

TOWN OF TIVERTON
ZONING BOARD OF REVIEW

DECISION FOR VARIANCE

RE: Application of Shawn Harris

Property Owner: Amicable Church

Property Address: 3736 Main Road

For property located at Assessor's Plat 706 Lot 102 in Tiverton, Rhode Island in the following zoning district: R-80

This matter was heard before the Board at a public hearing on June 7, 2017 upon Applicant's request for a Variance in order to replace the existing north entry with a handicap accessible entry closer than the front and rear yard setback requirements.

Mr. Shawn Harris appeared before the Board in this matter. Mr. Harris has authorization from the church to speak to the board regarding this matter.

Mr. Harris stated that the current church has no handicapped accessibility for the sanctuary nor does the hall. It also has no handicapped bathrooms. The addition that they are proposing here in this variance provides the access to the existing spaces, and this resolves both of those issues. They are looking to remove the existing entry and replace it with a slightly larger addition to allow for entry sequence, a new set of stairs into the space, a lift and two accessible bathrooms. The location was picked because of its proximity to the other spaces. It is the point where the two structures join. The church is a non-conforming structure, and what they are looking for would be a variance of six (6) feet.

It was moved by Ms. Gescheidt to approve the application of Amicable Church for a variance. In support of this motion, the Board makes the following findings of fact:

- I. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure, and there is no alternative in which to make this building handicapped accessible;
- II. 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;
- III. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this zoning ordinance or the Comprehensive Plan;
- IV. That the relief to be granted is the least relief necessary;
- V. And by not granting the relief requested, it would be more than a mere inconvenience to the petitioner.

All in favor to approve this application.

Voting to Approve: Ms. Gescheidt Mr. Collins Mr. Jackson Mr. Taylor-Humphrey Mr. Alzaibak
Voting to Deny: None

7/28/17
Date

L. Gescheidt
L. Gescheidt, Chairwoman *by Jodilyn*