



TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION



1. APPLICANT INFORMATION:

Applicant Name: MALACHI & BONNIE O'CONNOR Name of Primary Contact if Organization: _____
Applicant Address: 17 BORDER AVE
Applicant Phone: 401-580-3703 Applicant Email: MCOONNOR@CFAR.COM

2. OWNER INFORMATION:

Owner Name: SAME AS ABOVE Owner Phone: _____
Owner Address: _____

3. PROJECT INFORMATION:

Physical Address: 17 BORDER AVE Assessor's Plat: 90-3 Assessors' Lot: 56 Zoning District: R-30
Required Zoning Setbacks: Front yard 40' 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: 175 ft. Lot Depth: 150 ft. Lot Area: 26,250 ft.

6. USE OF PREMISES:

Present Use: HOME # of families: 1 Proposed Use: _____ # of families: _____

7. EXISTING STRUCTURES:

Number of Existing Buildings or Structures Present: House + 2 SMALL SHEDS
Size of Existing Structures: 2400 sf; 80 sf; 60 sf; _____ sf

Distance from Property Lines of Existing Structures:

	Structure 1	Structure 2	Structure 3	Structure 4
Front Yard:	<u>20.5</u> ft.;	<u>110</u> ft.;	<u>140</u> ft.;	_____ ft.
Rear Yard:	_____ ft.;	<u>20</u> ft.;	<u>0</u> ft.;	_____ ft.
Side Yard Right:	<u>82.5</u> ft.;	<u>117</u> ft.;	<u>122</u> ft.;	_____ ft.
Side Yard Left:	<u>27.9</u> ft.;	<u>50</u> ft.;	<u>45</u> ft.;	_____ ft.
Corner Side Yard:	<u>NA</u> ft.;	<u>NA</u> ft.;	_____ ft.;	_____ ft.

8. WATER AND SOLID WASTE

Water: Town Water Well _____ Other _____
Waste: Town Sewer _____ Septic Other _____

9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:

Total Square Feet: 512 sf. Width: 16 sf. Length: 32 sf.
Height Above Grade: _____ ft. Number of Stories: 1

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

Front Yard: 10' Rear: _____ Side Yard Right: 10'
Side Yard Left: _____ Corner Side Yard: _____ 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:

Describe the extent of proposed alterations. State reasons why you are requesting relief.

The proposed alteration is an outbuilding 16'x32' to serve as a garage/workshop. I am seeking a variance of 10' from the property line on Border Avenue and 10' from the property line on the eastern boundary of the lot.

The requested 10' on the Border Avenue side of the lot will allow the building to be positioned between the septic system drainfield and the oldest and largest shade tree on our lot. The lot and house did not meet current setbacks when we purchased the property in 1996. We later renovated the house, and installed a new septic system. The septic system drainfield had to be placed parallel to Border Avenue in the front of the lot. That created limited available space between the drainfield and the large maple tree. The dimensions of the proposed building were created to fit into that space, and save the tree, while maintaining access to the driveway. The requested 10' on the Eastern border of the lot will provide enough distance from the driveway to make a turn into the proposed building.

AS A GARAGE/
LINE ON BORDER AVE
OF LOT.
ALLOW THE BUILDING
OLDEST AND
IT CURRENT
1996. WE LATER
PTIC SYSTEM
FRONT OF THE LOT.
A THE LARGE
ATED TO FIT INTO
RIVEWAY. THE
ENOUGH DISTANCE

REQUESTED 10' RELIEF ON THE EASTERN BORDER OF THE LOT TO MAKE A TURN INTO THE BUILDING
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) Malachi S. & Connor
Applicant(s) Printed Name MALACHI S. & CONNOR Date: 2/13/20
Attorney / Other (if applicable) _____ Date: _____

Office Use Only

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

65773

OWNER/AUTHORIZED AGENT AUTHORIZATION FORM

Submittal Date: _____

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.

I, MALACHI O'CONNOR hereby certify that I am the owner / authorized agent of the property designated as Plat 90-3, Lot 56, 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 MALACHI O'CONNOR (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.

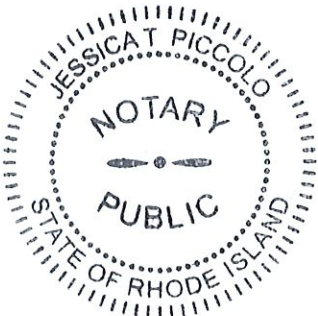
Witness its name this 8th day of February, 2020.

By: *Malachi O'Connor*
Signature of Owner/Authorized Agent

STATE OF RHODE ISLAND

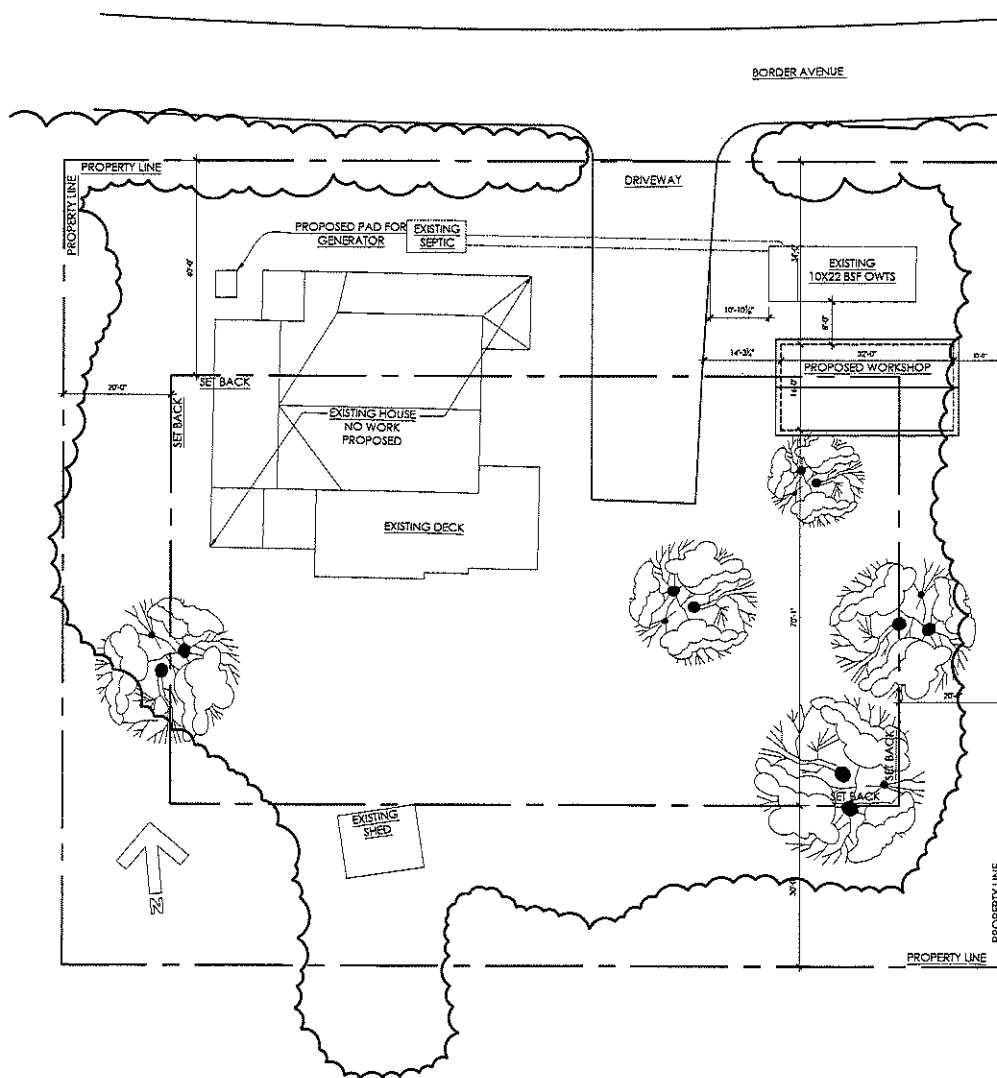
County of WASHINGTON

In Charlestown, RI on the 8th day of February 2020, before me personally appeared Malachi O'Connor (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.)



Notary Public: *Jessica T. Piccolo*
My Commission Expires: Jessica T. Piccolo
Notary Public
My Commission Expires 06/22/2022

Notary Seal:



17 BORDER AVENUE
SOUTH KINGSTOWN, RHODE ISLAND
02882
LOT 24

SCOPE OF WORK
INSTALLATION OF A NEW 32X14 TIMBER FRAMED WORK SHOP ON
24,200 SF LOT

SEC. 401 DIMENSIONAL REGULATIONS

ZONING INFORMATION
R-30 RESIDENTIAL
EXISTING HOUSE NON-COMFORMING NO WORK PROPOSED

FRONT SET BACK	40'	PROPOSED	54'
SIDE SET BACK	20'		10'
REAR SET BACK	30'		75'-1"
			14'-2"

PROPOSED ACCESSORY BUILDING

FRONT SET BACK	40'	REQUIRED	54'
SIDE SET BACK	15'		10'
REAR SET BACK	10'		75'-1"
MAX HEIGHT	20'		14'-2"

MAX LOT COVERAGE

EXISTING	20%
DRIVEWAY =	1340 SF
HOUSE =	2080 SF
DECK =	408 SF
EXISTING SHED =	178 SF
TOTAL	2447 SF

PROPOSED

ACCESSORY BUILDING	612 SF
TOTAL	4,990 = 20%

1 ZONING PLAN
3/32" = 1' = 0"

**SOUTH COUNTY
POST & BEAM**
521 Liberty Lane
West Kingston
RI 02892

tel 401.783.4415
fax 401.783.4494
www.scpb.com
info@scpb.com

A Full Service Timber
Frame Company
Est. 1976

PROJECT NAME
MAL O'CONNOR

TIMBER FRAMED WORKSHOP

CONTRACTOR

ARCHITECT

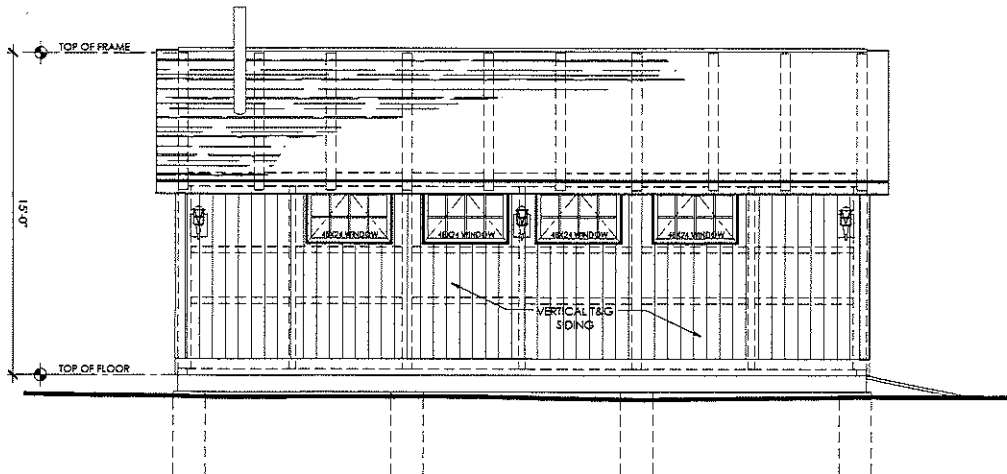
DRAWER

2016 COPYRIGHT SOUTH COUNTY POST & BEAM, INC.
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Construction drawings are subject to change
without notice.
As shown on these drawings are typical and
typical in all construction situations.
Contractor shall verify all field dimensions and
conditions in the field before construction
and/or installation and notify South County
Post & Beam if there are any discrepancies between
drawings and actual conditions.

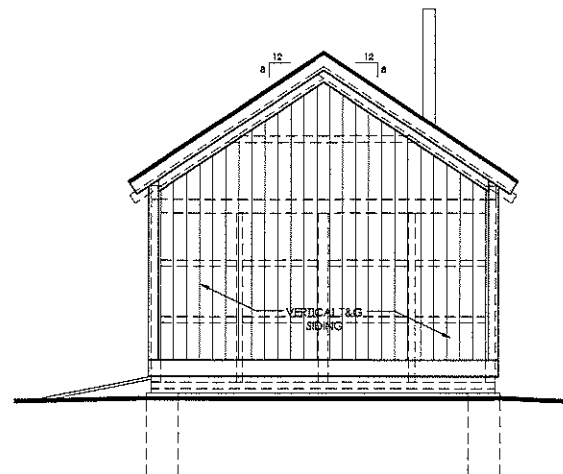
PROJECT #:	1121-8	
DATE ISSUED:	02.04.20	
DWG. SCALE:	AS NOTED	
DRAWN BY:	ES	
CHECKED BY:	MM	
DRAWING ISSUE LOG		
ISSUE #	TITLE	DATE

SEE TITLE
**ZONING SHEET
AND SHEET
LIST**
SHEET

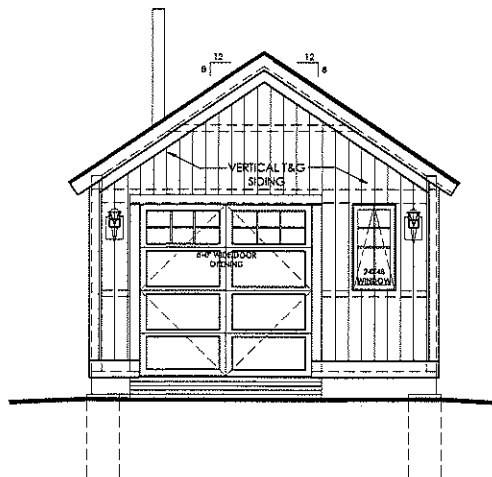
A-0.1



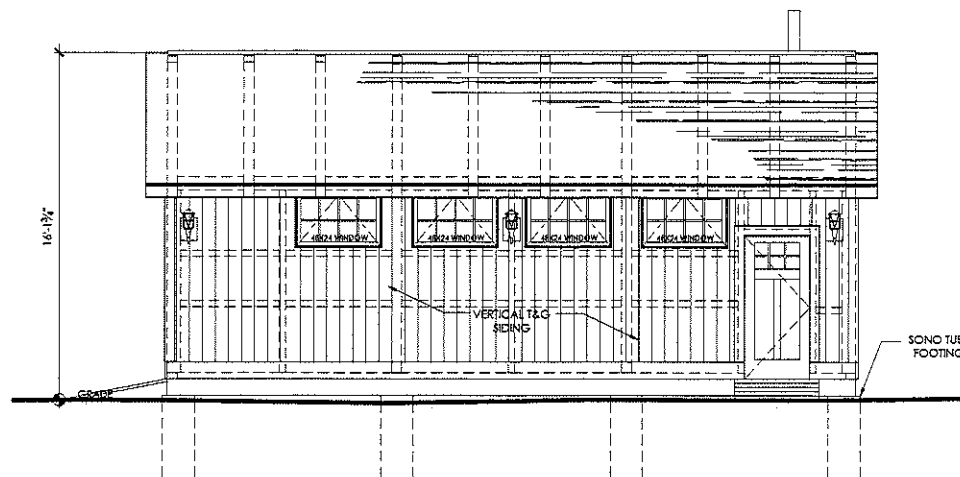
1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



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PROJECT NAME

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TIMBER FRAMED WORKSHOP

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OWNER

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used in part or whole for any other building
project, building or use without the express
written consent of South County Post & Beam.

Construction Practices, Methods, Materials
and Code Requirements

All notes on these drawings are typed and
apply to all comparable conditions.
Contractor shall verify to local ordinance and
permit to the work before beginning
and in consultation with South County
Post & Beam if there are any discrepancies between
drawings and actual conditions.

PROJECT #: 1121-8

DATE ISSUED: 02.04.20

DWG. SCALE: AS NOTED

DRAWN BY: ES

CHECKED BY: MM

DRAWING ISSUE LOG

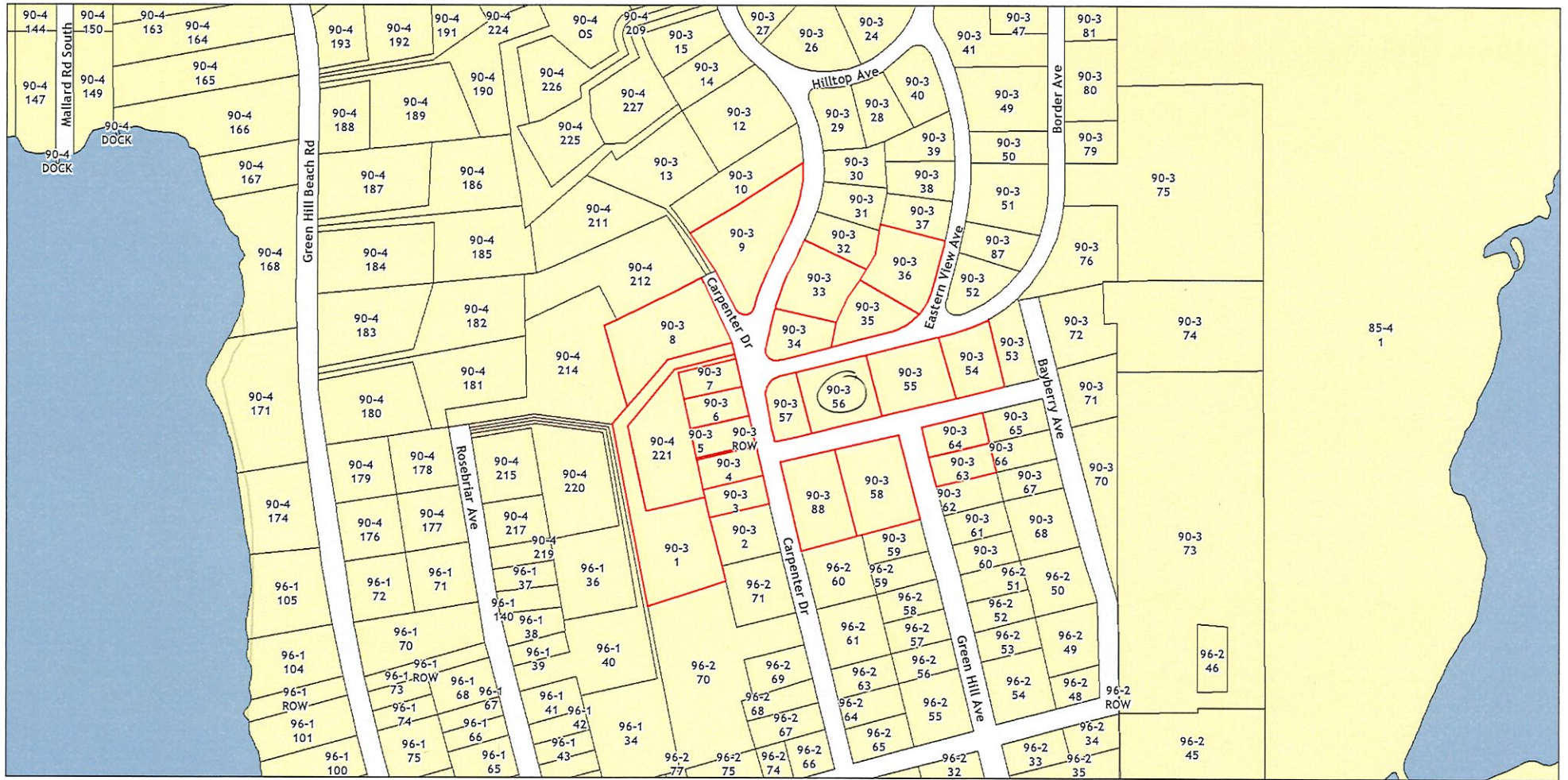
ISSUE #	TITLE	DATE

REVISIONS

ELEVATIONS

SHEET

TF-2.0



Washington County, Rhode Island

Horizontal Datum is Rhode Island State Plane Feet,
NAD83.

O'CONNOR
17 BORDER AVE.

Parcel Boundaries not legally binding for title or zoning purposes.



1 inch = 234 feet



Town of South Kingstown Web GIS

The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.

Variance Application
February, 2020

<u>Parcel</u>	<u>Address</u>	<u>Owner</u>
90-3:88	Carpenter Drive	Becker, Judith E 1998 Trust
90-3:58	144 Green Hill Ave	Becker, Judith E.
90-3:33	278 Carpenter Drive	Bergeron, Richard J & Teresa M
90-3:1	Carpenter Drive	Brash, Peter
90-3:64	155 Green Hill Ave	Brisson, Erik
90-3:35	40 Border Ave	Calabrese, Patricia A Revocable
90-3:35	40 Border Avenue	Calabrese, Patricia A Revocable
90-3:8	295 Carpenter Drive	Fontaine, Christopher J EtUx
90-3:3	333 Carpenter Drive	Gaffney, Charles B&Webber-Gaffney, AlisaA
90-3:34	16 Border Ave	Goss, Cynthia A
90-4:221	303A Carpenter Drive	Hecht, Elizabeth M & Richard L
90-3:5	317 Carpenter Drive	Kalunian, Richard B EtUx
90-3:9	269 Carpenter Drive	Kim, Jean Revocable Trust
90-3:55	39 Border Ave	Langham, Joann M Revocable
90-3:54	53 Border Ave	McInerny, James & Maureen
90-3:63	137 Green Hill Ave	McNulty, Andrew J & Donna M
90-3:4	325 Carpenter Drive	Mejia, Santiago & Farewell
90-3:36	18 Eastern View Ave	Morse, Harry & Rita
90-3:6	311 Carpenter Drive	Sack, Michael V & Kathy A
90-3:7	307 Carpenter Drive	Shaknaitis, Steven J & Linda G
90-3:57	314 Carpenter Drive	Tenori, Joseph A