



TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION

1. APPLICANT INFORMATION:

Applicant Name: Matthew & Jeanmarie Leonard Name of Primary Contact if Organization: _____
Applicant Address: 68 Potter Road South Kingstown RI 02879
Applicant Phone: (401) 932-2057 (Jeanmarie) Applicant Email: MLeonardri@gmail.com; Jeanmarieleonard@cox.net

2. OWNER INFORMATION:

Owner Name: Matthew & Jeanmarie Leonard Owner Phone: (401) 932-2057
Owner Address: 68 Potter Road, South Kingstown, RI 02879

3. PROJECT INFORMATION:

Physical Address: 68 Potter Road Assessor's Plat: 87-2 Assessors' Lot: 124 Zoning District: R-80
Required Zoning Setbacks: Front yard 25 Rear Yard 30 Side Yard Right 20 Side Yard Left 20 Corner Side Yard _____

4. APPLICATION FOR:

Special Use Permit _____ Dimensional Variance Use Variance _____ Dimensional Modification by Zoning Officer _____

5. LOT SPECIFICATIONS:

Lot Frontage: 220+/- ft. Lot Depth: 90+/- ft. Lot Area: 27,320+/- ft.

6. USE OF PREMISES:

Present Use: Res # of families: 1 Proposed Use: Res # of families: 1

7. EXISTING STRUCTURES:

Number of Existing Buildings or Structures Present: (1) Primary Dwelling; (2) Pool House; & (3) Bath House

Size of Existing Structures: 2067 sf; 193 sf; 49 sf; _____ sf

Distance from Property Lines of Existing Structures:

	Structure 1	Structure 2	Structure 3	Structure 4
Front Yard:	<u>25</u> ft.;	<u>82</u> ft.;	<u>86</u> ft.;	_____ ft.
Rear Yard:	<u>30</u> ft.;	<u>6</u> ft.;	<u>6</u> ft.;	_____ ft.
Side Yard Right:	<u>131</u> ft.;	<u>170</u> ft.;	<u>194</u> ft.;	_____ ft.
Side Yard Left:	<u>62</u> ft.;	<u>55.5</u> ft.;	<u>42</u> ft.;	_____ ft.
Corner Side Yard:	_____ ft.;	_____ ft.;	_____ ft.;	_____ ft.

8. WATER AND SOLID WASTE

Water: Town Water Well _____ Other _____
Waste: Town Sewer _____ Septic Other _____

9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Total Square Feet: 804 sf. Width: 21(*) sf. Length: 24(*) sf. (*) with a 10'x10' (1) Story bump-out to the rear.
Height Above Grade: 20 ft. Number of Stories: 2

10. IF DIMENSIONAL RELIEF IS SOUGHT INDICATE THE DISTANCE REQUESTED:

Front Yard: 6' Rear: n/a Side Yard Right: n/a
Side Yard Left: 6' Corner Side Yard: n/a Height: n/a

11. PROVISION OF THE ZONING ORDINANCE FROM WHICH RELIEF IS SOUGHT:

Section and Use (if known): Sections 208, 401 and 907.

12. DESCRIBE THE EXTENT OF PROPOSED ALTERATIONS, STATE REASONS WHY YOU ARE REQUESTING RELIEF:

Please see attached Exhibit A.

ZONING BOARD OF REVIEW RULES OF PROCEDURE ITEM K: "Reports from expert witnesses should be submitted with the application or ten (10) days prior to the hearing to give the Zoning Board sufficient review time. If a report is submitted at the time of the hearing, the Chairman may rule on whether the Zoning Board will continue to another meeting to give the Zoning Board time to review the reports."

Preparation of this Application and all necessary documentation is the sole responsibility of the Applicant. Town Staff's help in preparations of any facet of this applications, including abutter's list is for assistance only. The staff cannot give the applicant advice on the merits of the application nor can they render legal opinions.

The undersigned declares that the information given herein is a true statement to the best of his/her knowledge and belief.

Applicant Signature(s) [Signatures]

Applicant(s) Printed Name Matthew and Jeanmarie Leonard Date: 12/22/20

Attorney / Other (if applicable) John F. Kenyon Date: _____

Office Use Only

Received By: _____ Payment Amt. _____ Check # _____ Legal Notice Mailed: _____ Cert. Receipts Received: _____

EXHIBIT A

Applicant is proposing to construct a 21 ft x 24 ft Garage, with Studio above & 10'x10' bike storage area to the rear in the northeast corner or left side of the subject lot.

The entire site has been carefully designed & permitted with FEMA, CRMC & SK to remove all structures from the FEMA Flood Hazard Areas and maintain required setback to the Coastal Feature.

The proposed garage has been positioned:

- to accommodate required setbacks to the existing OWTS, located in the driveway area,
- maintain the "substandard accessory Rear Yard" setback of 6' that was allowed for the accessory pool & bath houses, -outside of the 200 ft. CRMC jurisdictional area and as noted above,
- above & landward of the any flood hazard zone area.

The proposed garage requires a front yard variance of 19 feet as 25 feet is required, and 6 feet is proposed. It also requires a variance of 14 feet from the left side yard line as 20 feet is required, and 6 feet is proposed

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.