



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1224
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ZONING BOARD OF REVIEW

Denis & Gayl Purinton
PO Box 418
Granby, CT 06035

February 24, 2020

Dear Mr. & Mrs. Purinton,

At a meeting of the Zoning Board of Review held February 19, 2020, your petition was **Granted** for a **Dimensional Variance** under the Zoning Ordinance as follows: : The applicant is proposing to construct an addition to the existing single family dwelling. The lot is a non-conforming lot of record with reduced setback requirements. The proposed addition will be located 5.3' from the right side property line. The required side yard setback is 10'. Relief of 4.7' is requested. The addition will also be located 14.4' from the rear property line. The required rear setback is 30'. Relief of 15.6' is requested. Relief of Lot Coverage is also requested. The total proposed lot coverage is 43%, which exceeds the 25% maximum. Lot size is .09 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record-Building Setback Requirements), Section 401 (Table of Dimensional Regulations) and Section 907 (Standards of Relief).** The owners are Dennis & Gayl Purinton for premises located at 41 Kingston Avenue, South Kingstown, RI, Assessor's Map 35-4, Lot 23 and is zoned R-20

Yours truly,

Wayne Pimental, Clerk
Zoning Board of Review
Town of South Kingstown



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 B/P:1733/Pgs 377 - 378 (2 pgs)
 INST# 4271
 TOWN OF SOUTH KINGSTOWN, RI



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ZONING BOARD OF REVIEW

NOTICE OF DECISION

February 24, 2020

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The Decision of the Board is as follows:

MR. CAGNETTA: All right. I will try. I would like to make a motion to approve the Petition of Dennis and Gayl Purinton of Granby, Connecticut, for the dimensional variance to construct a proposed addition off the rear of their house. The house now is a cape that has some inadequate stairs and mobility from floor to floor, and the Applicants are requesting to add a larger addition that's going to provide better egress for them in the form of an elevator as well as -- well, an elevator in the back. There are some stairs in the front and some additional living space. The proposed addition is going to be located in the area of an existing porch. The side yard is about the same, within an inch or so, about 5.2 feet, and the proposed addition is going out farther than the existing porch; and they are changing the backyard setback from 22.4 feet to 14.8 feet. There has been testimony from a neighbor who has no objection to it as well as their daughter, which has resoundingly said yes. And the proposed drawings are dated April of 2019 from Pinch Land Surveying that identifies the footprint of the building. And there are also some floor plans that are identifying the proposed addition floor plans and the plot plans as well as some elevations. This is a dimensional variance because they are getting closer to a sideline than permitted in the residential neighborhood. We found that the hardship from which the Applicants seeks relief is due -- it's not really due to the unique characteristics of the land, the structure, but it is to make use -- the hardship is to make better use of the building, and it is going to give them greater mobility in the home. We find that it is no result of any prior action of the Applicants, and it does not result primarily from the Applicants wanting to have a greater financial gain. And we find that requesting this is, will not alter the general character of the surrounding area and will not impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan from which this is based, because it is only a few more feet than existing. This is the least relief necessary based on the floor plan provided is to utilize the space for an additional bathroom and elevator, and we find that the hardship suffered by the owner, if they were not granted this dimensional

variance, would be more than a mere inconvenience. Because, as stated, this is not sort of an egregious addition that it's going to compromise the neighborhood. So, with that, I would like to make a motion to approve.

MS. GOINS: Mr. Cagnetta, do those findings also apply to the lot coverage variance, or is there anything else you want to state separately on that? I know it's more or less the same with the setbacks and the lot coverage.

MR. CAGNETTA: Yes. Sorry about that. So, yes, the findings of fact would apply also to the lot coverage. It does exceed the 25 percent maximum and they are asking for 43 percent. The proposed addition relative to the existing porch, it is less than twice the size, so it seems that the building was already kind of pushing it when it came to lot coverage. So, yes, with that, I would like to make a motion to approve.

MR. JURCZAK: Motion made by Mr. Cagnetta. Would someone second?

MR. BERNARDO: Second.

MR. JURCZAK: Seconded by Mr. Bernardo. Discussion? Anyone? Anyone have an issue? All right. Let's vote.

**Whereas a Vote was Taken: Cagnetta-Aye, Bernardo-Aye, Daniels-Aye, Rosen-Aye, Jurczak-Aye
Motion Passed Unanimously, Petition Granted 5-0**



Wayne Pimental, Clerk
Zoning Board of Review
Town of South Kingstown