



One Main Street
Slatersville, RI 02876
Phone: 767-2200 Fax: 766-0016

APPENDIX B: APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT PROJECTS

The undersigned owner of land hereby requests to be placed on the agenda of the North Smithfield Planning Board and state that the required information detailed in the Subdivision Regulations of the Town of North Smithfield have been presented to the Administrative Officer.

Keri Lagor of North Smithfield

is hereby designated as the person to whom legal process may be served in condition with any proceedings arising out of this application. I/We also certify that the undersigned is the owner of the property designed below:

Name of Project: 4 Antaya Drive

Date: 9-2-25

Classification

- ☒ Minor
☐ Major

Type of Project

- ☐ Administrative
☒ Subdivision
☐ Land Development Project

Review Stage

- ☐ Pre-Application/Concept
☐ Master Plan
☒ Preliminary Plan
☐ Final Plan

1. Assessor's Plat(s) 5 Assessor's Lot(s) 89
2. Number of Lots: 2 3. Zoning Designation(s): RS
4. Street Name: Antaya Drive and Providence Pike
5. Divider/ Developer: same as owner
6. Divider's/ Developer's Name: _____
(Please Print)

Divider's/ Developer's Name: _____
(Signature)

7. Names, addresses, and signatures of all persons with 10% or more interest:

[Signature] Kristopher Lagor
(Signature) (Please Print)
[Signature] Keri Lagor
(Signature) (Please Print)

8. Surveyor/ Engineer/ Attorney/ Representative: Insite Engineering Services, LLC

Name: Paul D. Carlson

Address: 501 Great Road, Unit 104, North Smithfield, RI 02896

Daytime Telephone # 401-762-2870

Facsimile # 401-762-2871

(The owner hereby grants permission to Planning Board members and other Town officials to enter the designated property for the purpose of inspection after notifying the owner 48 hours in advance of site visit.)



APPLICATION #	_____
MEETING DATE:	_____

Town of North Smithfield
Office of the Building and Zoning Official

TOWN OF NORTH SMITHFIELD
ZONING BOARD OF REVIEW
APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought: ☒ Variance ☐ Use *

☒ Variance – Dimensional*

☐ Special Use Permit **

* Attach Appendix A to apply for a Use or Dimensional Variances

**Attach Appendix B to apply for a Special Use Permit

Applicant: Kristopher & Keri Lagor

Address 4 Antaya Drive, North Smithfield, RI

Zip Code 02896 Phone 401-575-8686 ~~Home/Office~~/Mobile

E-mail kerilagor@gmail.com

Owner: Kristopher & Keri Lagor

Address 4 Antaya Drive, North Smithfield, RI

Zip Code 02896 Phone 401-575-8686 ~~Home/Office~~/ Mobile

E-mail kerilagor@gmail.com



APPLICATION # _____

MEETING DATE: _____

Town of North Smithfield

Office of the Building and Zoning Official

Lessee: N/A

Address _____

Zip Code _____ Phone: _____ Home/Office Mobile _____

E-mail _____

Does the proposal require review by any of the following (check each):

☒ Planning Board

☐ Historic District Commission

☐ Other

1. Location of Property: 4 Antaya Drive

Street Address

2. Zoning District(s): RS

Special purpose or overlay district(s): none

3a. Date owner purchased the Property:

January 2021

3b. Month/year of lessee's occupancy: N/A

3. Dimensions of each lot:

Lot # A Frontage 168.69' depth 177.06' Total area 35,008 sq. ft.

Lot # B Frontage 178.10' depth 196.88' Total area 35,008 sq. ft.



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MEETING DATE: _____

Town of North Smithfield

Office of the Building and Zoning Official

Lot # _____ Frontage _____ depth _____ Total area _____ sq. ft.

4. Size of each structure located on the Property:

Principal Structure: Total gross square footage 2356

Footprint 76x70 Height _____ Floors 1

Accessory Structure: Total gross square footage _____

Footprint _____ Height _____ Floors _____

5. Size of proposed structure(s): Total gross square footage:

2356 - 2500

Footprint _____ Height _____ Floors 1

6a. Existing Lot coverage: (include all buildings, decks, etc.)

8528

6b. Proposed Lot coverage: (include new construction)

8528

7a. Present Use of Property (each lot/structure):

Family Home

7b. Legal Use of Property (each lot/structure) as recorded in the Office of the Building and Zoning Official

Residential



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Town of North Smithfield

Office of the Building and Zoning Official

8. Proposed Use of Property (each lot/structure):

A - Single Family Home

B - Single Family Home

9. Number of Current Parking Spaces: Eight (8) Current
4

10. Describe the proposed construction or alterations (each lot/structure):

Equally divide 1.52 acre lot
to create two (2) total
lots:

Parcel A - 4 Antaya Drive 35,008 sq. ft.

Parcel B - 6 Antaya Drive 35,008 sq. ft.

11. Are there outstanding violations concerning the Property under any of the following:

☐ Zoning Ordinance

☐ RI State Building Code

☐ North Smithfield Town Ordinance



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12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

Chapter 340 Attachment 3 - Minimum lot area required: 40,000 SF

13. Explain the changes proposed for the Property.

Parcel A proposed lot area: 35,008 SF

Parcel B proposed lot area: 35,008 SF



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The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application. The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements.

Owner(s):

Applicant(s):

Kristopher & Keri Lagor

Kristopher & Keri Lagor

Print Name

Print Name

Signature

Signature

All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete or vested



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APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(c) requires that the Applicant for a variance demonstrate:

(1) 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);

(2) 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;

(3) 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;

(4) That the relief to be granted is the least relief necessary; and

(5)

(a) For a use variance: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;



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(b) For a dimensional variance, 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.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

Square footage for approved
lot is 40,000. The proposed
lot is 35,008. Approve 4,992 sq ft.

2. Specify any and all unique characteristics of the land or structure that cause the hardship?

Lot is 4,992 sq. ft. short
to make 40,000 requirement

3. (a) Is the hardship caused by an economic disability? Yes ☒ No ☐

(b) Is the hardship caused by a physical disability? Yes ☐ No ☒

(c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? Yes ☐ No ☒



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4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)? Yes ____ No X If "yes," describe any and all such prior action(s), and state the month/year taken.

5. State any and all facts to support your position that the applicant is not seeking the variance(s) primarily in order to obtain greater financial gain.

Family Friend looking to build
a home in housing shortage.

6. State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).

Averages of 4 lots on opposite
side of street total (13,630 sq. ft.
average) 54,522. I am looking
to make one lot 35,008 sq. ft.



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7. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district.

8. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience.

If lot divide is not approved
my family member will be
unable to purchase lot and
unable to build a home.

Keri & Kristopher Lagor
4 Antaya Drive
North Smithfield, RI 02896
401-575-8686/kerilagor@gmail.com

My name is Keri Lagor. I have been a licensed Realtor for 21 years in the State of Rhode Island. I have also personally bought, sold and developed land during this time. My husband Kristopher and I purchased a raw piece of land in January 2021. We developed the piece of land which totaled **1.52 acres**. However when we developed the land, we placed the house primarily on one side of the lot to allow the possibility of building a home for a parent and/or family member in the future.

The time has come that we are interested in officially splitting the lot and making two equal parcels of land.

- 1) 4 Antaya Drive-Parcel A lot area required: 40,000 sf - lot area provided: **35,008 sf**
 - 2) "6 Antaya Drive"-Parcel B lot area required: 40,000 sf - lot area provided: **35,008 sf**
- 12.48 m

The site is located on the easterly southeasterly side of Antaya Drive and the west side of Providence Pike in the town of North Smithfield.. Although rural, Antaya Drive and Providence Pike are developed along both sides of the roads within the surrounding area.

The site is zoned RS. The current dwelling has a private well and septic system and the potential dwelling on Parcel B would also have a private well and septic system. The property is not located in a Flood Hazard Zone or Natural Heritage Area. There are no historic cemeteries within or immediately adjacent to the site. There are no areas of agricultural use or wetlands on the property. The site is located within a Groundwater Recharge Area. There are no requests for waivers or modifications from the Land Development and Subdivision Regulations.

HOMES ON OPPOSITE SIDE OF ANTAYA DRIVE

3 Antaya Drive (004-099) .5 acres= 21,780 sq ft

5 Antaya Drive (005-363) .2114 acres= 9,208 sq ft

7 Antaya Drive (005-357) .262 acres= 11,412 sq ft

"9 Antaya Drive" aka 151 Providence Pike (005-361) .2783 acres=12,122 sq ft

Total acres of homes on opposite side of Antay Drive= 1.2517 acres 54,522 sq ft

Average of Four Lots = 13,630 sq ft

Narrative for 4 Antaya Drive, North Smithfield
Assessor's Plat 5, Lot 89
August 28, 2025

The site is located on the easterly southeasterly side of Antaya Drive and the west side of Providence Pike in the town of North Smithfield. Although rural, Antaya Drive and Providence Pike are developed along both sides of the roads within the surrounding area.

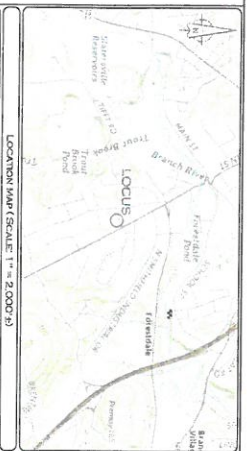
The site is zoned RS. There is an existing single-family dwelling. The dwelling has a private well and septic system. The remainder of the site is wooded and vacant. The property is not located in a Flood Hazard Zone or Natural Heritage Area. There are no historic cemeteries within or immediately adjacent to the site. There are no areas of agricultural use or wetlands on the property. The site is located within a Groundwater Recharge Area.

The applicant proposes to split the lot in half.

There are no requests for waivers or modifications from the Land Development and Subdivision Regulations.

The following variances from the Zoning Ordinance are requested:

- 1) Parcel A lot area required: 40,000 sf - lot area provided: 35,008 sf
- 2) Parcel B lot area required: 40,000 sf - lot area provided: 35,008 sf



LOCATION MAP (SCALE: 1" = 2,000')

- K-64 60 x 1.
 600 x 70 x 1.
 BUILDING COVERAGE: 23%

ZONING VARIANCE REQUESTED:
ZONING ORDINANCE CHAPTER 54.0 A ATTACHMENT 3

3

GRADE SCALE

10 FT

9 FT

8 FT

7 FT

6 FT

5 FT

4 FT

3 FT

2 FT

1 FT


0 FT

(IN FEET)


1 INCH = 25.4 mm

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501 Grant Court, Jc 104
Knox, Maryland, Jr 02056
Phone: (410) 287-7878 Fax: (410) 287-7871
Web Address: www.ansite.com

SHEET
1
OF 1



LOT 364
ROBIN A

EXIST. WELL (10')

PLAT 5, LOT 364
N/E ESTATE OF
FRANK CARTER

N 62°49'21" E 394.63'

EXISTING DRIVEWAY

PROPOSED PROPERTY LINE

EXISTING
WELL

PROP. WELL

PROPOSED 3 BEDROOM
DWELLING
8466 TOP FND. ELEV. 360.0
(NO FOUNDATION DRAINS)

1,000 GALLON
SEPTIC TANK

PARCEL B
AREA: 36,008 SF OR
0.803 ACRES

S 63°02'46" W 394.63'

S 28°07'00" E 178.22'

BENCH MARK 1
NAIL IN POLE 27
ELEV. 388.41

PARCEL A
ZMIT #2025-1781

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