February 23, 2023

NOTICE OF DECISION
SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Rosen and duly seconded by Ms. Hicks
Motion passed unanimously: Vote 5-0

At a meeting held on February 15, 2023 regarding the Petition of Christen Lanosa, 40 Kathleen Way, Manchester, CT 06042 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a portico and decorative roof attached to the front of the existing dwelling. The portico will be located 21.7’ from the front property line. The required front yard setback is 25’. Relief of 3.3’ is requested. The portico and decorative roof will also increase the nonconformity of lot coverage to 29%. The maximum building lot coverage is 25%. Requested relief is 4%. The lot size is .23 acres. A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 907 (Standards of Relief).

Owner of the property is Christen Lanosa for premises located at 20 Meadow Street, South Kingstown, Assessor’s Map 87-2, Lot 38 and is zoned R20.

The following individuals spoke as representatives of the applicant:
- Kris Leclerc, applicant’s representative

There was no one present who spoke either in favor of or opposition to the petition.

The following materials were entered into the record:
- Application signed and dated December 27, 2022; Owner Authorization signed and notarized December 28, 2022; Limited Content Boundary Survey (1 page) prepared by Christopher G. Palmer, PLS and dated June 27, 2022; Construction Documents (8 pages) prepared by Red House Drafting and Design and dated June 2022.
- 200’ Radius Map and Abutter’s List; Legal Notices (2); Proof of Certified Mailings and Notarized Affidavit of Mailing
- Correspondence
  o Authorization letter from Christen Lanosa

Findings of Fact:

1. The Board finds 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 a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16), because the applicant is simply looking to create a portico along the front of the house which will not encroach any further into the setbacks than the existing front steps.

2. The Board finds 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, because the applicant would like to add a portico along the front of the house which will square up the front of the house.

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3. The Board finds that the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based, because the house and the proposed addition of the front portico are in character with the rest of the neighborhood.

4. The Board finds that the relief to be granted is the least relief necessary, because the size of the proposed portico will not encroach any further than the existing stairway.

5. The Board finds that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, because the applicant is undergoing a renovation to the house and the proposed portico is part of the design plan to improve the overall aesthetic of the existing house.

Approval is conditional subject to the following conditions:

- There are no conditions upon this approval.

Respectfully,

[Signature]

James Gorman,
Building Official & Zoning Clerk
Town of South Kingstown