

# ZONING BOARD OF REVIEW

Barrington, Rhode Island

September 18, 2014

## APPLICATIONS #3772 & 3773

### MINUTES OF THE MEETING:

At the call of the Chairman, Thomas Kraig, the Board met with Paul Blasbalg, Peter Dennehy, Mark Freel, Elizabeth Henderson, Ladd Meyer and David Rizzolo.

Also present were Assistant Solicitor Amy Goins, Building Official Bob Speaker and Secretary Audra Raleigh.

At 7:05 P.M. Mr. Kraig called the meeting to order.

### MINUTES OF THE PREVIOUS MEETING:

**MOTION:** Mr. Rizzolo made a motion to approve the minutes of the August 21, 2014 meeting. Mr. Dennehy seconded the motion and it carried unanimously (5-0).

**Application #3772, Andreozzi Construction, Inc., 14 Vineyard Lane, Barrington, RI 02806, applicant, and Edith Richman, 63 Mason Road, Barrington, RI 02806, owner, for permission to build an addition containing a bedroom, bathroom and living room in the rear of the house, Assessor's Plat 34, Lot 137, R-10 District, 63 Mason Road, Barrington, RI 02806, requiring dimensional relief for rear yard setback.**

Present: Mario Andreozzi, 14 Vineyard Lane, Barrington, RI

Mr. Andreozzi stated the prior to tonight's meeting, the owner of the property at 63 Mason Road had some landscaping done around the home and discovered the actual property markers, which gave them additional room to be able to build the addition without requiring a dimensional variance. In light of this discovery, Mr. Andreozzi requested to withdraw his application.

**MOTION:** Mr. Rizzolo made a motion to accept the withdrawal of application. Mr. Freel seconded the motion and it carried unanimously (5-0).

**Application #3773, John Kennedy, 899 Roosevelt Avenue, Pawtucket, RI 02860, applicant and owner, for permission to increase the dimensions of the front porch from 16' wide x 8' deep to 30' wide x 12' deep, Assessor's Plat 12, Lot 227, R-10 District, 81 Rogers Avenue, Barrington, RI 02806, requiring dimensional relief for front yard setback.**

Present: John Kennedy, 899 Roosevelt Avenue, Pawtucket, RI  
Charlene Bouthillette, 18 Cooper St., North Providence, RI 02904

Mr. Kennedy stated that he is renovating the house, adding a dormer for a new master bedroom and bathroom, which will significantly increase the livable space in the house. This addition meets all setback requirements. However, due to the new size of the house, Mr. Kennedy would like to increase the size of the porch so that it is proportionate to the renovated house. Currently, the porch is too small to be usable, with table and chairs for entertaining or just enjoying the outside. Ms. Boughillette explained that she has designed the proposed porch to include a table and at least four chairs, as well as some plants and perhaps a swing. She also noted the proposed enlargement would be more in line with the size of the renovated house. During discussion with the Board, it was developed that in addition to the relief needed for the porch per se, an additional two feet of relief would be required for the front steps.

Mr. Kennedy noted that his measurement was taken from the stone wall in front of the house; however, the Board emphasized the importance of knowing exactly where the property line is to ensure compliance with the setback.

Mr. Kennedy also noted that he submitted the construction plans to his neighbors, who signed them, giving their support of the project.

There were two people in the audience who spoke in favor of this application:

Bill Oehlekers, 80 Rogers Avenue, Barrington  
Norman Gagnon, 86 Rogers Avenue, Barrington

Both gentlemen stated they approved of the plans for this application; and were happy to see the property being fixed up.

At 7:42 p.m., the public participation portion of the hearing was closed.

**MOTION:** Mr. Blasbalg made a motion to approve the application with the stipulation that the porch be no closer than 18 feet from the lot line, with the stairs being no closer than 16 feet from the lot line. Mr. Rizzolo seconded the motion and it carried unanimously (5-0).

**DISCUSSION:**

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

- The porch is currently not useable.
- There proposed porch is more in proportion with the size of the house with the new addition.
- The neighbors approve of the plans.

**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.

**ADJOURN:**

There being no other business, Mr. Rizzolo moved to adjourn at 7:45 P.M. Mr. Blasbalg seconded the motion and the meeting was adjourned.

Respectfully submitted,

Audra Raleigh, Secretary  
Thomas Kraig, Chairman

cc: Andrew Teitz, Solicitor