

Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1224
Fax (401) 789-9792

November 3, 2020

Linda-Jean Briggs
77 Acadia Street
Dexter, ME 04930

Dear Ms. Briggs,

At a meeting of the Zoning Board of Review held October 28, 2020, your petition for a special use permit was granted for premises 703 Kingstown Road, South Kingstown, RI, Assessor's Map 92-1, Lot 9-347.

Please be further advised that there is a ***One-year Expiration***. Any variance or special use permit shall expire one year after the date of the filing of the decision in the office of the Town Clerk, unless the applicant shall, within one year, obtain a legal building permit and proceed with the construction, or obtain a certificate of occupancy when no legal building permit is required. If application is made prior to the expiration of the initial one-year period, the Board may, upon written request and for cause shown, renew the variance or special use permit for a second one-year period. Said request for an extension need not be advertised nor noticed. Per South Kingstown Zoning Ordinance Section 910.

If you have to apply for a building permit, this Decision must be presented to the Building Official's office at the time you make application for your building permit.

Regards,

James Gorman,
Interim Building Official & Zoning Clerk
Town of South Kingstown



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1224
Fax (401) 789-9792

RECORDED 11/03/2020 12:20:17 PM
B/P:1764/Pgs 64 - 65 (2 pgs)
INST# 10003
TOWN OF SOUTH KINGSTOWN, RI

Date November 3, 2020

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Daniels and duly seconded by Mr. Mark
Passed unanimously 5-0
(T. Daniels-Aye, W. Mark-Aye, R. Jurczak-Aye, W. Rosen-Aye, R. Cagnetta-Aye)

At a meeting held on October 28, 2020 the Petition of Linda Jean Briggs, 77 Acadia Street, Dexter, ME 04930 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to construct a 144 square foot addition, 144 square feet covered deck, and 40 square feet open deck attached to their seasonal cottage. The owner is allowed an increase of 150 square feet of living area to the existing size, and the proposed deck is under the 200 square feet allowed under this ordinance. The proposed addition will be no closer to any of the neighboring cottages. The Lot size is 50.2 Acres. A Special Use Permit is required per Zoning Ordinance Section 608.7 (Changes to Coastal Community Structures allowed by the Zoning Board) and Section 907 (Standards of Relief). Owner of the cottage 11W8 is Linda-Jean Briggs on property owned by Matunuck Beach Properties, located at 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 9-347, and is zoned R200.

The following individuals spoke as representatives of the applicant:

- Linda Jean Briggs, applicant
- Ken Galyas, contractor

No one present spoke in support of or opposition to the petition.

The following materials were entered into the record:

- Application signed and dated September 3, 2020; Owner Authorization Form signed and notarized August 24, 2020; Site Plan dated March 1, 2020; Existing Floor Plan; Proposed Floor Plan; Existing Site Plan; Proposed Site Plan; Elevations
- Radius Map, 200' Abutter's List, Legal Notice and Certified Mailing Receipts with Affidavit of Mailing

Findings of Fact:

1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special Use Permit is required per Zoning Ordinance Section 608.7 (Changes to Coastal Community Structures allowed by the Zoning Board) and Section 907 (Standards of Relief).
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because the applicant is not exceeding any gross living area with the addition and the addition is within the bounds of the Ordinance and it is not encroaching on any neighboring properties.

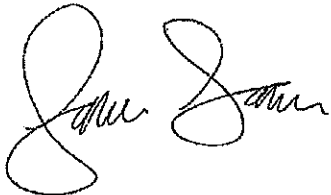
3. The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to the following matters, where applicable:

- (i) Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or catastrophe; is sufficient, there is a right of way on the side and front of this property allowing ample access to any emergency vehicles.
- (ii) Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare or odor effects of the special use permit on adjoining lots; not applicable
- (iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; not applicable
- (iv) Utilities, with reference to locations, availability and compatibility; utilities are existing; the applicant will be tying the existing grey water system into the community system, in addition a new well was installed in 2019.
- (v) Screening and buffering with reference to type, dimensions and character; not applicable
- (vi) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable
- (vii) Required yards and other open space; not applicable
- (viii) General compatibility with lots in the same or abutting zoning districts, because this is a coastal community with a number of other small cottages on the property and the applicant's proposed addition and porch fit well within the overall community appearance.

Approval is subject to the following conditions.

- The proposed covered 144 square feet deck will not have any enclosures in regards to walls, knee walls and/or railings.

Respectfully,



James Gorman,
Interim Building Official & Zoning Clerk
Town of South Kingstown