

ZONING BOARD OF REVIEW

Barrington, Rhode Island

October 16, 2008

APPLICATIONS: #3503 & 3504

MINUTES OF THE MEETING:

At the call of the Acting Chairman Margaret Carlotto, the Board met with Larry Bacher, Mark Freel, Gale Gennaro and Ian Ridlon.

Also present were Building Official Robert Speaker and solicitor Nancy Letendre.

At 7:00 P.M. Ms. Carlotto opened the meeting and the Board proceeded to hear the following matters. At 7:22 P.M. the public participation portion of the meeting was closed and the Board proceeded to deliberate and vote on the applications it had heard.

Application #3503, Gregory J. Snider, 217 Angell Street, Providence, RI 02906, applicant, Heather Kilmartin and Allyn Londregan, 26 Chapel Road, Barrington, RI 02806, owners, for permission to construct a 28' x 29' addition; Assessor's Plat 3, Lot 26, R-10 District, 26 Chapel Road, Barrington, RI 02806, requiring a dimensional variance for front yard setback.

Present: Gregory J. Snider, 217 Angell Street, Providence, RI
Heather Kilmartin, 26 Chapel Road, Barrington, RI

There was no one from the audience to speak for or against the application.

Mr. Snider explained that they are seeking to construct an addition to the existing house, as the family is growing and the house will not serve their future needs as is. They would like to leave the existing deck and well-established conifers; therefore the proposed location is the only logical location for the addition while maintaining the flow of the home. The addition will increase the home from approximately 1400 square feet to approximately 2500 square feet.

The house is on a corner lot, therefore subject to two front yard setbacks. The addition will be situated no more than 19'4" from the property line and a further setback from the property line than the existing house. The new garage will be located within the setback requirements. Mr. Snider noted that the proposal is within the characteristics of the surrounding neighborhood.

VOTE: Mr. Freel moved to grant the application. Ms. Gennaro seconded the motion and it carried unanimously (5-0).

DISCUSSION:

The Board members stated that they were in favor of approving the application for the following reasons:

- The lot is a corner lot and the street does not fully extend past the yard
- The applicant would like to maintain the existing deck and established trees
- The addition has been moved as far from the lot line as possible while still maintaining the flow of the home.

REASON FOR DECISION:

It was the judgment of the Board that the standards in Section §185-69 have been met: 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 is not due to an economic disability of the applicant; B) 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; C) that the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive Plan; D) that the relief to be granted is the least relief necessary. Additionally, the standards for a dimensional variance set forth in Section §185-71 have been met because the applicant has proved that the hardship to be suffered by the owner, absent granting the relief, would amount to more than a mere inconvenience.

Application #3504, Jason Haas, 50 Teed Avenue, Barrington, RI 02806, applicant and owner, for permission to tear down existing building and construct a 40' x 24' single-family home; Assessor's Plat 34, Lot 24, R-10 District, 50 Teed Avenue, Barrington, RI 02806, requiring a variance for front yard setback as well as exceeding lot coverage.

Present: Jason Haas, 50 Teed Avenue, Barrington, RI
Leslie Olsen, 54 Teed Avenue, Barrington, RI

Ms. Olsen explained that she had retained legal council, however her attorney was unable to attend due to a family emergency. Therefore, she requested that the matter be continued to the November meeting. The Board noted that they would consider the request, noting that they would like further information from the applicant in order to clarify his plans. The Board informed Mr. Hass that this was a teardown and there were concerns about the accuracy of the drawings. In order to make an informed decision, the Board would need to see the following information:

- Site plan with site survey
- Clear indication of the front property line
- Defined height dimensions on the elevation drawings

VOTE: Mr. Ridlon moved to continue the application to the November 20, 2008 meeting with the stipulation the applicant supply the requested information a minimum of one week prior to the meeting. Mr. Freel seconded the motion and it carried unanimously (5-0).

MINUTES OF THE PREVIOUS MEETING:

A motion was made by Mr. Ridlon and seconded by Mr. Freel to accept the September 18, 2008 Zoning Board of Review as written. The motion carried unanimously (5-0).

ADJOURN:

There being no other business, Mr. Freel moved to adjourn at 7:26 P.M. Mr. Ridlon seconded the motion and the meeting was adjourned.

Respectfully submitted,

Valerie Carroll, Secretary
Margaret Carlotto, Acting Chairman
cc: N. Letendre, Solicitor