to a one-family dwelling. A covered deck on the east side of the house will be located 9.9 feet from the front yard line and will require a variance of 25.1 feet.

The Applicant is also proposing to demolish the existing garage and shed. The Applicant is proposing to construct a new, attached garage which would be located 16.7 feet from the front yard line.

The proposed garage will require a dimensional variance of 18.3 feet as it will be located 16.7 feet from the front yard line and 35 feet is required. The proposed garage will meet all other dimensional requirements under the Zoning Ordinance.

The Applicant will be reducing the density of the property by converting it from a two-family dwelling to a single-family dwelling. He will also be making the garage more conforming by moving it an additional 4.1 feet from the front yard line. There is no other place to locate the proposed garage which would meet the setback requirements as the rear of the property is located on Potters Pond and there are wetlands located along the rear property line. The existing house is currently within the front yard setback and the only, reasonable location for the garage is between the existing house and the front yard line. There is an existing septic system located in the right, front, corner of the property and moving the garage to the side of the house would also require dimensional relief.

The Applicant believes

(a) 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 not due to a physical or economic disability of the applicant, except where necessary to provide reasonable accommodation to applicants with physical disabilities addressed in the Rhode Island Fair Housing Practices Act, the United States Fair Housing Amendments Act of 1988 (FHAA), the Rhode Island Civil Rights of Individuals with Handicaps Act, and the Americans with Disabilities Act of 1990 (ADA);

(b) that said 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;

(c) that the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this Zoning Ordinance or the Comprehensive Plan of the Town;

(d) that the relief to be granted is the least relief necessary;

(e) that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property.