TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION

1. APPLICANT INFORMATION:
   Applicant Name: Thero-con Inc
   Name of Primary Contact if Organization: Peter Theroux
   Applicant Address: 500 Shermantown Rd. Saunderstown, RI 02874
   Applicant Phone: (401) 474-3960
   Applicant Email: stheroux1@verizon.net

2. OWNER INFORMATION:
   Owner Name: Paul and Ruth Riemer
   Owner Phone: (914) 952-9232
   Owner Address: 89 Old Slocum Rd South Kingstown RI 02879

3. PROJECT INFORMATION:
   Physical Address: 89 Old Slocum Rd
   Assessor's Plat: 81-3
   Assessor's Lot: 118
   Zoning District: R-80
   Required Zoning Setbacks: Front yard 50 ft; Rear Yard 50 ft; Side Yard Right 40 ft; Side Yard Left 40 ft; Corner Side Yard 40 ft

4. APPLICATION FOR:
   Special Use Permit ______ Dimensional Variance ______ Use Variance ______ Dimensional Modification by Zoning Officer ______

5. LOT SPECIFICATIONS:
   Lot Frontage: 138 ft.
   Lot Depth: 80 ft.
   Lot Area: 6407 sq. ft.

6. USE OF PREMISES:
   Present Use: R ___ # of families: 1
   Proposed Use: R ___ # of families: 1

7. EXISTING STRUCTURES:
   Number of Existing Buildings or Structures Present: 1
   Size of Existing Structures: 1,680 sf; __________ sf; __________ sf; __________ sf
   Distance from Property Lines of Existing Structures:
<table>
<thead>
<tr>
<th>Structure 1</th>
<th>Structure 2</th>
<th>Structure 3</th>
<th>Structure 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard: 17 ft;</td>
<td>_____ ft;</td>
<td>_____ ft;</td>
<td>_____ ft;</td>
</tr>
<tr>
<td>Rear Yard: 30 ft;</td>
<td>_____ ft;</td>
<td>_____ ft;</td>
<td>_____ ft;</td>
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<tr>
<td>Side Yard Right: 40 ft;</td>
<td>_____ ft;</td>
<td>_____ ft;</td>
<td>_____ ft;</td>
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<tr>
<td>Side Yard Left: 10 ft;</td>
<td>_____ ft;</td>
<td>_____ ft;</td>
<td>_____ ft;</td>
</tr>
<tr>
<td>Corner Side Yard: 20 ft;</td>
<td>_____ ft;</td>
<td>_____ ft;</td>
<td>_____ ft;</td>
</tr>
</tbody>
</table>

8. WATER AND SOLID WASTE
   Water: Town Water ___
   WELL __________ Other ________
   Waste: Town Sewer ______
   Septic __________ Other ________
9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Height Above Grade: 22.37 ft.  Number of Stories: 2

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

Front Yard: 33
Rear: 20
Side Yard Left: 40
Corner Side Yard: 30
Side Yard Right: 10
Height: 

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

Section and Use (if known):

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

We are only raising the roof over the existing bedroom and adding a dormer for more space on the existing second floor. The full dormer allows us to add a bath and small home office. We are not adding to the existing footprint of the house. The existing bedroom ceiling is so low that unless you stand in the middle 3 feet you bump your head on the ceiling. The square footage listed above includes the sq. footage of the existing finished basement.

ZONING BOARD OF REVIEW RULES OF PROCEDURE ITEM 9: “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): Peter Theroux

Applicant(s) Printed Name: Peter Theroux

Date: 9/8/22

Office Use Only

Received By: Payment Amt.: Check #: Legal Notice Mailed: Cert. Receipts Received:
OWNER/AUTHORIZED AGENT AUTHORIZATION FORM

The Owner/Authorized Agent Authorization Form must be completed in full and returned to the Office of the Building and Zoning Official for the Town of South Kingstown along with the Zoning Board of Review Application. Failure to submit this form will delay your application being processed.

RUTH F. Riemer hereby certifies that I am the owner/authorized agent of the property designated as Plat 91-3, Lot 118, as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner/authorized agent of the developmental rights for this property.

I hereby authorize and am in agreement with the application signed by PETER THEROUX (applicant), for the requested relief or use of the subject property. Said application is to be submitted to the Office of the Building and Zoning Official of the Town of South Kingstown for review and decision by the Zoning Board of Review.

Witness its name this 12th day of September, 2022.

By:

Signature of Owner/Authorized Agent

STATE OF NEW YORK
County of Westchester

In Harrison, New York on the 12th day of September, 2022, before me personally appeared Ruth Riemer (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed to be his/her free act and deed, as individual (individual, corporation, trustee, partnership, non-profit, etc.)

AMANDA MILLER
NOTARY PUBLIC STATE OF NEW YORK
No. 01MM325913
Qualified in Westchester County
My Commission Expires: April 13, 2023

My Commission Expires: April 13, 2023

Town of South Kingstown Zoning Board of Review
Riener Residence
89 Old Succotash Road, South Kingstown, RI

MAP 81-3: LOT 118 200’ ABUTTERS:

81-3: LOT 117 (7 homes)
1. 33 Windswept Drive - Dorothy M. Cunningham
2. 21 Windswept Drive - Nancy (LE) Knox
3. 401 Succotash Road - Brian E. & Stephanie Hoyt
4. 393 Succotash Road - Glenn R. Blanchette
5. 29 Windswept Drive - Slobhan G. Brosnan
6. 399 Succotash Road - William S. Woodruff ET UX
7. 407 Succotash Road - Georgia Solitro

81-3: LOT 119: 396 Succotash Road – Debra L. Brewer
81-3: LOT 14: 60 Old Succotash Road – Raymond J. Rao
81-3: LOT 13: 70 Old Succotash Road – Peter & Gretchen Dante
81-3: LOT 12: 424A Succotash Road – Robert Salter
81-3: LOT 8: 107 Old Succotash Road – Donald L. Perry ET ALS
81-3: LOT 9: 115 Old Succotash Road – Monica K. Andrews
81-3: LOT 5: 95 Old Succotash Road – Rhode Island QTIP Election Trust
81-3: LOT 3: 91 Old Succotash Road – Jason E. Meeks
81-3: LOT 4: 93 Old Succotash Road – Virginia A. Reardon
87-3: LOT 119: 136 Old Succotash Road – John D. Richardson
Riener Residence

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INDEX

SHEET 1 - COVER SHEET
SHEET 2 - EXISTING PLANS
SHEET 3 - PROPOSED PLANS
SHEET 4 - PROPOSED SECTIONS & FRAMING
SHEET 5 - PROPOSED ELEVATIONS & SITE

RESIDENTIAL REMODEL
89 OLD SUCCOTASH ROAD
SOUTH KINGSTOWN, RHODE ISLAND
AUGUST 30, 2022

THE RIEMER RESIDENCE
PROPOSED FLOOR PLANS

Scale: 1/8" = 1'-0"

Work Description:
Existing and proposed use will remain the same: 2 bedroom residential dwelling.

Work to include:
- Remove the existing first floor Bath and Kitchen.
- Remove the existing second floor gable roof.
- Construct new second floor exterior walls, partition walls, and roof to obtain a second bedroom with adequate head room
- Construct a new second floor Bath room.
- Construct a new second floor Office room utilizing the existing flat roof that covers the first floor dining room.
- Replace the existing first floor windows.