

**Town of Lincoln**

**Zoning Board of Review**

**100 Old River Road, Lincoln, RI**

**Minutes of May 5, 2015 Meeting**

**Present: David DeAngelis-Chair, Lori Lyle, John Bart, John Barr, Mark Enander, Robert Oster, Town Solicitor**

**Excused: Stephen Kearns**

**Minutes**

**Motion made by Member Oster to accept the April 2015 Minutes as presented. Motion seconded by Member Barr. Motion carried by all present.**

**Applications:**

**Crescent Properties, Inc., 22 Bernon Drive, Lincoln, RI-Application for Dimensional Variance seeking side setback relief for the construction of an addition onto house located at 89 Parker Street, Lincoln, RI.**

**AP 16, Plat 64 Zoned: RL 9**

**Correspondence received from Charles Belshe, President requesting application be withdrawn. It was determined that applicant does not need relief. No motion required.**

**Ralph and Patricia Perfetto, 22 Sylvia Lane, Lincoln, RI- Application**

**for Dimensional Variance seeking side setback relief for the construction of a master bathroom addition.**

**AP 25, Plat 108 Zoned: R - 30**

**Chairman read into the record standards that need to be met for a Dimensional Variance.**

**Purchased home year ago. Home was downsized by prior owner and turned one of the bathrooms into a small den. Prior owner also added a small storage area out the side into the setback area and not built to standards. Applicant wants to renovate master bedroom to accommodate a bathroom and closet and remove the storage area. Master bedroom in front of the house and there is no other direction to go. House is 2,250 sq.ft. and is a one level ranch. New bathroom would be 10 feet x 14 feet. Sewer and water service at the site. Exterior of house is brown brick. Property surveyed by Steven Long.**

**Chairman read into the record Planning Board/Technical Review Committee recommendation:**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application seeking a side yard setback relief for the construction of a master bathroom addition. The Planning Board recommends Approval of this application according to the submitted plans and application. According to the submission, the master bedroom is located on the southerly side of the front of the house. The proposed bathroom would replace an**

**existing closet and is the only place that can accommodate a bathroom for the master bedroom. The addition would have the brick veneer to match the original materials of the existing house. The Planning Board feels that the applicant presents the least relief needed. The Board feels that granting the side yard dimensional variance will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.**

**No opposition present.**

**Motion made by Chairman to grant the application seeking 10.64 feet side relief on the southwest corner and 10.53 feet side relief on the southeast corner. He further stated:**

- The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general characteristics of the surrounding area and is not due to a physical or economic disability of the applicant.**
- 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.**
- The granting of this variance will not alter the general character of the surrounding area or impair the intent or purpose of the Lincoln Zoning Ordinance or the Lincoln Comprehensive Plan.**
- The relief requested is the least relief necessary.**
- The hardship amounts to more than a mere inconvenience.**

**Motion seconded by Member Barr. Motion carried by all present with a 5-0 vote.**

**Danny Raposo and Tania Raposo, 235 Old River Road, Lincoln, RI- Application for Dimensional Variance seeking front and side setback relief for the construction of an addition.**

**AP 34, Plat 373 Zoned: RS-12**

**Chairman read into the record standards that need to be met for a Dimensional Variance.**

**Home is a split level dwelling and purchased 5 years ago with existing decks to the rear. Would like to extend home for new baby and add master suite and extend living room and dining room. Addition would 1660 sq. feet and on left side of home. Existing house built prior to current zoning. Sliding doors exit from kitchen to decks. Living will be located on first floor and master suite on second floor. Mother in law residing with them and occupies one of the bedrooms.**

**Chairman informed applicant need to address lot coverage requirement (20%) and needs six square feet relief.**

**Chairman read into the record Technical Review Committee/Planning Board recommendation:**

**Members of the Technical Review Committee visited the site and**

reviewed the submitted plans and application seeking a front and side yard setback relief for the construction of an addition. The Planning Board recommends Approval of this application according to the submitted plans and application. According to the submission, the proposed addition would be located on the left side of the house. The dimensional variances are needed due to the irregular angles of the property. An addition could be located in the rear of the property.

However, a greater dimensional variance would be required. The Planning Board feels that the application presents the least relief needed. The Board feels that granting the front and side yard dimensional variance will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

No opposition present.

Motion made by Member Oster to approve the application seeking 6.8 feet side relief on the northwest corner, .8 front relief on the southwest corner and .9.5 feet of rear relief for existing decks, .5 feet front relief on southeast corner, and .04 percent lot coverage and further structures including pools will require zoning board relief because they are at their limit on coverage. He further stated:

- The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general characteristics of the surrounding area and is not due to a physical or economic disability of the applicant.
- 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.**

- The granting of this variance will not alter the general character of the surrounding area or impair the intent or purpose of the Lincoln Zoning Ordinance or the Lincoln Comprehensive Plan.**
- The relief requested is the least relief necessary.**
- The hardship amounts to more than a mere inconvenience.**

**Motion seconded by Member Barr. Motion carried by all present with a 5-0 vote.**

**Carl Benevides, 85 Industrial Circle, 15 Moshassuck Road, Lincoln, RI – Application for Special Use Permit to allow a mixture of uses including live/work units for a mill conversion project for property located at 85 Industrial Circle, 15 Moshassuck Road, Lincoln, RI. AP 2, Lots 88 and 92 Zoned: MG 0.5**

**Correspondence received from Chris Fagan and Wall Street Investments LLC indicating ownership of Sayles Mill has scaled down the project and are awaiting documents for presentation to the Board and requests an extension of their application to the July agenda. Russell Hervieux informed the Board he spoke with Mr. Fagan and one of the lots (Providence Casket building) is no longer coming into play and we may have to renote the application.**

**Motion to accept request to continue the application to the July 7**

**agenda and renote the application made by Member Oster. Motion seconded by Member Enander. carried by all present.**

**Motion made by Member Oster to adjourn the meeting. Motion seconded by Member Enander. Motion carried by all present.**

**Respectfully submitted,**

**Ghislaine D. Therien**

**Recording Secretary**