



**TOWN of NORTH SMITHFIELD  
PLANNING DEPARTMENT**

One Main Street  
Slaterville, 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

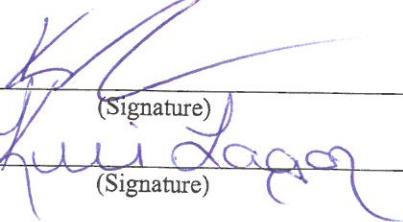
4. Street Name: Antaya Drive and Providence Pike

5. Divider/ Developer: same as owner

6. Divider's/ Developer's Name: \_\_\_\_\_  
(Please Print)

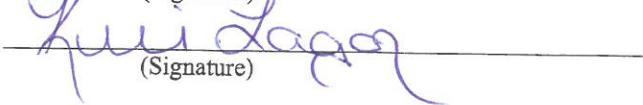
Divider's/ Developer's Name: \_\_\_\_\_  
(Signature)

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

  
(Signature)

Kristopher Lagor

(Please Print)

  
(Signature)

Keri Lagor

(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 # \_\_\_\_\_

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# 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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# 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

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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

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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## Town of North Smithfield

### Office of the Building and Zoning Official

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

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13. Explain the changes proposed for the Property.

Parcel A proposed lot area: 35,008 SF

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APPLICATION # \_\_\_\_\_

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## Town of North Smithfield

### Office of the Building and Zoning Official

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

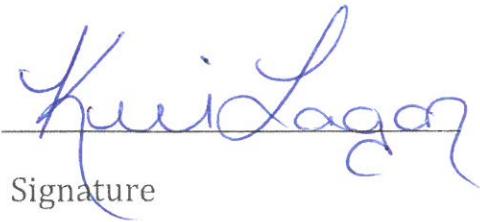
Kristopher & Keri Lagor

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**



# Town of North Smithfield

## Office of the Building and Zoning Official

### 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?

House footage for appraised 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



## Town of North Smithfield

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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  If "yes," describe any and all such prior action(s), and state the month/year taken.

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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.

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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.

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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](mailto: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**

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.

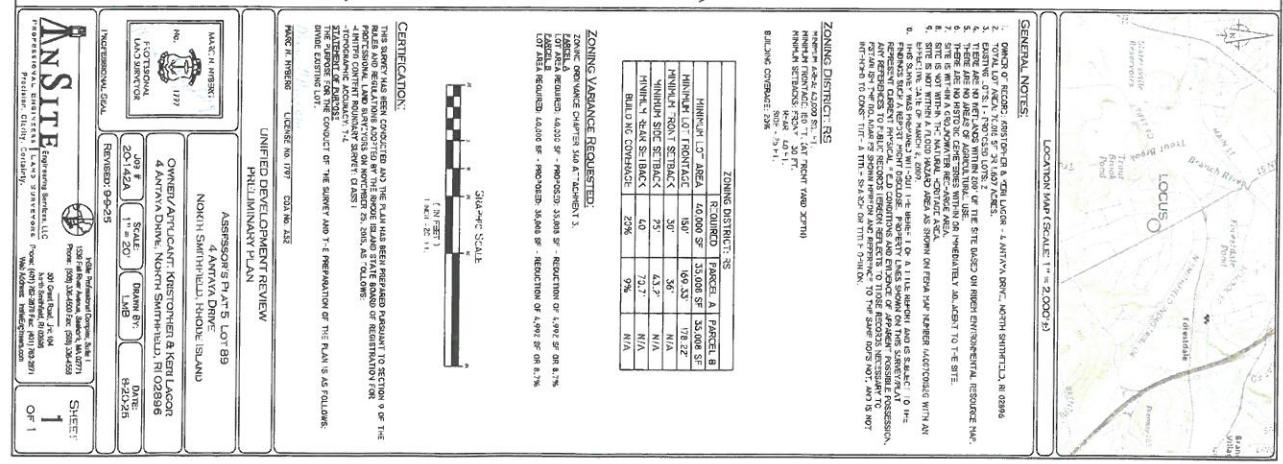
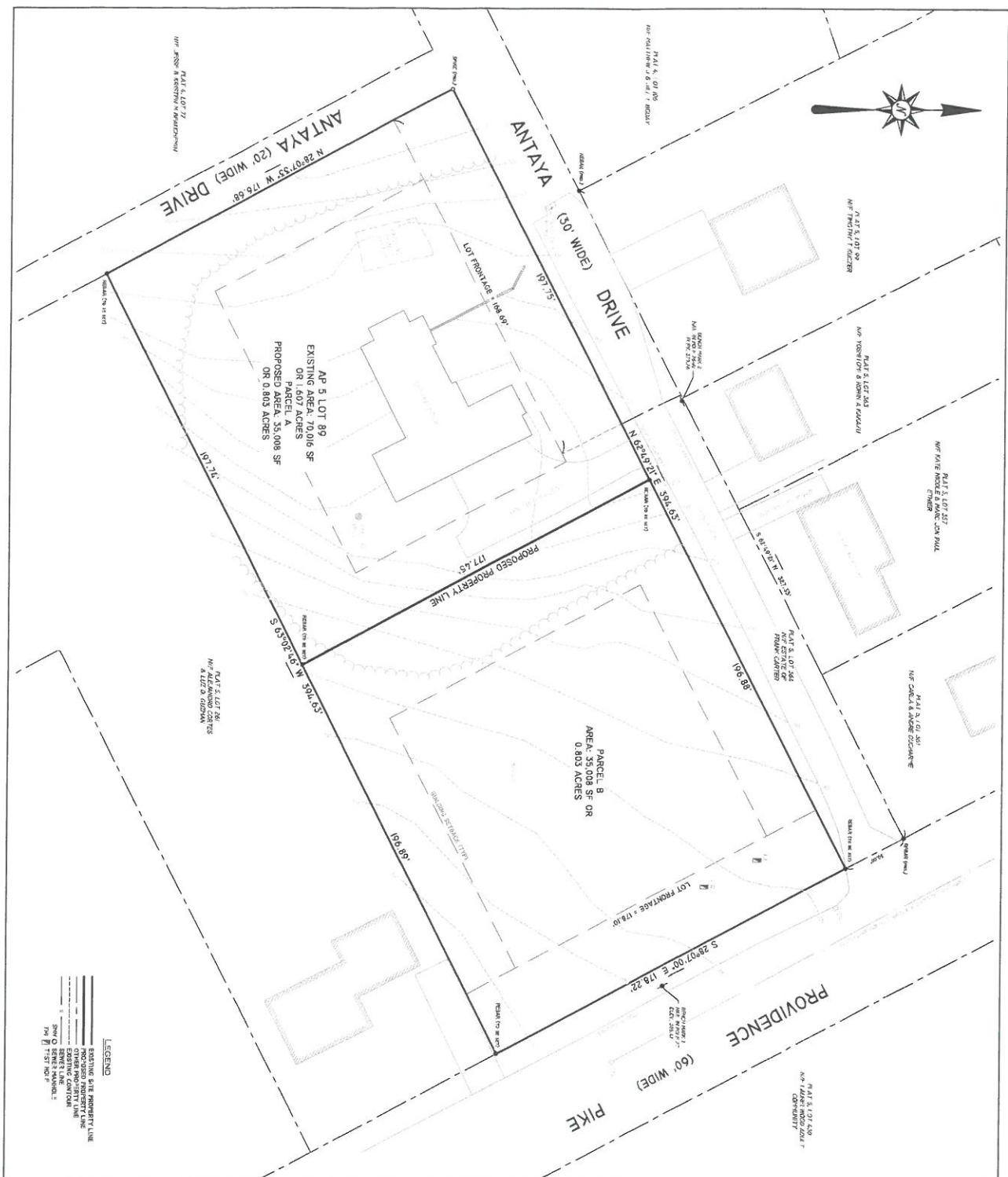
The site is zoned RS. There is an existing single-family dwelling. The dwelling has a private well and septic system. The remainder of the site is wooded and vacant. The property is not located in a Flood Hazard Zone or Natural Heritage Area. There are no historic cemeteries within or immediately adjacent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





IRCEL A  
RMIT #2025-1781

LOT 363  
ROBINA

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

PARCEL B  
AREA: 35,008 SF OR  
0.803 ACRES

28°07'00" E 178.22

BENCH MARK  
NAIL IN POLE 27  
ELEV. 588.41

PROPOSED 3 BEDROOM  
DWELLING ELEV. 389  
TOP FND. ELEV. 389  
ADATION DRAINS

1000 GALLON  
SEPTIC TANK

PROP. WELL

PROD

773

Aerial photograph showing a rural landscape. A well is marked with a circular icon and labeled 'WELL'. A fence line is shown with a dashed line and a solid line. A building with a hatched roof is visible in the bottom left. A coordinate line is drawn through the well, labeled 'S 63°02'46" W 394.63'. A distance of '196.891' is indicated along the line. A small red arrow is located on the right side of the image.