TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION

1. APPLICANT INFORMATION:
   Applicant Name: Matthew & Jeanmarie Leonard
   Name of Primary Contact if Organization: ________________________________________
   Applicant Address: 68 Potter Road South Kingstown RI 02879
   Applicant Phone: (401) 932-2057 (Jeanmarie) Applicant Email: MLeonardi@gmail.com; Jeanmarieleonard@cox.net

2. OWNER INFORMATION:
   Owner Name: Matthew & Jeanmarie Leonard
   Owner Phone: (401) 932-2057
   Owner Address: 68 Potter Road, South Kingstown, RI 02879

3. PROJECT INFORMATION:
   Physical Address: 68 Potter Road
   Assessor's Plat: 87-2 Assessor's Lot: 124 Zoning District: R-80
   Required Zoning Setbacks: Front yard 25 Rear Yard 30 Side Yard Right 20 Side Yard Left 20 Corner Side Yard

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

5. LOT SPECIFICATIONS:
   Lot Frontage: 220+/- ft. Lot Depth: 90+/- ft. Lot Area: 27,320+/- ft.

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

7. EXISTING STRUCTURES:
   Number of Existing Buildings or Structures Present: (1) Primary Dwelling; (2) Pool House; & (3) Bath House
   Size of Existing Structures: 2067 sf; 193 sf; 49 sf; _______ sf
   Distance from Property Lines of Existing Structures:

<table>
<thead>
<tr>
<th></th>
<th>Structure 1</th>
<th>Structure 2</th>
<th>Structure 3</th>
<th>Structure 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard:</td>
<td>25 ft;</td>
<td>82 ft;</td>
<td>86 ft;</td>
<td>______ ft;</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>30 ft;</td>
<td>6 ft;</td>
<td>6 ft;</td>
<td>______ ft</td>
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<tr>
<td>Side Yard Right:</td>
<td>131 ft;</td>
<td>170 ft;</td>
<td>194 ft;</td>
<td>______ ft</td>
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<tr>
<td>Side Yard Left:</td>
<td>62 ft;</td>
<td>55.5 ft;</td>
<td>42 ft;</td>
<td>______ ft</td>
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<tr>
<td>Corner Side Yard:</td>
<td>______ ft;</td>
<td>______ ft;</td>
<td>______ ft;</td>
<td>______ ft</td>
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</tbody>
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8. WATER AND SOLID WASTE
   Water: Town Water X Well _______ Other _______
   Waste: Town Sewer _______ Septic X Other _______
9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:
Total Square Feet: 804 sf. Width: 21(*) sf. Length: 24(*) sf. (*) with a 10'x10' (1) Story bump-out to the rear.
Height Above Grade: 20 ft. Number of Stories: 2

10. IF DIMENSIONAL RELIEF IS SOUGHT INDICATE THE DISTANCE REQUESTED:
Front Yard: 6' Rear: n/a Side Yard Right: n/a
Side Yard Left: 6' Corner Side Yard: n/a Height: n/a

11. PROVISION OF THE ZONING ORDINANCE FROM WHICH RELIEF IS SOUGHT:
Section and Use (If known):
Sections 208, 401 and 807.

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

Please see attached Exhibit A.

ZONING BOARD OF REVIEW RULES OF PROCEDURE ITEM K: "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): Matthew and Jeanmarie Leonard
Applicant(s) Printed Name: Matthew and Jeanmarie Leonard
Date: 2/20/20

Attorney / Other (If applicable): John F. Kenyon
Date: 

Office Use Only

Received By: Payment Amt.: Check #: Legal Notice Mailed: Cert. Receipts Received:
EXHIBIT A

Applicant is proposing to construct a 21 ft x 24 ft Garage, with Studio above & 10'x10' bike storage area to the rear in the northeast corner or left side of the subject lot.

The entire site has been carefully designed & permitted with FEMA, CRMC & SK to remove all structures from the FEMA Flood Hazard Areas and maintain required setback to the Coastal Feature.

The proposed garage has been positioned:
- to accommodate required setbacks to the existing OWTS, located in the driveway area,
- maintain the "substandard accessory Rear Yard" setback of 6' that was allowed for the accessory pool & bath houses, -outside of the 200 ft. CRMC jurisdictional area and as noted above,
- above & landward of the any flood hazard zone area.

The proposed garage requires a front yard variance of 19 feet as 25 feet is required, and 6 feet is proposed. It also requires a variance of 14 feet from the left side yard line as 20 feet is required, and 6 feet is proposed.

The Applicant believes:

(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 not due to a physical or economic disability of the applicant, except where necessary to provide reasonable accommodation to applicants with physical disabilities addressed in the Rhode Island Fair Housing Practices Act, the United States Fair Housing Amendments Act of 1988 (FHAA), the Rhode Island Civil Rights of Individuals with Handicaps Act, and the Americans with Disabilities Act of 1990 (ADA);

(b) that said 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 characteristic of the surrounding area or impair the intent or purpose of this Zoning Ordinance or the Comprehensive Plan of the Town;

(d) that the relief to be granted is the least relief necessary;

(e) that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property.